

# **LCHE014 2024 12 16 Cherry Orchard Point Phase Two LVIA**

## **LANDSCAPE AND VISUAL IMPACT ASSESSMENT**

### ***Environmental Report - Addendum to Approved Phase 1 Parent EIAR***

In respect of a proposed Part 10 application on lands in Cherry Orchard,  
adjacent to Park West Avenue, Dublin 10.

On behalf of Dublin City Council in partnership with The Land  
Development Agency.

February 2025

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## 2 Landscape and Visual

### 2.1 Introduction

This Landscape and Visual Impact Assessment (LVIA) report assesses the potential effects of the proposed development on the receiving environment in respect of the landscape and key views/visual amenity.

Mitchell + Associates was engaged on behalf of The Land Development Agency, by van Dijk Architects in February 2022, to prepare a Landscape and Visual Impact Assessment (LVIA) for the proposed Cherry Orchard Point residential scheme. The parent LVIA for Phase 1 was completed in October 2023. This LVIA deals with Phase 2. The development site is located to the north of Cherry Orchard railway station and Park West, between the M50 motorway and Park West Avenue.

This LVIA has been prepared with reference primarily to the 'Guidelines for Landscape and Visual Impact Assessment', prepared by the Landscape Institute and the Institute of Environmental Assessment, 3rd Edition 2013 (GLVIA) and with reference to the 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), May 2022.

The assessment has been carried out by Feargus McGarvey BA(Hons) Dip LA Greenwich University, Associate Director with Mitchell + Associates, Landscape Architects. Feargus is a full member and former president of the Irish Landscape Institute, the professional body for landscape architects in Ireland. He has over 33 years' experience in working as a Landscape Architecture. He has written and collaborated on many LVIA and VIA in both an urban and rural context, including Dundrum Town Centre LVIA, Donaghcumper Cellbridge Town Centre LVIA, Wonderful Barn Leixlip LVIA, Dun Laoghaire HarbourCruise Berth Marina LVIA, Hermitage Clinic, Liffey Valley VIA, Office Development Dawson Street/ Nassau Street Dublin LVIA, Merrion Road Office Development VIA, Marry's Pig Farm Boyne Valley LVIA, Rathgar (Rathdown Motors) Residential Development VIA, Chivers Coolock LVIA, Project Liver (Naas Rd) LVIA and Southwest Gate (also Naas Rd) LVIA



**Figure 1.0** View of the proposed Cherry Orchard Point Phase 2 scheme (courtesy CCK architects)

## 2.2 Methodology

This LVIA describes the impact of the proposed development on the landscape character and visual amenity of the site and on the contiguous landscape and its environs. It describes the landscape character of the subject site and its hinterland, together with the visibility of the site from key viewpoints in the locality. It includes descriptions of the receiving environment (baseline), an outline of the methodology utilised to assess the effects, descriptions of the potential impacts of the development and of the resultant potential effects. Mitigation measures introduced to ameliorate or offset impacts are outlined and the resultant predicted (residual) effects are assessed.

‘Landscape’ can be described broadly as the human, social and cultural experience of one’s surroundings. It is derived from the interplay between the physical, natural and cultural components of our surroundings, as experienced by people. The combination of these components elicits responses whose significance will be partially dependent on how people perceive a particular landscape and how much changes will matter in relation to other senses, as experienced and valued by those concerned. This assessment seeks to understand the potential effects of a development on the landscape as a ‘resource’, but also considers the aesthetic, perceptual and experiential aspects of landscape that make a place distinctive. Despite the extremely large part played by our visual experience in forming our views on landscape, one’s perception and indeed memory also play an important part, if the changes brought about in landscape character are to be fully understood. It is clear therefore that different people doing different things will experience the surrounding landscape in different ways. Such sensitivities and variations in response, including where and when they are likely to occur, are broadly taken into consideration in the assessment.

Visual amenity as expressed through views, refers to the interrelationship between people and the landscape. In accordance with the guidelines, the effects on views and visual amenity are assessed separately from the effects on landscape, though the two are inherently linked. Visual assessment is concerned with the changes that arise in the composition of available views, the response of people to these changes and the overall effects on the area’s visual amenity. Generally these are evidenced by the comparison of baseline (existing) images and photomontages illustrating the proposed development in context.

### 2.2.1 Use of the Term ‘Effect’ vs ‘Impact’

The Guidelines for Landscape and Visual Impact Assessment recognise the complex and potentially confusing nature of terminology used within LVIA as part of Environmental Impact Assessments, particularly the use of the words ‘impact’ and ‘effect.’ The Guidelines advise that these terms should be clearly distinguished and consistently used in the preparation of an LVIA and that these terms should clearly be defined at the outset to avoid any confusion or misinterpretation.

‘Impact’ is defined as the action being taken. In the case of the proposed works, the impact would include the construction of the proposed development.

‘Effect’ is defined as the change or changes resulting from those actions, e.g., a change in landscape character, or changes to the composition, character and quality of views in the receiving environment. This report focuses on these effects.

### 2.2.2 Methodology for Landscape Assessment

The assessment of potential landscape effects involves (a) classifying the sensitivity of the receiving environment (i.e., the nature of receptors), and (b) identifying and classifying the magnitude of

landscape change (i.e., the nature of the effect), which would result from the proposed development. These factors are combined to arrive at a classification of significance of the landscape effects.

#### 2.2.2.1 Landscape Sensitivity

The sensitivity of the landscape is a function of its land use, patterns and scale, visual enclosure, the distribution of visual receptors, and the value placed on the landscape. The nature and scale of the development in question is also taken into account, as are any trends of change, and relevant policy. Five categories are used to classify sensitivity (refer to Table 1, below).

Sensitivity	Description
Very High	Areas where the landscape exhibits very strong, positive character with valued elements, features and characteristics that combine to give an experience of unity, richness and harmony. The landscape character is such that its capacity to accommodate change is very low. These attributes are recognised in policy or designations as being of national or international value and the principal management objective for the area is protection of the existing character from change.
High	Areas where the landscape exhibits strong, positive character with valued elements, features and characteristics. The landscape character is such that it has limited/low capacity to accommodate change. These attributes are recognised in policy or designations as being of national, regional or county value and the principal management objective for the area is the conservation of existing character.
Medium	Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong, or has evidence of alteration, degradation or erosion of elements and characteristics. The landscape character is such that there is some capacity for change. These areas may be recognised in policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.
Low	Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character is such that it has capacity for change; where development would make no notable change or would make a positive change. Such landscapes are generally unrecognised in policy and the principal management objective may be to facilitate change through development, repair, restoration or enhancement.
Negligible	Areas where the landscape exhibits negative character, with no valued elements, features or characteristics. The character is such that its capacity to accommodate change is high; where development would make no discernible change or would make a positive change. Such landscapes include derelict industrial lands, as well as sites or areas that are designated for a particular type of development. The principal management objective for the area is to facilitate change in the landscape through development, repair or restoration.

**Table 1:** Categories of Landscape Sensitivity

#### 2.2.2.2 Magnitude of Landscape Change

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape by the proposed development, with reference to its key elements, features and characteristics (also known as 'landscape receptors'). Landscape receptors include individual aspects

of the landscape, e.g., landform/topography, vegetation, and the density, mix, pattern and scale of building typologies, which may be directly changed by the development. The surrounding landscape character areas are also receptors whose character may be altered by these changes. Five categories are used to classify magnitude of change (refer to Table 2, below).

Magnitude of Change	Description
Very High	Change that is large in extent, resulting in the loss of or major alteration to key elements, features or characteristics of the landscape, and/or introduction of large elements considered totally uncharacteristic in the context. Such development results in fundamental change in the character of the landscape.
High	Change that is moderate to large in extent, resulting in major alteration to key elements, features or characteristics of the landscape, and/or introduction of large elements considered uncharacteristic in the context. Such development results in change to the character of the landscape.
Medium	Change that is moderate in extent, resulting in partial loss or alteration to key elements, features or characteristics of the landscape, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape.
Low	Change that is moderate or limited in scale, resulting in minor alteration to key elements, features or characteristics of the landscape, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape.
Negligible	Change that is limited in scale, resulting in no alteration to key elements, features or characteristics of the landscape, and/or introduction of elements that are characteristic of the context. Such development results in no change to the landscape character.

**Table 2:** Categories of Magnitude of Landscape Change

### 2.2.2.3 Landscape Effects

A conclusion on the relative importance of landscape effects (whether on the physical landscape elements or on the landscape character), can be arrived at by combining the landscape sensitivity and the magnitude of landscape change - this is indicated in Table 3 below.

		Sensitivity of the Landscape				
		Very High	High	Medium	Low	Negligible
Magnitude of Change to the Very High		Profound	Profound	High	High-Moderate	Moderate-Slight

	High	Profound	High	High-Moderate	Moderate	Moderate-Slight
	Medium	High	High-Moderate	Moderate	Moderate-Slight	Slight
	Low	High-Moderate	Moderate	Moderate-Slight	Slight	Imperceptible
	Negligible	Moderate-Slight	Moderate-Slight	Slight	Imperceptible	Imperceptible

**Table 3:** Classification of the relative importance of Landscape Effects

The classifications of the relative importance of landscape effects as set out in Table 3 above and as used throughout this LVIA, may be defined as follows:

Importance	Description
Imperceptible	An effect which may be capable of measurement but is without important consequences.
Slight	An effect which causes few noticeable changes in the character of the environment but without important consequences.
Moderate-Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate	An effect that alters the character of the environment in a manner that is consistent with the landscape context and with existing and emerging baseline trends.
High-Moderate	An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.
High	An effect which, by its character, magnitude, duration or intensity, alters most of a sensitive aspect of the environment.
Profound	An effect which obliterates sensitive characteristics.

