The hilltops to the south of the study area, in the foothills of the Dublin and Wicklow mountains, including Montpellier, Tibradden, Mount Venus, Larchill, and Fairy Castle, have long been known as the locations of prehistoric monuments (Price 1940, 121-4). Many of these are cairns, such as those on Mountpellier, Seehaun, Tibradden, and Fairy Castle. Although these monuments are undated, they are often considered to have been constructed between 4000 BC and 2500 BC (Waddell 2000, 58) as burial monuments. The monument on Mount Venus, while not covered with a mound of stones or earth, was described by antiquarians as a 'Dolmen', a term used to describe the monument type now generally known as Portal Tombs. The upland areas of South Dublin are occupied by a cluster of these monuments (*Ibid,* 88-90). Their positioning on hilltops, as well as evidence for their use beyond that of simple burial places, suggests that they may have functioned as social and ceremonial centres, and perhaps as markers of territories.

The wider landscape also provides evidence of less conspicuous burial practices. In 1978, the removal of topsoil in advance of quarrying in Glassamucky townland, c.500 metres south of the study area, uncovered the remains of a crouched burial within a Cist, above which the cremated remains of a separate individual contained with a cinerary urn had been placed. Radiocarbon dating of the bone places it at c. 1500 BC, during the Middle Bronze Age (Kelly 1987-8, 73). Further middle Bronze Age urn burials were uncovered to the east of the study area in Ballycullen townland, in advance of the construction of the Southern Cross motorway (Larsson 2003, 10). Domestic activity from the Bronze Age and Iron Age was also discovered during these excavations, consisting of three fulachta fia sites dating from the Middle Bronze Age, and an Iron Age house structure.

Fulachta fia (singular fulacht fia) are archaeological sites consisting of a mound of heat-cracked stones, generally found surrounding a trough dug into the soil. It is generally agreed that the trough, sometimes lined with wood or stone, was filled with water and stones heated in a fire were placed within, heating the water. The temperature shock would often crack the stones, which were discarded nearby. The hot water may have been used for a variety of purposes including cooking, the dyeing of fabrics, brewing, or other purposes which required large amounts of hot water.

Four fulachta fia have been identified during archaeological excavations in a 1km radius around the study area, consisting of the three sites at Ballycullen, as well as a fourth at a site immediately adjacent to the eastern boundary of the study area in Oldcourt townland (Giacometti 2016, 22-23). Fulachta fia are generally found clustered in areas with other settlement evidence, and radiocarbon dates from the Oldcourt fulacht fia show two phases of use: an earlier phase in the early Bronze Age, between c. 2400 and c.2100 BC, and a later phase between c. 1900 and c. 1800 BC. The later phase is broadly contemporary with the nearby Cist and urn burials in Glassamucky to the south, as well as being contemporary with the fulachta fia excavated at Ballycullen to the east. These Fulachta fia are also contemporary with Middle Bronze Age sites sites from the broader south Dublin area, including Newtown in Rathfarnham, Scholarstown, and Kilmashogue *(Ibid,* 28). Demonstrating the presence of a broader Bronze Age community living in the landscape surrounding the study area.

While evidence for Iron Age (c. 800 BC – AD 400) activity is often scarcer in Ireland than evidence for earlier and later periods (O'Drisceoil 2007, 5), excavations in Ballycullen, c.950 metres to the east of the study area, uncovered evidence for long term inhabitation of the area during this period. The remains of a roundhouse with associated cobbled surfaces, drainage gullies, and fire pits produced evidence for possible glass-working, indicating that the inhabitants of the settlement were linked through trade to Britain and continental Europe.

14.4.1.2. Early medieval period

In the Early Medieval period (c. AD 400 – AD 800) Bohernabreena lay within the territory of the *Uí Chellaigh Chualainn*, whose territory was based in the foothills of the Wicklow Mountains, near the border with the lands of the *Uí Dúnchada* in the Liffey plain (Byrne 2001, 150). Historical references to the *Uí Cheallaigh* decline after the eighth century, possibly indicating a decline in their power and influence, however they retained a presence in the foothills of the Dublin and Wicklow mountains (Price 1940, 127). The *Uí Dúnchada*, however, appear to increase in strength over this period: various members of the *Uí Dúnchada* held the kingship of Leinster in succession from the eighth to the eleventh centuries. From the tenth century, the hinterland of the Viking kingdom of Dublin would have bordered the study area.

The fluctuating allegiances of the populations of the Dublin hills and their leaders is occasionally reflected by the dedication of the churches and ecclesiastical sites which sprang up to serve the religious needs of local people. A significant number of church sites were established near the Dodder, leading Ronan (1942-3, 74) to characterise the wider region as 'a hive of monasteries and hermitages'. As abbots and leading church figures tended to be appointed from among local ruling dynasties, dedications of sites to saints with Patrician pedigrees may have meant that their administrators favoured Uí Néill political ambitions, as St. Patrick was the patron saint of their religious stronghold of Armagh. Similarly, dedications to St. Bridget of Kildare or reference to St. Kevin of Glendalough may have indicated local links with the religious and political centres at those sites.

In the context of the wider site area, such allegiances are difficult to determine, as the dedications and locations of possible church sites within Oldcourt townlands and surrounding townlands are uncertain or obscure. The original dedication of the church of St. Anne c.3.5km to the south of the site area to Saint MacSantan or Sanctan, may reflect the influence of Armagh, as this obscure saint was reported to have been an English or foreign apostle of St. Patrick. Speculation by officers of the OPW (in RMP file DU021-061) which links this site to the site of the present Catholic church of Bohernabreena (RMP No. DU021-061) to the southwest of the site area appears to be inaccurate, as it involves a misinterpretation of notes on the church of St. Anne by D'Alton (1976, 378-80).

The complex of buildings in Killininny townland to the north of the western end of the proposed development site which have been collectively listed as RMP No. DU022-025 are thought to lie on or near the remains of an early medieval ecclesiastical site. While no traces of such a site were identified, the placename suggests that the 'church of the daughters' or 'cill-na-ninghean' stood within the townland. Various historians have identified the women referred to as the four daughter of Maciar or Maciaar. Others have drawn links between the site and that of Killiney on the coast to the northeast, arguing that the founders were four of the five daughters of Leinin, who founded a religious establishment in the mountain foothills to the west of their sister's coastal church (Hegarty 1939, 70). This derivation, while probably apocryphal, suggests links at a local level across the southern part of the county between coastal and mountainous regions.

While no ecclesiastical site has been recorded within the immediate site area, it is worth noting that Price (1944, 108-9), in the course of determining the location and possible extent of the medieval manor of Bohercolyn, suggests that one of the medieval names associated with Oldcourt was Tachhonicde, later called Tagony or Stagony. He argues that the present name of Oldcourt, which probably post-dates the early 16th century, was attached to one of the two divisions of the lands of Stagony into Great and Little Stagony. Although the placename no longer survives, a place called 'Tygunny' appeared to the northeast of Oldcourt House on Duncan's map of 1821, while local people referred to the 'steepest part of the road which leads up from Oldcourt to Orlagh [as] 'Gunny Hill' and 'the Gunny'' (ibid., 108). This is significant in that 'Tag-', 'Ti-' or 'Stack-' placename elements in the wider Dublin and Meath area are frequently corruptions or phonetic renderings of the Irish 'teach' meaning 'house' or, more often, 'church'. References to both Killininny and Stagony in medieval sources (Price 1944, 108) suggests that both places were distinct, and potentially centred on two different religious establishments.

The name Tagony or Stagony may thus indicate the existence of a church or an unknown ecclesiastical site in the vicinity of Oldcourt in the early medieval period. This speculation is further strengthened by the existence of a holy well dedicated to St. Columcille (RMP No. DU022-028 c. 500m to the east of the eastern end of the proposed new link street. Although not always found in association with early medieval religious foundations, holy wells often lay near or within the bounds of such sites. It is therefore possible that traces of an as yet unidentified early medieval ecclesiastical site lie in the fields to the east of the proposed development. A further possibility is that such a site may have lain in the vicinity of the Oldcourt House farm complex. If this were the case, no traces of the site would be likely to have survived into the present day, as any archaeological remains in that location were probably obliterated by the construction of the recent Beechwood housing development. However, possible features associated with such a site could conceivably lie in the fields at the eastern end of the study area.

Ronan's (1942-3, 74) previously mentioned observation that the foothills of the Dublin mountains were a 'hive' of ecclesiastical activity, led him to conclude that the early medieval population of the area was relatively high, as he assumed most of the sites had been founded to cater for the religious needs of neighbouring people. While this may not necessarily have been the case, the existence of ringforts on the flanks of the mountains does indicate the presence of early medieval farmers and settlers in the wider area. Stout (1997, 32) has defined ringforts as the Irish version of 'a common European settlement pattern' comprising networks of dispersed individual farmsteads. Relatively few of these monuments have been excavated, but in cases where excavation has been carried out, 'the foundations of a range of buildings within their banks' have been identified. The nature of these structures and of the material associated with them have led excavators to conclude that ringforts were generally 'farmsteads which would have enclosed a single farming family and their retainers'. It is, therefore, possible that the ringfort (RMP No. DU022-027) which lies c. 380m to the south was a focus for early medieval farming activities carried out in its immediate vicinity.

Not all ringforts may have been occupied on a permanent basis or for long periods of time, however, and in some instances the structural remains and other features uncovered at excavated sites have been interpreted as evidence of periodic occupation. For example, the open sided D-shaped structure, separate hearth and other remains led V. J. Keeley to conclude that the ringfort (unpublished report in RMP file DU022-020) in Scholarstown townland to the northeast, which was excavated in advance of the construction of the Southern Cross Motorway, was occupied on a seasonal basis.

Ringforts generally comprise an area enclosed by a sub-circular ditch with an inner bank formed from the ditch upcast. The remains identified range from circular to rectangular structures, although the construction of rectangular structures is considered to date from the later periods of ringfort occupation and may reflect periods of cultural transition, as the construction and occupation of ringforts seem to have tapered off in the pre-Norman period. Although the exact period to which ringforts date is uncertain, it its thought that most examples were constructed or were in use between the start of the seventh to the end of the ninth centuries A.D. Other features often associated with ringforts include souterrains, which consisted of one or more subterranean passages and chambers which were often defined by drystone masonry walling (Stout 1997, 32-3).

Many ringforts were also set within systems of associated small enclosures reflecting their status as farm as well as settlement centres. From archaeological remains and from annalistic sources, studies indicate the reliance of ringfort inhabitants on domesticated livestock as well as on the cultivation of crops. Material from excavated sites include a wide range of stone, metal, bone and other tools associated with such activities (e.g., Fanning 1970). It has been proposed that a portion of the small 'petal-shaped fields' identified in association with some ringforts were the probable location of early medieval tillage activity (ibid., 35, 37).

14.4.1.3. Medieval period

In the twelfth century, the settlement and social pattern of the Dublin hills altered to reflect the arrival of the Anglo-Normans and their conquest of much of the eastern and northern parts of Ireland. The wealthy Viking port and city of Dublin and its fertile hinterland were obvious prizes and in order to protect them, and the revenues that they produced, the Crown established a band of manorial centres and strategic villages that wrapped around the farmlands of the south Dublin lowlands. These formed a buffer zone between the lands of dispossessed Gaelic families to the south and west, and the lands of the hybrid, but English-looking, Pale which was subdivided between Anglo-Norman lords, Welsh and English settlers, and descendants of earlier Scandinavian and Irish occupants. There was, however, some continuity of landownership, as many of the landholdings associated with religious establishments remained in church hands, albeit those of the archbishop of Dublin and of the new mendicant and regular orders of the twelfth and thirteenth centuries.

The lands of the Study Area lay within one of these manors close to the major archepiscopal centre at Tallaght c. 3km to the northwest. The manor in question was named Bohercolyn, which indicated its role as a point of access (where 'boher' means road or territory) to the Cuala or 'Cullen' highlands to the south. Until the middle of the 14th century, the manor (which may have lain in Oldbawn) and much of its lands formed part of the King's demesne (Price 1944, 107). It was thus reserved as Crown property while much of the rest of Leinster was granted to the powerful Richard de Clare. De Clare (known as Strongbow) did, however, receive lands in the vicinity, and these included four carucates in 'Tachhonicde, Chilmechetda, Balimelise and Clohlun' (ibid., 108). As mentioned above, Tachhonicde' has been identified by Price as the 'Tagony' or 'Stagony' of later medieval documents, which probably lay in the vicinity of Oldcourt. Much of these lands were, in turn, granted by Strongbow to Walter de Ridelesford, as were the present townlands of Killininny and Bohernabreena. They were, however, returned to the direct control of the king and his agents in the 1280s, when Christiana de Mariscis, one of de Ridelesford's heiresses finally released the lands to the crown. Reports of a mill at 'Tachnanenny' have been taken by Ball (1905, Vol. III, 30) to refer to such a structure at Tagony, and its primary tenants following the De Mariscis land transfer were stated to have been Laurence Cosyn, Thomas of London and the exotically named (but probably Gaelic) Edusa Immaulouz.

In 1332-3, fifty years after regaining direct control over the south Dublin buffer zone, the crown granted the lands of 'Killynyn, Brune, Staghnamoyne, Lesnekylle, Staghcony, Killowan and Bohircolyn, in the march of Leinster' to Elias Ayshbourne and his heirs in perpetuity (McNeill 1950, 201). This effectively meant that Ayshbourne and his heirs had responsibility for the entire swathe of lands extending from Kiltalown ('Killowan') to the southwest of Tallaght almost as far as Ballycullen to the northeast of the study area. Within this unit were included Killininny ('Killynyn'), Bohernabreena, which included Friarstown to the south, and Oldcourt ('Staghcony'). Bohernabreena at that time also incorporated the present townland of Friarstown, which subsequently took its name from the Franciscan Friars Minor of Dublin to whom the lands were granted. The original territory of 'Stagony' appears to have been subdivided into Great and Little Stagony in the fourteenth or fifteenth centuries. Based on the historical occurrence of the placenames of both Oldcourt and Stagony from the fifteenth century onwards, Price suggested that 'Great Stagony' was renamed 'Old Court'. This designation reflects the location of a large manor house or 'court' within the townland, which would probably have lain at the centre of a small settlement cluster. It is possible that such a centre lay at the approximate site of Oldcourt House immediately to the north of the northern site boundary. Its designation also suggests that by the fifteenth century, it had been established for long enough to be considered 'old' by the inhabitants of the wider area.

In 1358, Elias Ayshbourne's son sold his father's south Dublin holdings to Robert Holiwoode, a member of the prominent Hollywood family of north Dublin, Louth and Meath. It is possible that the sale was an attempt by Ayshbourne to recoup losses suffered during the mid-fourteenth-century due to war, disease, and frequent attacks on the Pale marches by the politically resurgent Gaelic families of Wicklow and Carlow. The lands remained in the hands of the Hollywood family for over a century, as in 1467-8, a grant was made to 'Margaret or Elizabeth Holywod, or either of them, in discharge of a yearly rent issuing out of lands in Killeny[n], Bourn[n], and Bothurcoly[n]' (Price 1944, 113), which at that time were lying waste. Through intermarriage and inheritance, the Hollywood lands passed to the Nugents of Delvin, who were the primary landholders and political powers in much of Westmeath. By the early sixteenth century, part of the manor of Bohercolyn and adjoining lands had also passed into the hands of a John Burnell, who was executed in 1535 for his part in the Geraldine rebellion.

14.4.1.4. Early modern period

Price suggested that some form of joint ownership agreement of the lands may have been in effect at the time based on the fact that in 1537, Richard Burnell and Gerald Nugent were both listed as 'farmers of Killeneuen [Killininny], Staghuavyn [Stagony or Oldcourt] and Burcolyn, ancient possessions of the King' (ibid., 114). He also observed that the Burnell family had come to prominence in the fifteenth century as office-holders in the Dublin and Crown administration and would, as a result, have had 'good opportunities of acquiring land towards the end of the fifteenth century' (ibid.). The political and religious uncertainties of the mid-sixteenth century, and the execution of Burnell may, however, have

led the Nugents to reconsider their ownership of their south Dublin holdings. They thus sold their manor of Oldbawn and other Dublin lands to the increasingly powerful 'new English' Loftus family. While the Loftuses, who in turn passed Oldbawn on to the Bulkeleys, the lands of the study area were retained by Sir Dudley Loftus, who held Stagony, Oldcourt and Killininny from the king by a grant of 1617.

It is possible that the Nugents saw the sale of their south Dublin lands as a means of releasing funds that could enable the further consolidation of their primary holdings in Westmeath. It may also have been the case that as an Old English Catholic family, they felt alienated to some degree from the new Protestant and often church-based élite that had come into being in the aftermath of the establishment of the Church of Ireland. These families included the Loftuses, whose primary stronghold was in Rathfarnham, as well as the Bulkeleys of Oldbawn, and later the Cobbes of Glenasmole. They typified the new predominantly Protestant post-Reformation élite who were generally supportive of, and intimately involved in, the English administration of the Pale and of Ireland as a whole. In this respect, all three families were descended from Protestant Archbishops of Dublin, who had opportunistically assembled personal estates from church lands in the later 16th and into the 18th centuries.

14.4.1.5. The 17th century

The Loftus family proved extremely successful at negotiating the uncertainties, confiscations and land sales that stemmed from the wars of the mid-to-late 17th century. In 1641, Sir Adam Loftus was listed as the proprietor of Stagony, Killininny and of Oldcourt, together with 301 acres of unprofitable mountain land associated with that townland (Simington 1945, 301). Although Bohernabreena was not mentioned at this time, the fact that it, like the lands listed above, remained unforfeited (i.e. remained in the hands of its 1641 owners) suggests that it too was part of the holdings of the Loftus family lying on the eastern side of the Dodder. It is, however, probable that the overall profitability of the Loftus holdings temporarily declined during the mid-seventeenth centuries as tenants fled the destruction and violence of the seventeenth-century wars. Other local landowners are recorded to have been badly affected at this time, including Sir Thomas Newcomen of Killininny, whose attempts to establish large-scale sheep farming and stock improvement on his lands suffered a considerable setback as a result of the wars of the 1640s (Ball 1905, Vol. III, 31).

In addition to man-made disruption, the lands of the new south Dublin estates were also subject to natural disturbances, including hard winters and flooding. For example, the long-established unpredictability of the Dodder was remarked upon by the compilers of the mid-seventeenthth century Down Survey, who noted that it 'Descend[ed] by many branches from the Mountaines which being united doth after great raines overfloe soe at many times both man and beasts are cast away by the violence of the sudden flood' (ibid., 289). This was undoubtedly a matter of some concern to the local landowners throughout the eighteenth and nineteenth centuries, as eastwest travel between the Bulkeley and Loftus (later Cobbe) estates and throughout the wider area necessitated crossing the Dodder.

14.4.1.6. The 18th & 19th centuries

From the 17th century onwards, both the Loftuses and the Bulkeleys to the west instigated extensive land-improvement programmes within the bounds of their south Dublin estates (e.g., Nolan 1992). Previously open furzey slopes were enclosed by the establishment of hedgerows, while typical land reclamation techniques included the dumping of sand and yellow clay over mountain vegetation, which then decayed until both it and the sand could be ploughed into the soil the following year. This process was termed 'killing the hill' by the prominent Killinardan storyteller and folklorist Malachi Horan, whose father had reclaimed land in the 1840s using the technique (Little 1943, 13-4).

However, set against this reclamation of agricultural land, was a trend among 18th and 19th century landholders to allow good agricultural land to become overgrown and depopulated in order to produce picturesque landscape effects. This created inevitable tensions between landlords and local people, as some tenants were displaced and forced to cultivate

more marginal and less profitable land (Nolan 1992, 222). Other landlords and prosperous subtenants, such as the McGrane cousins of Oldcourt and Killinardan (Little 1943, 45, n. 1) resisted 19th century calls for the reduction of rents and the amelioration of tenant living conditions. As a result, the area of Glenasmole and the south Dublin hills to the east were, over the centuries, disrupted by agrarian unrest and the rebellion of 1798, as well as by Fenian activity and Land League agitation in the later 19th century. In 1816, in Bohernabreena, thousands gathered to witness the hanging of three members of the Kearney family, who had been convicted on circumstantial evidence of the murder of the steward of Ponsonby-Shaw of Friarstown (Handcock 1899, 74-6). This hanging was very unpopular with the wider local population and was presumably carried out in Bohernabreena close to where the men lived as a warning to other disaffected tenants. Another member of the Kearney family, William Kearney, was also known for his radical political views, and had taken part in the rebellion of 1798. In 1803 he gave refuge to Robert Emmet and some of his comrades who were fleeing pursuit in the aftermath of the unsuccessful rising of 1803. Although the house was surrounded by soldiers and yeomanry under Mr. Latouche and Mr. Shaw, Emmet and his companions remained undetected thanks to the efforts of Mrs. Kearney in dissuading Shaw from searching the attic where the rebels were hidden (Healy 1961, 111).

The construction of the Catholic church in Bohernabreena is a further indication of the social changes that accompanied the gradual relaxing of penal laws, and the resurgence of Catholicism. The existing chapel in Bohernabreena townland (RMP No. DU021-061, which lies c. 530m to the south of the western end of the proposed link street) was constructed in around 1870 and replaced an earlier structure which had been erected in penal times (Healy 1961, 112). The construction of the original chapel was a probable reflection of 'the re-emergence of institutional Catholicism in the late eighteenth century [which] led to a widespread investment in chapel building' (Simms and Fagan 1992, 107). The fact that a portion of the construction costs was probably borne by the local community further suggests a certain degree of prosperity as well as increased self-confidence on the part of local Catholic residents. This is consistent with increased calls for political self-determination within the wider area which further exacerbated in agrarian unrest, and with increasing tenant dissatisfaction following the post-war economic downturn of the 1820s onwards. One of the gripes of local people against McGrane of Killinardan, for example, was that he had attempted to close a mass path that allowed access from Killinardan towards Callaghan's bridge near Bohernabreena (Little 1943, 20). It is also of interest that the first sermon preached within the new church of 1870 was stated to have been preached in Irish, reflecting the survival of the language in the Glenasmole area into the final decades of the 19th century (Healy 1961, 114).

No record of any local dissatisfaction or tenant unrest appeared in Lewis' (1837, Vol. II, 587) account of the parish of Tallaght, within which the townlands of the study area are located. Instead, Lewis remarked upon the topographical character and economic resources of Tallaght parish, and included F. R. Cotton's house of Allenton (RMP No. DU022-025) among his list of the 'more remarkable seats' of the wider area. This house, which was demolished in the 1980s, was constructed in the mid-to-later 18th century by Sir Timothy Allen, who was Lord Mayor of Dublin in 1762. It was situated on the site of an older complex of buildings associated with the manorial centre and later farm at Killininny, which included a towerhouse and the remains of a chapel. Oldcourt House (which stood to the north of the north-south spur extending towards Dollymount House from the Oldcourt Road; Ball 1905, Vol. III, 41), which also dated in part to the 18th century was not, however, mentioned by Lewis. This suggests that it, and its occupants, were not considered to have been among the upper echelons of the parish in the earlier 19th-century. Although its occupation by the McGranes from the latter part of the century (Healy 1961, 122) may have increased its profile, for much of the 19th century, it remained a 'comfortable' farm with large offices (Handcock 1899, 95).

By the 1870s, it formed part of the estate of the Marquis of Ely, who had purchased the land from the Connollys of Castletown, Co. Kildare. It is likely that the Connollys bought the lands from the Loftus family in the mid-18th century as part of their purchase of Mountpelier Hill to the southwest. It was believed that this purchase and the construction of the notorious Hellfire Club on the hill were intended to act as the focal point of one of the landscape vistas which could be seen from the windows of Castletown (B all 1905, Vol. III, 40). A Mr. William Tyndall was reported to have purchased part of the lands of Oldcourt from the estate of the Marquis of Ely in 1875 for the sum of £2,060 (ibid., 137, n. 1). Handcock (1899, 95) could find no detailed account of the history of the farm, but he noted that it was once the location of a 'village

and chapel', which reflects its earlier status as a medieval centre. Traces of this settlement were still in evidence according to Handcock (ibid., 137), who recorded that an ivy -covered wall thought to have been part of the chapel still survived into the mid-to-late 19th century.

The farm and its outbuildings were, however, demolished in the later 20th century, and it is likely that the construction of the Beechdale housing estate have obliterated any remaining traces of both the farm and of any earlier medieval remains. Archaeological investigations carried out in advance of the proposed Oldcourt Road/Ballycullen Road/Stocking Lane Link Road (Barber 2004, 28) identified two small structures, one of which was in considerable disrepair, on the southern side of the Oldcourt Road within the northwestern corner of the large field that forms the eastern portion of the proposed development area. It was proposed that these buildings, together with the partially demolished wall to the north of the road, a possible gatepost and the remains of a possible gate lodge were all associated with Oldcourt House and farm (ibid., 28-9). In the 19th-century heyday of the farm, Handcock (1899, 138) also noted that a grove of ash trees, in which there was a large rookery, surrounded the farm complex. He also noted that prior to 1828, no rookery existed within the parish of Tallaght, but that in that year, a colony was established at Templeogue, and subsequently at Oldcourt. There was also stated to have been a further concentration of rooks or jackdaws at Allenton in Killininny townland to the north (Handcock 1899, 138).

The establishment of rookeries in theses townlands probably reflected a wider local fashion for the establishment of tree plantations (or the maturing of trees planted in previous decades) in the immediate vicinity of the houses in or near the study area. While such tree planting had obvious economic benefits, it was also undertaken for aesthetic reasons, and in order to provide shelter from prevailing winds. It is also likely that tree-planting activities such as those carried out at Allenton were also intended to increase the privacy of gardens and parkland which were used by house inhabitants. This is of interest in the context of growing tensions between some local landlords and local people, and the gradual mutual alienation of individuals within both groups.

14.4.2. Cartographic background

The earliest map to show the region of the study area in any significant detail is the Down Survey (surveyed 1656-1658). This was the first detailed land survey at this scale to take place in the world (Down Survey Project 2013). It aimed to survey the land that was to be confiscated from Irish Catholics in order to facilitate its redistribution to predominantly English and Scottish adventurers in the aftermath of the English Civil War in the first half of the seventeenth century. As mentioned in section 14.5.1.5 above, during this period the study area lay within the unconfiscated lands of the Loftus family and as such it did not merit a detailed map. However, the broad layout can be gleaned from this survey, as it depicts the course of the Dodder River to the west of the study area, the large house at Oldbawn to the northwest, and the outline of Friarstown townland to the south. The study area itself is remarkable only in that it is shown without any buildings, indicating it was not occupied by a church, castle, or notable residence at this time.

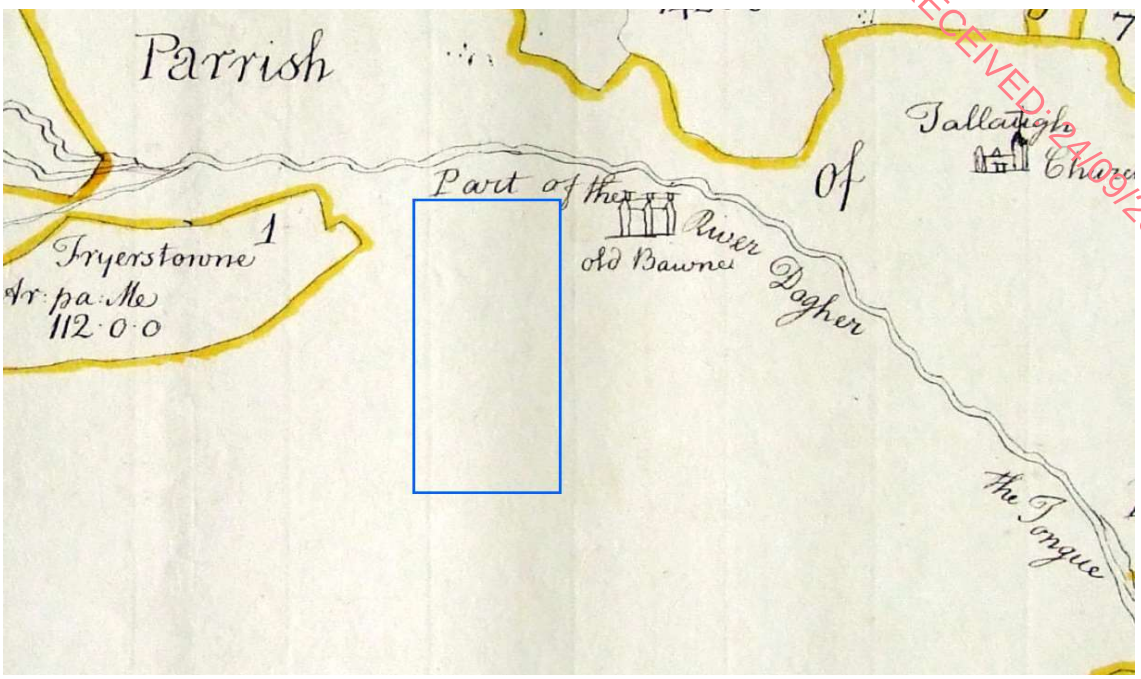

Fig. 14.2: Extract from the Down Survey map of the Parish of Tallaght with the broad location of the study area in blue. NB: North to right of image.

