

12 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

12.1 INTRODUCTION

The purpose of this assessment was to review the existing landscape setting of the site, to identify, describe and assess the likely potential visual impacts arising from the Proposed Development on the existing landscape, and to describe proposed mitigation measures to reduce any likely adverse potential visual impacts on the receiving environment.

The Visual impact assessment has been prepared by, Landscape Architect Daithí O'Troithigh (MSc Urban Design, Pg. Dip LA, BA Larch, Dip Arch Tech and MILI) of doyle + o'troithigh landscape architecture Ltd. Daithí has prepared Landscape & Visual Impact reports for a variety of projects including commercial, recreational, residential and tourism.

The Council of Europe defines "Landscape as an area, as perceived by people, whose character is a result of action and interaction of natural and/or human factors". The definition broadens the concept of landscape further than solely framed in terms of aesthetics and visual amenity. This definition of landscape is what will be used in this report.

This assessment should be read in conjunction with the Photomontages prepared for the scheme by Model Works and included in the Application.

12.2 ASSESSMENT METHODOLOGY

This assessment has been based on the following guidelines: -

- Environmental Protection Agency (EPA) Advice Notes on Current Practice and the Preparation of Environmental Impact Statements (EPA 2003). Guidelines on the Information to be contained in Environmental Impact Reports (2022)
- Guidelines for Landscape and Visual Assessment, 3rd Ed., The Landscape Institute and Institute of Environmental Management and Assessment, 2013.
- Urban Development & Building Heights, Dept. of Housing Planning & Local Government 2018

This assessment has involved: -

- Undertaking a desk-top study of the site; including reviewing ordnance survey mapping and aerial photography.
- Reviewing the plans, sections, and elevations of the proposed scheme.
- A review of statutory planning and other documentation to ascertain the local and wider significance.
- Visiting the site and surrounding area in July 2024 and October 2024.

12.2.1 Nature of Impacts

Impact on landscape arising from development has two distinct but closely related aspects as outlined in Chapter 2 of the 3rd edition of the Landscape Institute's Guidelines for LVIA and in the Guidelines on the Information to be contained in Environmental Impact Reports (2022). The first is impact in the form of change to character of the landscape that arises from the insertion of the Proposed Development into the existing context. The second aspect is the visual impact, which depends on the degree and nature of change in the visual environment.

It is recognized that the combined impact on character and views will draw responses, the significance of which will be partly informed by an individual's subjective perception of how much the changes matter.

The assessment of landscape and visual impacts includes: -

Off Site:

- Designated tourism Routes – roads, paths, trails, and associated viewpoints.
- Public Roads, paths, and access areas.
- Residences, hotels, and amenities.
- Sites and monuments of archaeological, architectural, or historical interest.

Site and environs:

- Topography and drainage.
- Enclosures.
- Settlement patterns and land-uses.
- Natural features.
- Archaeological, architectural, historical, or cultural features.
- Visual foci – external and internal.
- Vegetation.
- Circulation routes.

12.2.2 Significance Criteria

Whenever appropriate, the terms set out in Table 12.1, 12.2 and 12.3 below (based on the EPA Advice Notes and Guidelines 2022) are used to describe the degree, quality, and duration of an impact.

	Terms Used to Describe the Quality of Effects
Positive effect	A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).
Neutral effect	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error
Negative / adverse effect	A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).

Table 12.1: Terms used to describe the quality of effects.

	Describing the Significance of Effects
Profound Effects	An effect which obliterates sensitive characteristics.
Very Significant	An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.
Significant Effects	An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment
Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.

	Describing the Significance of Effects
Not Significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
Imperceptible	An effect capable of measurement but without significant consequences.

Table 12.2: Describing the significance of effects.

	Terms Describing the Duration and Frequency of Effects
Temporary effect	Lasting less than a year
Short-term effect	Effect lasting one to seven years
Medium-term effect	Lasting seven to fifteen years
Long-term effects	Effects lasting fifteen to sixty years
Permanent effect	Lasting over sixty years.

Table 12.3: Terms describing the duration and frequency of effects.

A collection of 23 photomontages has been prepared in a study area surrounding the site to fully illustrate the physical and visual nature of the Proposed Development. The Photomontages have been prepared from publicly accessible locations that are representative of views of the scheme from surrounding areas (Appendix 12.1).



Figure 12.1: Clonburris / Kishoge: Photomontage Location Points (Model Works)

12.3 RECEIVING ENVIRONMENT

12.3.1 Policy Considerations

The relevant designated sites, local authority designations, archaeological features, and protected sites were assessed from a landscape and visual impact basis with respect to the development proposals.