**Table 4:** Description of the classifications of Landscape Effects



#### 2.2.2.4 Quality of effects

The quality of potential visual and landscape effects is assessed according to EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports Table 3.4 Descriptions of Effects as follows:

Quality	Definition
Positive Effects	Changes which affect the quality of the landscape/view.
Neutral Effects	Changes which do not affect the quality of the landscape/view.
Negative Effects	Changes which reduce the quality of the visual environment or adversely affect the character of the landscape.

**Table 5:** Quality of Effects

### 2.2.3 Methodology for Visual Assessment

#### 2.2.3.1 Methodology for Assessment of Visual Effects

Assessment of visual effects involves identifying a number of key viewpoints in the site's receiving environment which overall, are representative of the existing visual environment, and for each viewpoint: (a) classifying the visual sensitivity of the viewpoint/visual receptor (i.e., the nature of the receptor), and (b) classifying the magnitude of change imposed on the view by the proposed development (i.e., the nature of the effect). These factors are combined to arrive at a classification of relative importance of the effects on the visual amenity/views.

#### 2.2.3.2 Visual Sensitivity

Viewpoint/visual receptor sensitivity is a function of two main considerations:

Susceptibility of the visual receptor to change; this depends on the occupation or activity of the people experiencing the view, and the extent to which their attention is focussed on the views or visual amenity they experience at that location. Visual receptors most susceptible to change include for example, residents at home, people engaged in outdoor recreation focused on the landscape (e.g., trail users), and visitors to heritage or other attractions and places of community congregation where the setting contributes to the experience. Visual receptors less sensitive to change include for example, travellers on road, rail, and other transport routes (unless on recognised scenic routes), people engaged in outdoor recreation or sports where the surrounding landscape does not influence the experience, and people in their place of work or shopping where the setting does not influence their experience.

Value attached to the view; this depends to a large extent on the subjective opinion of the visual receptor but also on factors such as policy and designations (e.g., scenic routes, protected views), or the view or setting being associated with a heritage asset, visitor attraction or having some other cultural status.

Five categories are used to classify a viewpoint/visual receptor's sensitivity (refer to Table 6, below):

Sensitivity	Description
Very High	Iconic viewpoints (views towards or from a landscape feature or area) that are recognised in policy or otherwise designated as being of national or international value. The composition, character and quality of the view are such that its capacity for change is very low. The principal management objective for the view is its protection from change.
High	Viewpoints that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (such as views from houses or outdoor recreation features focused on the landscape). The composition, character and quality of the view may be such that its capacity for accommodating change may or may not be low. The principal management objective for the view is its protection from change that reduces visual amenity.
Medium	Views that may not have features or characteristics that are of particular value, but have no major detracting elements, and which thus provide some visual amenity. These views may have capacity for appropriate change and the principal management objective is to facilitate change to the composition that does not detract from visual amenity, or which enhances it.
Low	Views that have no valued feature or characteristic, and where the composition and character are such that there is capacity for change. This category also includes views experienced by people involved in activities with no particular focus on the landscape. For such views an important management objective is to facilitate change that does not detract from visual amenity or enhances it.
Negligible	Views that have no valued feature or characteristic, or in which the composition may be unsightly (e.g., in derelict landscapes). For such views the principal management objective is to facilitate change that repair, restores, or enhances visual amenity.

**Table 6:** Categories of Viewpoint Sensitivity

### 2.2.3.3 *Magnitude of Change to the Visual Amenity/Views*

Classification of the magnitude of change takes into account the size or scale of the intrusion of development into the view (relative to the other elements and features in the composition, i.e., its relative visual dominance), the degree to which it contrasts or integrates with the other elements and the general character of the view, and the way in which the change will be experienced (e.g., in full view, partial or peripheral view, or in glimpses). It also takes into account the geographical extent of the change, as well as the duration and reversibility of the visual effects.

Five categories are used to classify magnitude of change to visual amenity/views (refer to Table 7, below):

Magnitude of Change	Description
Very High	Full or extensive intrusion of the development in the view, or partial intrusion that obstructs valued features or characteristics, or introduction of elements that are completely out of character in the context, to the extent that the development becomes dominant in the composition and defines the character of the view and the visual amenity.
High	Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.
Medium	Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.
Low	Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context, resulting in minor alteration to the composition and character of the view but no change to visual amenity.
Negligible	Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.

**Table 7:** Categories of Magnitude of Visual Change

#### 2.2.3.4 Visual Effects

As for landscape effects, to classify the relative importance of visual effects, the magnitude of change to visual amenity/views is measured against the sensitivity of the viewpoint and a conclusion on the relative importance of visual effects (whether on visual amenity or on the views), can be arrived at by combining the visual sensitivity and the magnitude of visual change - this is indicated in Table 8 below.

		Sensitivity of the Visual Amenity/View				
		Very High	High	Medium	Low	Negligible
Magnitude of Change to the Visual	Very High	Profound	Profound	High	High-Moderate	Moderate-Slight

	High	Profound	High	High-Moderate	Moderate	Moderate-Slight
	Medium	High	High-Moderate	Moderate	Moderate-Slight	Slight
	Low	High-Moderate	Moderate	Moderate-Slight	Slight	Imperceptible
	Negligible	Moderate-Slight	Moderate-Slight	Slight	Imperceptible	Imperceptible

**Table 8:** Classification of the relative importance of Visual Effects

The classifications of the relative importance of visual effects as set out in Table 8 above and as used throughout this LVIA, may be defined as follows:

Importance	Description
Imperceptible	An effect which may be capable of measurement but is without important consequences.
Slight	An effect which causes few noticeable changes in the character of the environment but without important consequences.
Moderate-Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate	An effect that alters the character of the environment in a manner that is consistent with the visual context and with existing and emerging baseline trends.
High-Moderate	An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.
High	An effect which, by its character, magnitude, duration or intensity, alters most of a sensitive aspect of the environment.
Profound	An effect which obliterates sensitive characteristics.

**Table 9:** Description of the classifications of Visual Effects

#### *2.2.3.5 The Use of Photomontages and the Selection of Viewpoints*

The primary method adopted for the assessment of visual effects relies largely on a comparative visual technique, whereby accurate verified views (photomontages), incorporating the proposed development are compared to the existing corresponding baseline photograph so that an assessment of effects can be made. These 'before' and 'after' images are prepared for each of the selected viewpoints.

The selection of viewpoints has been carried out in accordance with the 'Guidelines for Landscape and Visual Impact Assessment', prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013. The guidance on viewpoint selection and baseline photography requires that the proposed development is considered in context and that photomontages used to illustrate the proposed development include sufficient landscape context for proper assessment. Whilst the potential for views was considered up to a radius of approx. 1 km from the proposed development site, practical choices have to be made regarding the viewpoints which are most likely to illustrate the greatest maximum impact. This resulted in the selection of the original 16 views submitted in the parent LVIA (Oct 2023), which are representative of the landscape context and the proposed development site. A total of 9 views have been selected for this Phase 2 LVIA, from the same viewpoints as the original and re-numbered for this report as 1-9. They range from approx. 500m to 20m distant from the site. The photomontages are prepared by experienced specialists, to a specific detailed methodology to ensure accuracy. The adopted methodology for the preparation of photomontages is described by the photomontage specialist in the A3 document of photomontages (verified views) submitted with the planning application. The timescale of the project allowed for winter and summer views to be assessed as best practice and in the interest of thorough evaluation of the visual effects.

In recognition of the potential sensitivities of this location and to enable a full and detailed assessment of the development proposal, a total of 9 views were selected for photomontage preparation. Figure 14 below illustrates the location of viewpoints selected for assessment and for which photomontages are included in the separate A3 document prepared by GNET3D Ltd, submitted with the planning application.

### **2.2.4 Quality and Timescale**

#### *2.2.4.1 Quality of Effects (Landscape and Visual)*

The quality of effects can be assessed as 'positive' or 'negative' depending on whether the change is considered to improve or reduce the quality of the landscape character or visual environment. The quality of impact/effect may also be assessed as 'neutral' if the quality of the environment is unaffected. The assessment of quality needs to consider and weigh-up a range of issues and potentially conflicting standpoints. The nature of the proposed change, its context, appropriateness, quality of design and the sensitivities of the viewers may all be important considerations for this aspect of assessment.

#### *2.2.4.2 Duration of Effects (Landscape and Visual)*

The duration of effects is another aspect of assessment needing consideration. Effects may range from temporary to permanent. The temporary/short term effects during the construction of the proposed development are also considered in this assessment. The categorisation of effect duration outlined in the EPA 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' 2022, (Section 3.7 Assessment of Effects), is used for this assessment, whereby effects arising from the proposed development may be considered in terms of duration as follows:

- Temporary: Effects lasting less than one year
- Short-term: Effects lasting one to seven years
- Medium-term: Effects lasting seven to fifteen years
- Long-term: Effects lasting fifteen to sixty years
- Permanent: Effects lasting over sixty years