The study area is shown in much more detail on John Rocque's 1757 map of the County of Dublin. This map shows the study area lying in enclosed agricultural land, with the locations of Bohernabreena House, Killininny and Oldcourt villages depicted in broadly the same locations as the exist on later, higher-scale maps. No houses or features of archaeological interest are depicted on this map.

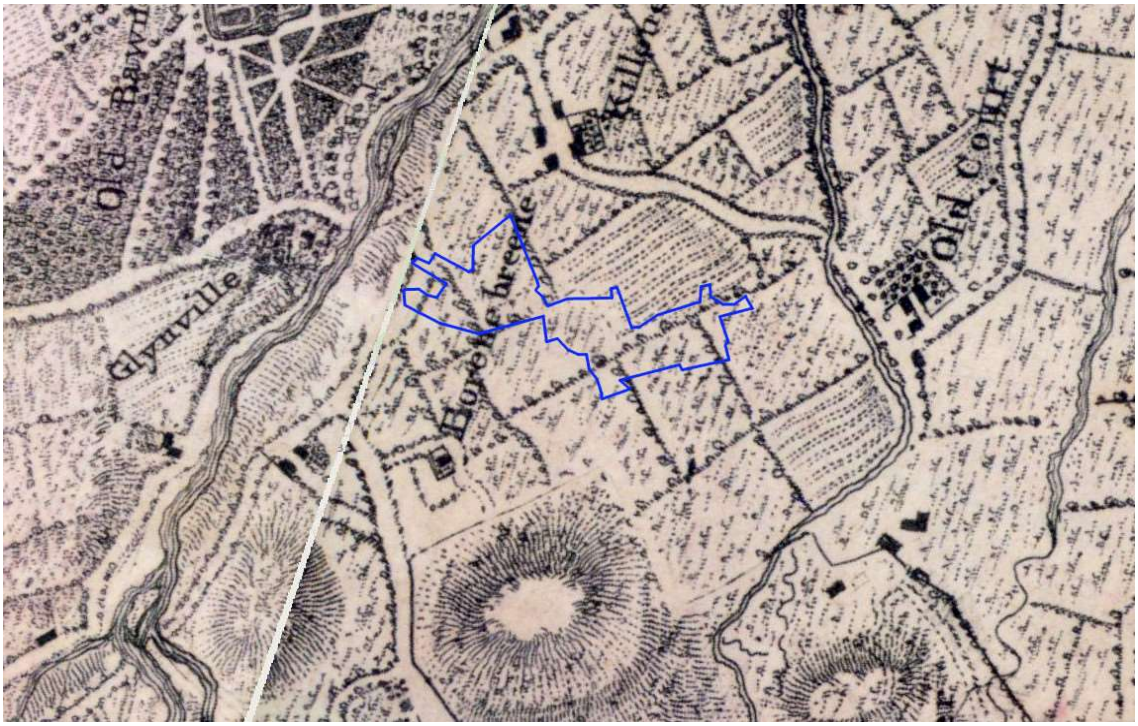

Fig. 14.3 Extract from John Rocque's 1760 'Actual Survey of the County of Dublin' with the study area shown in blue

The study area is shown at a lower level of detail in early nineteenth century maps. Duncan's 1821 map of the County of Dublin does not depict field boundaries in the area. However, it is useful in that it depicts a 'Chapel' to the southeast of the study area, on the location of what is now St Anne's Catholic Church in Friarstown townland, indicating the presence of a church on this site prior to the construction of the present church building in 1876. Whether this church is the same structure as the one depicted in roughly the same location on Rocque's map from c. 60 years previously is unknown.

Duncans' map also depicts two small streams running northwards through the study area, these streams appear to follow a natural path through the area in contrast to the first edition 6 inch Ordnance survey map surveyed in the 1830s, which depicts these two streams as having been directed through formal field boundaries. While the scale of Duncan's map makes it somewhat unclear, it is possible that these streams were only rectified into their present courses at some point between Duncan's survey and that of the Ordnance Survey c. 20 years later.

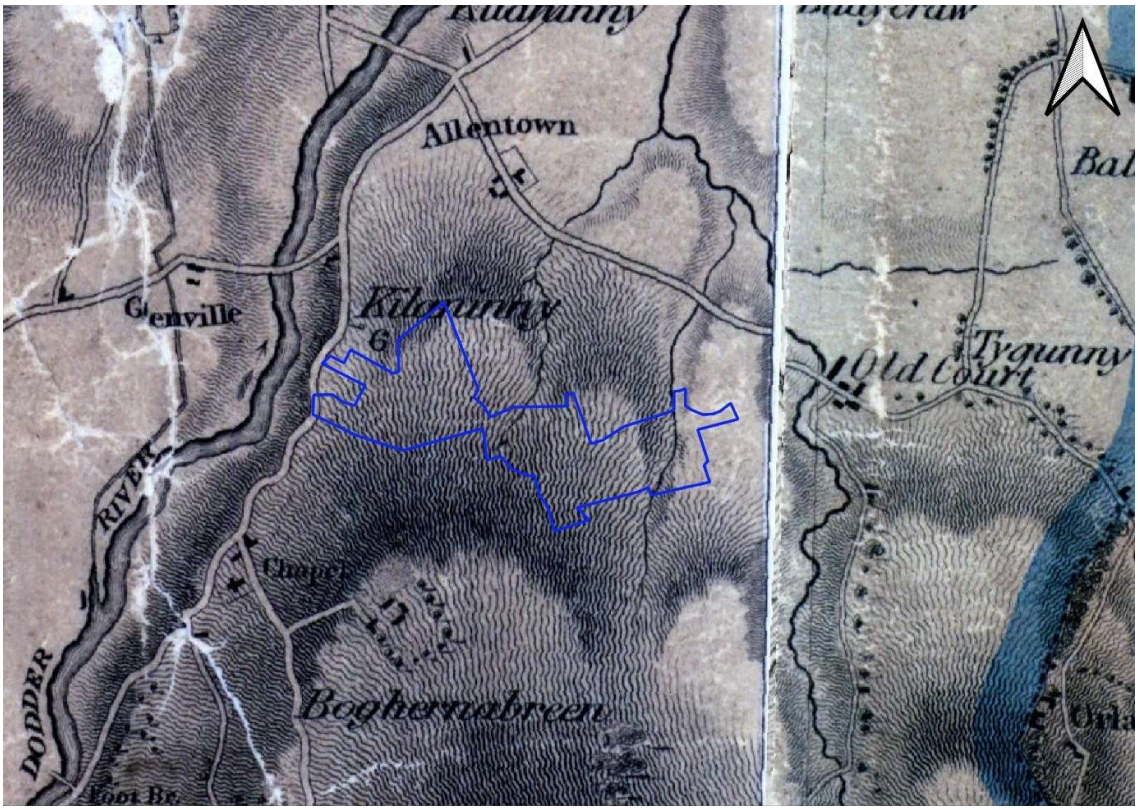

Fig. 14. 4: Extract from Duncan's 1821 Map of the County of Dublin. Note the two streams depicted flowing through the study area

The first edition of the Ordnance Survey map shows only small differences in settlement patterns in the area. The main differences visible on this and later OS maps when compared to earlier maps is that the field boundaries within the study area have taken on their modern layout. Little to no difference is visible in this field layout or settlement pattern between the first edition (surveyed 1830s) and final edition (surveyed 1930s) of this map series, with the exception that the final edition depicts the Oldcourt Cottages development c. 120m to the north of the study area. These maps do not indicate the presence of any archaeological features within the study area. They do, however, depict the circular enclosure (DU022-027 – Ringfort) to the south of the study area, just to the west of Bohernabreena House.

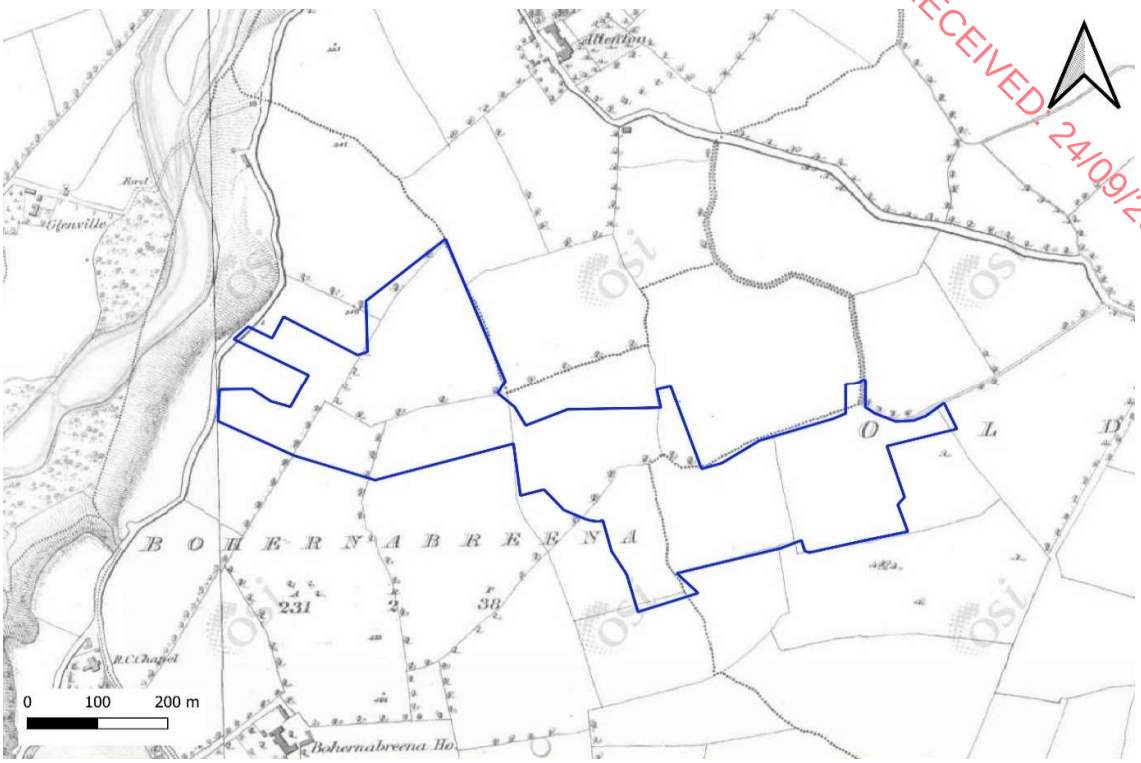

Fig. 14.5 Extract from the first edition of the OS 6 inch map. Note the longevity of the field boundaries across this 100-year period when compared to the Final edition below

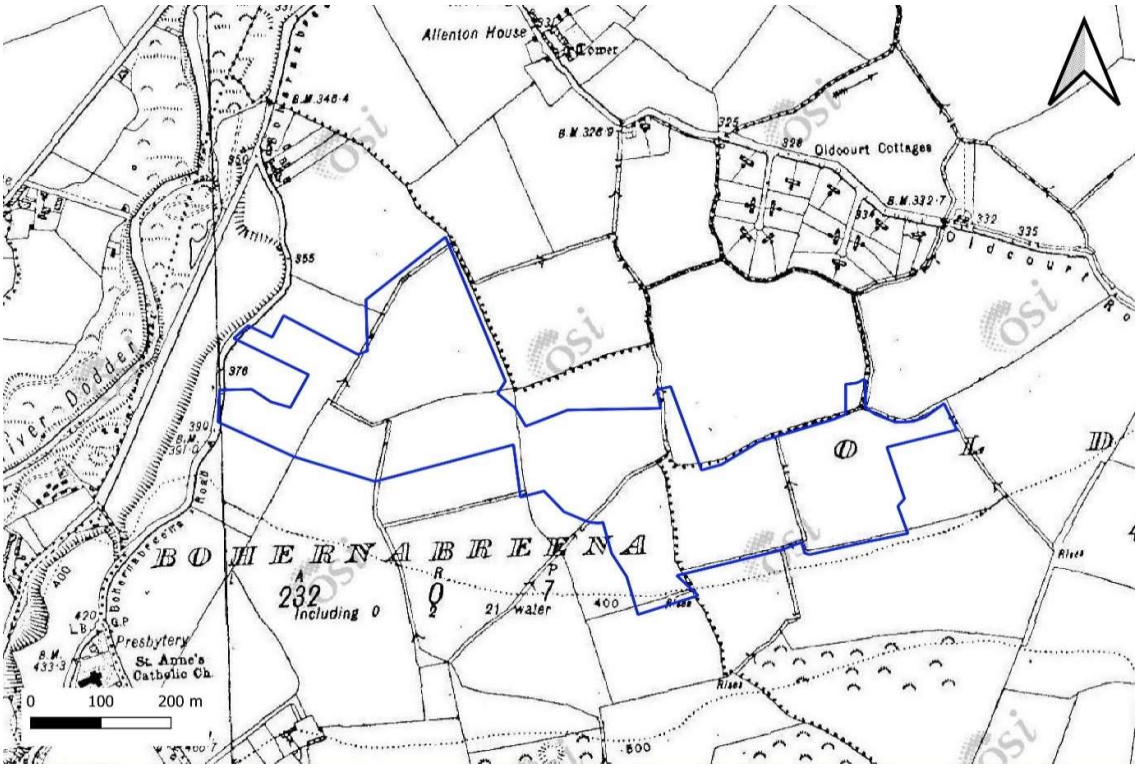

Fig. 14.6: Extract from the final edition of the OS 6 inch map

14.5. Archaeological Background

14.5.1. Recorded Monuments

Both the statutory Record of Monuments and Places (RMP) and the Sites and Monuments Record (SMR) consist of list of sites recorded by the Archaeological Survey of Ireland and by officers of the National Monuments Service. As mapped on the archaeology.ie Historic Environment Viewer resource (see above), the 'database and archive', which effectively conflate both lists, 'contain records of all known or possible monuments pre-dating AD 1700 that have been brought to its attention and also include a selection of monuments from the post-AD 1700 period'. (*Guide to the datasets in HeritageMaps.ie*, p. 2). It is further noted that the term 'national monument' as defined in Section 2 of the National Monuments Act (1930) means a monument 'the preservation of which is a matter of national importance by reason of the historical, architectural, traditional, artistic or archaeological interest attaching thereto'.

14.5.2. Recorded Monuments within the study area

No Recorded Monument lies within the boundaries of the site and as proposed, the development of the site will have no direct impact upon any Recorded Monuments in its immediate vicinity.

Monument Number	Type	Townland	Nature & location of the monument	Approx. distance from site
DU022-027	Ringfort - unclassified	Bohernabreena	Situated in steeply sloping grassland that falls away to the W. Shown as a hachured oval enclosure in rough pasture on the 1937 OS 6-inch map. Described by Healy (1975, 1-19) as a ringfort with a level interior. There are no visible remains at ground level.	c. 0.2Km to S of proposed site
DU021-061	Church	Friarstown Upper	The present St Anne's RC church at Bohernabreena occupies the site of an earlier church (Handcock 1991, 74; Ronan 1943, 73-4). No visible surface trace exists.	c. 0.42Km to SE of proposed site
DU022-025003	House - 16th/17th century	Killininny	The remains of a two storey dwelling survives on the site of a monastery described in the OS Letters in 1837 (Herity 2002, 36). It is rectangular in plan with steeply pitched gables (est. dims. L 12.80m; Wth 9.50m) and a chimney out-shot in the SW corner. Remains of two plain (damaged) windows survive in the N gable. Built of randomly coursed rubble masonry with roughly dressed quoins. There are traces of a vault over the ground floor.	c. 0.34Km to N of proposed site
DU022-025001	Church	Killininny	The OS Letters in 1837 describe a monastery (DU022-025001-) and graveyard (Herity 2002, 36). In 1990 proposed development on the periphery of this site necessitated the archaeological clearance of the areas to the north, east and south (licence no. E000586). No features were encountered and the only finds of archaeological interest were two sherds of Sgraffitto-type pottery, and a portion of a large quernstone. In the absence of evidence for enclosure or burial in the extensive areas examined, it remains doubtful whether this was ever a graveyard here (Swan 1991, 27).	c. 0.34Km to N of proposed site
DU022-025002	Graveyard	Killininny	The OS Letters in 1837 describe a monastery (DU022-025001-) and	c. 0.34Km to N of proposed site

			graveyard (Herity 2002, 36). In 1990 proposed development on the periphery of this site necessitated the archaeological clearance of the areas to the north, east and south (licence no. E000586). No features were encountered and the only finds of archaeological interest were two sherds of Sgraffitto-type pottery, and a portion of a large quernstone. In the absence of evidence for enclosure or burial in the extensive areas examined, it remains doubtful whether this was ever a graveyard here (Swan 1991, 27).	
DU022-025004	**House - 18th/19th century**	Killininny	Allenton House was a fine, early to mid eighteenth century, yellow washed house built for Sir Timothy Allen. Demolished in September 1984	c. 0.34Km to N of proposed site
DU025-057001	**Cist**	Glassamucky	Situated on a N facing slope with extensive views to the E, N and W. In 1978 two burials were found during removal of topsoil from a quarry (Kelly 1987-8, 73). One was a crouched inhumation accompanied by a Food Vessel and contained within a trapezoidal cist. A sample of the bone produced a date of 3765+-BP which placed it in the early Bronze age (Kelly 1998, 113-116).	c. 0.53Km to S of proposed site
DU025-057002	**Pit burial**	Glassamucky	Situated on a N facing slope with extensive view to the E, N and W. A pit burial containing a cinerary urn inverted over a cremation (NMI 1978:342-345). In 1978 two burials were found during removal of topsoil from a quarry (Kelly 1987-8, 73), the second burial came from a cist (DU025-057001-)	c. 0.53Km to S of proposed site
DU022-047	**Bridge**	Oldbawn	The Oldbawn bridge, built in 1840 succeeded one of three arches which previously spanned the river at that place (Hegarty 1939, 59-72).	c. 0.66Km to NW of proposed site
DU021-057001	**House - 16th/17th century**	Oldbawn	Now demolished but partially visible in parch marks in recorded on Google imagery in 2013, 2018 and	c. 0.89Km to NW of proposed site

			2020. Oldbawn House was erected in 1635 by William Bulkeley, Archdeacon of Dublin, son of Launcelot Bulkeley, the archbishop of Dublin, probably on the site of an earlier building (Leask 1913, 314-325).	
DU021-057002	**Mill**	Oldbawn	The Down Survey (1655-6) map shows a mill at Oldbawn. The Paper mill which adjoined Oldbawn House (SMR 21:57) probably occupies the site (Handcock 1991, 60-61). A mill stream taken off the Dodder at Kiltipper supplied the millpond.	c. 0.95Km to NW of proposed site
DU-022-028	**Ritual Site - Holy Well**	Oldcourt	Annotated St. Columkille's Well on the 1863 ed. OSi 25-inch map. This is a well maintained holy well in the parish of Tallaght that is dedicated to St. Columcille. The water is traditionally thought to cure sore eyes, ears, and throat. It is a natural spring which has been enclosed with a granite basin that contains a spout-like feature.	c. 1.2KM to W of proposed site

Table 14.1 Recorded Monuments lying within c. 1km of the proposed site area

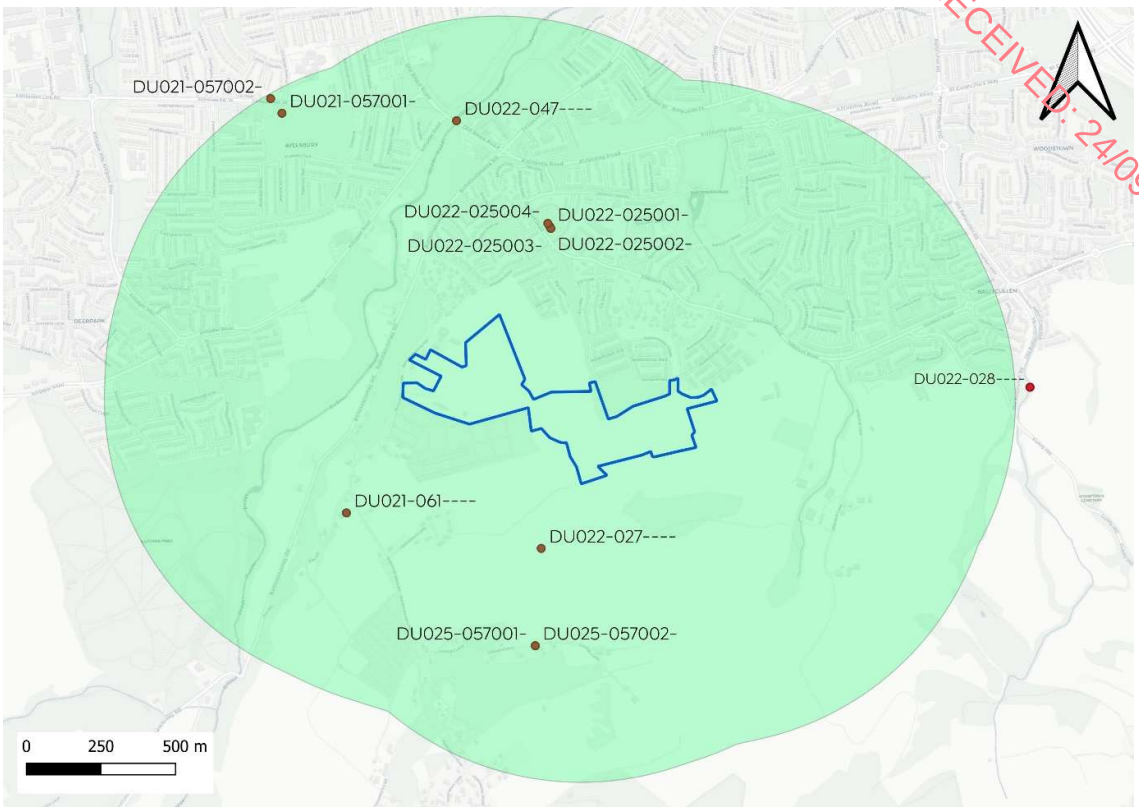

Fig. 14.7: Map showing Recorded Monuments within a 1km radius of the study area

Summary

As can be seen from the table above, a total of twelve Recorded Monuments are located within a c. 1km radius of the study area. These sites date to a wide range of periods, from the Bronze Age Cist burial to the south of the study area to the modern church of St Anne's to the southwest.

14.5.3. Topographical Files of the National Museum of Ireland

The Topographical Files of the National Museum of Ireland (NMI) contain information on artefacts held within the collections of the Museum, or that were brought to the attention of officers of the Museum by archaeologists, news reports or members of the wider public. The files are organized by county, and within each county, files are alphabetically listed by townland.

A lack of precise geographical information regarding some finds is not a reflection of technical or other problems associated with the digital database, but often reflects the circumstances in which the objects recorded in the hard-copy Topographical Files came to the attention of Museum officers. The absence of specific find locations therefore generally reflects a broader lack of information available to Museum officers regarding the places where particular objects were found and the circumstances of their discovery. It should also be noted that the files themselves often contain very little information, and often merely record the object's NMI Record number, its approximate find location and the broad artefact category to which it can be assigned on the basis of its type and morphology.

14.5.4. Topographical Files relating to the study area

The topographical files of the NMI record seven finds of archaeological objects within a 1km radius of the proposed development site.

NMI Reg. No.	Townland	Object Description	Additional Information	Approx. distance from site
2014:233	FRIARSTOWN UPPER	Ring Brooch	Found in River Dodder c.150 metres upstream of Fort Bridge	c. 1.2Km to S of proposed site
2014:234	FRIARSTOWN UPPER	Button	Found in River Dodder c.150 metres upstream of Fort Bridge	c. 1.2Km to S of proposed site
1986:46:00	MOUNTPELIER	Flint Scraper	Found 20m NW of passage tombs DU025-001001/001002	1.98KM to SE of proposed site
1976:611	KNOCKLYON	Clay pipe	N/A	N/A
1987:116	KNOCKLYON	Pebble	Rear garden	N/A
1993:26:00	BALLYCULLEN	Pottery	Found in ploughsoil c.10m south of St Colmcille's well	c. 0.98Km to E of proposed site
1998:70	BALLYCULLEN	Gold dress-fastener	Garden, House 16, Site 405, Woodstown Vale	c. 1.6Km to E of proposed site

Table 14.2: Objects listed in the NMI Topographical files and situated within c. 1km of the proposed site.

Summary

It should be noted that although the NMI labels finds 2014:233-234 as being from Bohernabreena townland, an examination of the documents submitted to the museum indicates that these objects were recovered from the River Dodder c.150 metres upstream of the Fort Bridge. This information places these finds within Friarstown Upper townland. This collection of stray finds, though small, demonstrates the long history of human occupation of the Dublin foothills, and the wealth of these inhabitants.

14.5.5. Previous excavations in the vicinity of the proposed development

The excavations.ie website contains summary accounts of the majority of excavations carried out in Ireland, both North and South, from 1970 onwards (https://excavations.ie/about/; accessed 28/02/19). It has been 'compiled from the published *Excavations Bulletins* from the years 1970–2010' and includes additional online-only material from 2011 onwards. Although existing as an independent website, information from the excavations.ie website has been incorporated

into the Dublin City and County Archaeology GIS Project and has been mapped onto the HeritageMaps.ie resource together with links to the relevant excavators' reports.

14.5.4. Licenced excavations within c. 1km of the proposed development area

The following excavations took place within a radius of approximately 1km of the proposed development area:

Exc. Licence No.	*Excavation location*	*Excavator*	*Site type*	*Approximate distance from the study area*
15E0565	OLDCOURT	A. Giacometti	Bronze Age & Hiberno-Norse activity	0.02Km
93E0185	KILLININNY	A. Halpin	No Archaeology	0.1Km
04E0490	OLDCOURT	G. DeHaene	Possible Bronze Age activity	0.29Km
06E0193	KILLININNY	M. Saunderson	Medieval field system	0.3Km
90E0003/E000586	KILLININNY	D. L. Swan	Early Modern Gardens	0.3Km
02E0190	OLDCOURT	E. Larsson	Bronze and Iron Age activity	0.75Km
03E1473/03E1474/03E1475	OLDCOURT	E. Larsson	Bronze Age and Early Medieval activity	0.75Km

Table 14.3: Licenced archaeological excavations within c. 1km radius of proposed site

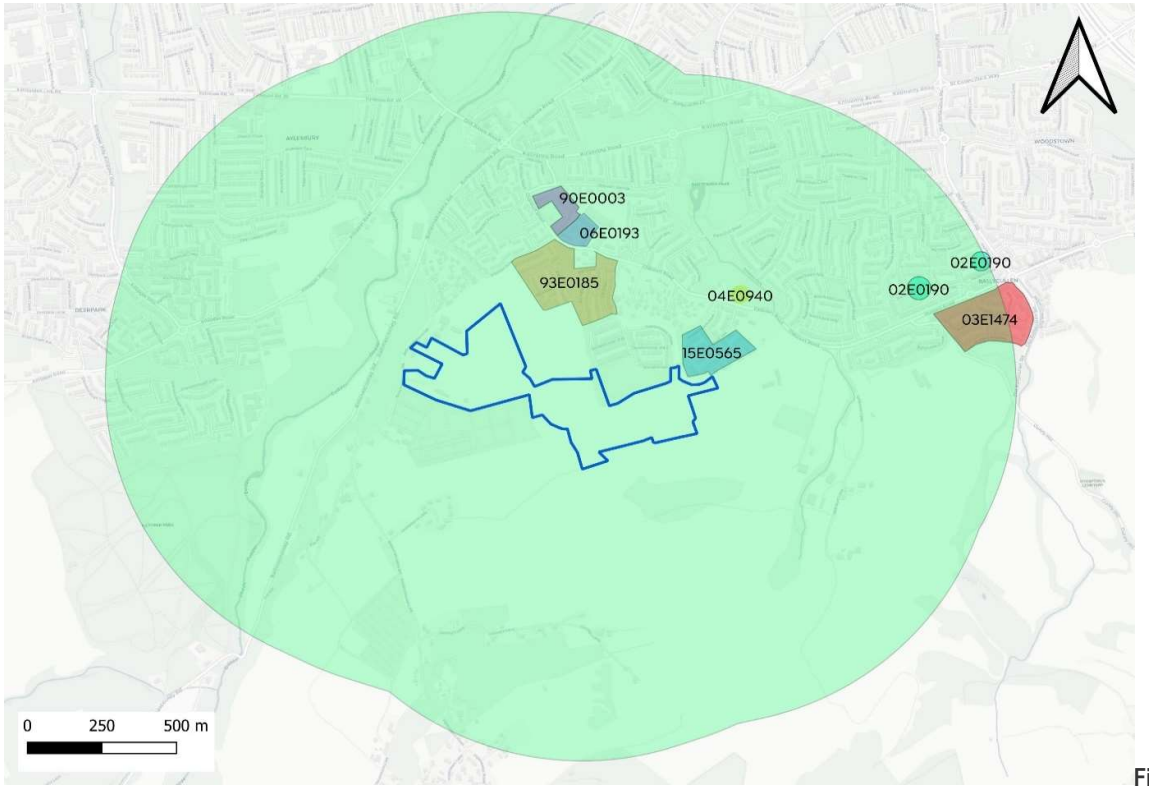

Fig. 14.8: Map showing previous archaeological excavations with a 1km radius of the study area

15E0565 – Oldcourt

An archaeological excavation was carried out in advance of construction on the site of the Dolderbrook development, abutting the northeast edge of the study area. This excavation uncovered evidence of human activity in this area from the Neolithic, Chalcolithic/early Bronze Age, and Early Medieval periods (Giacometti 2017, 1). Amongst the most significant findings from this excavation were a Neolithic blade from c.3500-2500 BC, a fulacht fia dating to the Chalcolithic (c.2400 BC), and a series of four charcoal production pits dating to between c. AD 1025 and AD 1241 (*Ibid,* 23-29). The archaeological features were broadly distributed to the south of the site, close to the border with current study area.