12.3.2 Designated Sites - National Heritage Sites & National Monuments

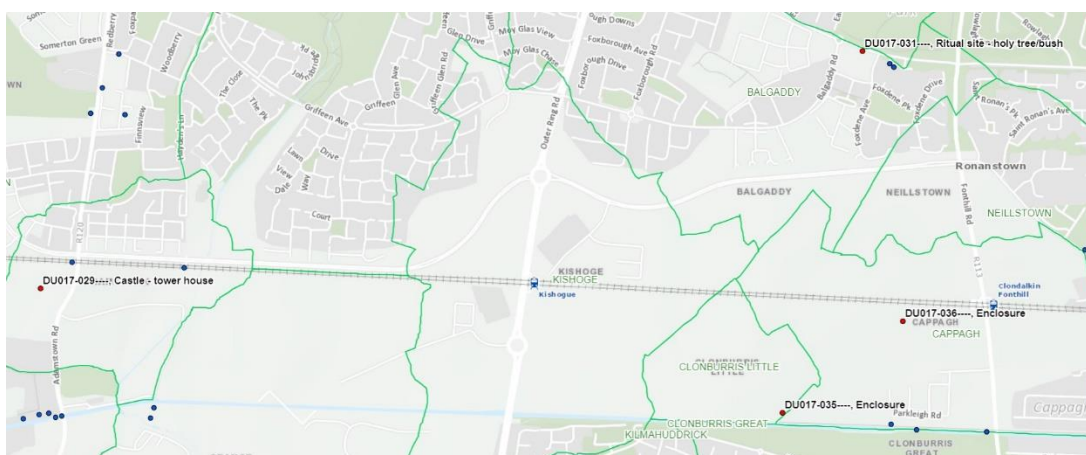


Figure 12.2: Clonburris / Kishoge: National Monuments Sites (www.Archeology.ie).

National Inventory of Architectural Heritage (NIAH)

The National Monuments Sites and Listed Buildings as contained in the National Inventory of Architectural Heritage (NIAH) located in the general area include: -

DU017-034 Castle - tower house: GRANGE (Newcastle By.)

Attached to a farmhouse in flat, low-lying ground. Shown as a castle on the Down Survey (1655-6) map. This is a rectangular tower house with a square tower that projects to the North in the North East corner. The tower house is three storeys high. The walls are plastered but where stonework is visible it is coursed limestone with roughly dressed quoins. The windows are all later insertions. Entrance is in the North wall through a round-headed doorway. There is a murder hole over the entrance lobby which leads into a vaulted ground floor (int. dims. L 7.08m; Wth.5.2m). Access to stair turret is off the lobby through a round-headed doorway. First floor not accessible. Second floor is accessed through a two-centred arched doorway. There is a garderobe chute in the South East corner which is supported by corbels and entered through a narrow round-headed door to a small circular chamber lit by a single ope. The jambs are hammer-dressed. There is a square stair tower or cap house which rises above parapet level (Healy 1974, 22; Mc Dix 1897, XXXIX, 22). A drawing by Beranger in 1773 shows stepped crenellations at parapet level (Harbison 1998, 168-9). In 1997 monitoring and excavation were undertaken in the vicinity of the castle, in advance of the construction of an access road and the excavation of foul sewers for a Business Park at Grange Castle. A curving ditch was identified orientated north-east/south-west. It was 30m in length, 0.8-0.9m deep, and 1.2-2.4m wide. The upper fills contained charcoal, mortar, flint and animal bones, and were aceramic. A decorated bone comb, stick-pin and knife gave the later ditch phase a terminus ante quem of from the 12th to the 13th century AD. A stone causeway, 0.5-0.6m wide and 0.06-0.1m deep, crossed the ditch. The evidence suggests that extensive early medieval and post-medieval activity survives in this area; the ditches can be interpreted as medieval field boundaries (O'Brien, R. 1998, 26-7).

DU017-029 Castle - tower house: ADAMSTOWN (Newcastle By.)

Located on flat ground between the canal and the railway. A three-storey tower house, which was oblong in plan with a projecting turret and stepped crenellations. Demolished in the 1960s. Not visible at ground level. (McDix 1897, 12; Ball 1906, 58-60; Healy 1974, 22).

DU017-031 Ritual site - holy tree/bush: BALGADDY (Uppercross By.)

In 1974 this was a large bush at the road junction. It has since been cleared. Named 'bush of Balgarry' on the OS 1936-7 edition. This may have been a holy bush. No visible trace at ground level.

DU017-036 Enclosure: CAPPAGH

Situated in rough pasture on fairly level ground North of a stream. An aerial photograph taken in 1971 (FSI 206/5/4) shows a cropmark of an elongated oval enclosure (est. dims. NE-SW c. 34m; NW-SE c. 22m). Not visible at ground level.

DU017-035 Enclosure : CLONBURRIS LITTLE

In field of rough pasture bordering the canal. An aerial photograph (FSI 1971/224-6) shows a horseshoe-shaped enclosure. No visible at ground level.