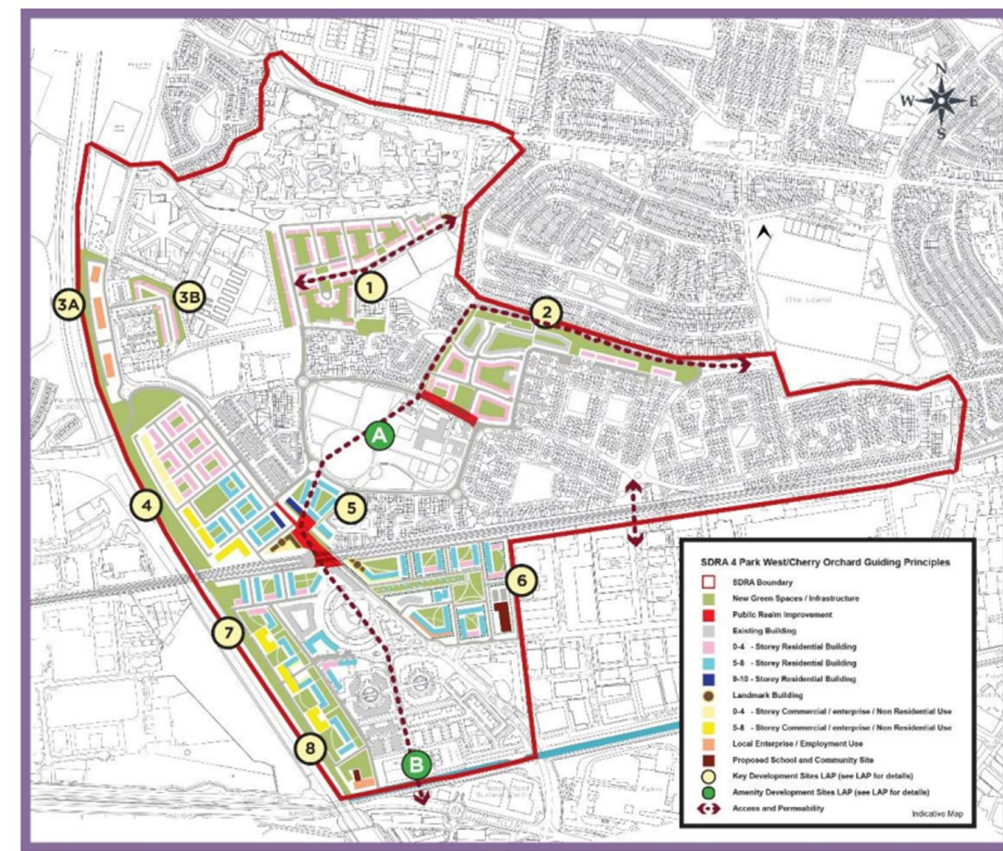
## 2.3 Baseline Environment

### 2.3.1 Receiving Environment – Policy Context: Dublin City Development Plan

#### 2.3.1.1 Planning context

The Dublin City Development Plan 2022-2028 sets out policies and objectives for the city. Chapter 10 contains specific landscape-related policies and objectives under the heading of Green Infrastructure and Recreation. These include Policies specifically relevant to: Green Infrastructure including Ecosystem Services; Biodiversity; Landscape; Parks and Open Spaces; Rivers and Canals; the Coast and Dublin Bay; Urban Forest; and Sports, Recreation and Play.

Chapter 13 sets out Strategic Development Regeneration Areas (SDRA), with SDRA 4 Park West/Cherry Orchard identifying sites 4 & 5 of the development plan for this project, noting the drive in development of the area which stalled at the time of the economic downturn, leaving many vacant sites, including the subject site.



**Figure 2 :** Extract of the SDRA4 Park West/Cherry Orchard 'Guiding Principles' map.

The SDRA4 identifies guiding principles of the area, including an adjacent landmark building to the south-east of the railway station. It also advocates a landmark building to the north of the railway station on the site, as well as varying heights for residential buildings from 0-4, 5-8 and 9-10 storeys on the development site, as well commercial buildings to 8 storeys. It is based on the earlier Park West and Cherry Orchard Local Area plan dating from 2019 which also addresses urban planning, compact cities, climate change resilience, and green infrastructure issues. This in turn is underpinned by national and regional policies such as:

- National Planning Framework: Ireland 2040 - Our Plan
- National Adaption Framework: Planning for a Climate Resilient Ireland 2018
- Smarter Travel – A Sustainable Transport Future 2009 – 2020
- Regional Spatial and Economic Strategy (RSES) 2019-2031
- Transport Strategy for the Greater Dublin Area 2016 – 2035
- Dublin City Development Plan 2016-2022 (now superseded by CDP 2022-2028 and including SDRA4)
- Dublin City Biodiversity Action Plan 2015 – 2020
- Dublin City Local Economic and Community Plan (LECP)
- “Making Cherry Orchard Better” Area Action Plan 2017

#### 2.3.1.2 Zoning

The proposed development is located within the lands covered by the Park West and Cherry Orchard Local Area Plan 2019 and the CDP Land-Use Zoning refers back to the SDRA4 noted above.

#### 2.3.1.3 Protected Spaces

There are no protected spaces in the vicinity of the site. However, the development objectives in the Park West and Cherry Orchard LAP 2019 indicate that the townland boundaries should be retained where feasible, along with the green buffer along the M50 corridor as follows:

- *The residential quarter shall include provision of a new neighbourhood park linking into the overall Green Strategy for the LAP. Where feasible, retention of planting to old field boundaries will be encouraged.*
- *A green buffer zone shall be accommodated along the boundary with the M50 as part of a green corridor. Existing green infrastructure in the form of mature trees and hedgerows shall be retained and incorporated into landscape proposals for the central open space to be provided within the residential development area of the site, and the open space located at the northern end of the site.*





**Figure 3:** Extract from Dublin City Development Plan 2022-2028. Areas within the city boundary to the east of the M50 are part of the SDRA4. (Site mark-up in red courtesy of CCK architects)

#### 2.3.1.4 Views

There are no protected views in the vicinity of the site.

#### 3.3.4 Built Heritage

There are no conservation areas or protected structures in the vicinity of the site.

### 2.3.2 Receiving Environment – Site Character

#### 2.3.2.1 Introduction

The proposed development site is part of a development plan site within the Park West Cherry Orchard Local Area Plan. It is currently a brownfield site of approx. 3.1 ha within the broader parcels of land that form the development plan, of which Phase one to the southern end has a grant of permission. It is located to the north of Cherry Orchard railway station and to the west of residential area of Cherry Orchard. It is defined on its eastern and northern boundaries by Parkwest Avenue. To the south, from parts of the site, the Dublin mountains are visible beyond high voltage cables.

#### 2.3.2.2 Physical context – land use, topography and vegetation

The broader landscape setting is of the long-established Cherry Orchard residential area to the east, consisting of two-storey terraced housing forming a ring around Cherry Orchard Park. In between, Cedarbrook is a more recent residential development of 2-4 storey apartments. To the south, beyond the railway station, are the Academy, Crescent and Concert buildings which are residential and commercial. A vacant site sits between the Academy building, and another vacant site is on the eastern side of Park West Avenue to the south of the railway line. The site in discussion therefore forms another development site in a series of sites to the west of Cherry Orchard.



The site consists of the remnants of fields, including a townland hedgerow. The confluence of this hedgerow with two other townland boundaries is conserved in the approved Phase 1 development to the south. Much of the land is degraded pasture, and there are large swathes stripped of soil which are regenerating. The land is secured by a high palisade fence along Parkwest Avenue, behind which the boundary is mounded, reducing visibility into the site. Within the site, at the time of the initial site visit, there were horses grazing, amongst horse carcasses and burnt-out cars.

The lands are relatively flat, and levels are defined by the adjacent infrastructure, with the M50 elevated to some extent, and Park west Avenue rising southwards to a bridge that crossed over the M50. There are maturing trees to the southern end of the site – at this point part of the overall development plan site – presumably planted as part of the Parkwest Avenue and bridge scheme.

There are no water courses on the site, although the ditch and dyke formation of the townland boundary hedgerows forms a channel in places, and the compacted quality of the stripped soil also holds water after rain.



**Figure 4:** A view across Cherry Orchard Park, with a swale in the foreground, and horses grazing on pitches beyond. The view shows two storey housing to the right, punctuated by taller buildings with Wheatfield prison in the middle distance, and Cedarbrook to the left.



**Figure 5:** View of the southern boundary, railway cutting and Cherry Orchard railway station, with the Concert and Crescent buildings in the background.



**Figure 6:** View from the site looking southwards. Note the embankment vegetation to the right with Cedarbrook beyond, the Parkwest buildings to the south and the townland hedgerow to the right.





**Figure 7:** Looking south-westwards across the development plan site towards the M50 and the pylons, note the remains of an advertising hoarding structure to the right. The stripped and compacted ground holds water after rain.



**Figure 8:** View looking southwards with remnants of a fire. Pylons and M50 are visible in the background, with Dublin mountains beyond.

### 2.3.3 Views and Visual Amenity

### 2.3.4 Summary of Landscape Characteristics and Values

#### 2.3.4.1 *Introduction*

The design for the proposed development is outlined in the submitted drawings. The Architectural Design Report, prepared by CCK Architects, contains a full description of the development, including the design rationale, and materials proposed.

The Landscape Design Report prepared by Mitchell + Associates describes the proposed landscape strategy and design for the scheme. These are all included separately with the submission documents.

## 2.3.5 Project Description

### 2.3.5.1 Proposed Scheme Design

The site is bound by Cloverhill Road to the north, Cedar Brook Avenue and Park West Avenue to the east, the approved Phase 1 development (Bord. Ref: ABP-318607-23) to the south, and the M50 motorway to the west.

*The proposed development (13,280sq.m GFA) involves the construction of a residential scheme consisting of 137no. units (31no. two-bed units and 106no. three-bed units) ranging in height from two to three storeys. The proposed development also includes the provision of landscaped public open space of 2,133sq. m. in addition to 2,050sq.m of public open space that was proposed as part of the approved Phase 1 application. Communal open space for the duplex and apartment units is provided across three dedicated communal amenity areas (602sq.m in total area) with private open space to serve the proposed units to be delivered through a mixture of rear gardens and terraces.*

*The proposed development will also involve the provision of sufficient car parking (including accessible and EV car parking spaces), bicycle parking spaces at surface level and motorbike spaces throughout the development. The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, bin and bike stores, ESB substation, hard and soft landscaping, play equipment, boundary walls, and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.*

*Please refer to the statutory notices for full and complete description of the proposed development*





**Figure 9:** Aerial mark-up of the site (courtesy of Google and CCK)

The scheme terminates the northern end of the development site, completing the proposed built urban form along Parkwest Avenue and linear open space of Phase 1.