93E0185 – Killininny

A programme of geophysical survey and archaeological test trenching in advance of development in Ballycragh, Knocklyon, Oldcourt and Killininny townlands to the north of the study area uncovered no features of archaeological interest (Halpin 1994, 5).

04E490 – Oldcourt

Test trenches excavated in advance of the Oldcourt-Ballycullen link road discovered evidence for a number of heavily disturbed fulacht fiadh sites as well as a pit furnace of possible Iron Age date and a sherd of Medieval pottery (Dehaene 2004, 8).

06E0193 – Kilininny

Excavation in advance of the development of Oldcourt Mill in Killininny townland uncovered the remains of a series of ditches and associated waste pits. The distribution of the features suggested ordered medieval farming plots divided by drainage ditches dating from the thirteenth to fourteenth centuries (Saunderson 2008 37-38).

90E0003/E000586 – Killininny

Test trenching carried out to investigate the area surrounding the site of Allenton House (DU22-025004) discovered evidence for eighteenth century landscaping of the area surrounding the house with deep layers of imported humus-rich topsoil, possibly to support an orchard, to the south and west of the house. Despite records of a church and graveyard on this site, no evidence for such was uncovered (Swan, 1990, 5).

02E0190/02E1373/02E1374 – Oldcourt

Archaeological monitoring of topsoil stripping under licence 02E0190 at a proposed residential development in Oldcourt townland to the west of the study area uncovered a number of archaeological features to the north of Stocking Avenue/Hunter's Road. These features were grouped into site 1 (excavated under licence 02E1373) and site 2 (excavated under licence 02E1374). Site 1 was a semicircular feature interpreted as an Iron Age or Early Medieval structure. Site two consisted of a fulacht fiadh and associated features, likely dating to the Bronze Age.

03E1473/03E1474/03E1475 - Oldcourt

Continued monitoring under licence 02E190 to the south of Stocking Avenue/Hunter's Road discovered further archaeological features, subsequently excavated under licences 03E1473, 03E1474, and 03E1475. These excavations uncovered an enclosure ditch containing a possible structure, potential Early Medieval cereal-drying kilns, and pits containing Middle Bronze Age pottery.

Summary

The results of these excavations have demonstrated that the study area lies within an archaeologically rich landscape that has been continuously inhabited since at least the Neolithic period. In particular, the results of these excavations indicate

that the broader landscape experienced a high point of human activity during the Bronze Age, as demonstrated by the large amount of fulachta fia sites and associated settlement evidence. It experienced a second high point in the Medieval period, when it was extensively settled as part of the Anglo-Norman strategy to place loyal settlers in the area, with documentary and archaeological evidence for farming settlements at Oldcourt to the northwest and Killininy to the north.

14.6. Architectural Record

National Inventory of Architectural Heritage (NIAH)

The National Inventory of Architectural Heritage is a state initiative to identify, survey, and evaluate Ireland's architectural heritage from AD 1700 to present. This resource records the location of architecturally significant structures and an appraisal of the structure along with its significance in a local and national context (NIAH online). Although existing as an independent website, the NIAH survey data has been mapped onto the HeritageMaps.ie resource.

Record of Protected Structures (RPS)

The Planning and Development Act, 2000 (as amended) requires each Planning Authority to include a Record of Protected Structures (RPS) in the County Development Plan. A protected structure is a structure that the Planning Authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. (SDCC 2022a, 119)

Architectural Conservation Area (ACA)

An Architectural Conservation Area, as defined in the SDCC Development Plan is '...a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures.' (2022a, 121).

14.6.1. Architectural heritage within the study area

There are no architecturally significant structurers within the study area recorded in the NIAH, nor does it contain any Recorded Structures as listed in the South Dublin County RPS. No part of the study area is within an Architectural Conservation Area.

14.6.2. NIAH listed structures within c. 1km of the proposed development

There are nine buildings or architectural features located within c.1km of the proposed development in the NIAH and these are listed below for reference purposes. They will not be directly impacted by the proposed development. Of these, five are Protected Structures.

NIAH Reg. No.	Name	Date	Address	Additional information	Approx. distance from site
NIAH 11220002 RPS 365	St Anne's Parochial House	**1875-1880**	Saint Anne's Catholic Church, Bohernabreena Road, FRIARSTOWN UPPER, DUBLIN	Detached gable-fronted cruciform plan church, built 1876. Seven-bay nave with polygonal apse to east end, single-bay transepts, and single-storey gabled entrance porch to north wall.	c. 0.42Km to SE of proposed site
NIAH 11220003 RPS 366	St Anne's Catholic Church	**1875-1885**	Saint Anne's Catholic Church, Bohernabreena Road, FRIARSTOWN UPPER, DUBLIN	Detached three-bay two-storey parish house, c.1880, on a T-plan.	c. 0.42Km to SE of proposed site
NIAH 11220005 RPS 350	Allenton House	**1650-1750**	Allenton House, Allenton Road, KILLININNY, DUBLIN	Remains of former medieval tower and country house, c.1700, with rubble stone and brick walls, and some internal plasterwork. Repairs to parts of walls.	c. 0.34Km to N of proposed site
11215021	Oldbawn Bridge	1780-1820	N/A	Single arch road bridge over the River Dodder, built c.1800, and widened westwards c.1980. Span and length c.15 metres.	c. 0.66Km to NW of proposed site
NIAH 11220021 RPS 356	Glenville House	1790-1810	Glenville House, Kiltipper Road, OLDBAWN, DUBLIN	Linear group of three former farm buildings, c.1800. Two-storey section to south and single-storey with attic central section, each having roughcast rendered walls, timber sash and casement windows, and pitched slate roofs with rendered chimney stacks.	c. 0.38Km to W of proposed site
11220001	Kiltipper House	1830-1840	Kiltipper House, Kiltipper Road, KILTIPPER, DUBLIN	Detached single- and two-storey former farm house and outbuildings, c.1835, on a U-plan around yard. Now derelict.	c. 0.52Km to W of proposed site
11220006	Farmhouse	1830-1840	MOUNTPELIER, DUBLIN	Detached three-bay single storey farm house, c.1835.	c. 0.56Km to S of proposed site
NIAH 11220020 RPS 362	Saint Colmcille's Well	1910-1920	Saint Colmcille's Well, Ballycullen Road, OLDCOURT, DUBLIN	Coursed rubble stone gable-fronted statue niche, erected 1914, over holy well. Contains statue of St Colmcille. Well with random paving around opening set in water garden, approached by small bridge. Memorial Celtic cross within grounds.	c. 0.98Km to E of proposed site

Table 14.4: Structures within c. 1km of the proposed development included in the National Inventory of Architectural Heritage

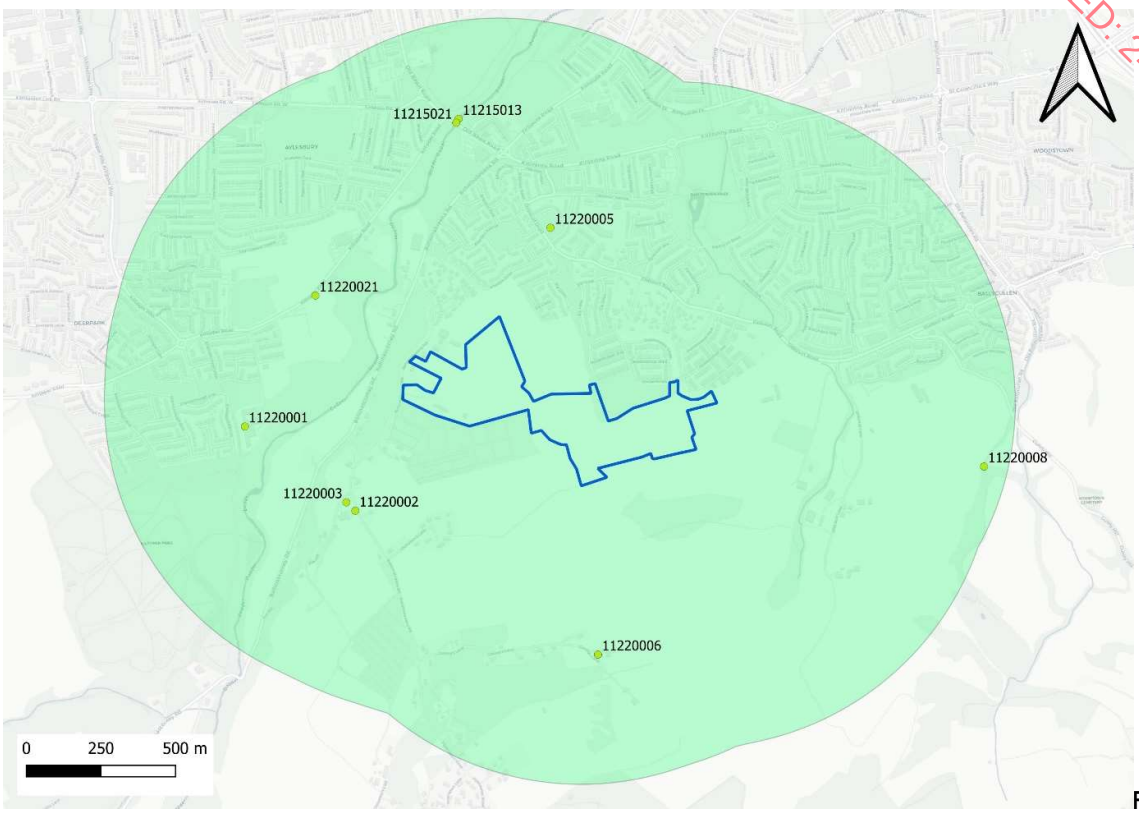

Fig. 14.9: Map showing structures listed on the NIAH within a 1km radius of the study area

14.7. Industrial Heritage

Irish industrial heritage can be broadly be said to consist of the upwards of 100,000 surviving sites that reflect 'Ireland's built environment in the period of European industrialisation' from the 17th to the earlier 20th centuries (Rynne 2015, 8). At a local level, Irish industrial archaeological remains can include a broad range of sites of all sizes and in a range of geographical locations, from 'small rural limekilns (probably the most common) to Ballincollig gunpowder mills, Co. Cork', which was 'the second largest of its type ever to have been constructed in Europe' (ibid., 8). As Rynne further notes due to 'severe resource constraints in Ireland – principally the lack of coal and iron ore – eighteenth and nineteenth-century Irish industrial industries tended to be concentrated around port towns' (ibid., 8; Rynne 2006, 5) and where consumer networks were relatively dense. Phenomena associated with industrial activity, and that often grew up in association with manufacturing plants and the identification and extraction of resources often included the temporary settlement of immigrant populations in the vicinity, and the construction of workers' accommodation, the dedication of parcels of land to serve industries (ibid., 8-9).

Analysis of potential industrial heritage remains lying adjacent to/within the proposed site area

An analysis of cartographic and historical sources concerning the study area (see section 14.4.1 & 14.4.2 above) demonstrates that the study area was utilised as farmland from at least the seventeenth century and there is no indication of any industrial activity taking place within or in close proximity to the study area.

14.8. Aerial and Satellite photography

Satellite imagery of the Study Area dating between the years 2009–2022 has been consulted and utilised for the preparation of this chapter. The evolution of the Study Area and its uses between these years has been documented below.

No vegetation patterns, physical features, or anomalies indicative of subsurface archaeology have been noted within the study area. A cropmark is visible on satellite imagery located immediately north of the boundary of the study area within Killininny townland. No field boundary or structure is visible in this location on any available map, as such this may be an earlier field consolidated into the existing field layout at some point prior to the 1830s Ordnance Survey.

Fig. 14.10: Satellite image of the study area in 2009 (Google Earth)

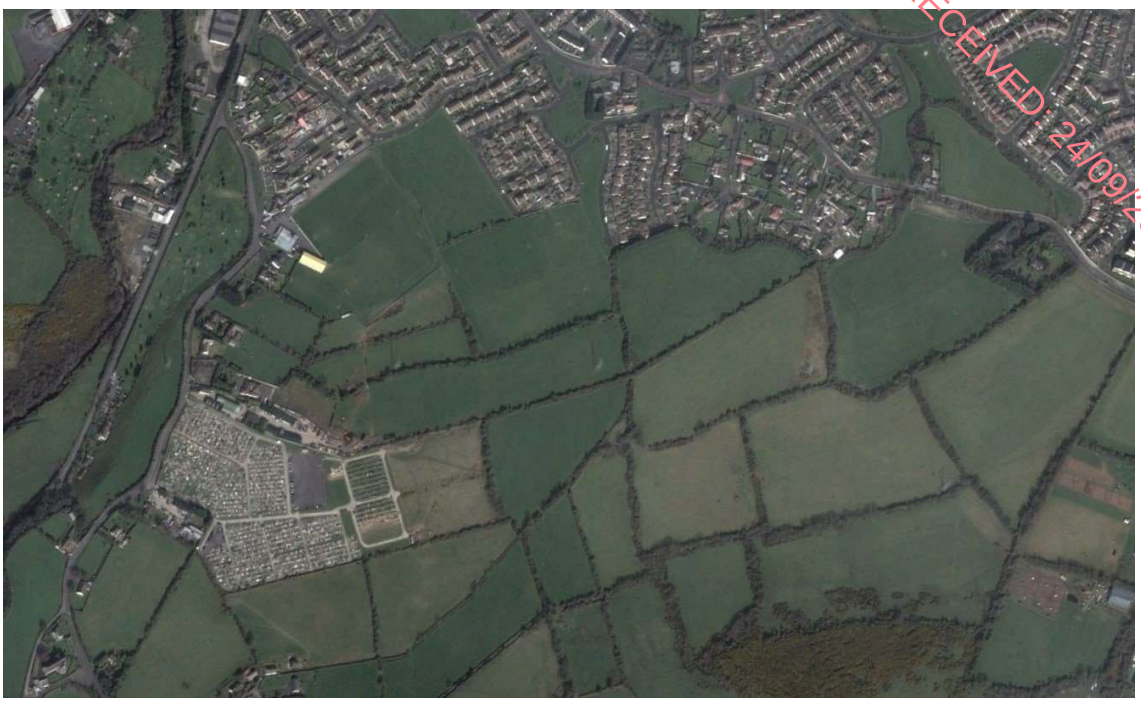

Fig. 14.11: Satellite image of the study area in 2012 (Google Earth)

Fig. 14.12: Satellite image of the study area in 2016 (Google Earth)

Fig. 14.13: Satellite image of the study area in 2020 (Google Earth)

Fig. 14.14: Satellite image of the study area in 2022 (Google Earth)

Fig. 14.15: Satellite closeup from the late 1990s showing a cropmark immediately to the north of the study area.

14.9. Geophysical Survey

Two programmes of geophysical survey have been conducted within the study area by JML Surveys. The first survey programme under licence 17R0112 in 2017 and the second under licence 24R0030 in 2024. The conclusions of these surveys have been combined and summarised below; the full reports are included as an appendix.

Fig. 14.16: Map of geophysical results

14.9.1 Fields 1-6

1. No responses of archaeological interest were recorded in Field 1. Magnetic disturbance (1) resulted from the adjacent buildings. A negative response (2) corresponds with the location of modern services and represents a pipe.

2. Field 2 is completely dominated by modern magnetic disturbance resulting from lighting fixtures, metal barriers, fences and other modern material within the GAA grounds. No responses of potential archaeological interest can be identified within this disturbance. A linear ferrous response (3) may represent a modern service pipe.

3. The magnetic disturbance in Field 2 continues into Field 3. Isolated responses of potential interest were recorded. However, there is no clear pattern, and these most likely represent more deeply buried ferrous debris.

4. Field 4 also comprises of numerous modern ferrous responses, and magnetic disturbance from an adjacent pylon has also been recorded.

5. In the east of Field 4, there are parallel linear trends (4). These are indicative of ploughing activity.

6. Field 5 is totally magnetically disturbed. This disturbance results from adjacent farm buildings and metal fencing. No archaeological interpretation can be provided, as any responses may be masked by the modern disturbance.

7. Survey in Field 6 was limited by the presence of numerous farm vehicles, machinery and farm sheds. No responses of interest were recorded in Field 6.

14.9.2 Fields 7 – 11

7. Field 7 has a band of magnetic disturbance running through it. This may result from a former field boundary. The remainder of the data in Field 7 is dominated by modern ferrous responses, with some isolated responses of potential interest. However, these most likely represent more deeply buried modern ferrous. An archaeological interpretation is considered unlikely.

8. In Field 8 there are several faint trends (6) and associated isolated responses. Interpretation is cautious as there is no clear archaeological pattern. However, it is possible that plough damaged archaeology is represented here.

To the west there are further faint curvilinear trends. These are at the limits of instrument detection. However, it is possible that plough damaged archaeological ditched features are represented here. This interpretation is cautious.

9. Field 9 comprises of further modern magnetic disturbance. Modern material, possibly from a former farm building, was observed here.

10. Survey in the south of Field 10 was restricted due to poor, waterlogged ground conditions. In the data recorded, there are faint curvilinear trends (9). An archaeological pattern is difficult to discern, and these trends may result from natural variations.

In the north of Fields 10-12 there is a clear pipe with associated magnetic disturbance.

11. In Field 11 there is another curvilinear faint trend (10). Although this may be natural in origin, the faint trend appears circular in form with a diameter of c.18m. It is possible that plough damaged remains of a circular ditched feature are represented here. This interpretation is cautious but must be considered. Field 12 (Figure 8)

12. Few responses of potential interest were recorded in Field 12. An isolated response (11) has a magnetic signature indicative of a pit-type features. However, there are no further responses of interest here, and (11) may represent more deeply buried ferrous debris. An archaeological interpretation is cautious.

14.9.3 Conclusions

The data from both surveys is dominated by modern ferrous responses and magnetic disturbance. No clear responses suggesting archaeology were identified.

The survey identified an isolated response in the data set from Field 12 which may be of interest, perhaps representing a pit-type feature. However, the response is isolated and may equally represent modern ferrous debris.
The survey identified some faint linear and curvilinear trends in Fields 8, 10 and 11. These trends are all at the limits of instrument detection and are barely discernible in the data. However, it is possible that the remains of ephemeral archaeological features are represented here. This interpretation is cautious, as the responses could equally represent natural variations in the sub-soil.

14.10. Field Inspection

14.10.1. Inspection conditions

The site was inspected on 08/01/2024 in clear, very cold weather. While most of the study area was available for inspection, an area of the western part of the study area, currently occupied by a number of private businesses, dwellings, and St. Anne's GAA club, was not accessible.

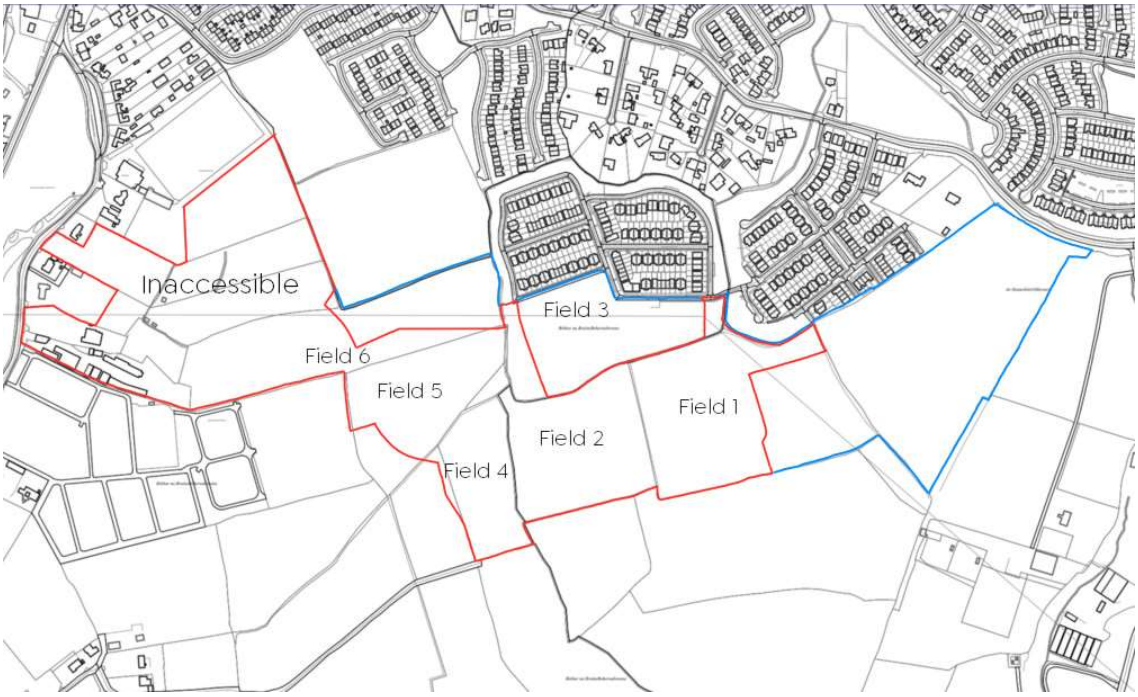

Fig. 14.15: Map showing the areas of the study area inspected on 08/01/2024

Field 1 is subrectangular in shape and bordered on all sides by unmanaged hedgerow. It slopes at a moderate angle from north to south. At the time of the site inspection it was in use as pasture. An electrical transmission tower is located in the southeast of this field. It borders field 2 at its west and field 3 to the south.

The southeastern corner of field 1 lies outside of the study area.

Fig. 14.16: Field 1. Camera facing northwest

Field 2 is broadly subrectangular and is bordered on all sides by unmanaged hedgerow. It slopes gently from south to north. At the time of the site inspection it was in use as pasture. It borders field 1 to the east, field 3 to the north, and field 4 to the west.

Fig. 14.17: Photograph of field 2 (Camera facing south)

Field 3 is an irregularly shaped field located to the north of field 1 and field 2, and to the east of field 5. It is bordered on the north by modern fencing which separates it from the Dodderbrook development, and at the south, east, and west by unmanaged hedgerows. The western border is also composed of a ditch containing a stream. An electrical transmission tower is located in the northeast corner of the field. At the time of the site inspection, it was in use as pasture. A narrow, shallow trench has been excavated on a lengthwise axis (east-west) in this field, given the wet conditions, this is possibly for drainage. A small spoil heap, possibly related to the recently constructed Dodderbrook development, was present in the northeast corner, a separate spoil heap, composed of organic material, is located in the southwest corner of the field.

Only two sections of field 3 lie within the study area, i.e.: a strip along the west and east borders.

Fig. 14.18: Photograph of the eastern section of field 3 that lies within the study area (camera facing northwest)

Fig. 14.19: Photograph of the eastern section of field 3 that lies within the study area showing modern drainage ditch (camera facing south)

Fig. 14.20: Photograph of the western section of field 3 that lies within the study area showing spoil heap (camera facing north)

Field 4 is a thin, subrectangular field located to the west of field 2 and south of field 5. It is bordered on all sides by unmanaged hedgerow. It slopes gently from south to north. At the time of the site inspection it was in use as pasture. It borders field 2 to the west and field 5 to the north.

Fig. 14.21: Photograph of field 4 taken from the southern field boundary (camera facing north)

Field 5 is an irregularly shaped field bordered on all sides by unmanaged hedgerow. At the time of the site inspection it was in use as pasture. It is bordered to the east by field 3, to the south by field 4, and to the north by field 6.

The southwest corner of field 5 lies outside of the study area.

Fig. 14.22: Photograph of field 5 taken from the southwestern edge of the study area (camera facing northeast)

Fig. 14.23: Photograph of field 5 taken from the northeastern field boundary (camera facing south)

Field 6 is a subrectangular field that extends from the western border of field 3 to the current boundary with private lands that were inaccessible at the time of the inspection. The field is bordered on the north, south, and east by unmanaged hedgerow, and at the west by the property boundary with Lawlor's Fireplaces and Stoves. The northeastern section of this field lies outside the study area.

Fig. 14.24: Photograph of field 6 taken from the southeastern field boundary (camera facing west)

Fig. 14.25: Photograph of field 6 taken from the southwestern field boundary (camera facing northeast)

14.11. Impact assessment

14.11.1. Summary of archaeological and cultural heritage background

Potential archaeological features have been identified during geophysical survey within the study area. Given the fact that this area has remained undeveloped in the recent past and has retained the current layout of field boundaries since the early nineteenth century, as demonstrated by the Ordnance Survey maps, the potential for subsurface archaeological remains is moderate.

Prehistoric

The study area lies within an area of South Dublin that has been continuously inhabited since prehistoric times. An examination of archaeological excavations that have taken place in the surrounding area in advance of housing development in the last thirty years have uncovered evidence for Early and Middle Bronze Age settlement and industrial activity in the form of structures and fulacht fia sites. In addition, the discovery of a Cist burial with an accompanying cremation in Glassamucky townland c. 500m to the south of the study area demonstrates that the Bronze Age population of the area were burying their dead locally. Given this evidence, there is a moderate potential for prehistoric archaeological features within the study area.

Early Medieval

During the Early Medieval period this area of South Dublin formed part of the broader Dodder region characterised as 'a hive of monasteries and hermitages' (Ronan 1942-3, 74), with a number of ecclesiastical sites established in the wider area. While the exact location of the ecclesiastical site at Killininny is unknown, it may lie at the present site of Allenton House (DU022-025001). A further Early Medieval ecclesiastical site is theorised to lie to the east of the study area, given the placename-evidence from the former name for Oldcourt, 'Tachhonicde/Tagoney/Stagoney'.

While the local density of such religious sites does not necessarily imply a large secular population in the area, the ringfort (DU022-027), c. 200m to the south of the study area, demonstrates at least some secular settlement in close proximity to the study area in this period. As such, there is a low to moderate potential for archaeological remains dating to this period within the study area

Medieval

During the later part of the medieval period the southern slopes of the Dublin mountains became the outer edge of the area of Anglo-Norman settlement surrounding the city of Dublin – The Pale. The region became characterised by manorial farming settlements. While the land in which the study area lies changed hands a number of times during this period, it most likely formed an area of farmland with the main medieval settlements located at modern Oldbawn and Oldcourt, with a potential ecclesiastical settlement to the north in Kilininny townland. This evidence indicates that there is a moderate potential for post-twelfth century medieval remains within the study area.

Modern Period.

Early modern maps show no indication of a significant settlement within the study area. While the study area lay within lands owned by the prominent Loftus family, it appears that it was not developed and remained in use as farmland, with maps from as early as the mid seventeenth century showing no structures of note. Successive maps in the eighteenth and nineteenth century imply that the study area remained as enclosed farmland with field boundaries remaining static until the present day throughout most of the study area, with exception of lands at the western edge, which were developed with individual dwellings in the twentieth century. There is low potential for early modern archaeological features within the study area.