Finnstown House, Adamstown Road, FINNSTOWN, DUBLIN Reg No. 11204047

Detached three-bay single-storey former gate lodge, c.1860, now in use as a private house. uPVC casement windows. Smooth rendered façade, almost completely covered in foliage. Small segmental-arched window with Y-tracery in the west wall. Hipped slate roof with central rendered chimney stack. Set inside entrance screen comprising rendered, ruled and lined square plan gate piers surmounted by eagles and flanking pedestrian gateways in roughcast rendered wall, all containing wrought-iron gates.

This small former gate lodge to Finnstown House is beautifully set not only in its own pleasant gardens but also the grounds leading up to the former main house. The lodge is greatly complemented by the large and imposing entrance ensemble for the main house, which contains highly idiosyncratic wrought-iron gates.

Neilstown Lodge, Neilstown Road, NEILLSTOWN, DUBLIN Reg No. 11205036

Detached single-storey former gate lodge c. 1820, now in use as a house. Pebble dashed southern wall with two fixed light timber windows in lancet openings, forming flanking screen wall of gateway. Single-bay lodge within, with roughcast rendered walls, glazed timber door having brick surround, and pitched slate roof with decorative bands. Original building extended by the addition of a replica range to the north. Further flat-roofed extensions beyond.

Though the gate lodge itself is quite a modest structure, the façade it presents to the street is most engaging, adding much character to the narrow road.

10th Lock, CLONBURRIS GREAT, DUBLIN Reg No. 11205013

Single-stage canal lock, c.1780, with coursed limestone walls, rendered between gates, having limestone coping. Timber and iron lock gates to either end. Timber mooring post at intervals between gates.

A standard-type canal lock retaining original materials and finishes. It adds a welcome historical dimension to the rapidly developing vicinity, and is a valuable element of the overall canal group.

11th Lock, CLONBURRIS GREAT, DUBLIN Reg No. 11205012

Single-stage canal lock, c.1780, with coursed limestone walls having limestone coping. Timber and iron lock gates to either end. Timber mooring post at intervals between gates.

A standard-type canal lock retaining original materials and finishes, set in a tranquil location with the nearby lock keeper's house. A valuable element of the overall canal group.

Omer Lock House, CAPPAGH, DUBLIN Reg No. 11205011

Detached three-bay two-storey gable-fronted former lock-keeper's house, c.1790, now derelict. Roughcast rendered limestone rubble walls with cut stone architrave, sills, string courses and door surround. Shallow recessed arch framing centre of each elevation. Unroofed and partially overgrown.

This handsome, symmetrical lock keeper's house, which may have been designed by Thomas Omer, is one of a group along the Grand Canal. Though in poor condition, it retains its original proportions and some materials. Its presence enhances the area both visually and historically.

12th Lock, R120, BALLYMAKAILY, DUBLIN Reg No. 11204053

Single-stage canal lock, c.1770. Lock gates are of timber and iron construction with coursed granite inner walls. Painted timber mooring post at intervals between gates.

A good example of a standard-type eighteenth-century canal lock, enhanced by its setting among such a rich group of canal structures.

12th Lock Bridge, R120, BALLYMAKAILY, DUBLIN Reg No. 11204052

Single-arch road bridge over canal, c.1770. Segmental arch with painted dressed voussoir stones set into smooth rendered west elevation. Roughcast rendered parapet with semi-circular coping stones and roughcast rendered pier faced with dressed granite blocks to each end. Bridge widened and refurbished, 1932.

This bridge, though widened, retains much original fabric and remains a valuable element in this group of canal structures including the lock gates and mill buildings.

BALLYMAKAILY, DUBLIN Reg No. 11204054

Detached seven-bay two-storey over basement former mill building, c.1860, now in use as offices. Random coursed rubble stone walls with roughly dressed limestone quoins. Replacement timber windows. Ground floor windows have a modern concrete surround with the original red brick relieving arches still visible. Seven large oval cast-iron building ties are located on the south front. Segmental profile corrugated iron roof.

Despite alteration and conversion, this former mill building associated with the Flour Mill still retains its elegance and dominance over the Twelfth Lock and bridge and is a valuable reminder of the former variety of functions associated with the canal network.

BALLYMAKAILY, DUBLIN Reg No. 11204055

Detached multiple-bay three-storey over basement former mill building, c.1860, now derelict. Roughcast rendered walls. Smooth render to the centre bays on the ground floor showing outline of former extension, now removed. A mix of boarded-up and steel-framed windows. Large door openings to ground floor of front elevation and west gable. Pitched corrugated asbestos roof.

This substantial former mill building fronting onto the canal, though in poor condition, retains its imposing volume and some materials, and is a valuable document of the diversity of building functions and types associated with the canal network.