**Figure 11:** CGI of a street in the scheme. (courtesy CCK)



**Figure 12:** CGI view of a homezone in the scheme (courtesy CCK Architects)



## 2.4 Predicted Impacts

### 2.4.1.1 Introduction

A proposed development such as this has the potential to impact upon the landscape and visual aspects of the existing environment in a number of ways, at both construction and operational stages. Effects can be short or long term; temporary or permanent. The purpose of this section of the report is to outline and describe the potential effects of such proposed development; upon the visual and landscape aspects of the immediate area, and further afield, where relevant.

### 2.4.1.2 Construction Phase

Potential impacts during the construction phase are related to temporary works, site activity, and vehicular movement within and around the subject site. Vehicular movement may increase in the immediate area, and temporary vertical elements such as cranes, scaffolding, site fencing, gates, plant and machinery etc., will be required and put in place. Most of the construction impacts will be temporary, and may include the following:

- Site preparation works and operations (including tree protection measures as appropriate);
- Site excavations and earthworks;
- Site infrastructure and vehicular access;
- Materials storage, spoil heaps etc;
- Construction traffic, dust and other emissions;
- Temporary fencing/hoardings, site lighting and site buildings (including office accommodation);
- Cranes and scaffolding;

Where trees are to be felled, or hedgerows cleared, these impacts will be permanent, however any proposed new planting will offset such effects, increasingly so as the proposed development matures.

### 2.4.1.3 Operational Phase

The designed scheme seeks to consolidate a key part of the urban plan, and harmonise and integrate the development within the existing landscape and the broader urban environment, in line with the Dublin City Development Plan 2022-2028, the Park West and Cherry Orchard LAP, and associated policies and objectives. It must do this whilst adhering to national planning policy which seeks the densification and the provision of increased height on appropriate urban sites. The design rationale and detail employed seeks to mitigate potential negative effects on the landscape character and visual amenity of the area by:

- Establishing an integrated relationship between the proposed development and surrounding buildings, infrastructure and the broader urban landscape beyond, incorporating aspects of current and emerging trends in built-form, scale, texturing, colour and materials;
- The insertion, positioning and detailed modelling of the buildings, in order to assist in the appropriate visual assimilation of their mass
- Appropriate architectural detailing to assist in the integration of the external building facades – including the modulation of openings and fenestration;
- Rationalisation of all services elements and any other potential visual clutter and its incorporation internally within building envelopes (as far as practically possible);
- Simplification and rationalisation of the proposed roof lines.
- Use of appropriate materials in the architectural expression of the buildings. In this instance, brick is used in the facades across the scheme, with variation in colour, pattern, texture and tone occurring in the individual character areas or emphasising specific parts of facades. This approach reinforces the articulation of the massing of the blocks, as well as lending importance and interest to specific areas.

- The provision of community uses within the development, including public open space and associated amenities.
- The provision of secure private gardens
- Sustainable approach to drainage and biodiversity
- Detailing in the architectural and landscape design to mitigate wind and shadow effects to create good microclimates.

In terms of potential visual impacts, whilst the proposed scheme is not uncharacteristic within the broader context, there is a clear change of scale between the relatively green site and what is proposed. Sensitivities may well be somewhat dulled by the degraded nature of the site and the expectation of new homes and infrastructure. The quality of the proposed buildings and their setting offers a coherent and vibrant completion of this quarter. The potential for a measure of visual impact, experienced by people visiting, living in, or using these areas, is therefore reasonably high. The selected viewpoints for the preparation of photomontages takes this into account by taking views from corresponding locations.

The design rationale adopted and the architectural and landscape architectural approach to the design of the proposed scheme and the details employed, seek to respond to such issues and to mitigate negative effects on both the broader landscape character and visual amenity of the area – these are outlined further in, Mitigation Measures, below.

## 2.4.2 Landscape Effects

### PREDICTED EFFECTS

#### Introduction

In assessing landscape and visual effects, there are two main inter-related aspects to be addressed in considering the impact of the development proposals:

- The landscape as a resource and landscape character – these relate primarily to the landscape's physical components, which may include: topography; vegetation; built elements etc, and how they translate into the perceived character of the existing landscape of the site in its context. How is this physical landscape impacted by the proposal and how do people perceive the change? This will include assessment of the effects of the proposed development on the social and cultural amenity aspects of landscape. The predicted landscape effects are outlined below.
- The visual amenity and the proposed views of the development, relative to the existing site and the associated impact on the visual environment and on visual amenity. These are outlined in below.

The effects of each are assessed for the Operational Phase of the proposed development, in accordance with the methodology for each, as set out below, and a qualitative value is included. The duration of effects is also assessed below, and the Construction Phase effects are considered and assessed below. The cumulative effects caused by the proposed development when considered in conjunction with other proposed developments of the same or different types, are assessed in below.

#### 2.4.2.1 Duration of effects

The duration of effects is determined by the life of the proposed development, as tempered by any mitigating effect of the maturing designed landscape which is proposed as an integral part of the development. In this case the development may have an expected/design life of up to 60 years or beyond. Effects on both landscape character and visual amenity during the Operational Phase of the

proposed development are therefore deemed to be of **long-term or permanent** duration in this instance. Construction Phase effects are generally of much shorter duration and are considered in Section 8.3 below.

#### *2.4.2.2 Construction Phase Effects*

Initially the erection of site hoarding and hedgerow/ tree protection measures will be completed, site access points established, and site accommodation units placed. Early in the construction period, demolitions, surface/topsoil stripping, tree/shrub removal and the required excavations for the construction of building foundations will commence. The erection of cranes and/or scaffolding as appropriate will take place and temporary site lighting will be established. Removal and/or storage of excavated materials from site and the delivery of construction materials will generate increased traffic within, to and from the site. As construction progresses over the construction period, impacts will vary with the on-going business of construction, delivery and storage of materials, the erection of the buildings, etc. Mitigation measures have been proposed to minimise the impact of the construction works on the site environs and generally where this occurs, they are effective in limiting construction phase effects.

The landscape and visual effects of these changes are most likely to be experienced as adverse effects by adjacent residents and users of Park West Avenue and Cedarbrook Way.

Generally, landscape and visual effects during the Construction Phase are likely to vary from **slight and neutral** to **moderate and negative**, depending on the stage of construction, and the intensity of site activity. The construction impacts will be of **short-term** duration.

#### *2.4.2.3 Operational Phase - Landscape Effects*

The landscape of the site currently has a rather degraded nature and appearance. The poor quality across the site represents a neglect through lack of impetus in developing the site dating since the most recent economic downturn. The proposed new buildings, infrastructure and its associated landscape provide an appropriate contemporary and designed solution for the area which fits with the longer-term aspiration as expressed in its development plan and the Local Area Plan. The resultant proposed scheme is not uncharacteristic within the context of this and similar parts of the city close to transport hubs. The design for the proposed development is a well-considered, high-quality scheme which is appropriate to the area and includes both design and specific mitigation measures that successfully address localised potential adverse landscape impacts. It also creates a number of landscape, and public realm improvements with positive attributes and which, with the appropriate future maintenance and management will further improve as the scheme and its community mature over time.

#### *2.4.2.4 Landscape Sensitivity*

The existing site is a degraded green- and brownfield site. It has no landscape designations or policies which protect its status. In light of its current condition and the contrast this represents with its surroundings, it is not considered sensitive to change. Overall, the sensitivity of the landscape subject to change, is assessed to be **low**.

#### *2.4.2.5 Magnitude of change*

The scale of change proposed may be considered substantial in terms of the quantum of development and building height proposed. The proposed changes are from a degraded green- and brownfield site to a new residential quarter, and associated improvements in scale and character to the adjacent streetscapes. The magnitude of change is assessed as **high**.

#### 2.4.2.6 Landscape effects

It is important to note that the proposed development is located on lands on the urban periphery which are zoned for the proposed type of residential and mixed-use development. The regeneration of degraded lands for higher density residential and mixed use is an ongoing trend in this landscape context.

The proposed development has been designed to introduce a consolidated urban quarter and greater connectivity to and through the site by way of the integration with the existing and proposed network of routes in the area, taking into account phase 1 of the development plan, and in respect of the Local Area Plan. Landscape effects created by such new development on this compartmentalised site are relatively localised and will not be notably evident in the wider landscape.

The landscape effect resulting from a low landscape sensitivity, and a high magnitude of change, is **moderate**. Qualitatively the landscape effect is **positive**.

### 2.4.3 Visual Effects

#### 2.4.3.1 Operational Phase - Visual Effects

The assessment of visual effects, using comparative 'before' and 'after' photomontages assists in identifying the nature and magnitude of the proposed change on the visual environment. The value placed on these is inevitably influenced by the perceptions of the receptor and what they are engaged in at the time. The visual effects of the proposed development will primarily be felt by residents who live nearby, in this case, to the east of the site. In these cases, the effects of the development are experienced by people near to the site, where the effect is potentially greater and is frequently recurring. Views from a distance tend to occupy smaller portions of the field of view and there are many more competing elements within the view – this creates a diluting effect. It should also be remembered that the visual qualities of a place contribute significantly to its character and these create a large proportion of one's memory of a place – this is particularly so for say, visitors whose experience is often fleeting.

The photomontages are important in illustrating the effects of the proposed scheme from the more sensitive viewpoints. In this instance, they also serve to support and illustrate an aspect of the assessment of effects on landscape character. It is important to remember that whilst photomontages are a useful tool in illustrating comparative visual impact, they are recognised as having their limitations. The guidelines for their use in assessment clearly advocate their use in the context of a site visit to the viewpoint locations and point out that photomontages alone should not be expected to capture or reflect the complexity underlying the full visual experience (refer to the GLVIA, 3rd Edition).