14.11.2 Potential archaeological features identified during analysis

The geophysical surveys carried out in the study area identified a number of features that may be archaeological in nature. These features can be grouped into three areas of archaeological potential. While there is low confidence in the data, these areas all have elevated archaeological potential.

14.11.2.1 Area of Archaeological potential 1

A cluster of potential archaeological features were identified in Field 8. While these features do not represent a clear pattern, they may be archaeological features damaged by later ploughing.

14.11.2.2 Area of Archaeological Potential 2

A potential circular archaeological feature (labelled feature 10) was identified in Field 10. This may represent a shallow or heavily ploughed out ring-ditch type feature c 18m in diameter.

14.11.2.3 Area of Archaeological Potential 3

A single potential archaeological feature was identified in Field 12, this may represent a small pit or similar feature. This feature falls outside of the planning boundary. However, the close proximity of this feature to an archaeological excavation which uncovered charcoal production pits (see section 14.5.4), means that this area is also considered an area of elevated archaeological potential, as further features may lie in the vicinity of the feature identified by geophysics.

Fig.14.27 Areas of archaeological potential with the study area

14.11.3 Proposed Development

Consideration of the Characteristics of the Proposed Development allows for a projection of the 'level of impact' on any particular aspect of the proposed environment that could arise. For this chapter, the potential impact on Cultural Heritage is discussed.

The proposed development consists of 523 no. residential units comprised of 255 no. 2, 3 & 4 bed, 2 & 3 storey, detached, semi-detached and terraced houses, 206 no. 1, 2 & 3 bed duplex units in 20 no. 2 & 3 storey blocks, and 62 no. 1, 2 & 3 bed apartments in 4 no. 2-3 & 3-4 storey blocks, along with a 2 storey childcare facility of c. 457sq.m.

Private amenity space for the residential units is provided in the form of rear gardens for houses and ground floor terraces / upper floor balconies for apartments and duplex units. The proposed development provides for a total of c. 7.37Ha of public open space, and c. 5,545sq.m of communal open space associated with proposed residential units.

Vehicular access to the development will be via 4 no. access points, as follows: (i) from the west of the site via 2 no. accesses located off Bohernabreena Road, (ii) from the north of the site via 1 no. access at Dodderbrook Place, and (iii)

from Oldcourt Road (the R113) to the east, via adjoining residential development at Ballycullen Gate. The proposed development includes for pedestrian and cyclist connections and accesses throughout the proposed development and to adjoining lands to the north at Dodderbrook Avenue and to the north-west into St. Anne's GAA club.

The proposed development includes the demolition of all existing structures on site, including 2 no. single storey dwellings and outbuildings/sheds (total demolition area: c. 4,152.06m²), and hard & soft landscaping, boundary treatments, SuDs features, drainage infrastructure, services infrastructure, bin stores, bicycle stores, car parking (including EV parking facilities), bicycle parking, public lighting etc. and all associated site development works.

14.12. Potential Impact

This section provides a description of the specific, direct and indirect, impacts that the proposed development may have during both the construction and operational phases of the infrastructural elements of the proposed project. This is provided with reference to the characteristics of the receiving baseline environment and characteristics of the proposed development sections.

14.12.1 Impacts on Recorded Monuments and Protected Structures

The proposed development will not impact directly or indirectly upon any previously recorded site or monument listed in the RMP or the RPS. The closest Recorded Monument, a Ringfort (DU022-027), is c. 200m away.

14.12.2 Impacts on unknown/potential archaeological sites

The proposed development will have a profound, negative, and permanent impact on any previously unidentified subsurface archaeological features within the study area.

14.12.3 Construction Phase

The removal of topsoil, the digging of foundation trenches for proposed dwellings, the insertion of services and the movement of construction machinery across the proposed development area will have a profound, permanent, negative effect on potential subsurface archaeological features and/or deposits without the correct mitigation measures. With the correct mitigation measures, the proposed development can have a significant, positive effect for any potential archaeological features and/or deposits.

14.12.4 Operational Stage

As there are no known archaeological features within the proposed development, the Operational Stage of the residential development would have no impact on known archaeology. It is envisaged that any unknown potential archaeological features within the proposed development would not survive the Construction Stage, without appropriate mitigation measures.

14.13. Visual impact

A Landscape and Visual Impact Assessment study has been undertaken as part of this assessment. This survey has demonstrated that there is little to no intervisibility between the majority of archaeological and architectural receptors in the surrounding area.

14.13.1 Construction Stage

The Construction Stage will have a short-term, not significant, negative visual effect on the following architectural receptors: St Anne's Parochial House, St. Anne's Catholic Church, and Allenton House.

14.13.2 Operational Phase

The Operational Phase will have a permanent, imperceptible, negative visual effect on the following architectural receptors: St Anne's Parochial House, St. Anne's Catholic Church, and Allenton House. These effects would manifest in the same manner as those arising from other developments in the area overall cumulatively blemishing the visual character and surrounding views to and from these receptors.

14.14. Do-Nothing Impact

The Do-Nothing Impact would have no impact on the known archaeology. The Do-Nothing Impact would have an imperceptible permanent neutral effect on any unknown archaeology.

14.15. Mitigation measures

This assessment has demonstrated that the study area is located in a rich archaeological landscape, with nearby archaeological monuments dating to prehistoric, Medieval, and Early Modern periods. Additionally, nearby excavations have discovered archaeological features which demonstrate continuous inhabitation of this area of the South Dublin uplands since the Neolithic period. Geophysical survey has identified three areas with potential archaeological features, however, there is low confidence in these interpretations. These features include one possible pit-type feature, as well as two areas of possible plough-damaged linear and curvilinear features. The features identified by geophysical survey do not substantial archaeological sites such as Early Medieval ringforts, ecclesiastical sites, or significant burial grounds. As such, pre-development testing of these features is not necessary.

As such, a programme of archaeological testing should be carried out targeting those area which have been identified by geophysical survey. This programme should aim to identify any subsurface archaeological remains and the horizontal extent of any such remains.

A report on the results of the testing programme should be submitted to the City Archaeologist and the National Monuments Service following the completion of the works. This recommendation is subject to the approval of the City Archaeologist and the National Monuments Service.

14.16. References and Bibliography

List of Figures

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APPENDIX 14

Geophysical Survey Report

GEOPHYSICAL SURVEY REPORT

Oldcourt Road,

Bohernabreena,

County Dublin

Licence Number: 24R0030

Date:
26/02/2024

J. M. Leigh Surveys Ltd.
124 Oaklawn West
Leixlip
County Kildare
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GEOPHYSICAL SURVEY SUMMARY SHEET
OLDCOURT ROAD, BOHERNABREENA, COUNTY DUBLIN

Site Name	Oldcourt Road	**JML Ref No.**	24004
Townland	Oldcourt, Bohernabreena and Killininny	**Licence No.**	24R0030
County	County Wicklow	**Licence Holder**	Joanna Leigh
ITM (centre)	E710350, N725350	**Purpose**	Pre-planning investigation
Client	Archaeology Plan Ltd.	**Reference No.**	NA

Ground Conditions	The application area is contained within twelve fields (F1-F12), the majority of which comprised of pasture. A GAA pitch in the north of the application area was also subject to survey. Ground conditions were difficult due to waterlogged ground.
Survey Type	Detailed gradiometer survey totalling c.10 hectares.

Summary of Results

The data is dominated by ferrous responses and magnetic disturbance resulting from modern debris, adjacent buildings and services. Few responses of possible interest were recorded.

Faint linear and curvilinear trends were identified in Fields 8, 10 and 11. Although it is possible that these represent the remains of archaeological features, interpretation is cautious. Archaeological patterns are difficult to discern, and the trends are at the limits of instrument detection. These may merely represent natural variations in the sub-soil. The archaeological potential of these trends is unclear.

Fieldwork Dates	29th January – 16th February 2024		
Report Date	26/02/2024	**Report Author**	Joanna Leigh

An Roinn Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Department of Housing,
Local Government and Heritage

Consent to use a Detection Device

National Monuments Acts (1930-2004)

Consent Number	24R0030 Geophysical survey

Application having been duly made to me by	Joanna Leigh
Of	J.M. Leigh Surveys Ltd., 124 Oaklawn West, 124 Oaklawn West
For a consent to use a specified detection device	Bartington GRAD601 dual Sensor
at the site known/located at	Dublin / Firhouse
Being part of the townland of	Oldcourt; Bohernabreena; Killininny
In or under the portion of land/land underwater owned by	Capami Ltd. C/o Tracy Armstrong
Of	Armstrong Fenton Associates, 13 The Seapoint Building, 44-45 Clontarf Road, Dublin 3, D03 A0H3
In county of	Dublin As indicated on the map attached to the said application.

The Minister for Housing, Local Government and Heritage, in accordance with the conditions of Section 2 of the National Monuments (Amendment) Act, 1987, as amended, and subject to the conditions overleaf, does hereby issue his consent, to the applicant, to carry out the specified works, during a period of 4 weeks, commencing on the 29/01/24 and to use a detection device, for the purpose specified.

Duration of Consent: 29/01/2024 to 26/02/2024

Signed: [redacted] Date: 03/01/2024

Specific Conditions to which this Consent to use a Detection Device as issued under Section 2 (2) of the National Monuments (Amendment) Act,1987 is subject:

Contents

Oldcourt Road, Bohernabreena, County Dublin

1 Introduction

1.1 A geophysical survey has been conducted by J. M. Leigh Surveys Ltd. at a site in the townlands of Oldcourt, Bohernabreena and Killininny, to the south of Firhouse, County Dublin.

1.2 The application area is contained within 12 fields (F1-F12) from the west of a construction site off Oldcourt Road, extending westwards to meet Bohernabreena Park. Bohernabreena cemetery is located to the south of the application area.

1.3 Figure 1, at a scale of 1:4,000, presents the location of the application area and fields targeted for geophysical survey.

1.4 A previous geophysical survey was conducted through some of these fields in 2017 (J. M. Leigh Surveys Ltd. Licence 17R0112) for a proposed link road. The location of the previous survey is also presented in Figure 1.

1.5 The previous survey results were dominated by modern ferrous from an existing water mains pipe. No clear responses of potential interest were recorded. The greyscale images and interpretation of the previous survey have been included in the summary diagrams to provide a complete data set and aid discussion of the results. The results from both surveys are discussed as a whole in the text of this report.

1.6 There are no recorded monuments within the application area. Monuments within 1km are listed below.

SMR No.	Class	Townland	ITM (E)	ITM (N)
DU021-061	Church	FRIARSTOWN UPPER	709314	725033
DU022-025001-	Church	KILLININNY	709996	725992
DU022-025002-	Graveyard	KILLININNY	709996	725992
DU022-025003-	House - 16th/17th century	KILLININNY	709999	725986
DU022-025004-	House - 18th/19th century	KILLININNY	709989	726003
DU022-027----	Ringfort - unclassified	BOHERNABREENA	709967	724914
DU022-028----	Ritual site - holy well	OLDCOURT	711614	725453

1.7 The main aim of the survey was to identify any geophysical responses that may represent unknown archaeological features within the application area. A detailed gradiometer survey was conducted under licence 24R0030, issued by the Department of Housing, Local Government and Heritage.

2 Survey ground conditions and further information

2.1 Heavy rain at the time of survey resulted in waterlogged ground. The majority of the fields were under pasture at the time of survey, apart from Field 2, which is part of St Anne's GAA Club. Farm buildings and numerous parked vehicles resulted in significant magnetic disturbance at the western extent of Fields 1 and 5.

2.2 Several electricity pylons are either located in or in close proximity to the application area. The pylons produce a localised area of magnetic disturbance and no interpretation within this disturbance can be provided.

3 Survey Methodology

3.1 Data was collected with a Bartington Grad 601-2 instrument. This is a specifically designed gradiometer for use in archaeological prospection. The gradiometer operates with a dual sensor capacity making survey fast and effective.

3.2 The instrument is calibrated in the field to ensure a constant high quality of data. Extremely sensitive, these instruments can detect variations in soil magnetism to 0.01nT, affording diverse application throughout a variety of archaeological, soil morphological and geological conditions.

3.3 All data was collected in 'zigzag' traverses. Grid orientation was positioned to facilitate data collection in each field. Data was collected with a sample interval of 0.25m and a traverse interval of 1m. The survey grid was set out using a GPS VRS unit. Survey tie-in information is available upon request.

4 Data display

4.1 A summary greyscale image is presented in Figure 2, at a scale of 1:3,000. An accompanying interpretation diagram is presented in Figure 3, also at a scale of 1:3,000.

4.2 Figures 4 & 5 present a greyscale image and accompanying interpretation diagram for Fields 1-6. Figures 6 & 7 present the results and interpretation for Fields 7-11.

5 Survey Results

Fields 1-6 (Figures 4 & 5)

5.1 No responses of archaeological interest were recorded in Field1. Magnetic disturbance (1) results from the adjacent buildings. A negative response (2) corresponds with the location of modern services and represents a pipe.

5.2 Field 2 is completely dominated by modern magnetic disturbance resulting from lighting fixtures, metal barriers, fences and other modern material within the GAA grounds. No responses of potential archaeological interest can be identified within this disturbance. A linear ferrous response (3) may represent a modern service pipe.

5.3 The magnetic disturbance in Field 2 continues into Field 3. Isolated responses of potential interest were recorded. However, there is no clear pattern, and these most likely represent more deeply buried ferrous debris.

5.4 Field 4 also comprises of numerous modern ferrous responses, and magnetic disturbance from an adjacent pylon has also been recorded.

5.5 In the east of Field 4, there are parallel linear trends (4). These are indicative of ploughing activity.

5.6 Field 5 is totally magnetically disturbed. This disturbance results from adjacent farm buildings and metal fencing. No archaeological interpretation can be provided, as any responses may be masked by the modern disturbance.

5.7 Survey in Field 6 was limited by the presence of numerous farm vehicles, machinery and farm sheds. No responses of interest were recorded in Field 6.

Fields 7 – 11 (Figures 6 & 7)

5.8 Field 7 has a band of magnetic disturbance (5) running through it. This may result from a former field boundary. The remainder of the data in Field 7 is dominated by modern ferrous responses, with some isolated responses of potential interest. However, these most likely represent more deeply buried modern ferrous. An archaeological interpretation is considered unlikely.

5.9 In Field 8 there are several faint trends (6) and associated isolated responses (7). Interpretation is cautious as there is no clear archaeological pattern. However, it is possible that plough damaged archaeology is represented here.

5.10 To the west of (6) there are further faint curvilinear trends (8). These are at the limits of instrument detection. However, it is possible that plough damaged archaeological ditched features are represented here. This interpretation is cautious.

5.11 Field 9 comprises of further modern magnetic disturbance. Modern material, possibly from a former farm building, was observed here.

5.12 Survey in the south of Field 10 was restricted due to poor, waterlogged ground conditions. In the data recorded, there are faint curvilinear trends (9). An archaeological pattern is difficult to discern, and these trends may result from natural variations.

5.13 In the north of Fields 10-12 there is a clear pipe with associated magnetic disturbance.

5.14 In Field 11 there is another curvilinear faint trend (10). Although this may be natural in origin, the faint trend appears circular in form with a diameter of c.18m. It is possible that plough damaged remains of a circular ditched feature are represented here. This interpretation is cautious but must be considered.

Field 12 (Figure 8)

5.15 Few responses of potential interest were recorded in Field 12. An isolated response (11) has a magnetic signature indicative of a pit-type features. However, there are no further responses of interest here, and (11) may represent more deeply buried ferrous debris. An archaeological interpretation is cautious.

6 Conclusion

6.1 The survey data is dominated by modern ferrous responses and magnetic disturbance. No clear responses suggesting archaeology were identified.

6.2 Some faint linear and curvilinear trends were recorded in Fields 8, 10 and 11. These trends are all at the limits of instrument detection and are barely discernible in the data. However, it is possible that the remains of ephemeral archaeological features are represented here. This interpretation is cautious, as the responses could equally represent natural variations in the sub-soil.

6.3 Consultation with a licensed archaeologist and with the Department of Housing, Local Government and Heritage is recommended to establish if any additional archaeological works are required.

7 Technical Information Section

Instrumentation & Methodology

Detailed Gradiometer Survey

Detailed gradiometer survey can either be targeted across a specific area of interest or conducted as a blanket survey across an entire application area, often as a standalone methodology.

Sampling methodologies can vary but a typical survey is conducted with a sample interval of 0.25m and a traverse interval of 1m. This allows detection of potential archaeological responses. Data is collected in grids measuring 40m x 40m, with the data displayed accordingly. A more detailed survey methodology may be applied where archaeological remains are thought likely. This can sometimes produce results with a more detailed resolution. A survey with a grid size of 20m x 20m and a traverse interval of 0.5m will provide a data set with high resolution.

Bartington GRAD 601-2

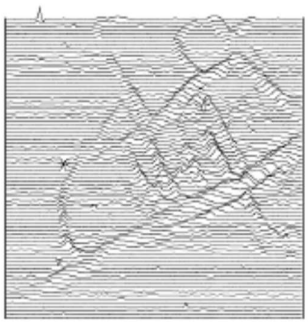
The Bartington Grad 601-2 instrument is a specifically designed gradiometer for use in archaeological prospection. The gradiometer operates with a dual sensor capacity making survey very fast and effective. The sensors have a separation of 1m allowing greater sensitivity.

Frequent realignment of the instruments and zero drift correction ensure a constant high quality of data. Extremely sensitive, these instruments can detect variations in soil magnetism to 0.1nT, affording diverse application throughout a variety of archaeological, soil morphological and geological conditions.

Gradiometer Data Display & Presentation

XY Trace

The data are presented as a series of linear traces, enabling a semi-profile display of the respective anomalies along the X and Y-axes. This display option is essential for distinguishing between modern ferrous materials (buried metal debris) and potential archaeological responses. The XY trace plot provides a linear display of the magnitude of the response within a given data set.

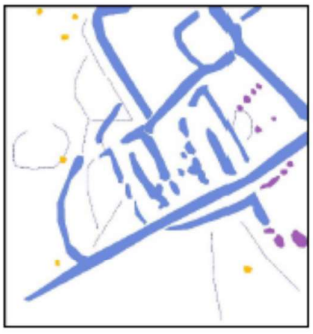


*Greyscale**

As with dot density plots, the greyscale format assigns a cell to each datum according to its location on the grid. The display of each data point is conducted at very fine increments, allowing the full range of values to be displayed within the given data set. This display method also enables the identification of discrete responses that may be at the limits of instrument detection. In the summary diagrams processed, interpolated data is presented. Raw un-interpolated data is presented in the archive drawings along with the xy-trace plots.

Interpretation

An interpretation of the data is made using many of the plots presented in the final report, in addition to examination of the raw and processed data. The project managers' knowledge and experience allow a detailed interpretation of the survey results with respect to archaeological potential.



**XY Trace and raw greyscale plots are presented in archive form for display of the raw survey data. Summary greyscale images of the interpolated data are included for presentation purposes and to assist interpretation. The archive plots are provided as PDF images upon request.*

Glossary of Interpretation Terms

Categories of responses may vary for different data sets. The list below are the most used categories for describing geophysical responses, as presented in the summary interpretation diagrams.

Archaeology

This category refers to responses which are interpreted as of clear archaeological potential and are supported by further archaeological evidence such as aerial photography or excavation. The term is generally associated with significant concentrations of former settlement, such as ditched enclosures, pits, and associated features.

? Archaeology

This term corresponds to anomalies that display typical archaeological patterns where no record of comparative archaeological evidence is available. In some cases, it may prove difficult to distinguish between these and evidence of more recent activity also visible in the data.

Area of Increased Magnetic Response

These responses often lack any distinctive archaeological form, and it is therefore difficult to assign any specific interpretation. The resulting responses are site specific, possibly associated with concentrations of archaeological debris or more recent disturbance to underlying archaeological features.

Trend

This category refers to low-level magnetic responses barely visible above the magnetic background of the soil. Interpretation is tentative, as these anomalies are often at the limits of instrument detection.

Ploughing/Ridge & Furrow

Visible as a series of linear responses, these anomalies equate with recent or archaeological cultivation activity.

? Natural

A broad response resulting from localised natural variations in the magnetic background of the subsoil; presenting as broad amorphous responses most likely resulting from geological features.

Ferrous Response

These anomalies exhibit a typically strong magnetic response, often referred to as 'iron spikes,' and are the result of modern metal debris located within the topsoil.

Area of Magnetic Disturbance

This term refers to large-scale magnetic interference from existing services or structures. The extent of this interference may in some cases obscure anomalies of potential archaeological interest.

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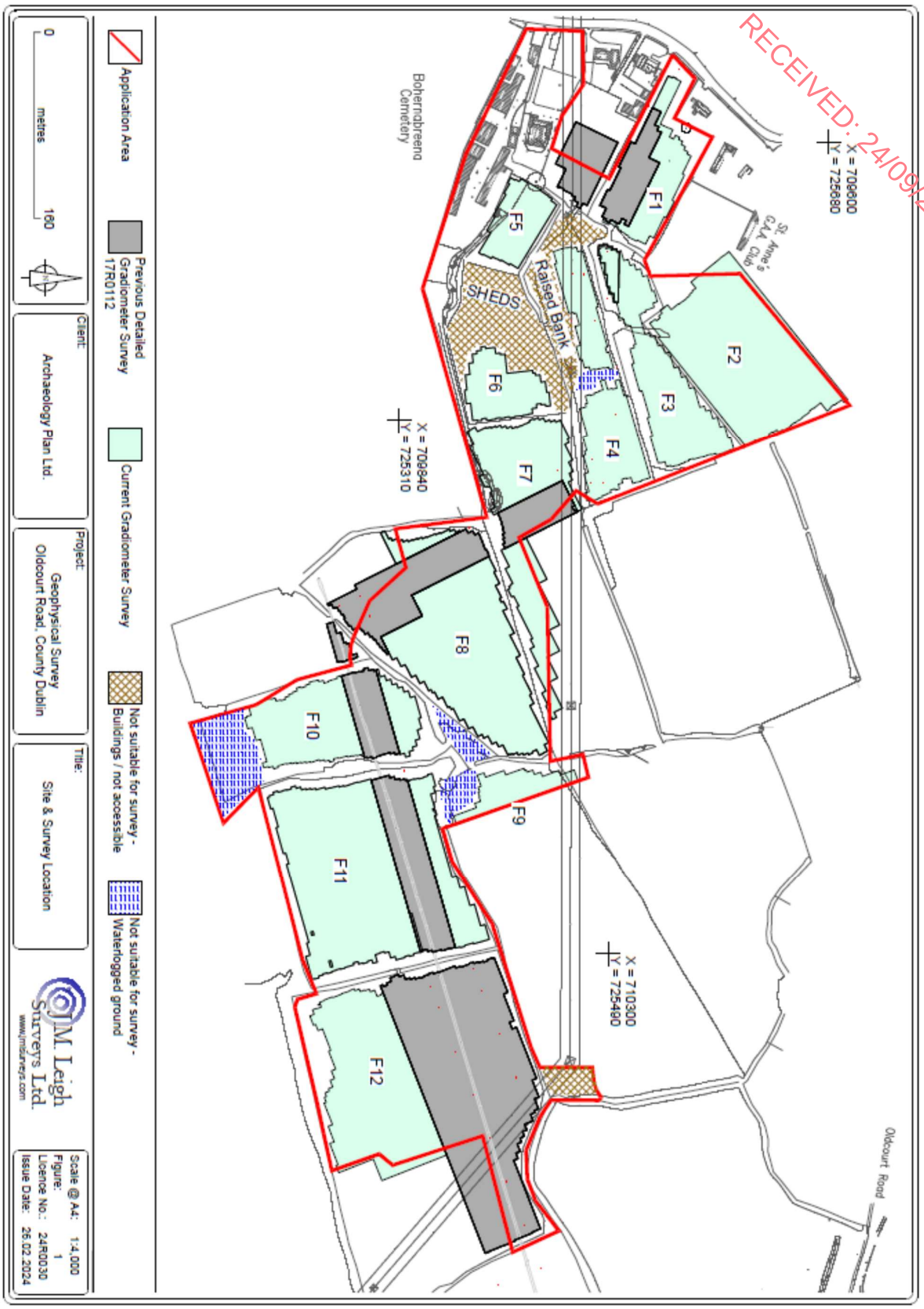
List of Figures

Archive Data Supplied as a PDF Upon Request



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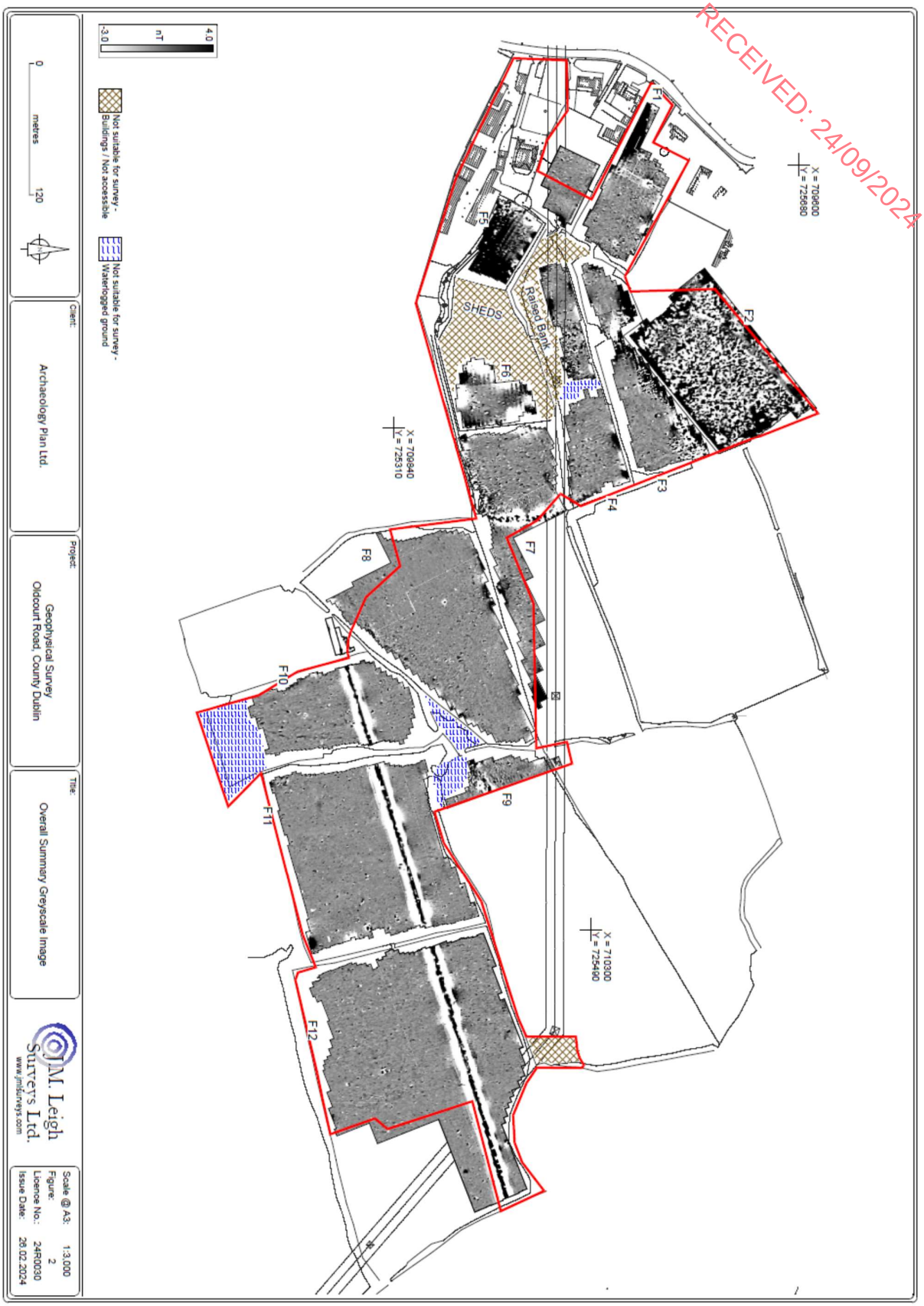