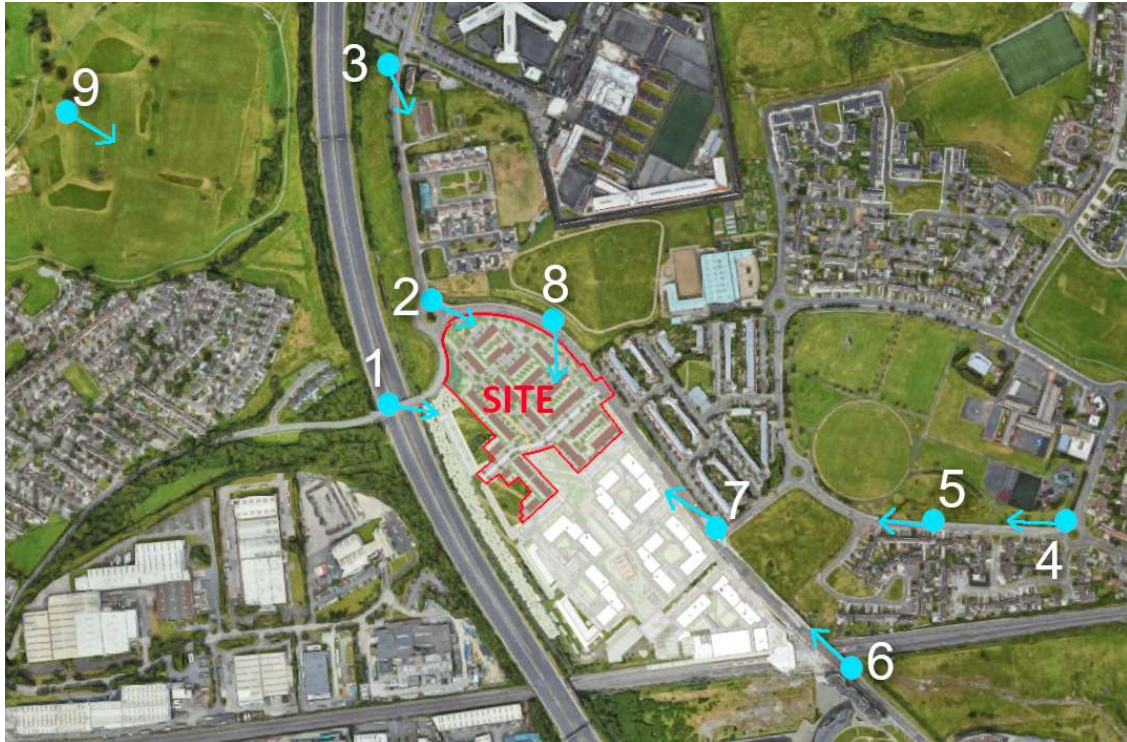
In general, the changes to the visual environment created by this proposed development will produce noticeable visual effects upon a range of receptors that are considered **moderate**, where visible, in the context of the LAP and the local developments that it is driving. The definition of moderate in the EPA Guidelines is *An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends*. The illustrated views are a representative selection of views from around the proposed development site, which are considered potentially the most sensitive. In accordance with the guidelines they are also selected in order to provide sufficient landscape context to be able to properly assess the nature and scale of the effect.

Because the expected life of the proposed development is up to 60 years or beyond, the duration of predicted visual effects for all views is assessed as **long term or permanent** - as is the case for

predicted landscape effects.

#### 2.4.3.2 Assessment of views

A total of 9 viewpoints has been selected for which photomontages (verified views) have been prepared - these are included in the submission documents, within a separate A3 report prepared by GNET3D Ltd. The locations are illustrated in Figure 14 below. They illustrate the visual effect of the proposed development on the selected views taken from the surrounding landscape.



**Figure 13:** Map showing view locations (courtesy GNET)

The assessment of the visual effects of the proposed development from these viewpoints is provided as follows:

#### View 1

##### Existing View 1

This is a view from the Cloverhill Road bridge over the M50. It is close to the northern end of the development plan site looking south eastwards in the direction of Cherry Orchard railway station. It is looking through the protective mesh fence on the bridge. The foreground consists of the degraded greenfield site and scrub vegetation, and tree screening and acoustic barrier to the M50 motorway. In the distance to the left is the Cedarbrook development, and to the right are the apartment buildings of the development to the south of the railway station at Park West.

##### Proposed view



The proposed view shows the phase 2 scheme in the near distance. The roofs are visible, and some of the pale coloured facades above existing vegetation in the summer view, with greater visibility of the facades in the winter view. Some brick facades are also partially visible. The angle of the view looks diagonally across the rectilinear layout, giving an understanding of the depth and articulation of the blocks. There is a sense of urban consolidation and generation of place.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

**View 2**

Existing View 2

This is a view looking southwards towards the site from close to the junction of Park West Avenue and Cloverhill Road. The view is directly of the galvanised palisade security fence to the site. There is a similar fence on the left-hand side of Park West Avenue as it sweeps around the corner towards the Cedarbrook residential blocks. The scale Cedarbrook gives a welcome definition to the alignment of Park West Avenue in an otherwise poor-quality setting defined by road infrastructure and palisade fencing.

Proposed view 2

The proposed view shows the proposed scheme addressing the street in the form of two and 3 storey terraced houses, with the 3-storey unit addressing the corner to the left. A complete streetscape defines the edge with hedge, trees and the swale vegetation, even in the winter view.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

**View 3 (formerly view 11 in the parent LVIA)**

Existing View 11

This is a view from the northern part of Cloverhill Road, close to St Oliver's Education and Training Centre to the north of the site. It is looking southwards along the road towards the roundabout junction with Park West Avenues. The site's galvanised palisade fence boundary is barely visible in the distance. The Dublin mountains can be seen on the horizon. The streetscape is defined by trees and scrub vegetation to the right, and a small boundary wall and some trees to the left, beyond which are some single storey residential buildings and a two-storey community hall.

Proposed view

The proposed view shows part of the roofscape of phase 2 between the roofs of the existing houses in the middle ground. The red line outline denotes the rest of the development that cannot be seen in either the summer or winter views.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **slight** and **neutral**.

**View 4**

#### Existing View 4

This is a view from Cherry Orchard Court, which is adjacent to the Cherry Orchard Park, looking westwards towards the site. This view along the street shows two storey red brick and render terraced houses to the left, looking across to Cherry Orchard Park on the right. The park is defined by a green fence on a plinth wall. Cedarbrook Way is seen in the distance. The street has no tree planting, but maturing trees are within the park boundary.

#### Proposed view 4

The proposed view shows the proposed phase 2 scheme as a red line outline beyond Cedarbrook Way. Although small parts of the roofs may be visible between blocks at Cedarbrook Way, it is not perceptible at this distance.

#### Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

### **View 5**

#### Existing View 5

This is a view along the same street as view 4, now called Barnville Park, but closer to the site. Site 5 of the LAP which forms part of the overall development plan is more visible as a fenced and mounded field of rough grass. Cedarbrook is also more visible to the right. The two-storey red brick and render houses are to the left.

#### Proposed view 5

The proposed view shows the scheme as a red line outline. It cannot be seen due to topography and existing buildings.

#### Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

### **View 6**

#### Existing View 6

This is a view from the front of the Cherry Orchard railway station looking northwards towards the site. The open and unfinished streetscape lacks a civic quality and demonstrates the stall in the development in the area. There is unregulated parking on the edge of the station's plaza.

#### Proposed view 6

The proposed view shows the phase 2 scheme in the distance, where some roofs and part of the 3rd floor of the buildings are visible. In the winter view, a little more of the façades is seen. The view begins to give definition to the site in the distance.

#### Visual Effect;

The visual effect of the proposed development in this view is assessed as **slight and positive**.

### View 7 (formerly view 16 in the parent LVIA)

#### Existing View 7

This is a view looking northwards along Park West Avenue. The uninviting streetscape is defined by the long, galvanised palisade fence to the site's boundary. The scrub vegetation on the mounding behind the fence means the site is screened at street level. There is some respite in the maturing tree planting associated with Cedarbrook on the right side of the image.

#### Proposed view

This is a view looking northwards along Park West Avenue. Some roofs and part of the 3rd floor of the buildings are visible. In the winter view, a little more of the façades is seen. The view begins to give definition to the site in the distance.

#### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

### View 8 (formerly view 12 in the parent LVIA)

#### Existing View 12

This is a view adjacent to the site looking southwards towards the railway station along Park West Avenue. An imposing galvanised palisade fence runs the length of the site on the left. The residential scheme of Cedarbrook is partially visible beyond trees on the right. In the distance, the buildings of the Academy, Crescent and Concert can be seen behind the railway station. The street appears as an uncomfortable place for cyclists and pedestrians, despite the cycle track.

#### Proposed view

The proposed view shows the phase 2 residential buildings addressing the street, with a new streetscape of footpaths, swales, hedging and tree planting. The 3 storey buildings address the scale of the street. The articulation of massing and roof form, and the light buff colour of brick facades give a distinct character to the place.

#### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

### View 9 (formerly view 10 in the parent LVIA)

#### Existing View 10

This is a view is taken from Collinstown Park which lies to the north east of the site across the M50. The view looks across the playing pitches towards the site. A belt of mature tree planting in the park defines the horizon line, and a longer vista of the Dublin Mountains is seen to the right.

#### Proposed view

The proposed view shows the phase 2 scheme as a red line outline as it cannot be seen through topography and vegetation, even in the winter view.

#### Visual Effect;



The visual effect of the proposed development in this view is assessed as **imperceptible**.

## 2.4.4 Cumulative Effects

### 2.4.4.1 Introduction

Current guidelines suggest that a determination should be made as to whether cumulative effects are likely to occur – these are outlined in the current GLVIA guidelines (3rd edition) as '*additional effects caused by the proposed development when considered in conjunction with other proposed developments of the same or different types*'. Such determination needs to be made in respect of any permitted development of a similar nature which will have a bearing on the assessment of the proposed development - this is subject to the assessor's judgement in the matter. The predicted cumulative effects currently related to the proposed development are discussed below.

A list of permitted schemes in the area is contained in the EIAR at Chapter 13 Population and Human Health, Section 13.5.5 Planning and Development Pipeline. There are 3 residential schemes and 2 commercial schemes within the LAP area. There is a total of 5 no. residential planning applications, of which the 4 noted above are within the Dublin City administrative boundary and 1 within the South Dublin administrative boundary. Section 13.5.5 goes on to say:

*It should also be noted that Dublin City Council are intending progressing proposals for the redevelopment of Development Site 2 as identified in the LAP under Part 8 procedures in Q1-Q2 2024. As this scheme has not progressed through the planning process at the time of writing (23 October 2023) and is still therefore liable to material adjustments, both in scale and scope, prior to lodgement, it was not considered appropriate to assess its potential cumulative impacts with the subject development.*

*The DART + South West is the second of the infrastructural projects of the DART+ Programme expected to be delivered. The Rail Order Application for this has been submitted for statutory approval for its design, as of March 2023.*

*It is expected that once this project is delivered, it will increase the train capacity to double the current (12) trains per hour per direction and increase passenger capacity from the current peak capacity of approximately 5,000 passengers per hour to around 20,000 passengers per hour per direction.*

*Córas Iompair Éireann (CIÉ) has applied planning permission to An Bord Pleanála for a Rail Order in relation to the DART+ South West project. The subsequent granted approval of the Rail Order will authorise CIÉ to carry out all associated railway works necessary to enable construction, operation, maintenance, and improvements to the railway line between Hazelhatch and Celbridge Station, County Kildare to Heuston Station County Dublin (extending c. 16km) on the Cork Mainline, and Heuston Station to Glasnevin via the Phoenix Park Tunnel Branch line.*

*CIÉ / Iarnród Éireann are proposing a new substation and compound, a temporary access road, a temporary works compound and a track access point, all to be located on the subject lands. Utility diversions on the east side of Park West Avenue, within 'Site 5', are also required*

Of the schemes noted above, and excluding those not yet permitted, the permitted scheme with the planning reference 312290 for 750 no. apartments, creche and associated site works. is most relevant, being adjacent to the southern side of the railway line. It too proposes a landmark building. It will consolidate the residential aspects of the LAP at the area adjacent to Park West Avenue and the railway station. Unlike the other schemes noted above, it appears in some of the cumulative views.

#### 2.4.4.2 Cumulative Landscape effects

The cumulative effects are generated by schemes noted above and in the context of the Park West Cherry Orchard Local Area Plan. It is clear from the assessment that the gap sites are causing urban dereliction and antisocial behaviour, with a notable effect on the quality of the public realm. The granting of schemes and the completion of permitted development will further consolidate the ambitions of the LAP and SDRA4 of the Dublin City Development Plan. As schemes are permitted following national, regional and local guidance, it is fair to assume that the quality of design remains appropriate. In that regard, the generation of a good senses of place and innate wayfinding and definition in the streetscape, and the provision of public realm is seen in a positive light. Increasing the population and amenity in proximity to public transport, and connecting it through green infrastructure to the local area, should be a positive way to make new, integrated communities. The cumulative effects are therefore seen as **moderate** and **positive**.

#### 2.4.4.3 Cumulative Visual Effects

Each of the 9 verified views have been assessed for the visual cumulative effects. These views represent key aspects of the scheme, noting the proposed phasing of the development. The basic block forms of buildings are generally shown to demonstrate mass and scale only, although the Phase 1 scheme is shown as proposed in the grant of permission. The views are based on the winter photography. The selected views best demonstrate the potential for cumulative effects.

##### Cumulative View 1

Cumulative Proposed view

The proposed phase 2 is not visible and shown as a red line outline as it is obscured by the later commercial phase of the development shown in white block form. The phase 1 scheme is shown in the background. view shows the next phase of the development plan towards the viewer. They have the effect of completing the scheme by filling in the area of scrub beyond the M50. The blocks obscure the lower parts of the medium density area, but the landmark building can still be seen. The landmark building associated with the grant of permission 312290 appears to be behind the proposed scheme and is not visible in this view. There is a sense of urban consolidation and generation of place.

Visual Effect;

The cumulative visual effect of the proposed development in this view is assessed as **imperceptible**.

##### Cumulative View 2

Cumulative Proposed View

This is a view is looking southwards towards the site from close to the junction of Park West Avenue and Cloverhill Road. The view shows the proposed phase 2, with a small portion of the upper floors of the landmark tall building for phase one above the rooftop in the middle of the image.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **slight** and **positive**.

##### Cumulative View 3

Cumulative Proposed View

The proposed view shows the upper floors of the tall landmark building of Phase 1 in the distance to the left

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

#### Cumulative View 4

##### Proposed View

This is a view from Cherry Orchard Court, which is adjacent to the Cherry Orchard Park, looking westwards towards the site. This view shows the massing of the proposed blocks on site 5 of the LAP; the step down from Park West Avenue towards to Cherry Orchard Park, and the existing two storey terraced housing. It has the effect of consolidating the edge of the park, and supporting the landmark building by strengthening the composition of buildings around it. Phase 2 is not visible and is denoted by a red line outline.

##### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

#### Cumulative View 5

##### Proposed View

This is a view from Barnville Park which is adjacent to the Cherry Orchard Park, looking westwards towards the site. This view shows the massing of the proposed blocks on site 5 of the LAP; the step down from Park West Avenue towards to Cherry Orchard Park, and the existing two storey terraced housing. It has the effect of consolidating the edge of the park, and supporting the landmark building by strengthening the composition of buildings around it. The view may be mitigated further by design detail that is not available in the outline massing. Phase 2 is not visible and is denoted by a red line outline.

##### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

#### Cumulative View 6

##### Proposed View

The proposed view shows the phase 1 scheme in detail addressing the station and Park West Avenue. The buildings are grounded by the street tree planting which is particularly effective in summer. The streetscape is also demonstrating civic amenity in planting, seating. The formalisation of parking bays allows the unregulated parking to be removed. At this distance, the pale and warm brick facades also show detailing in texture which emphasises form and pattern, particularly associated with the windows and balconies. The balconies serve to add life and vibrancy above street level, indicating a vitality to the scheme. Phase 2 is not visible and is denoted by a red line outline.

##### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

#### Cumulative View 7

##### Proposed View

The view shows the proposed phase 1 scheme which completes this section of Park West Avenue making a composite urban streetscape of cycle route, parking, street trees and nature-based drainage swales, buffer planting to define the building edges and balconies overlooking the street. A gap in the block signals one of the homezone routes in to the site. Phase 2 is not visible and is denoted by a red line outline, except for a small section that appears in the distance on Park West Avenue.

##### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

### Cumulative View 8

#### Cumulative Proposed view

The proposed view shows the streetscape completed, and the landmark building in the distance, with building mass stepping down to the medium density part of the phase 1 scheme leading to the phase 2 scheme in the foreground. The articulation of massing and colours of brick facades and balconies are becoming more visible at this distance.

#### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

### Cumulative View 9

#### Cumulative Proposed view

The proposed view shows the phase 1 landmark building beyond the belt of mature trees. At this distance the detail is hard to see, but there is an impression of the massing being defined by shadow and brick colour. The phase 2 scheme is not visible and is denoted by a red line outline.

#### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

The visual effects are summarised in the following table:

View	Location	Effects	
1	Cloverhill Road M50 Bridge	Moderate	Positive
2	Park West Avenue	Moderate	Positive
3	Cloverhill Rd	Slight	Neutral
4	Cherry Orchard Court	Imperceptible	
5	Barnville Park	Imperceptible	
6	Cherry Orchard Station	Slight	Positive
7	Cedarbrook and Park West Avenue	Moderate	Positive
8	Park West Avenue	Moderate	Positive
9	Collinstown Park	Imperceptible	
Cumulative			
1	Cloverhill Road M50 Bridge	Moderate	Positive
2	Park West Avenue	Slight	Positive
3	Cloverhill Rd	Moderate	Neutral

4	Cherry Orchard Court	Moderate	Positive
5	Barnville Park	Moderate	Neutral
6	Cherry Orchard Station	Moderate	Positive
7	Cedarbrook and Park West Avenue	Moderate	Positive
8	Park West Avenue	Moderate	Positive
9	Collinstown Park	Moderate	Positive

**Table 10:** Summary of views

In summary, the assessment from a low baseline of a poor-quality environment, combined with a strong urban design plan that follows the guidance of the Park West and Cherry Orchard Local Area Plan and the SDRA4, as well as thoughtful detailing leads to generally **moderate** and **positive** effects when the scheme is visible.

## 2.4.5 Construction phase mitigation measures – landscape and visual

### 2.4.5.1 Construction Phase

The building site including a site compound with site offices, site security fencing, scaffolding and temporary works will be visible during the construction phase, from a range of viewpoints around the site. Such elements are generally viewed as temporary and unavoidable features of construction in any setting. The perimeter site hoarding will screen from view much of the construction activity and materials at ground level. Other mitigation measures proposed during this delivery stage of the development, revolve primarily around the implementation of appropriate site management procedures during the construction works – such as the control of lighting, storage of materials, placement of site offices and compounds, control of vehicular access, and effective dust and dirt control measures, etc. Such mitigation will be set out in the Construction Management Plan prepared for the scheme. This will be a working document which will be continually reviewed and amended through the construction phase to ensure effective mitigation throughout.