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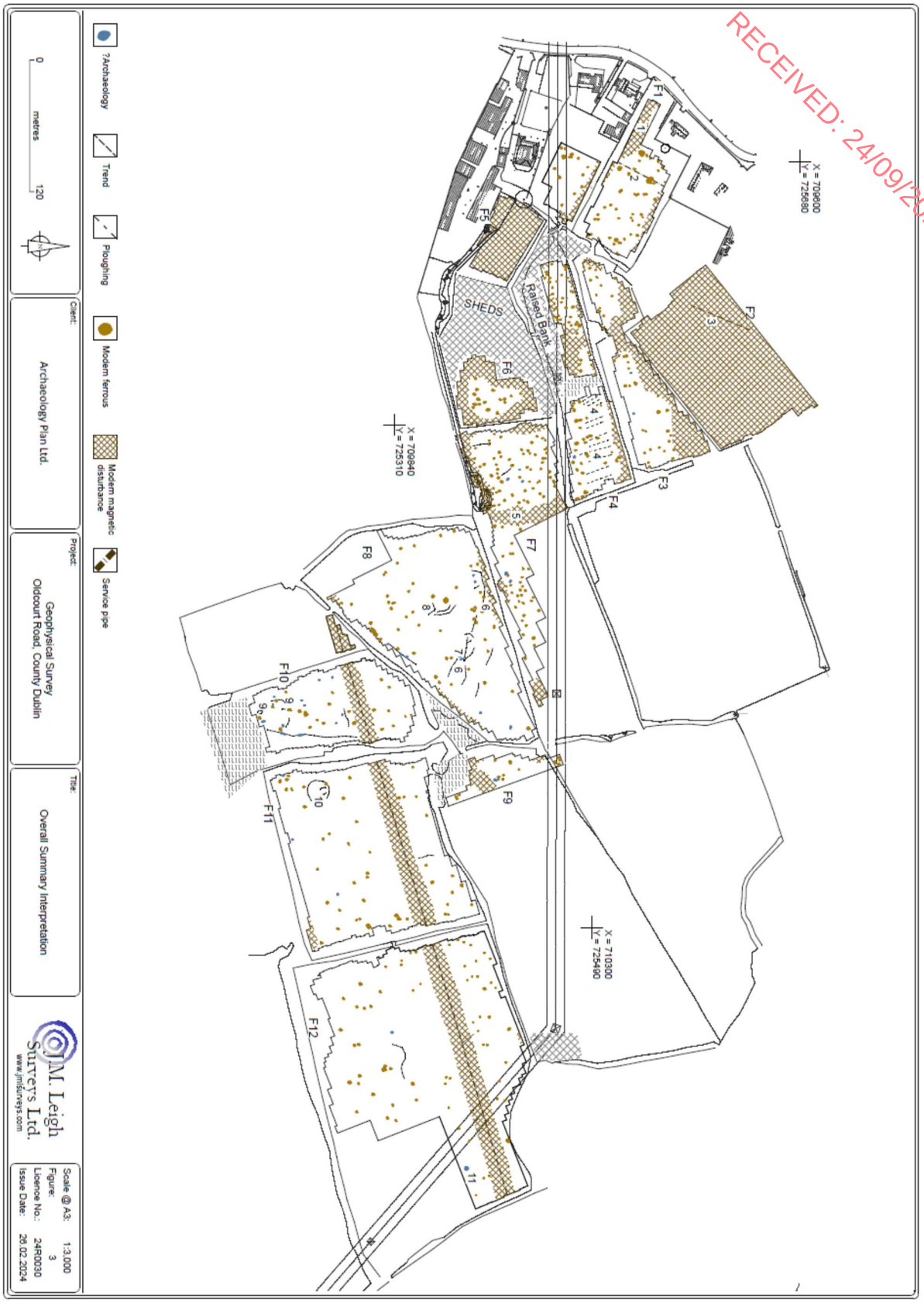

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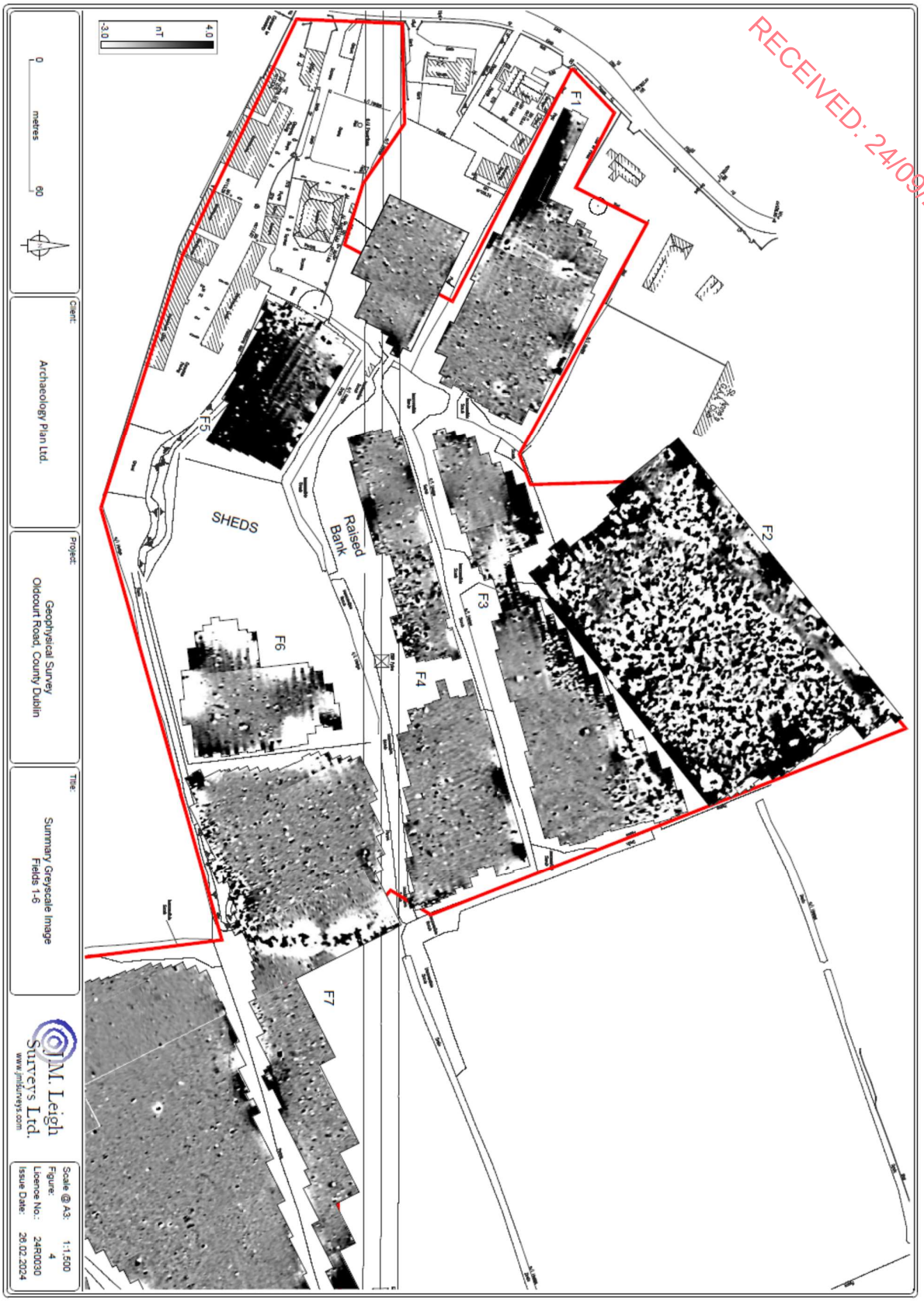

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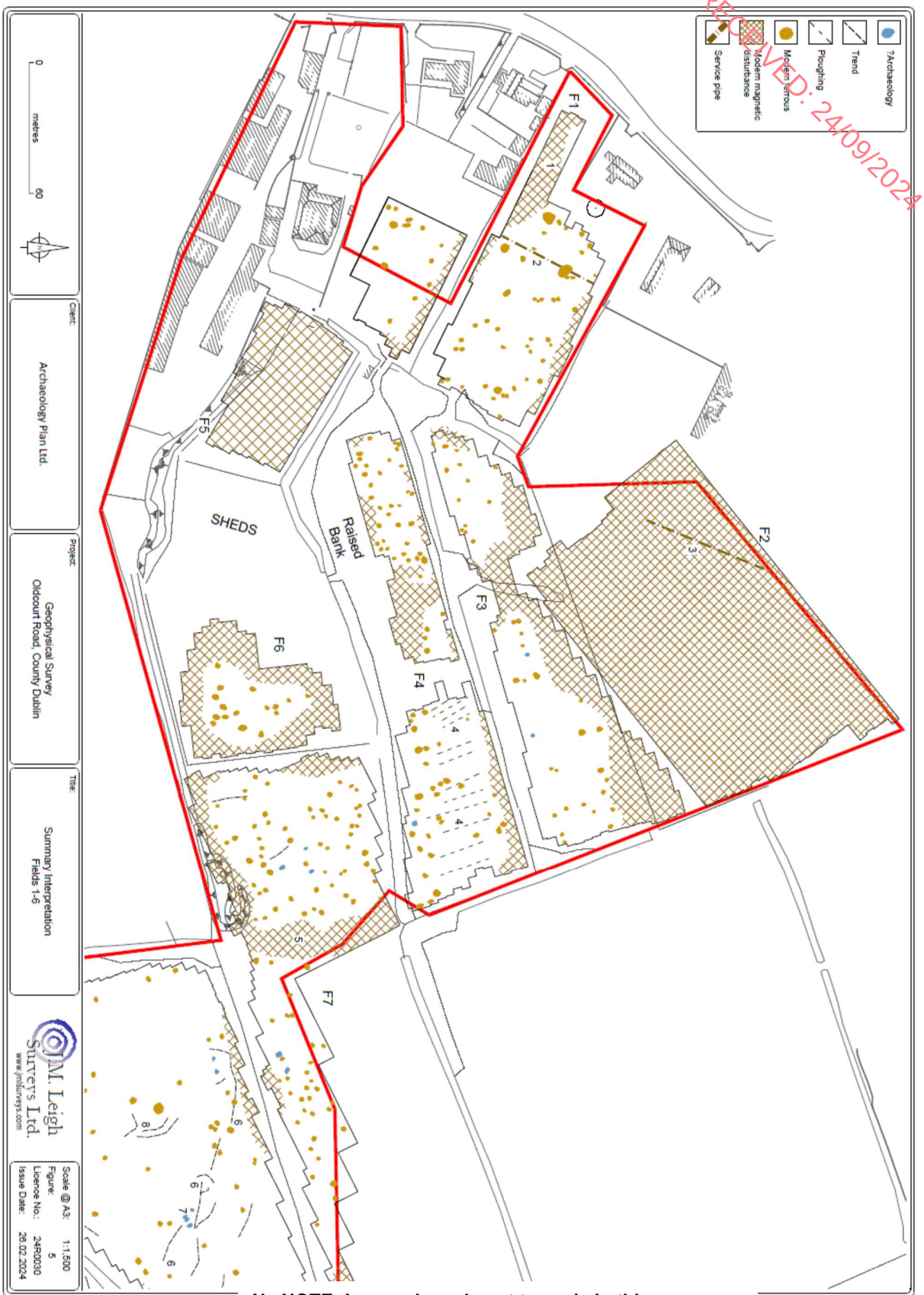

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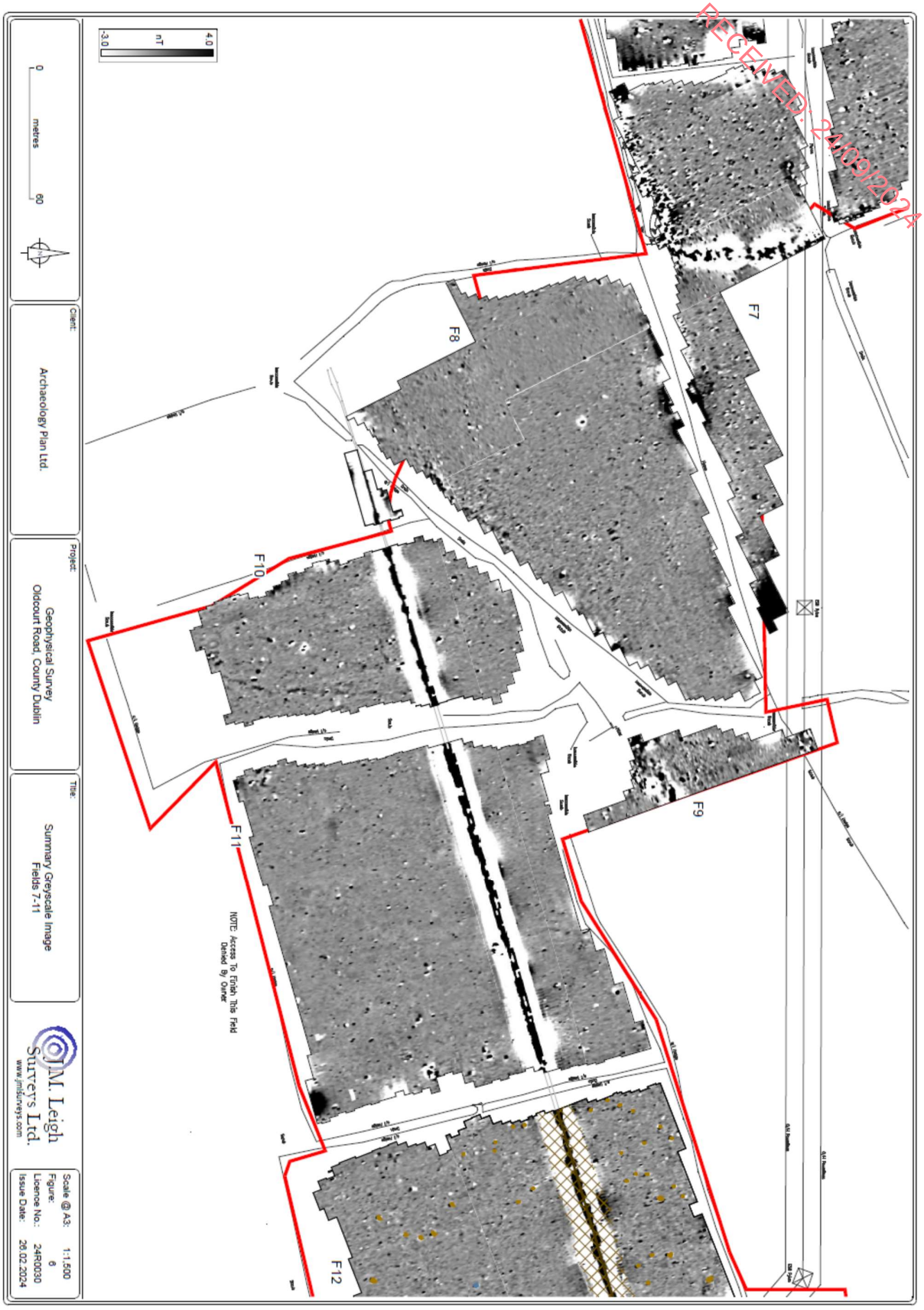

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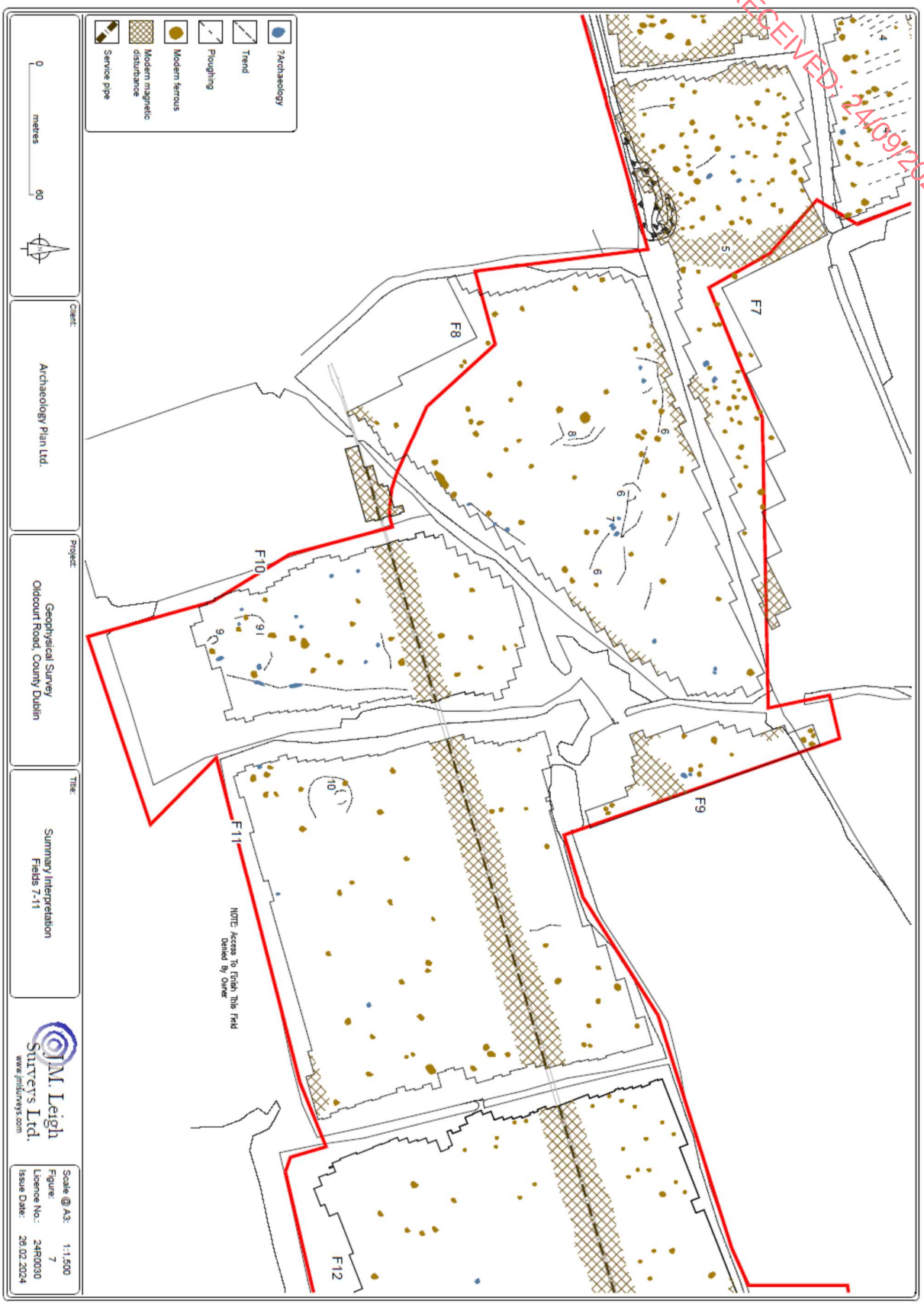

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15.0. The Landscape

15.1. Introduction

This chapter presents the Landscape and Visual Impact Assessment (LVIA) in relation to the proposed Large-Scale Residential Development (LRD) (proposed development), on land at Oldcourt Road, Co. Dublin. It describes the landscape and visual context of the proposed development and outlines the landscape and visual effects of the proposals.

The purpose of an LVIA when written as part of an Environmental Impact Assessment Report (EIAR) is to identify the likely significant effects of the proposed development on physical elements of the landscape; landscape character; areas that have been designated for their scenic or landscape-related qualities; and views from various sensitive locations.

The assessment adopts a methodology that has been used in relation to numerous other similar schemes, and which is founded in the following best practice guidance documents:

- Landscape Institute and the Institute of Environmental Management and Assessment (IEMA) publication entitled Guidelines for Landscape and Visual Impact Assessment, 2013 (GLVIA3)[15];
- Environmental Protection Agency (EPA) publication 'Guidelines on the Information to be contained in Environmental Impact Statements[16]; and
- 'Photography and Photomontage in Landscape and Visual Impact Assessment', Landscape Institute Technical Guidance Note 06/2019[17].

NOTE: The LVIA should be read in conjunction with the Visually Verified Montages (VVM) submitted separately as part of the planning application, which illustrates how the proposed development would appear from a variety of locations in the surrounding landscape.

It is noted that Landscape and visual considerations have helped inform decisions on site layout, architectural design, and landscape design, to reduce the potential for significant effects, and so that the proposed development responds positively to its landscape and visual context.

The landscape and visual receptors identified in this study have been identified through extensive desk-based research, computer-generated visibility modelling, multiple site visits.

15.1.1. Statement of Authority

This LVIA was prepared by Mark Salisbury (Ba Hons, Dip LA, CMLI), Associate Director at Macro Works Ltd of Cherrywood Business Park, Loughlinstown, Dublin 18; a consultancy firm specialising in Landscape / Townscape and Visual Assessment and associated maps and graphics. Mark is a Chartered Landscape Architect with the Landscape Institute (UK) and has over 15 years of experience preparing TVIA reports for a broad range of development types including large-scale residential schemes.

The assessment has been reviewed by Richard Barker (BA Env. PG Dip Forestry. MLA, MILI), Divisional Director at Macro Works Ltd, a Corporate Member of the Irish Landscape Institute who has over 20 years of experience across numerous development contexts in Ireland, and has provided expert witness services at numerous oral hearings and Public Inquiries.

[15] Landscape Institute and IEMA (2013). Guidelines for Landscape and Visual Impact Assessment: Third Edition. Routledge
[16] Environmental Protection Agency (2022) Guidelines on the information to be contained in Environmental Impact Assessment Reports. EPA
[17] Landscape Institute (2019). Technical Guidance Note 06/19 'Visual representation of development proposals. Landscape Institute

Macro Works' relevant experience includes a broad range of infrastructural, industrial and commercial projects since 1999, including numerous urban, residential, and mixed-use development projects.

15.2. Description of the Proposed Development

Full details of the proposals can be found in the formal project description, as supported by site layout drawings. Of particular note is the Architectural Design Statement, which outlines the concept and design evolution of the proposals and the decisions that informed the site's layout, building height, architectural character, and materiality. This section provides an outline of the development as relevant to the LVIA.

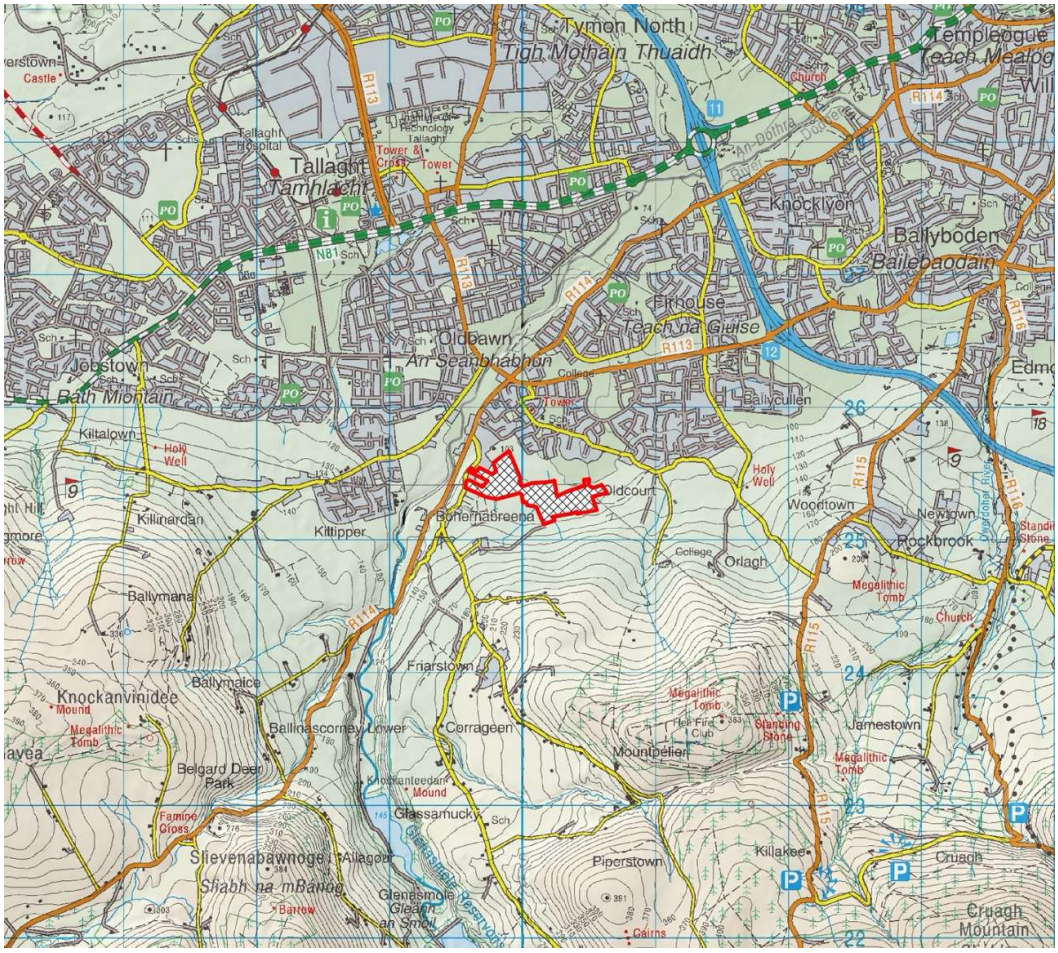

Figure 15.1 - Site location

The site is irregular in shape comprising an elongated parcel of land, stretching east to west, in the townlands of Oldcourt and Bohernabreena. The site is currently in agricultural use, consistent in character with much of the rising landscape associated with the Dublin foothills to the south, and is typically dissected by a framework of mature hedgerows. Lying at the suburban edge of Dublin, the context to the north is dominated by sprawling residential development.

The proposed development will provide 523 no. dwellings comprised of:

- 255 no. 2, 3 & 4 bed, 2 & 3 storey, detached, semi-detached and terraced houses,

- 206 no. 1, 2 & 3 bed duplex units in 20 no. 2 & 3 storey blocks,
- 62 no. 1, 2 & 3 bed apartments in 4 no. 2-3 & 3-4 storey blocks,
- a 2 storey childcare facility of c. 457sq.m.

The proposed development will also incorporate the following:

- 746 no. car parking spaces and 1,268 no. cycle parking spaces;
- Provision of private, communal and public open spaces;
- All internal residential access roads and pedestrian paths serving the proposed and wider permitted development; and

Ancillary development includes landscaping (communal open space, public open space, and children's play spaces); boundary treatment; SuDS features; drainage infrastructure (including diversions), services infrastructure, bin stores, bicycle stores, car parking areas (including EV facilities), public lighting and all associated site and development works.

Vehicular access to the development will be via 4 no. access points, as follows: (i) from the west of the site via 2 no. accesses located off Bohernabreena Road, (ii) from the north of the site via 1 no. access at Dodderbrook Place, and (iii) from Oldcourt Road (the R113) to the east, via adjoining residential development at Ballycullen Gate. The proposed development includes for pedestrian and cyclist connections and accesses throughout the proposed development and to adjoining lands to the north at Dodderbrook Avenue and to the north-west into St. Anne's GAA club.

15.3. Methodology

This document uses methodology as prescribed in the previously mentioned GLVIA3, which follows the European Landscape Convention (ELC) definition of landscape:

'Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe, 2000). Thus, GLVIA-2013 covers all landscapes from "high mountains and wild countryside to urban and fringe farmland (rural landscapes), marine and coastal landscapes (seascapes) and the landscapes of villages towns and cities (townscapes)" - whether protected or degraded.

15.3.1 Scope of the assessment

GLVIA3 establishes guidelines and not a specific methodology. The preface to GLVIA3 recognises that:

'This edition concentrates on principles and processes. It does not provide a detailed or formulaic 'recipe' that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.'

The methodology for this assessment has been developed specifically for this assessment to ensure that it is appropriate and fit for purpose.

As recommended in GLVIA3, a clear distinction is made between the effects of the development on landscape and visual receptors. The LVIA assesses both the long-term effects of the development and the short-term temporary effects associated with establishment works. It also considers both direct and indirect effects. In considering the effects of the development, both beneficial (positive) and adverse (negative) aspects of the development are considered and reported.

The LVIA Methodology can be summarised as undertaking the following key tasks:

- Desk study and site visits;
- Defining the Baseline Landscape setting and conditions;
- Identification and Evaluation of key components of the proposed development;
- Consideration of Mitigation Measures;
- Assessment of Landscape Effects;
- Assessment of Visual Effects.

In undertaking this LVIA, it is important to clarify the differences between this chapter and other chapters included in the EIAR, particularly in relation to Cultural Heritage and Archaeology, and Ecology.

Whilst the LVIA recognises the presence of designated cultural heritage assets, this is in order to provide an indication of the value and quality of the wider landscape as well as an indication of areas from which visual receptors are potentially present and/or more sensitive to change. Landscape and Visual impacts considered within this chapter are distinctly different from those considered in a Cultural heritage chapter, which are concerned specifically with the effect that a change in the environment has on the cultural heritage significance of heritage assets.

Similarly, whilst the LVIA recognises the presence of sites designated for nature conservation, this context is provided to communicate the natural attributes that contribute to the value and quality of the wider landscape. The assessment of potential effects on ecology receptors does not form part of this assessment.

15.3.2 Study Area

With the intent that the focus of the LVIA remains proportionate to the identification of significant effects (as advocated in GLVIA3), the study area is focused on the landscape within approximately 5km of the site in all directions. Beyond this distance, due to the increasingly distant and partial nature of visibility, and the degree to which the wider landscape and other more prominent visual features and characteristics prevail in their influence, the effects that the proposed development would not generate notable landscape or visual effects.

Due to the combined influence of topography, and screening elements (both buildings and successive layers of vegetation) in screening the site from many parts of the landscape, as well as the general diminishment of landscape and visual effects over distance, a proportionate focus is placed on the land within approximately 2 km of the development. Beyond this distance, the proposed development is not likely to give rise to significant landscape or visual effects. The assessment study area is illustrated in Figure 15.2.

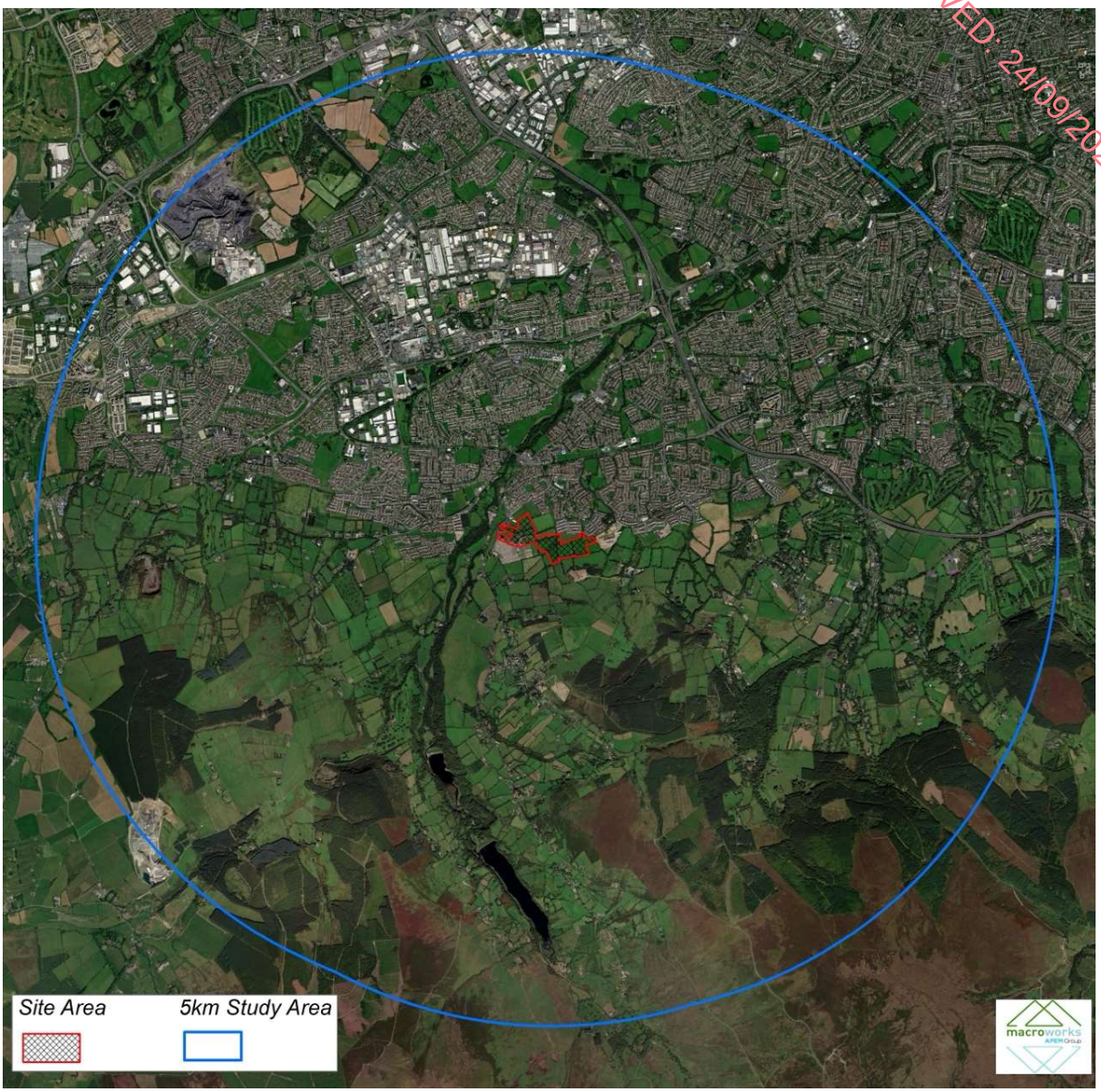

Figure 15.2 - Site and 5km study area

15.3.3 Landscape Impact Assessment Approach

This part of the LVIA provides an assessment of how the introduction of the proposed development will affect the physical features and fabric of the landscape, and then how the proposals influence landscape character with reference to published descriptions of character and an understanding of the contemporary character of the landscape as informed through desktop and site studies.

When assessing the potential landscape effects of the development, the value and sensitivity of the landscape receptor are weighed against the magnitude of impact to determine the level/significance of the landscape effect. The criteria outlined below are used to guide these judgements.

Landscape Value & Quality

In order to understand what is important in a landscape and why, it is necessary to firstly establish the value or importance of the landscape and whether this is at a local, regional, or national level. Once established, the value of the landscape will be used to inform later judgments about the level (or significance) of effects.

As described within GLVIA, the value of a landscape can apply to the landscape as a whole or to the individual elements, features and aesthetic dimensions which contribute to the character of that landscape. A number of factors including, scenic beauty, wildness, tranquillity, and cultural associations can inform the value of a landscape. Where a high value is accredited, this may be representative of a formal designation that recognises a particular landscape or visual importance. Equally, landscapes considered to be of low value would generally be undesignated, degraded landscapes. The value attached to undesignated landscapes also requires further consideration in terms of any local value that may be placed upon it.

The nature or factors considered in reaching a judgement regarding Landscape Value will be described as very high, high, medium, low, or very low. Guiding criteria are detailed as follows;

- Very High value - High Importance (or Quality) and Rarity. No or limited potential for substitution. Areas containing a strong, balanced structure with distinct features worthy of conservation. Generally International, National scale;
- High value – High Importance (or Quality) and Rarity. Limited potential for substitution. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Generally National, Regional, Local scale;
- Medium value - Medium Importance (or Quality) and Rarity. Limited potential for substitution. Areas primarily of valued landscape components with low levels of visual detractors, exhibiting a recognisable landscape structure. Generally Regional, Local scale (Undesignated but value perhaps expresses through non-official publications or demonstrable use);
- Low value - Low Importance (or Quality) and Rarity. Areas containing some features of landscape value but lacking a coherent structure with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Local scale (Areas identified as having some redeeming feature or features and possibly identified for improvement); and
- Very Low value – Low Importance (or Quality) and Rarity. Areas lacking valued landscape components with degraded, disturbed, or derelict features or with a dominance of visually detracting elements, exhibiting mixed land uses. Generally Local scale.

In a comparable way, the quality / condition of the landscape and visual resource also needs to be established and typical criteria for determining landscape quality will be described as very high, high, medium, low, or very low. Guiding criteria are detailed as follows;

- Very High quality - Strong landscape structure, characteristics, patterns, balanced combination of landform and land cover; appropriate management of land use and land cover; all landscape elements remain intact and in good repair with distinct features worthy of conservation; sense of place;
- High quality – Strong landscape structure, characteristics, patterns, balanced combination of landform and land cover; appropriate management of land use and land cover; distinct features worthy of conservation; sense of place; occasional detracting features;
- Medium quality - Recognisable landscape structure, characteristic patterns and combinations of landform and land cover are still evident; scope to improve management for land use and land cover; some features worthy of conservation; sense of place; some detracting features;
- Low quality - Distinguishable landscape structure with some landscape elements intact, characteristic patterns of landform and landcover often masked by land use; scope to improve management of vegetation; some features worthy of conservation; some detracting features; and
- Very Low quality – Weak/ degraded landscape structure, characteristic patterns and combinations of landform and land cover are masked by land use; mixed land use evident; lack of management and intervention has resulted in degradation; frequent detracting features dominate.

Landscape Sensitivity

The sensitivity of the landscape to change is the degree to which a particular setting can accommodate changes or new elements without unacceptable detrimental effects to its essential characteristics. The judgement reflects such factors as its quality, value, contribution to landscape character and the degree to which the particular element or characteristic can be replaced or substituted. Landscape Sensitivity is classified using the following criteria set out in Table 15.1 overleaf.

Criteria	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.

Table 15.1 - Landscape Sensitivity

Magnitude of change - Landscape

The magnitude of change 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 immediate setting that may have an effect on the landscape character. Table 15.2 outlines the criteria used to inform this judgement.

Criteria	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 extensive 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 a considerable change of the landscape in terms of character, value and quality.
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 noticeable 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 that would lead to discernible changes in landscape character, and quality.
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 leading to no material change to landscape character, and quality.

Table 15.2 - Magnitude of Change – Landscape

15.3.4 Visual Impact Assessment approach

This part of the LVIA provides an assessment of how the introduction of the proposed development will affect views within the landscape. It therefore needs to consider:

- Direct impacts of the proposed development upon views through intrusion or obstruction;
- The reaction of viewers who may be affected, e.g. residents, walkers, road users; and
- The overall impact on visual amenity.

It has been deemed appropriate to structure the assessment around a series of representative viewpoint locations. All viewpoints are located within the public domain and are representative of views available from locations in the surrounding landscape. The selected viewpoints are considered to be comprehensive in communicating the variable nature of the visual effects.

When assessing the potential visual effects of the development, the sensitivity of the visual receptor is weighed against the magnitude of the visual impact to determine the level/significance of the visual effect. The following criteria are used to guide these judgements.

15.3.1.1.1. Sensitivity of Visual Receptors

As with landscape sensitivity, the sensitivity of a visual receptor is categorised as Very High, High, Medium, Low, and Negligible. Unlike landscape sensitivity, however, the sensitivity of visual receptors has an anthropocentric (human) basis. It considers factors such as the perceived quality and values associated with the view, the landscape context of the viewer, the likely activity the viewer is engaged in and whether this heightens their awareness of the surrounding environment.

A list of the factors considered by the assessor in estimating the level of sensitivity for a particular visual receptor is outlined below to establish visual receptor sensitivity at each viewpoint location.

Susceptibility of Visual Receptors to change

In accordance with GLVIA3, 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;
- 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;
- 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".

15.3.1.1.2. Value attached to Views

The value attached to a view is determined by considering the following:

- Recognised scenic value of the view (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 Development Plans, for example, a public consultation process is required;
- Views from within highly sensitive landscape areas. These are likely to be in the form of Architectural Conservation Areas, which are incorporated within the Development Plan and therefore subject to the public consultation process. Viewers within such areas are likely to be highly attuned to the landscape around them;
- Primary views from residential receptors. Even within a dynamic city context, views from residential properties are an important consideration in respect of residential amenity;
- 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 a national or regional scale;

- Provision of vast, 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;
- 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;
- 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;
- Presence of striking or noteworthy features. A view might be strongly valued because it contains a distinctive and memorable landscape/townscape feature such as a cathedral or castle;
- 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;
- 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;
- The 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 a few strongly related components or an irregular one containing a variety of disparate components;
- Sense of place. This considers whether there is a special sense of wholeness and harmony at the viewing location;
- 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, and no relative importance is inferred by the order of listing.

It is recognised that a viewer's interpretation and experience of the landscape can have preferential and subjective components. Where relevant, judgements are made on those elements of the landscape that are considered to contribute more prominently and positively to the visual landscape resource as well as those elements that contribute negatively. Overall sensitivity may be a result of a number of these factors or a strong association with one or two in particular.

15.3.1.1.3. Magnitude of Change - Visual

The magnitude of change is again a product of the scale, extent, or degree of change that is likely to be experienced as a result of the proposed development. This is directly influenced by its 'visual presence/prominence', as experienced by visual receptors in the landscape. These terms are somewhat quantitative in nature, and essentially relate to how noticeable or 'dominant' the proposal is within a particular view.

Aside from the obvious influence of scale and distance, a development's visual presence is influenced by the extent and complexity of the view, contextual movement in the landscape, the nature of its backdrop, and its relationship with other focal points or prominent features within the view. It is often, though not always, expressed using one of the following terms: Minimal; Sub-dominant; Co-dominant; Dominant; or Highly dominant.

Criteria used to inform judgements are provided in Table 15.3 overleaf.

Criteria	Description
Very High	Complete or very substantial change in view, dominant, involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, e.g., through removal of key elements.
High	A major change in the view that is highly prominent and has a strong influence on the overall view. This may involve the substantial obstruction of existing views or a complete change in character and composition of baseline, e.g. through removal of key elements or the introduction of new features that would heavily influence key elements.
Medium	Moderate change in view: which may involve partial obstruction of existing view or partial change in character and composition of baseline, i.e., pre-development view through the introduction of new elements or removal of existing elements. Change may be prominent but would not substantially alter scale and character of the surroundings and the wider setting. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visually discordant.
Low	Minor change in baseline, i.e. pre-development view - change would be distinguishable from the surroundings whilst composition and character would be similar to the pre change circumstances.
Negligible	Very slight change in baseline, i.e. pre-development view - change would be barely discernible. Composition and character of view substantially unaltered.

Table 15.3 - Magnitude of Change - Visual

15.3.5. Level of Effects

The purpose of an LVIA when produced in the context of an EIA is to identify any 'significant' effects on landscape and visual amenity arising from a proposed development. EC Directive 2014/52/EU[18] does not define a threshold at which an effect may be determined to be significant.

GLVIA3 defines 'significance' as "a measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic". It does not define what may constitute a 'significant' effect or provide thresholds that indicate where effects would become significant rather than not significant but states that "there are no hard and fast rules about what effects should be deemed 'significant'" (paragraph 3.32).

This is further expanded upon in paragraph 5.54 (concerning landscape effects), which states that "significance can only be defined in relation to each development and its specific location. It is for each assessment to determine how the judgements about the landscape receptors and landscape effects should be combined to arrive at significance and to explain how the conclusions have been derived."

GLVIA3 also states that the assessment of significance is "*an evidence-based process combined with professional judgement*" (paragraph 3.23). GLVIA3 acknowledges professional judgement as a very important aspect of LVIA, and states "*even with qualified and experienced professionals there can be differences in the judgements made. This may result from using different approaches or different criteria, or from a variation in judgements based on the same approach and criteria*" (GLVIA3 paragraph 2.25).

[18] Directive 2014/52/EU (2014). The assessment of the effects of certain public and private projects on the environment. Official Journal of the European Union.

In terms of professional judgement, it is noted that the LVIA has been undertaken by Chartered Members of the Landscape Institute, experienced in the production of LVIAs.

Whilst certain environmental disciplines have regulatory thresholds or quantitative standards which help to determine the threshold of what constitutes a significant effect, there is no definition of this with regards to landscape and visual matters. The EPA Guidelines recognise 'Significance' as a concept that can have different meanings for different topics and presents seven generalised degrees of effect significance in the absence of specific definitions for different topics. It describes a significant effect as:

"An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment."

It is important that the likely effects of the proposals are transparently assessed and understood in order that the determining authority can bring a balanced, well-informed judgement to bear when making a planning decision. Within this LVIA, the level of a landscape or visual effect is based on a balance between the sensitivity of the receptor and the magnitude of change and is categorised as Profound, Substantial, Moderate, Slight, or Imperceptible. Intermediate judgements are also provided to enable an effect to be more accurately described where relevant. 'No Effect' may also be recorded as appropriate where the effect is so negligible it is not noteworthy.

The level category judgement is arrived at using the Matrix in Table 15.4 as a guide which applies the principle of significance being a function of magnitude weighed against sensitivity, but employs slightly different terminology (level of effect) that avoids the potentially confusing use of the term 'Significant' (as recommended by GLVIA3 Statement of Clarification 1/13[19]). Indicative criteria descriptions used alongside the level of effect category are presented in Table 15.5.

	Sensitivity of Receptor				
Magnitude	**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

Table 15.4 – Level of Effect Matrix

[19] Landscape Institute GLVIA3 Statement of Clarification 1/13 – Significance. Landscape Institute 10-06-13

	Landscape	Visual
Profound	There are notable changes in landscape characteristics over an extensive area or a very intensive change over a more limited area.	The view is entirely altered, obscured or affected.
Substantial	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the landscape. There are notable changes in landscape / townscape characteristics over a substantial area or an intensive change over a more limited area.	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the visual environment. The proposal affects a large proportion of the overall visual composition, or views are so affected that they form a new element in the physical landscape.
Moderate	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends. There are minor changes over some of the area or moderate changes in a localised area.	An effect that alters the character of the visual environment in a manner that is consistent with existing and emerging trends. The proposal affects an appreciable segment of the overall visual composition, or there is an intrusion in the foreground of a view.
Slight	An effect which causes noticeable changes in the character of the landscape without affecting its sensitivities. There are minor changes over a small proportion of the area or moderate changes in a localised area or changes that are reparable over time.	An effect which causes noticeable changes in the character of the visual environment without affecting its sensitivities. The affected view forms only a small element in the overall visual composition or changes the view in a marginal manner.
Imperceptible	An effect capable of measurement but without noticeable consequences. There are no noticeable changes to landscape context, character or features.	An effect capable of measurement but without noticeable consequences. Although the development may be visible, it would be difficult to discern resulting in minimal change to views.

Table 15.5 - Indicative level of effect criteria descriptions

Whilst the matrix and criteria provide a useful guide, the level of effect is ultimately determined by the landscape specialist using professional judgement, and to allow hybrid judgements to account for nuance.

Effects which are identified as 'Significant' are those which in the opinion of the professional assessor are likely to be most material in the decision-making process. In this regard, effects assessed as 'Substantial' or greater (orange cells within the matrix) are considered to be the most notable in landscape and visual terms and may be regarded as 'Significant', albeit it is important to note that this is not a reflection on their acceptability in planning terms.

The approach adopted is considered to be consistent with the EPA Guidelines definition of a 'Significant' effect, and the widely acknowledged industry-specific best practice guidance GLVIA3 in assessing landscape and visual effects

15.3.6. Quality and timescale of Effects

In addition to assessing the level of landscape and visual effects, the quality of the effects is also determined. Whereas the introduction of built elements into countryside areas often results in negative landscape and visual effects, in urban and urban edge settings, the introduction of built form often results

in a combination of positive and negative effects. In this regard, it is recognised that development such as that proposed has the potential to generate a broad spectrum of opinions ranging from strongly negative to strongly positive, with a wide range of opinions lying somewhere between these two positions.

Whilst some impacts are quantifiable, other impacts (such as the influence of architecture), are more qualitative in nature, where professional judgement is required. In determining the quality of the effect, it is noted that the authors of this LVIA are Chartered members of the Landscape Institute, experienced in large-scale public realm and urban design and regeneration projects and the production of landscape/townscape and visual impact assessments.

Within this LVIA, effects are described as negative/adverse, neutral, or positive/beneficial, and the following criteria have been used to guide these judgements.

- Positive/beneficial - A change which improves the quality of the environment, enhancing the existing view/landscape;
- Neutral - No effects or effects that are imperceptible, a change within normal bounds of variation e.g. will neither detract from nor enhance the existing view/landscape, a change where beneficial effects are deemed to balance the adverse effects;
- Negative/adverse - A change which reduces the quality of the environment, detracting from the existing view/landscape.

The judgment of the quality of the effects is made in combination with the level of effect judgement for both landscape and visual impacts e.g. Moderate / Positive, Moderate / Neutral, or Moderate / Negative.

Landscape and Visual effects are also categorised in accordance with the EPA definitions of impact 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.

15.3.7 Mitigation and Residual Effects

Best practice in general terms requires that the level of potential effects be assessed, mitigation proposals identified, and the residual effect (with mitigation in place) then re-assessed to demonstrate the effectiveness of the mitigation proposed.

The design and layout of the proposed development, and the architectural approach adopted, have been driven by a variety of factors, including the need to embed appropriate and place-sensitive design responses. Mitigation where this concerns the moderation of landscape and visual effects, has been iteratively embedded into the scheme being assessed, as part of a holistic approach to design and assessment. As such, it is not considered that there are any specific mitigation measures beyond those incorporated into the scheme proposals that would moderate effects further.

In recognition of the influence that proposed planting will have, the 'residual' effects are those that remain once this vegetation has reached a level of maturity.

15.3.8 Forecasting Methods and Difficulties Encountered

The assessment of effects has been derived through the use of publicly available information and site visits. In terms of the latter, whilst it is unfeasible to visit every single location from which the proposed development might be visible, the authors of the LVIA have spent a considerable length of time 'in the field' and visited all important locations within the study area.

Professional judgement has been employed with regard to the extent of visibility based on a thorough understanding of the site and its wider landscape, and the influence of seasonal changes in leaf cover.

The site visit and viewpoint photography were undertaken at different times of the year, to ensure the influence of seasonal differences in visibility was captured. The climate in Ireland is very changeable, particularly during winter months, and during the winter of 2023/24 the timing of the photography visit was particularly difficult given the extensive and prolonged periods of inclement weather. The winter photography was captured in late 2023 when vegetation was substantially without leaf, albeit certain species retained a level of leaf cover. It is considered that the visual material provided within the viewpoints collectively give a strong indication on the level of anticipated visibility.

As part of the proposed development, a considerable amount of new planting would be introduced. Newly planted vegetation takes several years to mature, and it has been necessary to make conservative assumptions on which to base assessment work.

It is recognised that vegetation growth rates will be influenced by species, planting specification, soil conditions, climate, and management prescription, amongst other factors. In the context of a golf course proposal, the success of planting will be an important factor in terms of the setting of the course. As detailed in the landscape proposals, some planting will be specified at a larger stock size, which will give a degree of immediacy to the planting, whilst in other areas, a smaller stock size is appropriate. Based on experience of similar planting schemes in comparable conditions, growth rates of 300-500 mm/year have been applied to all planting. This is considered conservative, realistic and appropriate for assessment.

15.3.9 Visual Material and Photography

Visual material has been produced for each of the representative assessment viewpoints. This includes an existing (baseline) view is presented, together with an outline view, that shows the extent of the proposals that are potentially visible in the view. These are accompanied by a Visually Verified Montage (VVM or Photomontage) that superimposes the proposed development within the view to provide a 'photo-real' depiction of the scheme.

In undertaking both the photography and the production of photomontages, reference has been made to Landscape Institute TGN 06/19, guidance which advocates proportionality regarding the production of technical LVIA visual material, and appropriate levels of accuracy.

This guidance refers to different 'types' of visualisations, based on the anticipated purpose and users of the visual material, the anticipated level of effect, and other relevant factors. Given that the purpose of the visual material is to accompany a planning application, the production of visual material has followed a highly accurate and verifiable process to accurately communicate the scale, appearance, context, form and extent of development. The photomontages can be likened to Type 3 and 4 in the guidance.

The photography was captured in October 2023 and May 2024 during good weather conditions with high levels of visibility. Photography has been taken to a very high standard, with a full-frame sensor camera

and 50mm fixed lens mounted on a tripod with a panoramic head. Locational information was obtained via GPS equipment that affords a high degree of locational accuracy.

The production of the photomontages has involved accurately modelling drawing information received from the project architects and engineers into a 3d environment, and geo-referencing this to allow for accurate placement and scale. Rendered images are output and edited to account for anything that is present in the foreground. Photomontages are then presented on a sheet in accordance with TGN 06/19 to give a realistic impression of scale and detail.

Full details of the photography and visualisation are included in the methodology presented alongside the VVMs.

15.4. Receiving Environment

The baseline represents the existing landscape and visual context and is the scenario against which any changes to it, brought about by the proposed development, will be assessed.

The landscape context is described in relation to the proposed application site and the wider study area with reference to published descriptions of landscape character, as well as characteristics of the landscape such as landform and drainage, vegetation, land use, settlement pattern, transport routes and public amenities and facilities.

The visual baseline is presented in relation to visual receptors to whom the development is likely to be visible, informed by computer-generated Zone of Theoretical Visibility (ZTV) maps that have been prepared to provide a focus on locations where the proposed development is potentially visible.

15.4.1 Landscape and Visual Policy Context and Designations

15.4.1.1. European Landscape Convention

The European Landscape Convention (ELC)[20] is the first international convention to focus specifically on landscape. The convention promotes landscape protection, management, and planning, as well as European cooperation on landscape issues. It applies to all landscapes, towns, and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection. The ELC defines landscape as:

"An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."

It is important to recognise that the ELC does not require the preservation of all landscapes although landscape protection is one of the core themes of the convention. Equally important though is the requirement to manage and plan future landscape change. The methodology used in this assessment is informed by GLVIA3 which follows the ELC definition of landscape and applies to:

"high mountains and wild countryside to urban and fringe farmland (rural landscapes), marine and coastal landscapes (seascapes) and the landscapes of villages towns and cities (townscapes)" GLVIA3 para. 2.5.

[20] Council of Europe (2000) European Landscape Convention, Strasbourg: Council of Europe.

15.4.1.1.1. South Dublin County Development Plan (SDCDP) 2022-2028

The site is located within the administrative boundaries of South Dublin County Council and is therefore subject to the land use policies and objectives of the South Dublin County Development Plan 2022-2028.

The SDCDP seeks to provide a framework that guides future development and accordingly contains many policies and objectives that deal with the strategic planning issues. Relevant to this assessment, are policies and objectives contained in Chapters 3 (Natural, Cultural and Built Heritage), 6 (Housing), 8 (Community Infrastructure and Open Space), and 12 (Implementation and Monitoring).

In terms of land use zoning and Council Policy, this is addressed more comprehensively elsewhere in the application. However, for context it is noted that the site is subject to four land use zoning objectives. The majority of the site is zoned 'RES-N' – 'To provide for new residential communities in accordance with approved area plans.' A triangular portion of the site at the northwest is zoned 'RES' – 'To protect and/or improve residential amenity.' At the north of the site, a strip of land is included for infrastructural purposes across lands zoned 'OS' – 'To preserve and provide for open space and recreational amenities. Residential development is permitted in principle under these zoning objectives.

To the south of the site, a small portion of the site is zoned 'RU' – 'To protect and improve rural amenity and to provide for the development of agriculture.' Whilst residential development is not permitted under this zoning objective, open space is.

Zoning Objective RES-N is highlighted in yellow in the excerpt of the SDCDP land use zoning interactive mapping shown in Figure 15.3. This zoning objective relates to other parts of the urban fringe to the east and west, which east of the River Dodder is broadly defined by the 120m contour.