The Construction Management Plan to be prepared by the appointed contractor, and agreed with the Local Authority prior to the commencement of any construction works, will deal with all issues related to the construction, delivery and management of the scheme during the construction stage and will ultimately include details on the following:

Daily and weekly working hours;

- Agreed haul routes for incoming materials;
- Licensed hauliers to be used;
- Disposal sites;
- Travel arrangements for construction personnel;
- Appropriate on-site parking arrangements for construction personnel to prevent overspill parking on the local road network;
- Temporary construction entrances to be provided;
- Wheel wash facilities if required;
- Road cleaning and sweeping measures to be put in place if required;
- Temporary construction signage to be put in place and maintained.

The planning application includes an Outline Construction Management Plan, prepared by Waterman Moylan Consulting Engineers, which outlines a range of construction phase mitigation measures, many of which are relevant to the reduction of the temporary impacts on the landscape and visual environment during the construction phase. This Outline Construction Management Plan forms the basis for the required measures to be included in the appointed Contractor's Construction Management Plan. As such it references construction phase mitigation measures which are relevant to the assessment of Landscape and Visual Impact.

## 2.4.6 Operational phase mitigation measures – landscape and visual

### 2.4.6.1 Operational Phase

The design rationale and detail employed seeks to mitigate potential negative effects on the landscape character and visual amenity of the area by:

- Establishing an integrated relationship between the proposed development and surrounding buildings, infrastructure and the broader urban landscape beyond, incorporating aspects of current and emerging trends in built-form, scale, texturing, colour and materials;
- The insertion, positioning and detailed modelling of the buildings, in order to assist in the appropriate visual assimilation of their mass
- Appropriate architectural detailing to assist in the integration of the external building facades – including the modulation of openings and fenestration;
- Rationalisation of all services elements and any other potential visual clutter and its incorporation internally within building envelopes (as far as practically possible);
- Simplification and rationalisation of the proposed roof lines, including green roofs
- Use of appropriate materials in the architectural expression of the buildings. In this instance, brick is used in the facades across the scheme, with variation in colour, pattern, texture and tone occurring in the individual character areas or emphasising specific parts of facades. This approach reinforces the articulation of the massing of the blocks, as well as lending importance and interest to specific areas.
- The provision of community uses within the development, including public open space and associated amenities, in turn combining with internal cultural spaces.
- The provision of secure communal spaces with each residential block.
- Sustainable approach to nature-based drainage and to enhance biodiversity
- Detailing in the architectural and landscape design to mitigate wind and shadow effects to create good microclimates.

## 2.5 Residual Impacts

The proposed development will impact on the urban landscape to varying degrees in terms of its perceived nature and scale. These effects are tempered and conditioned by sensitivities associated with the receptor. The duration of such impacts is however determined by the design life of the proposed development. In this case the building development has a design life of up to 60 years. Impacts on landscape character are therefore deemed to be of long-term duration in this instance.

In assessing the landscape character impacts, there are three main inter-related aspects to be addressed in considering the development proposals, namely:

- The perceived character of the area, how it is affected by the proposal and how well it integrates, particularly in the context of a changing environment.

- Effects of the proposed development on social and cultural amenity
- The proposed views of the development, relative to the existing site and context and the associated impact on visual amenity

## 2.6 Difficulties Encountered

There were no difficulties encountered in the assessment.

## 2.7 Interactions

The landscape and visual aspects of the development invariably intertwine in relation to the social qualities of passive and active amenities and civic qualities in the public realm, transport, natural heritage particularly relating to enhancing biodiversity and creating resilience to climate change.





## 3 Summary of Mitigation Measures and Residual Impacts

### 3.1 Introduction

The assessment for Cherry Orchard Point identifies mitigation measures for minimising the impacts and effects of the scheme which are summarised below.

### 3.2 Mitigation Measures

The design rationale and detail employed seeks to mitigate potential negative effects on the landscape character and visual amenity of the area by:

- Establishing an integrated relationship between the proposed development and surrounding buildings, infrastructure and the broader urban landscape beyond, incorporating aspects of current and emerging trends in built-form, scale, texturing, colour and materials;
- The insertion, positioning and detailed modelling of the buildings, in order to assist in the appropriate visual assimilation of their mass
- Appropriate architectural detailing to assist in the integration of the external building facades – including the modulation of openings and fenestration;
- Rationalisation of all services elements and any other potential visual clutter and its incorporation internally within building envelopes (as far as practically possible);
- Simplification and rationalisation of the proposed roof lines.
- Use of appropriate materials in the architectural expression of the buildings. In this instance, brick is used in the facades across the scheme, with variation in colour, pattern, texture and tone occurring in the individual character areas or emphasising specific parts of facades. This approach reinforces the articulation of the massing of the blocks, as well as lending importance and interest to specific areas.
- The provision of community uses within the development, including public open space and associated amenities.
- The provision of secure private gardens
- Sustainable approach to drainage and biodiversity
- Detailing in the architectural and landscape design to mitigate wind and shadow effects to create good microclimates.

#### 3.2.1 Landscape and Visual

##### *Construction phase mitigation measures – landscape and visual*

The Construction Management Plan to be prepared by the appointed contractor, and agreed with the Local Authority prior to the commencement of any construction works, will deal with all issues related to the construction, delivery and management of the scheme during the construction stage and will ultimately include details on the following:

Daily and weekly working hours;

- Agreed haul routes for incoming materials;
- Licensed hauliers to be used;
- Disposal sites;
- Travel arrangements for construction personnel;
- Appropriate on-site parking arrangements for construction personnel to prevent overspill parking on the local road network;

- Temporary construction entrances to be provided;
- Wheel wash facilities if required;
- Road cleaning and sweeping measures to be put in place if required;
- Temporary construction signage to be put in place and maintained.

### 3.3 Residual Impacts

The proposed development will impact on the urban landscape to varying degrees in terms of its perceived nature and scale. These effects are tempered and conditioned by sensitivities associated with the receptor. The duration of such impacts is however determined by the design life of the proposed development. In this case the building development has a design life of up to 60 years. Impacts on landscape character are therefore deemed to be of long-term duration in this instance.

In assessing the landscape character impacts, there are three main inter-related aspects to be addressed in considering the development proposals, namely:

- The perceived character of the area, how it is affected by the proposal and how well it integrates, particularly in the context of a changing environment.
- Effects of the proposed development on social and cultural amenity
- The proposed views of the development, relative to the existing site and context and the associated impact on visual amenity

#### 3.3.1 Landscape and Visual

The degree of impact is seen as **moderate** in the context of a baseline of a brown and greenfield site with appropriate zoning and a landscape character that is not particularly sensitive in this locality.

The design of the scheme produces a neutral to **positive** quality in this context.

#### 3.3.2 Construction Stage

No residual Impacts; the conclusion of the construction stage will be the completion of the scheme, and the temporary nature of the effects will no longer exist. Operational Stage

In demonstrating the trend for increased density for housing as a national policy the scheme is demonstrating an intensification of the current suburban and derelict landscape. The effect is described as **moderate** in that it follows the principles and trends currently extant in the neighbourhood, and **positive** in that it asserts these new spatial definitions in a considered way and brings with it the vibrancy of a consolidated urban plan.

The assessment of visual effects concludes for the most part that the established residential areas will benefit from the views. Moderate effects occur closer to the subject site, and the massing and treatment of the facades tends to lead towards a **positive** effect.

### 3.4 Cumulative Effects

The cumulative effects are generated by schemes in the context of the Park West Cherry Orchard Local Area Plan. It is clear from the assessment that the gap sites are causing urban dereliction and antisocial behaviour, with a notable effect on the quality of the public realm. The granting of schemes

and the completion of permitted development will further consolidate the ambitions of the LAP and SDRA4 of the Dublin City Development Plan. As schemes are permitted following national, regional and local guidance, it is fair to assume that the quality of design remains appropriate. In that regard, the generation of a good sense of place and innate wayfinding in the streetscape, the provision of public realm is seen in a positive light. Increasing the population and amenity in proximity to public transport, and connecting it through green infrastructure to the local area, should be a positive way to make new, integrated communities. The cumulative effects are therefore seen as **moderate** and **positive**.

### 3.5 Summary

In summary, the landscape significance of effects resulting from a **low** landscape sensitivity, and a **high** magnitude of change, is **moderate**. Qualitatively the landscape effect is **positive**.

### 3.6 References

1. Guidelines for Landscape and Visual Impact Assessment, prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013.
2. 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), May 2022.
3. Visual Representation of Development Proposals: Technical Guidance Note 06/19, Landscape Institute UK (LI) September 2019.
4. Urban Development and Building Heights Guidelines (2018)
5. The Dublin City Development Plan 2022-2028.
6. Park West and Cherry Orchard Local Area Plan 2019

## 4 Non-Technical Summary of Chapter 10, Landscape and Visual Assessment, of the EIAR.

The full assessment of Landscape & Visual Character is contained within Chapter 10 of the EIAR.

### 4.1.1.1 Introduction

The proposed development site is part of a development plan site within the Park West Cherry Orchard Local Area Plan. It is currently a brownfield site of approx. 3.1 ha within the broader parcels of land that form the development plan, of which Phase 1 to the southern end has a grant of permission. It is located to the north of Cherry Orchard railway station and to the west of residential area of Cherry Orchard. It is defined on its eastern and northern boundaries by Parkwest Avenue. To the south, from parts of the site, the Dublin mountains are visible beyond high voltage cables.

### 4.1.1.2 Physical context – land use, topography and vegetation

The broader landscape setting is of the long-established Cherry Orchard residential area to the east, consisting of two-storey terraced housing forming a ring around Cherry Orchard Park. In between, Cedarbrook is a more recent residential development of 2-4 storey apartments. To the south, beyond the railway station, are the Academy, Crescent and Concert buildings which are residential and commercial. A vacant site sits between the Academy building, and another vacant site is on the eastern side of Park West Avenue to the south of the railway line. The site in discussion therefore forms another development site in a series of sites to the west of Cherry Orchard.