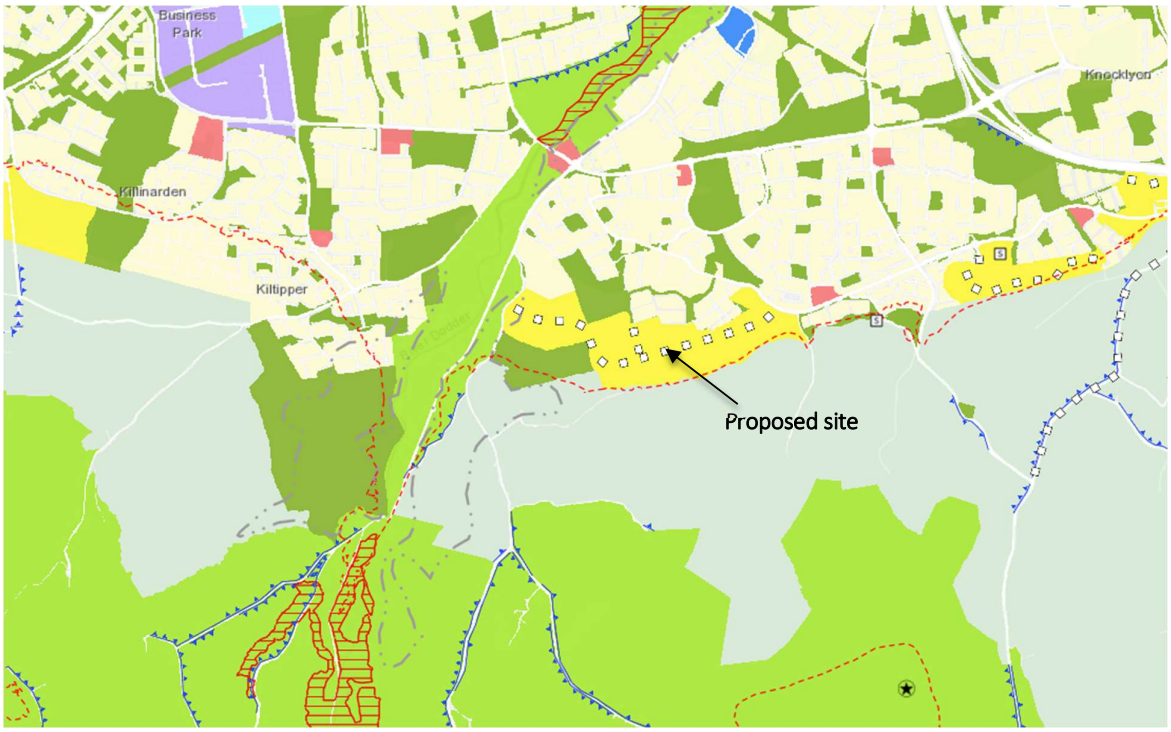

Figure 15.3 – Excerpt from the SDCDP land use zoning interactive mapping

Appendix 9 of the SDCDP contains the Landscape Character Assessment for the county, which identifies and categorises ten Landscape Character Types (LCT), and five primary Landscape Character Areas (LCA) in South Dublin. This assessment provides a broad overview of the landscape character, condition, and sensitivity for each LCA and is a useful document in terms of baseline assessment of the study area.

The site lies within LCA 4 'Foothills', an area of landscape that fringes the mountainous landscape to the south of the county, and flanks the urban area. It is described as: "Generally located between 100 to 200 m. Bedrock largely sedimentary sandstones, shales and greywackes. Landcover largely pasture and rough grazing. Dispersed rural housing with a variety of architectural styles and treatments interspersed with generally single-storey farmhouses with round gate pillars a vernacular feature. Golf courses and forest walks present."

The site lies within LCA 4 'River Dodder and Glenasmole Valley', an area of character that covers a significant proportion of the southern part of the county. It is described in the SDCDP as follows:

"This is a highly scenic and distinctive glacial valley with a variety of attractive features, and enclosed fields contrasting with the upland blanket bog areas. Distinctive stone cut cottages and boundaries are present along the along the valley floor, while the area also contains significant archaeological clusters. This LCA offers varied and extensive views across Dublin Bay and to the Wicklow mountains and is an important recreational and ecological landscape, evidenced by its statutory designations. It forms a significant backdrop to the greater Dublin area and is a remarkable landscape in its wildness and remoteness so close to heavily urbanised areas. Its character and integrity are of importance to local residents, and it is a very significant resource for recreation users and for tourism. The objective of managing this LCA is to preserve its overall character and the features and values that contribute to its uniqueness."

It is acknowledged that LCA 4 covers a significant part of the county between the urban edge of Dublin and upland landscape of the Dublin Mountains, and that across this wider geographic area there will inherently be a great deal of variation in terms of landscape and visual characteristics. In this regard the characteristics, values, forces for change, and landscape condition cited in the description of character are generalised and not necessarily relevant to a consideration of landscape character at a localised level. However, the key characteristics of LCA 4 as cited as:

- Highly scenic and distinctive glacial valley
- River Dodder and natural heritage designations
- Extensive views over the greater Dublin area
- Attractive and diverse topography and land use
- Field patterns and agricultural use contrasts with open blanket bog areas
- Distinctive cluster of stone-built cottages along the valley
- Important archaeological clusters including Neolithic and Bronze Age cluster at Piperstown.
- Extent: western boundary of the regional road R114 to foothills around Bohernabreena to Oldcourt, comprising the eastern and southern county boundary.

With regard to Landscape Values, the description of character states:

- Reflected in designations of European importance
- Importance of watershed and water supply
- High number of scenic routes
- Archaeological and prehistoric cluster
- Recreational use

With regard to Forces for Change, the description of character states:

- Recreational
- Rural housing
- Coniferous plantation
- Changing agricultural practices
- Climate change
- Traffic
- Tourism.

With regard to Landscape Condition, it states (author emphasis underlined):

"This LCA has a distinctive character that results from the landform, habitats, land-use and history of human settlement and activity. The topographical diversity increases the interest of the landscape with glacial and river valleys, the reservoir and multiple streams and rivers draining into the Dodder, as well as the upland slopes that frame the southern end of the valley. Adding to the overall diversity is the variety of land use and habitats that offer greater visual interest and variety within the LCA.

The landscape becomes increasingly dramatic as one travels along the valley with the open areas of blanket bog uplands become increasingly influential; as one returns northwards this is replaced by a more managed farming landscape that offers extensive views over to Dublin Bay.

The LCA is overall in very good condition. The variety of landscape features and elements that contribute to character are well maintained and intact; the long history of human activity and settlement in this area and particularly the retention of prehistoric features increase its value as a landscape character area. Its highly attractive character and diversity of scenic qualities is appreciated by the many recreational uses and it functions as an area of county and/or regional significance for recreational uses."

The description of character is somewhat generalised, with a relative focus on the river valley and mountainous landscape of the Dublin Mountains. As such it is somewhat limited in its application to the site and the immediate study area affected. However, it provides a useful overview of the character of the wider landscape and helps to identify how the site, as an area of urban fringe farmland, contributes to it and appears as part of the extensive views over Dublin from the character area.

The Landscape Character Assessment identifies LCA 4 as having High sensitivity, albeit it is recognised that this covers the wider area of landscape, including more remote parts within the Dublin Mountains. It states:

"This is a rich and distinctive landscape of national importance. Its values embrace history, archaeology, ecology, culture, landscape form, and scenery. It is highly visible with extensive views and landmarks. It forms a significant backdrop to the greater Dublin area and is a remarkable landscape in its wildness and remoteness so close to heavily urbanised areas. Its character and integrity are of importance to local residents, and it is a very significant resource for recreation users and for tourism. The objectives of managing this LCA is to preserve its overall character and the features and values that contribute to its uniqueness"

The Landscape Character Assessment identifies LCT Foothills as having a Medium to High sensitivity. It states: "The low foothills form an important backdrop to the lowlands and large scale development would diminish their landscape and visual value. Hedgerows of native species remain a feature so should be encouraged as a boundary treatment will improve screening and locally enhance biodiversity. Viewpoints and laybys – better boundary treatments would enhance these."

Appendix 10 of the SDCDP contains the Building Height and Density Guide 2022 which outlines and advocates a contextual analysis and criteria-based approach to design, such that reasoned justification for increased height and density forms part of a development proposal.

The Building Height and Density Guide 2022 includes a toolkit that has been written to complement the Urban Design Manual (2009), and the 12 criteria outlined within it, which follow a shared vocabulary for widely accepted best practice urban design and placemaking principles. The toolkit has been written as a complementary expansion of the Urban Design Manual criteria based analysis, that further guides design towards a justification for increased height by presenting questions and considerations that promote iterative interrogation.

The proposals have considered in detail the sloping nature of the site, and applied an approach that responds to it. They are discussed in detail with regard to the Urban Design Manual criteria within the Architectural Design Statement.

15.4.1.1.2. Ballycullen – Oldcourt Local Area Plan (LAP) 2014 (extended)

The site is located within the Ballycullen – Oldcourt LAP area. The LAP was due to expire on 3rd June 2014 but has been extended until September 2024. The proposed development has been informed by the indicative layout included in this LAP in terms of layout and density.

15.4.1.1.3. Urban Development and Building Heights Guidelines for Planning Authorities (2018)

The UDBH Guidelines were adopted in December 2018 by the Minister for Housing, Planning and Local Government "to secure better and more compact forms of future development."

Policies stated within the guidelines that may be relevant include:

- SPPR1: In accordance with Government policy to support increased building height in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height.
- SPPR 2: In driving general increases in building heights, planning authorities shall also ensure appropriate mixtures of uses, such as housing and commercial or employment development, are provided for in statutory plan policy. Mechanisms such as block delivery sequencing in statutory plans[2] could be utilised to link the provision of new office and residential accommodation, thereby enabling urban redevelopment to proceed in a way that comprehensively meets contemporary economic and social needs, such as for housing, offices, social and community infrastructure, including leisure facilities.

Section 3.2 of the guidelines lists the following development management criteria, that need to be satisfied as part of the application process.

At the scale of the relevant city/town

- The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.
- Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into / enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views.

- Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.
- On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.

At the scale of district/neighbourhood/street

- The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape
- The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.
- The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of "The Planning System and Flood Risk Management – Guidelines for Planning Authorities" (2009).
- The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.
- The proposal positively contributes to the mix of uses and/ or building/dwelling typologies available in the neighbourhood.

At the scale of the site/building

- The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.
- Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment's 'Site Layout Planning for Daylight and Sunlight' (2nd edition) or BS 8206-2: 2008 – 'Lighting for Buildings – Part 2: Code of Practice for Daylighting'.
- Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.

Policy SPPR 3 within the guidelines makes explicit reference to these criteria where it states (inter alia):

- SPPR 3: It is a specific planning policy requirement that where;
  (A) 1. an applicant for planning permission sets out how a development proposal complies with the criteria above; and
- 2. the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the National Planning Framework and these guidelines;
- then the planning authority may approve such development, even where specific objectives of the relevant development plan or local area plan may indicate otherwise.

The development management criteria advocate the involvement of a Chartered Landscape Architect and the production of a landscape and visual assessment. Correspondingly, this TVIA presents information that is of relevance to the guidelines.

15.4.2 Landscape context

The site is irregular in shape comprising an elongated 19.5 hectare parcel of land, stretching east to west, in the townlands of Oldcourt and Bohernabreena. The site is currently in agricultural use, consistent with much of the rising landscape associated with the Dublin foothills to the south, and is typically dissected by a framework of mature hedgerows.

The site is traversed by large-scale overhead electrical infrastructure and its associated wayleave. Lying at the suburban edge of Dublin, the context to the north is dominated by sprawling residential development.

Figure 15.4 – Wider site context

Figure 15.5 – Immediate site context

Landform and Drainage

A key feature of the landscape within the study area is the rising nature of the landscape beyond the existing urban edge. This is relatively gentle at the urban edge, but becomes steeper and more pronounced to the south of the site. The site forms part of this more gently rising landform at the urban edge, and there is only around a 25m height difference between the lowest part of the application site (98m AOD) at the existing urban edge, and the most elevated part of the site (123m AOD).

The landform rises to the south towards the elevated landscape at the Hell Fire Club (381m AOD) which lies approximately 2km to the southeast of the site. Notable high points in the wider landscape to the south include Piperstown (391m AOD), Knockannavea (396m AOD) Slievenabawnoge (384m AOD), Black Hill (415m AOD), Ballymorefinn Hill (525m AOD), and Kilakee Mountain (539m AOD).

This elevated landscape drains into the Glenasmole Valley home to the Bohernabreena reservoir. This valley drains into the River Dodder which winds its way through the landscape to the west of the site.

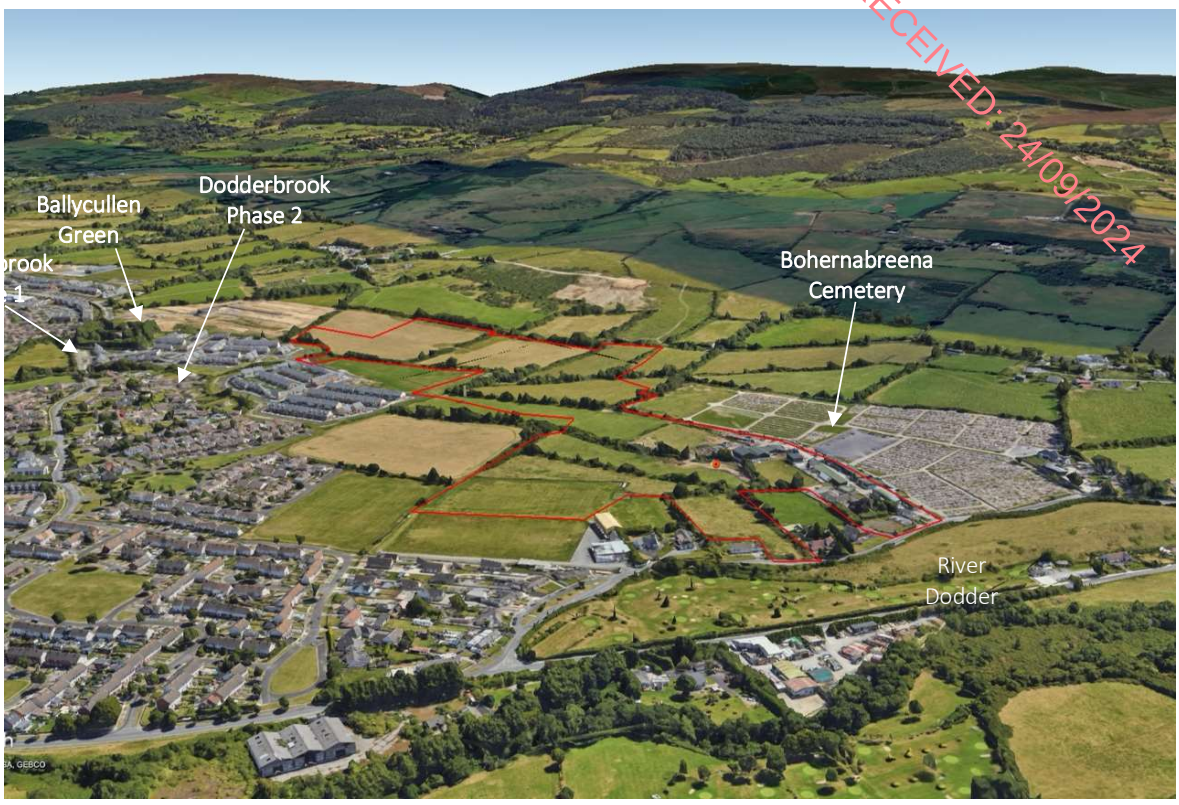

Figure 15.6 – Aerial view of the site to demonstrate the rising landscape context to the south

Vegetation and Land Use

To the north, east and west of the site lies a wider sprawling urban context dominated by residential terraces. To the south, east, and west lie a wider agrarian landscape that forms the northern fringes of the Dublin Mountains. This agrarian landscape is dissected by a typical framework of hedgerows and small belts of woodland and contains wooded estate landscapes. Large areas of commercial forestry cloak the more elevated parts of the study area.

The site forms part of this urban fringe pastoral land, and is bound and crossed by hedgerows containing trees, consistent with the wider agrarian landscape. Within the tree survey, the vast majority of trees present within and bounding the site are categorised as Category B and C trees, namely trees of moderate and low quality/value respectively, and with a minimum of 20 years and 10 years life expectancy respectively. Only a small number of Category A trees were identified within the western extent of the site.

The site forms part of an area of zoned land at the urban edge, which has been subject to ongoing urban expansion. Both in regards to the urban landscape to the north, and the surrounding agricultural context, the landscape context is highly modified.

Centres of Population and Houses

The landscape to the north, east, and west is extensively influenced by the expansive suburbs of Dublin. In the immediate locality of the site are Phases 1 and 2 of the Dodderbrook development, and Ballycullen Gate which is currently under construction.

The wider landscape to the south of the urban edge is influenced by a typically rural dispersed settlement pattern. In addition to individual farmsteads, small clusters of properties and linear arrangements of properties along roads.

Transport Routes

The wider urban area is typically connected by an extensive road network, and notable local roads into which the site will connect includers site include Bohernabreena Road to the west, and Oldcourt Road to the north of the site (beyond the immediate residential context). A number of other local roads traverse the rural landscape to the south, east and west of the site.

The study area is dissected by numerous regional roads. The R114 passes through the landscape 100m to the west of the site on a north east to south west alignment, and the R113 passes through the urban area approximately 500m north of the site. The R115 and R116 pass between the urban area and the upland landscape to the east of the site.

The most notable major route corridor in the study area is the M50 which passes through the landscape to the north east of the site.

Historic or Cultural Associations

The historic and cultural relevance of the site and the wider landscape is dealt with in specific detail within the Cultural Heritage Assessment. However, consideration is given to cultural associations that influence perceived landscape character.

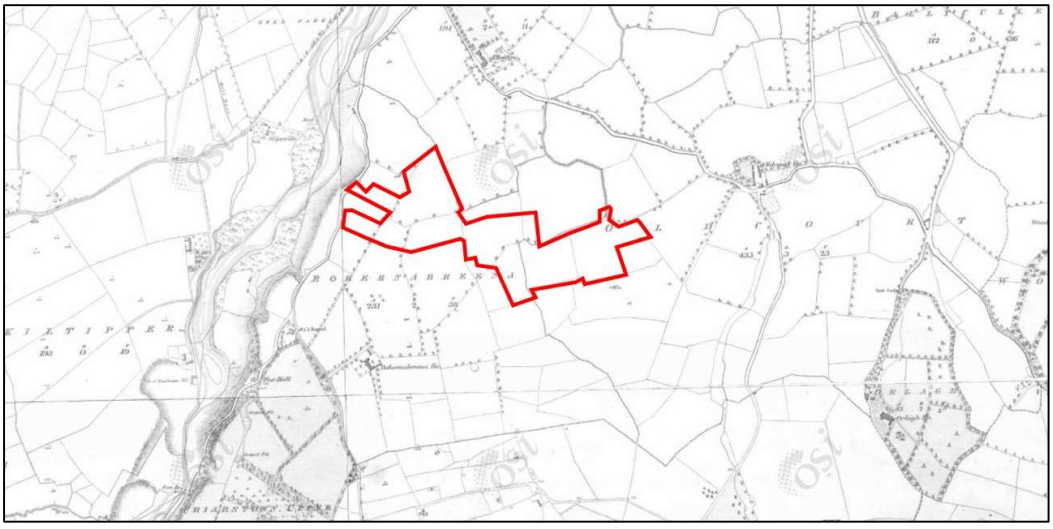

Figure 15.7a – Historic 6 inch mapping (courtesy of Historic Environment Viewer)

The site formed part of a wider agricultural landscape to the east of the River Dodder. As shown in Figure 15.7a, parts of this wider agricultural landscape played host to rural estates, such as Friarstown Upper

(southwest of the site), and Orlagh House to the southeast of the site), which are considered to be consistent with the Georgian boom of the 18th and 19th centuries, where a rapidly growing urban population led to the establishment of large scale estates and associated parklands in this still comparatively rural landscape.

Historic maps suggest that the wider landscape to the north of the site was subsumed by the rapid 20th Century expansion and development of Dublin, typified by the low-rise suburban terraced property prevalent across much of the wider urban area.

Figure 15.7b – Historic aerial photography 2000 (courtesy of Historic Environment Viewer)

Through analysis of 21st century aerial photography, it is clear that the landscape surrounding the site has continued to change as a result of this continued development pressure and urban expansion, and the construction of the M4, M7, and M50 motorways and Figures 15.7c-e illustrate aerial photography of the landscape surrounding the site, which shows the residential expansion that took place between 2000 and 2013, between 2013 and 2018, and then more recently.

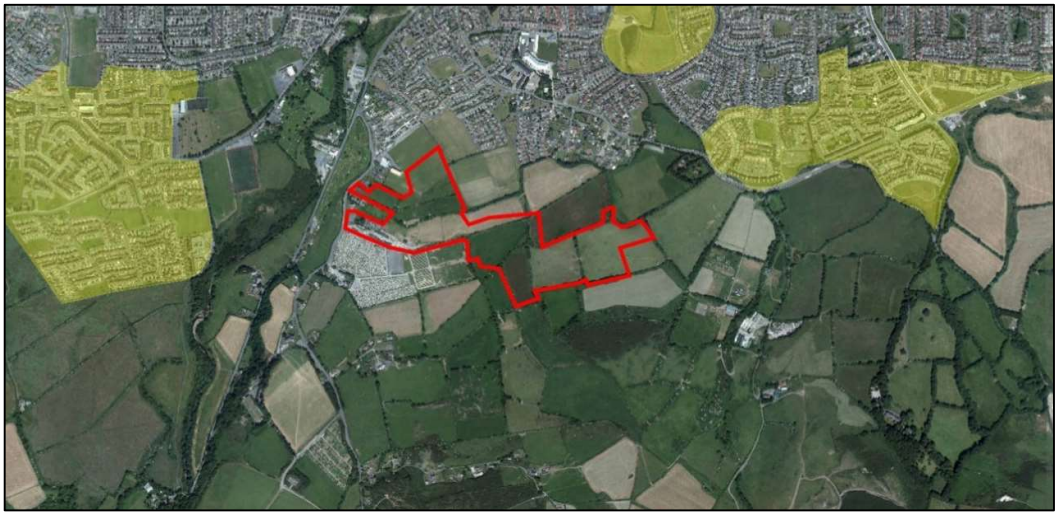

Figure 15.7c – Historic aerial photography 2011-2013 (Yellow – post 2000)

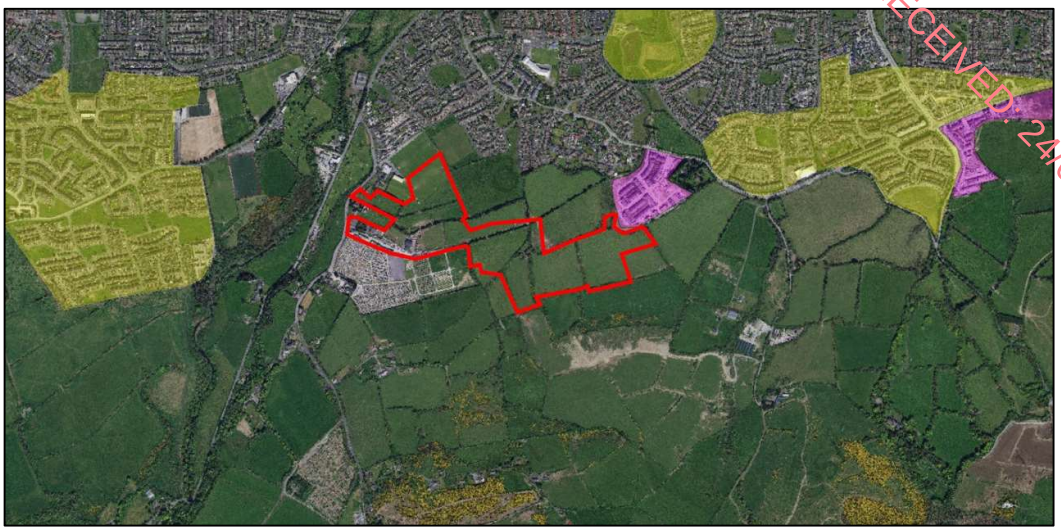

Figure 15.7d – Historic aerial photography 2013-2018 (Pink – post 2013)

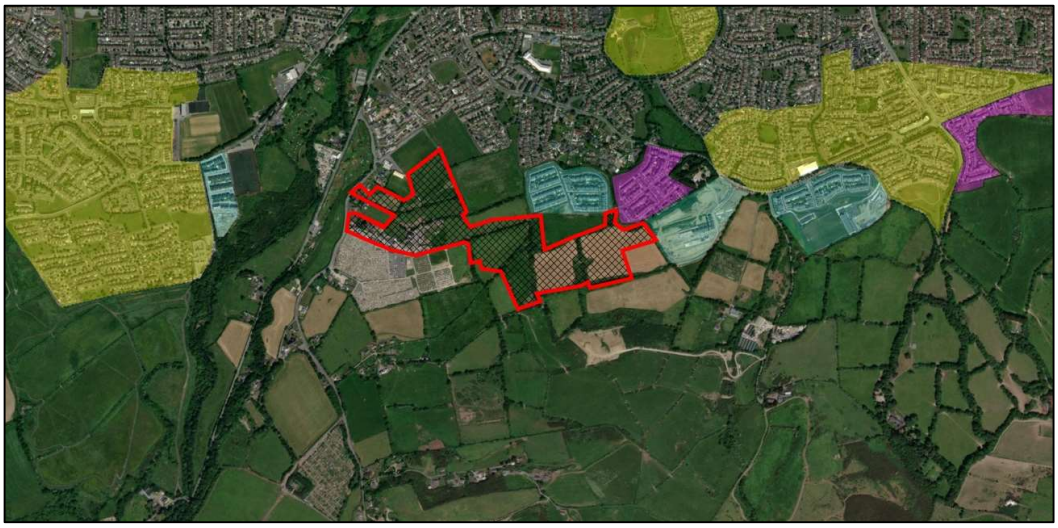

Figure 15.7e – Current aerial photography (Blue – post 2018)

Tourism, Heritage and Public Amenities

As is synonymous with a wider urban area, the townscape to the north hosts numerous local parks (such as Dodder Valley Park) and open spaces, as well as sporting facilities and GAA pitches. In this regard, it is noted that St. Anne's GAA club lies directly to the north of the site. Other features of note in the local landscape include the Bohernabreena Pitch and Putt Club to the west of the site, and the BRC Shooting Club to the south west.

The Dublin Mountains Way is a National Waymarked Trail that passes between the urban area and the elevated mountain landscape. It runs through the landscape to the west of the site where it follows the alignment of the River Dodder, towards Bohernabreena Reservoir Park and the associated valley landscape. This wider landscape to the south of the site is notable from a recreational perspective, given its scenic attributes and opportunities, particularly the expansive views over the wider urban area. The Hell Fire Club is a notable and relevant feature in this regard, occupying an elevated location on

Montpellier Hill. It contains a variety of short forest walks through the commercial plantations present, that avail of expansive views over the city.

As a landscape that has undergone prolonged ongoing change, it is inevitable that it will contain numerous features of heritage interest, including Carthy's Castle and Hell Fire Club on Montpelier Hill, and more locally St. Anne's Catholic Church and Parish House on Bohernabreena Road beyond the Bohernabreena Cemetery which adjoins the site to the west. Whilst the wider landscape contains historic rural estates, such as Orlagh House to the southeast of the site, the landscape does not present with a strong time-depth character and is influenced by the variety of built forms present in the wider landscape.

Scale and Openness

At an immediate site level, the site has an open character primarily as a result of its, and because undeveloped state. This openness is not how one might describe openness in an upland landscape, but in a localised context it is open. Given the site's aspect and the expansive nature of both its mountainous backdrop, and its urban context to the north, the site is considered to form part of a medium-scale landscape.

Complexity/Pattern

Given the site's location at the urban edge, it is influenced by a variety of physical properties, features, and land uses that generate a complexity that is synonymous with urban edge sites, and influences an 'urban fringe' character.

However, at a strategic scale, the landscape of the study area is broadly defined by topography and land cover, with the landscape within the northern half of the study area being extensively urban, and the landscape within the southern part of the study area being influenced by the sharply rising topography and rural qualities and land uses. The broad characteristics of the landscape within the study area, and the distinct physical relationship between the urban area and Dublin Mountains combine to generate a strong sense of place.

Sense of Remoteness/Wildness

The landscape surrounding the site readily displays evidence of longstanding human intervention, with infrastructure and land uses compromising any sense of remoteness or wildness. Whilst in parts of the landscape to the south of the site, the relative degree of urban cover, and the more natural characteristics of the landscape contribute to a sense of rural detachedness, infrastructure such as electricity pylons, agricultural steadings, commercial forestry and agricultural use of the land compromise a sense of remoteness or wildness.

Tranquillity

The concept of tranquillity is complex. Reference has been made to an overview of understanding provided in Landscape Institute Technical Information Note 01/2017. Tranquillity in this note is defined as a 'state of mind' and as such is arguably subjective in nature. However, noticing common factors presented features such as a sense of nature, a sense of security, the experience of the countryside (natural and worked), experience of wildlife, the quality of light and perceptions of beauty and or scenic attractiveness and peace, quiet and calm were considered as being indicators of tranquillity.

The site and its local environs are heavily influenced by the physical and visual interrelationship with the urban edge of Dublin which plays host to extensive signs of human activity and intervention in the landscape. Although this extends into the wider agricultural landscape, the agrarian land uses and the lightly settled character of the landscape combine to generate more rural qualities that contribute to an experience of tranquillity.

Indicators of tranquillity also include noise and artificial lighting, and it is noted that the site is influenced by the expansive urban context and the regular audible and visual impact of vehicle movements on the surrounding road network that compromise the sense of tranquillity.