The site consists of the remnants of fields, including a townland hedgerow across the site. Much of the land is degraded pasture, and there are large swathes of stripped of soil which are regenerating. The land is secured by a high palisade fence along Parkwest Avenue, behind which the boundary is mounded, reducing visibility in to the site. Within the site, at the time of the initial site visit, there were horses grazing, amongst horse carcasses and burnt-out cars.

The lands are relatively flat, and levels are defined by the adjacent infrastructure, with the M50 elevated to some extent, and Park west Avenue rising southwards to a bridge that crossed over the M50. There are maturing trees to the southern end of the site – at this point part of the overall development plan site – presumably planted as part of the Parkwest Avenue and bridge scheme.

### 4.1.2 Impact Assessment

#### 4.1.2.1 Do Nothing

In the event of no development proceeding, the land is likely to continue to be left unmanaged, other than the grazing of horses, and vulnerable to anti-social activity. In time, as the site is zoned for development, it is likely that in the absence of this subject proposal that a development of a similar nature would be progressed on the site that accords with national and regional policies to promote sustainable growth with enhanced emphasis on self-sustaining economic and employment-based development opportunities. The effects of any other type of development are predicted to be consistent with those outlined in the impact section below.

#### 4.1.2.2 Construction Phase

Potential impacts during the construction phase are related to temporary works, site activity, and vehicular movement within and around the subject site. Vehicular movement may increase in the immediate area, and temporary vertical elements such as cranes, scaffolding, site fencing, gates, plant and machinery etc., will be required and put in place. Most of the construction impacts will be

temporary, and may include the following:

- Site preparation works and operations (including tree protection measures as appropriate);
- Site excavations and earthworks;
- Site infrastructure and vehicular access;
- Materials storage, spoil heaps etc;
- Construction traffic, dust and other emissions;
- Temporary fencing/hoardings, site lighting and site buildings (including office accommodation);
- Cranes and scaffolding;

Where trees are to be felled, or hedgerows cleared, these impacts will be permanent, however any proposed new planting will offset such effects, increasingly so as the proposed development matures.

#### *4.1.2.3 Operational Phase*

The designed scheme seeks to consolidate a key part of the urban plan, and harmonise and integrate the development within the existing landscape and the broader urban environment, in line with the Dublin City Development Plan 2022-2028, the Park West and Cherry Orchard LAP, and associated policies and objectives. It must do this whilst adhering to national planning policy which seeks the densification and the provision of increased height on appropriate urban sites. The design rationale and detail employed seeks to mitigate potential negative effects on the landscape character and visual amenity of the area by:

- Establishing an integrated relationship between the proposed development and surrounding buildings, infrastructure and the broader urban landscape beyond, incorporating aspects of current and emerging trends in built-form, scale, texturing, colour and materials;
- The insertion, positioning and detailed modelling of the buildings, in order to assist in the appropriate visual assimilation of their mass
- Appropriate architectural detailing to assist in the integration of the external building facades – including the modulation of openings and fenestration;
- Rationalisation of all services elements and any other potential visual clutter and its incorporation internally within building envelopes (as far as practically possible);
- Simplification and rationalisation of the proposed roof lines.
- Use of appropriate materials in the architectural expression of the buildings. In this instance, brick is used in the facades across the scheme, with variation in colour, pattern, texture and tone occurring in the individual character areas or emphasising specific parts of facades. This approach reinforces the articulation of the massing of the blocks, as well as lending importance and interest to specific areas.
- The provision of community uses within the development, including public open space and associated amenities.
- The provision of secure gardens.
- Sustainable approach to drainage and biodiversity
- Detailing in the architectural and landscape design to mitigate wind and shadow effects to create good microclimates.

In terms of potential visual impacts, the proposed scheme is not uncharacteristic within the broader context. Sensitivities may well be somewhat dulled by the degraded nature of the site and the expectation of new buildings and infrastructure. However the quality of the proposed building and their setting offers a coherent and vibrant completion of this quarter. The potential for a measure of visual impact, experienced by people visiting, living in, or using these areas, is therefore reasonably high. The selected viewpoints for the preparation of photomontages takes this into account by taking views from corresponding locations.

#### 4.1.2.4 Cumulative Impact

The cumulative effects are generated by schemes in the context of the Park West Cherry Orchard Local Area Plan. It is clear from the assessment that the gap sites are causing urban dereliction and antisocial behaviour, with a notable effect on the quality of the public realm. The granting of schemes and the completion of permitted development will further consolidate the ambitions of the LAP and SDRA4 of the Dublin City Development Plan. As schemes are permitted following national, regional and local guidance, it is fair to assume that the quality of design remains appropriate. In that regard, the generation of a good sense of place and innate wayfinding in the streetscape, and the provision of public realm is seen in a positive light. Increasing the population and amenity in proximity to public transport, and connecting it through green infrastructure to the local area, should be a positive way to make new, integrated communities. The cumulative effects are therefore seen as **moderate** and **positive**

#### 4.1.2.5 Mitigation

#### 4.1.2.6 Construction Phase

The Construction Management Plan to be prepared by the appointed contractor, and agreed with the Local Authority prior to the commencement of any construction works, will deal with all issues related to the construction, delivery and management of the scheme during the construction stage and will ultimately include details on the following:

Daily and weekly working hours;

- Agreed haul routes for incoming materials;
- Licensed hauliers to be used;
- Disposal sites;
- Travel arrangements for construction personnel;
- Appropriate on-site parking arrangements for construction personnel to prevent overspill parking on the local road network;
- Temporary construction entrances to be provided;
- Wheel wash facilities if required;
- Road cleaning and sweeping measures to be put in place if required;
- Temporary construction signage to be put in place and maintained.

The planning application includes an Outline Construction Management Plan, prepared by Waterman Moylan Consulting Engineers, which outlines a range of construction phase mitigation measures, many of which are relevant to the reduction of the temporary impacts on the landscape and visual environment during the construction phase. This Outline Construction Management Plan forms the basis for the required measures to be included in the appointed Contractor's Construction Management Plan. As such it references construction phase mitigation measures which are relevant to the assessment of Landscape and Visual Impact.

Initially the erection of site hoarding and hedgerow/ tree protection measures will be completed, site access points established, and site accommodation units placed. Early in the construction period, demolitions, surface/topsoil stripping, tree/shrub removal and the required excavations for the construction of building foundations will commence. The erection of cranes and/or scaffolding as appropriate will take place and temporary site lighting will be established. Removal and/or storage of excavated materials from site and the delivery of construction materials will generate increased traffic within, to and from the site. As construction progresses over the construction period, impacts will vary with the on-going business of construction, delivery and storage of materials, the erection of the buildings, etc. Mitigation measures have been proposed to minimise the impact of the construction works on the site environs and generally where this occurs, they are effective in limiting

construction phase effects.

The landscape and visual effects of these changes are most likely to be experienced as adverse effects by adjacent residents and users of Park West Avenue and Cedarbrook Way.

Generally, landscape and visual effects during the Construction Phase are likely to vary from **slight and neutral** to **moderate and negative**, depending on the stage of construction, and the intensity of site activity. The construction impacts will be of **short-term** duration.

#### 4.1.2.7 Operational Phase

The design rationale and detail employed seeks to mitigate potential negative effects on the landscape character and visual amenity of the area by:

- Establishing an integrated relationship between the proposed development and surrounding buildings, infrastructure and the broader urban landscape beyond, incorporating aspects of current and emerging trends in built-form, scale, texturing, colour and materials;
- The insertion, positioning and detailed modelling of the buildings, in order to assist in the appropriate visual assimilation of their mass;
- Appropriate architectural detailing to assist in the integration of the external building facades – including the modulation of openings and fenestration;
- Rationalisation of all services elements and any other potential visual clutter and its incorporation internally within building envelopes (as far as practically possible);
- Simplification and rationalisation of the proposed roof lines;
- Use of appropriate materials in the architectural expression of the buildings. In this instance, brick is used in the facades across the scheme, with variation in colour, pattern, texture and tone occurring in the individual character areas or emphasising specific parts of facades. This approach reinforces the articulation of the massing of the blocks, as well as lending importance and interest to specific areas.
- The provision of community uses within the development, including public open space and associated amenities.
- The provision of secure gardens.
- Sustainable approach to nature-based drainage and to enhance biodiversity.
- Detailing in the architectural and landscape design to mitigate wind and shadow effects to create good microclimates.

The proposed development has been designed to introduce a consolidated urban quarter and greater connectivity to and through the site by way of the integration with the existing network of routes in the area, taking into account the potential for future phases through a development plan, and in respect of the Local Area Plan. Landscape effects created by such new development on this compartmentalised site are relatively localised and will not be notably evident in the wider landscape.

The significance of the landscape effects resulting from a **low** landscape sensitivity, and a **high** magnitude of change, is **moderate**. Qualitatively the landscape effect is **positive**.

#### 4.1.3 Residual Impact Assessment

The degree of impact is seen as **moderate** in the context of a baseline of a brown and greenfield site with appropriate zoning and a landscape character that is not particularly sensitive in this locality.

The design of the scheme produces a neutral to **positive** quality in this context.



#### 4.1.4 Monitoring

The success of the proposed development is dependent on the proposal being properly executed as approved.

During construction, daily inspections of the site perimeter will be undertaken to ensure hoardings are maintained to a high standard.

Detailed agreement on finishes and materials to be employed needs to be ensured through the provision of and on-going adherence to reference samples provided on site for the duration of the construction works and defects period.

During operation, the proposed soft landscape works will need to be maintained and managed especially over the initial period after planting, in order to ensure they are successfully established.

## 4.2 Summary

In summary, the landscape significance of effects resulting from a **low** landscape sensitivity, and a **high** magnitude of change, is **moderate**. Qualitatively the landscape effect is **positive**.