Visual Connectivity

There is strong visual connectivity between the urban area and the elevated landscape to the south, and from the elevated landscape over the wider urban context of Dublin. The site forms part of the urban fringe agricultural landscape that falls within this visual connectivity.

Condition

The condition of the site is representative of other pastoral fields in the surrounding landscape and is not considered to be of any additional landscape or visual condition. The condition of the landscape is generally considered to be intact.

Scenic Quality and Value

Scenic quality relates to the intrinsic aesthetic appeal demonstrated by a character area, zone, feature, or component within the landscape, including the importance of any views experienced. By national, regional and local standards, the proposed development site and immediate surroundings are not of a designated scenic quality or value, and it is recognised that features on the site, such as the large-scale electrical infrastructure, adversely influence scenic quality. However, the visual relationship to and from the Dublin Mountains, and particularly the expansive views from elevated parts of the landscape, are acknowledged to be important to the scenic quality and value of this landscape, and the site, as an area of urban fringe farmland forms part of this visual relationship.

Landscape Value and quality

The site itself is consistent with the agricultural urban fringe along the southern edge of Dublin, and is visible in views to and from the Dublin Mountains in this regard. It does however play host to detracting visual elements such as the overhead electrical infrastructure, and compared to more elevated parts of the agricultural landscape is influenced by the urban edge. Whilst it holds a degree of value as an undeveloped area of agricultural landscape that forms part of the view to and from the urban edge, the site is not designated for any specific landscape or visual importance and is subject to zoning objectives that permit residential development in principle. With reference to the Landscape Value criteria outlined previously, the landscape is considered to exhibit characteristics of medium to low landscape value.

In terms of landscape quality, the site has a landscape structure that is consistent with the wider agricultural landscape to the south, and has a sense of place as a result of the visual relationship to and from the Dublin Mountains. Again however, the site contains some detracting elements, and there is scope to improve the overall landscape fabric. With reference to the Landscape Quality criteria outlined previously, the landscape is considered to exhibit characteristics of medium to low landscape quality.

15.4.3 Visual Context

Only those parts of the receiving environment that potentially afford views of the proposed development are of concern to this section of the assessment. Computer-generated Zone of Theoretical Visibility (ZTV) maps have been prepared to illustrate those parts of the landscape from where the proposed development is potentially visible.

The 'bare-ground' ZTV map (refer to Figure 15.8), illustrates areas from where visibility of the proposed development is theoretically possible. Being based solely on terrain data it does not factor in features such as trees, hedges or buildings, which in reality may act to screen views or limit them significantly. Its main value is to determine where in the landscape the proposed development will not be visible, to enable a focus to be placed on those parts of the landscape where it may be.

The 'bare-earth' ZTV highlights the influence of the site's location on the north facing slopes of the Dublin Mountains, and the pronounced topography to the south of the site which acts to restrict views from locations further within the Dublin Mountains.

The most extensive theoretical visibility shown in the ZTV pattern occurs in relation to the urban area to the north of the site, including the wider mixed residential, commercial, and industrial context of Tallaght(within 4km), and then in relation to the immediate context to the south of the site (within 1km).

The incised nature of the River Dodder Valley acts to preclude views of the site to the west, albeit rising landform associated with Knockannavea to the west, and Slievenabawnoge to the south west indicate a band of potential visibility extending southwards along the east-facing flanks of the Glenasmole Valley. To the south east of the site, visibility is limited to elevated parts of Mountpelier Hill (around the Hell Fire Club), and an elevated location west of Rockbrook, with visibility beyond these two locations being restricted by landform.

In using the ZTV plans, it is important to acknowledge the limitations of their use. A key limitation is that they do not communicate the 'degree' to which the development is theoretically visible. This is an important consideration given that the ZTV pattern shows locations where only a small part of the development may be visible in the same way as locations where it may be visible more comprehensively. Another key limitation is that the ZTV plans assume that climatic visibility is 100%. Mist, fog, rain, and snow are all common weather occurrences in this locality and would regularly restrict or influence visibility, with this being an incrementally more significant factor with distance from the site.

However, the 'bare-earth' ZTV provides a useful tool and reference for testing in the field and helped to inform an appropriate study area recognising the influence of orientation, distance, and elevation on the degree of visibility.

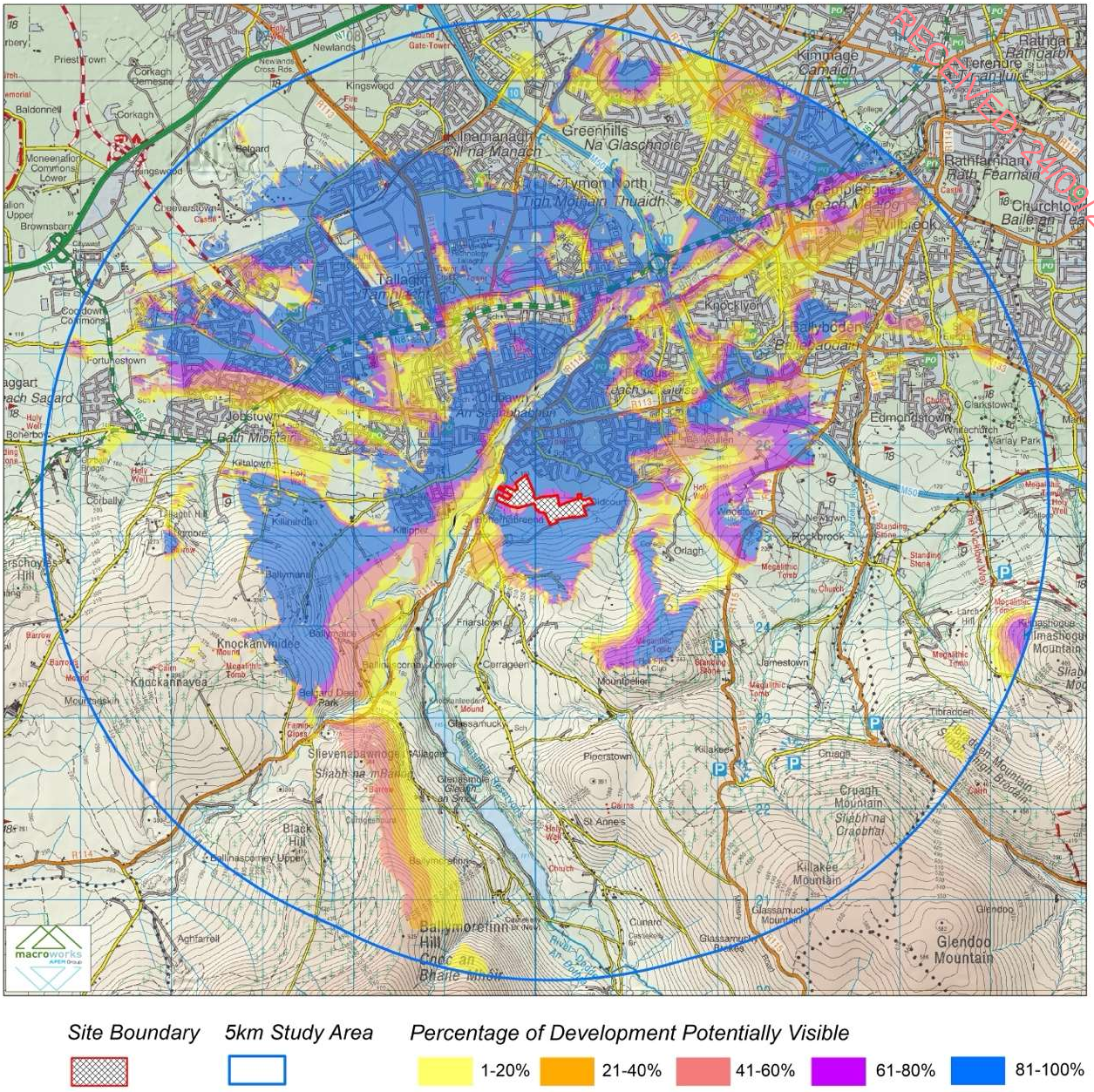

Figure 15.8 – 'Bare earth' Zone of Theoretical Visibility

SDCDP Prospects to be Preserved and Protected

A review was undertaken of the designated "Prospects to be Preserved and protected" (as per Section 9.2.1 in the South Dublin County Development Plan). Apart from Prospect 9 - Sliab na mBanog which sits within an area of commercial forestry, none of the prospects identified in the SDCDP fall within the ZTV pattern, and are likely to be impacted in any material way by activity or land use on the application site. It is noted that Prospect 9 – Mountpelier, is located close to the ZTV pattern, and views available from this area of the elevated landscape to the southeast of the site are considered later in the assessment.

Views that are identified for protection and preservation are identified in the SDCDP and are indicated by purple arrows in certain locations and along certain routes within the study area. Some of these are

indicated in Figure 15.3, and several are noted to fall within the ZTV pattern. The majority of those located within the ZTV pattern relate to views available from urban lower parts of the landscape towards the upland landscape of the Dublin Hills, and then from elevated locations down over the wider urban area. Many of those that fall within the ZTV pattern orientate away from the site, where if visibility is available it would be partial and incidental to the primary interest of the view. From many other locations, views towards the site are impeded by vegetation and built form.

Representative assessment viewpoints

It is not warranted to include each and every location that provides a view towards the proposed 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 assessment of visual impacts is structured around a series of representative assessment viewpoint locations.

Viewpoints are illustrated in Figure 15.9 and detailed in Table 15.6. Descriptions of each viewpoint are provided later in the LVIA alongside a description of the visual receptors they represent.

VP No.	Location	View
1	View from footpath south of Ballycullen Green	East
2	View from Ballycullen Gate	East
3	View from Dodderbrook Drive	South West
4	View from Dodderbrook Glade	South
5	View from corner of Dodderbrook Rise and Dodderbrook Avenue	South
6	View from Dodderbrook Lawn	South
7	View from Ely Close	South
8	View from Allenton Drive	South
9	View from junction of Allenton Avenue and Allenton Park	South
10	View from junction of Ellensborough Rise and Kiltipper Road	East
11	View from Ballymana Lane	North East
12	View from Bohernabreena Road at the entrance to the Cemetery	North East
13	View from Bohernabreena Cemetery	North East
14	View from McMahon's Lane	North East
15	View from Conroy's lane	North
16	View from 'Forest Loop' trail, Hell Fire Club & Massy's Estate	North West

Table 15.6 - Outline Description of Selected Viewpoints

Representative assessment viewpoints seek to reflect a range of different receptor types, distances and orientations, to help to inform the conclusions being made. Where views are precluded by built form and vegetation, they seek to demonstrate the absence of visibility. For this assessment, the viewpoints reflect and represent the relatively close proximity views that would be experienced from locations in the surrounding urban area, and then more elevated distant locations which help to demonstrate the influence of distance.

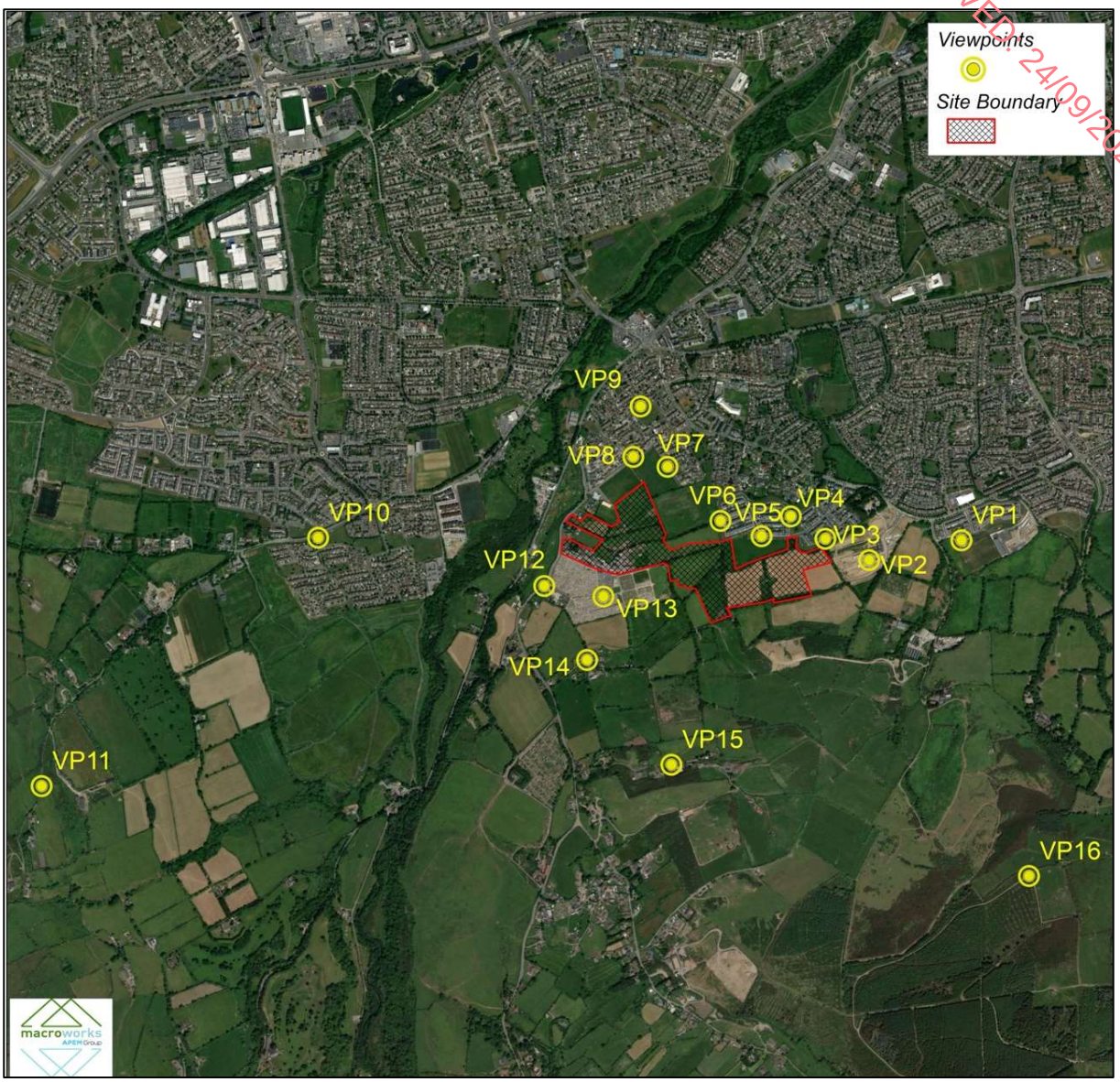

Figure 15.9 - Viewpoint Location Map

For each of the viewpoints, an existing (baseline) view is presented, together with an outline view, that shows the extent of the proposals that are potentially visible in the view, relative to any intervening screening elements. The Photomontages provide a 'photo-real' depiction of the scheme within the view.

15.5. Characteristics of the Proposed Development

A detailed description of the proposed development and its design is set out earlier in this EIAR, and in various other documents included with the application. For the purposes of this chapter, the key features of the development insofar as they are relevant to landscape and visual impacts, relate to the residential units, and the activity associated with the proposed development.

The layout of the scheme has considered the constraints posed by the Irish Water wayleave, and the ESB Pylon Corridor. In terms of the latter, it is noted that the applicants are in the process of applying for a Strategic Infrastructure Development (SID) application to An Bord Pleanala to adjust its alignment, which will make available additional lands between the proposed development and the existing urban edge. The proposed development, including both the built and open space proposals, has been designed to facilitate the delivery of this future development.

It is considered that the proposed site layout and the design and disposition of built form across the site have been undertaken with consideration to the sloping topography, and provide connectivity and integration with existing, proposed, and future development lands which adjoin the site. Built form has been scaled and massed appropriately, and together with the landscape proposals have been designed to assimilate with both the existing streetscape and townscape context and the wider rising agricultural landscape.

The proposed development is considered to form a logical and considered extension of the urban area that respects the rising nature of the landform to the south, whilst providing a high-quality residential neighbourhood that complements the wider urban context.

15.5.1 Construction Phase

Key aspects of the construction phase that have the potential to generate landscape and visual effects, centre around the construction-related activities and infrastructure within and around the site. This will include, but is not limited to:

- Site preparation works and groundwork operations;
- Intrusive foundation work including the installation of foundations and services;
- HGVs transporting materials to and from the site;
- Movement of heavy machinery and tower cranes on-site;
- Movement of heavy machinery on-site;
- Temporary storage of demolition debris/construction materials on-site;
- Security fencing/hoarding and site lighting.

Construction phase effects will be at their greatest as the built form starts to become present at its ultimate height, but remains veiled in the temporary clutter of scaffolding, and surrounded by ongoing construction activities.

Whilst potentially notable at the immediate level, construction work is ongoing in the wider area and is a constant feature of the urban edge as Dublin evolves and expands. The development would be progressively constructed in phases from the existing urban edge, with each phase being consistent in scale and duration to the other development projects undertaken in the nearby landscape over the last 20 years. This proposed development will generate a series of short-term' (i.e. lasting 1-7 years) construction stage impacts, as per the EPA definitions of duration.

15.5.2 Operational Phase

In terms of the operational phase, from a landscape and visual perspective, the key characteristics of the proposals that have the potential to generate landscape and visual effects relate to the residential built form proposed, along with lighting, fencing and all associated hardscaping throughout the site, roads, parking, and landscape proposals.

Once operational, the development will be subject to vehicle movements and activities associated with its use, as well as its maintenance. This would be consistent with other developments in the wider residential area and is not considered unique in that regard.

Tree and hedgerow planting will mature over time and enhance the character of the site within the wider urban framework along with areas of grassland and wildflowers.

15.6. Potential Landscape Impacts of the Proposed Development

The first aspect of assessing the impacts of the proposed development is determining the sensitivity of the landscape.

15.6.1 Receptor Sensitivity – Landscape

The site and study area comprise an extensively modified landscape setting influenced by the contrasts between the expansive urban townscape to the north, the intensive agricultural use of the land to the south, and the mountainous landscapes of the Dublin Mountains.

Although the descriptions of character outline the broader area of landscape to the south as having medium-high and high sensitivity, the site is located in a less elevated and more gently sloping part of this landscape adjacent to the existing urban edge and is influenced by development and activity associated with it.

By merit of its undeveloped state, the site currently forms a physical part of the wider agricultural foothill landscape, this foothill landscape being noted in terms of its contribution to the scenic values of the landscape. However, when compared to more elevated parts of the agricultural landscape, the site is strongly influenced by its proximity to the urban edge, and its contribution to the scenic value of the landscape is comparatively modest due to its comparative degree of visibility and close physical association with the wider urban context.

It is noted that the majority of the site is zoned 'RES-N', which establishes a strategic ambition for the development of the site for residential purposes. Whilst this zoning objective is not a specific reflection on the value or quality of the landscape, to some degree it is a reflection on the comparative capacity that this part of the landscape has to accommodate change of the type proposed.

On the balance of these factors and in accordance with the criteria outlined in the methodology, the landscape sensitivity of the site and its immediate landscape context is deemed to be Medium-Low.

15.6.2 Magnitude and Significance of Landscape Effects

Do-nothing scenario

The 'do-nothing' impact refers to the non-implementation of the proposed development. The primary effect of this would be that the impacts and effects identified would not directly occur. In this regard, the site would likely be subject to further applications relevant to the land use zoning.

Construction Stage

During the construction stage, there will be construction-related activity within and around the site, and nearby approach roads. This will include, but is not limited to:

- Site preparation works and groundwork operations;
- Intrusive foundation work including the installation of foundations and services;
- HGVs transporting materials to and from the site;
- Movement of heavy machinery on-site;
- Temporary storage of demolition debris/construction materials on-site;
- Security fencing/hoarding and site lighting.

During the construction phase, there will be a higher intensity of activity at the site than during the operational phase, and the most notable influence will be as a result of the intensity of movement, and clutter of temporary structures associated with the construction works. Whilst the physical impacts to the site's land cover will be permanent, and not readily reversible, the site forms part of the urban fringe of the wider Dublin urban area, which has been subject to ongoing construction projects and urban expansion.

Although there will be impacts on the character of the study area as a result of the intensity of movement and clutter of temporary structures associated with the construction works, these are 'short-term' in duration (i.e. lasting 1-7 years), consistent with adjacent sites, and of a familiar scale and nature within an expanding townscape setting such as this.

When considered in relation to the immediate landscape of the site and its nearby landscape context, the magnitude of change is deemed to be High-Medium. When combined with the Medium-Low sensitivity of the receiving landscape, the effects on landscape character at this localised level are considered to be Moderate.

The magnitude of change quickly reduces to Medium-Low with distance, where the influence of construction activity forms a small part of an expansive urban context. When considered at this scale, the magnitude of change is deemed to be Medium-low, resulting in effects that are no greater than Moderate-Slight.

Construction phase landscape effects are an inevitable consequence of a development proposal being brought forward and would be consistent with those that have occurred on nearby sites.

Operational Stage

In terms of physical landscape effects, the proposed development will inevitably require changes to the topography of the site, albeit changes would generally be consistent with the gradual rise in levels to the south, and would not exert any notable wider influence on landscape character.

The proposals will result in the disturbance of areas of existing grassland, and the loss/disturbance to areas of existing vegetation within and around the boundaries of the site. This loss/disturbance of existing vegetation is largely related to the need (through thinning and management works) to improve the character and quality of existing tree stock in relation to residential development, and to contribute to both the character of new residential areas and associated areas of open space. All losses should be considered alongside the improved character of existing vegetation and the extensive planting works proposed, which would reinforce the boundaries of the site, and provide characteristic vegetated linkages with vegetation in the wider landscape, that will ensure long-term successional character enhancement.

Following the completion of the proposed works, landscape impacts will relate entirely to the development's impact on the character of the receiving landscape and whether this is positive or negative.

The most notable impacts will result from the permanent presence of new dwelling houses and associated infrastructure and landscaping. This will add intensity of built development to this area of urban fringe when considered against its former agricultural use. However, the intensity of built development is moderated by the open space interspersed through the development and is consistent with the residential development along the existing urban edge. The scale and form of the building proposals are considered appropriate to both its adjoining urban setting and the underlying zoning objectives and have been considered in relation to the rising topography.

The proposals are of high quality of design and finish and are integrated into its landscape setting through a considered landscape design. Existing vegetation within and bounding the site has been afforded substantive retention and would be enhanced by plentiful new planting which would generate a treed character to the urban edge, important in terms of its urban edge location and relationship with the rising agricultural slopes.

These considered measures will have a positive influence in terms of assimilating the development into its wider context.

The proposals represent a nature and scale of development that is appropriate to the urban edge location and is planned for through zoning objectives. On the basis of the factors discussed, when considered in relation to the immediate landscape of the site and its nearby landscape context, the magnitude of change is deemed to be High-Medium. When combined with the Medium-Low sensitivity of the receiving landscape, the effects on landscape character at this localised level are considered to be Moderate.

Effects of this order are an inevitable consequence at an immediate site level and are considered positive, by merit of the high-quality nature of the proposals, and the treatment of open space throughout the development.

With increasing distance, the magnitude of impact will reduce, as the proposed development becomes a proportionally smaller component of the overall landscape, and presents as part of the wider urban area. When considered at this scale, the magnitude of change is deemed to be Medium-low, resulting in effects that are Moderate-Slight.

Whilst the development naturally contrasts the agrarian qualities of the wider landscape, it is consistent with the wider urban area and represents a planned extension of it. As vegetation becomes mature, it will assimilate the built form into the receiving landscape, and generate a more natural and gentle interface with the wider rising agricultural slopes more successfully. The quality of the operational stage effects is considered on balance to be Positive.

15.7. Potential Visual Impacts of the Proposed Development

The first aspect of assessing the impacts of the proposed development is determining the sensitivity of visual receptors.

15.7.1 Receptor Sensitivity – Visual

Visual receptor sensitivity considers factors such as the perceived quality and values associated with views, the landscape context of the viewer, the likely activity the viewer is engaged in and whether this heightens their awareness of the surrounding environment. It also considers the susceptibility of receptors to change and the value placed on views. In terms of visual receptor sensitivity, a distinction is made between those visual receptors in the urban parts of the study area and those in the more elevated and comparatively 'rural' parts of the study area.

In relation to the urban parts of the study area, key differentials in visual receptor sensitivity relate to whether the visual receptors are residential receptors, people travelling along the local road network, or those located within other parts of the surrounding townscape such as parks and open spaces. Irrespective of the visual receptor, views from these parts of the study area are heavily influenced by the extensive urban context associated with the wider Dublin suburbs, as well as associated urban infrastructure and large-scale overhead electrical infrastructure, that traverse the site and through the wider landscape. In these locations, visual receptors are also influenced by the visual (and audible) influence of traffic on the network of roads that pass through the urban area.

In many locations, views are influenced by the pronounced upland areas to the south, where they form the backdrop to views of the urban area. When compared to more elevated parts of the landscape, the site (as part of the lower slopes at the urban fringe) is not readily visible or noticeable as a result of the combination of the site's elevation and the successional layers of vegetation. There are no important panoramic views present, and the townscape does not appear to be valued for its scenic qualities. Visual sensitivity is generally considered to range between Medium-Low and Low.

With regard to residential receptors along the boundaries of the site, to whom the development on the site will be visible, the site is not readily visible at present, and views are not informed by any particular quality or feature within the site or surrounding townscape. As such the value attached to views in the direction of the site is considered to relate primarily to views towards the upland landscape. Whilst residential receptors are considered to be more susceptible to changes in their views and visual amenity, and are located within close proximity, views and visual amenity are influenced by a wider varied townscape context. For these reasons, visual sensitivity is considered on balance to be Medium.

In relation to the more elevated locations to the south of the site, it is noted that these offer expansive panoramic views over the dynamic city context, and are influenced by a contrasting foreground of agricultural fields and comparatively rural land cover. Despite visual sensitivity being moderated by the expansive and varied urban context, the scenic value placed on these elevated views relates to the overwhelming sense of scale of the wider urban context and the striking nature of the view where longer-range views are limited in less elevated locations.

Considering these factors, visual sensitivity is considered to be Medium.

15.7.2 Magnitude and significance of Visual Effects

Do-nothing scenario

As with landscape effects, the primary outcome within the 'do-nothing' scenario is that the impacts and effects identified would not directly occur. However, it is likely that the site would be developed in line with its land use zoning, which would result in built form on the site that would generate comparable visual effects to those reported.

Construction Stage

Effects during construction will be highly variable depending on the activity taking place, the angle of the view, and the degree to which the activity would be visible. Views of construction activity have the potential to be noticeable, and visual effects will arise as a result of the presence and visible nature of construction-related plant, views of fencing/hoarding, site lighting and temporary structures, and movement associated with the intensity of activity at the site. As a result of the flat topography, and the layers of vegetation in the landscape, much of the ground-level activity on the site will be screened or partially screened, which will moderate the degree to which it affects views.

Construction phase visual effects are an inevitable consequence of the development proposal being brought forward, and there are a range of standard best practice construction management measures able to moderate these during construction. Many views from the landscape and urban area surrounding the site are not immune to the influence of comparable construction activity given the works undertaken in the wider area.

For these reasons, the magnitude of visual impacts during the construction stage is deemed to be Medium with regard to views from the immediate site environs (within approximately 400m, beyond which the magnitude of visual impacts reduces to Low.

In combination with the Medium and Medium-Low visual sensitivity, the significance of construction stage impacts is deemed to be Moderate within the immediate surroundings of the site, reducing to Moderate-Slight within the wider study area. The quality of the construction stage effects will be Negative.

Construction stage visual effects will be will be 'short-term', and localised to the immediate locality of the site, where the influence of construction activity and construction traffic may be noticeable.

A proportionate focus is placed on the permanent effects of the development.

Operational Stage

The assessment of visual 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/baseline view
- Outline view (yellow outline showing the extent of the development)
- Montage view with established vegetation

Table 15.7 outlines the operational phase effects from each of the viewpoint locations.

Vp	Existing view	Sensitivity	Magnitude	Level of Effect
1	Viewpoint 1 is taken from footpath south of Ballycullen Green. It is representative of views experienced by users of the footpath, adjoining residential receptors, and those within St. Anne's GAA grounds. Views towards the site are precluded by successional belts of vegetation in the intervening landscape.	Medium-lov	Successional layers of vegetation in the intervening landscape will preclude any potential views of the proposed development. Any parts of the development visible would generate minimal change to views and would not be readily discernible. The magnitude of visual impact is deemed Negligible. The proposed developme is not considered to notab improve, nor detract fro	Imperceptible Neutral Permanent