Lock Keeper's Cottage, BALLYMAKAILY, DUBLIN Reg No. 11204056

Detached three-bay two-storey gable-fronted classical style former lock keeper's house, c.1765, now in use as a detached house. Timber sash windows. Roughcast rendered walls with cut stone architrave and string courses, with a round-arched blind recess to the gable front. Pitched slate roof with red brick

chimney stacks to each gable. Annexe to east has a hipped slate roof, timber sash windows and timber panelled door with overlight.

This attractive former lock-keeper's house of a standard design retains much of its original architectural impact and style. The plain string courses and classical detail contrast with the roughcast walls to a very pleasing effect. Possibly designed by Thomas Omer, it is a fine addition to the varied group surrounding the twelfth lock.

12.3.3 Designated Natura 2000 Sites

European sites are internationally protected sites that have been designated specifically to protect core areas for a sub-set of species or habitat types listed in the Habitats and Birds Directives. They are deemed to be of European importance because they are endangered, vulnerable, rare, endemic, or present outstanding examples of typical characteristics of one or more of Europe's nine biogeographical regions. In total, there are approximately 2000 species and 230 habitat types, for which core sites need to be designated as European sites (Natura 2000 sites).

The site lands do not include a designated Natura 2000 site. There are no designated Natura 2000 sites close to the site lands which may be visually impacted by the Proposed Development. The closest designated Natura 2000 site to the site lands – Rye Water Valley/Carton SAC (Site Code: IE0001398) – is located 4.7Km to the north west of the site: see Figure 12.3 illustrating the location of the Rye Water Valley / Carton SAC.

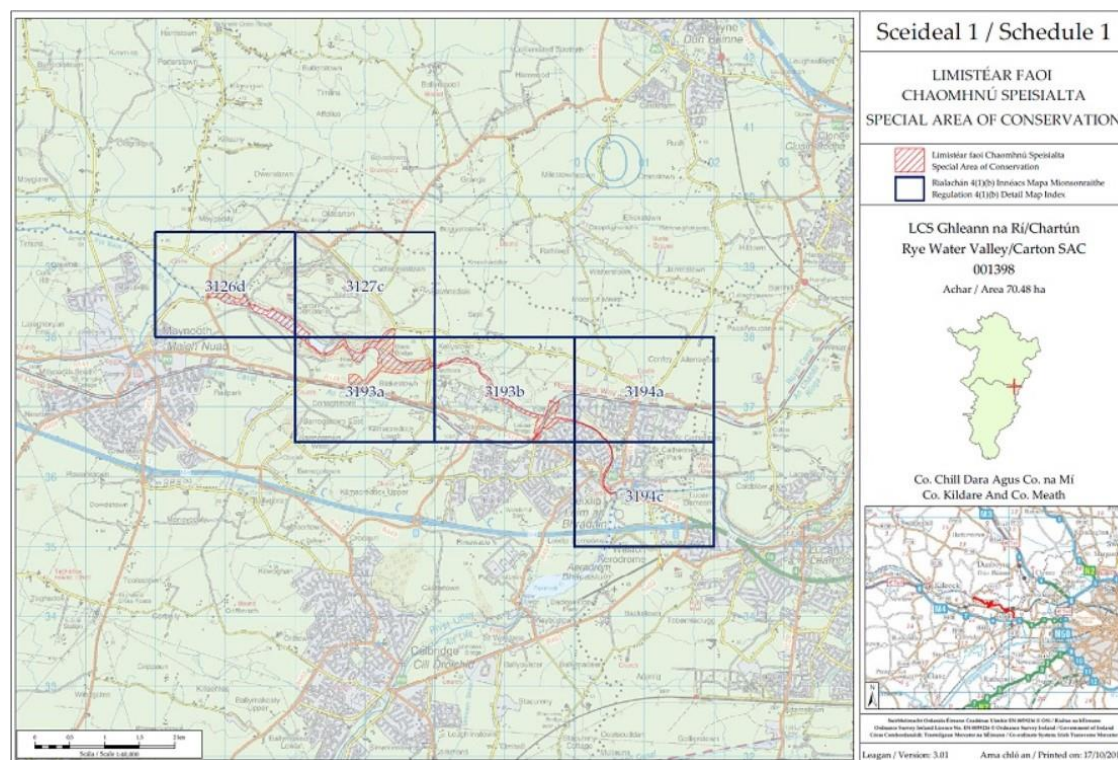


Figure 12.3: S.I. No. 494/2018 - European Union Habitats (Rye Water Valley/Carton Special Area of Conservation 001398) Regulations 2018

Table 3.1: Natura 2000 Sites

Site Code	Site Name	European Site Type
001209	Glenasmole Valley	SAC
002122	Wicklow Mountains	SAC
004040	Wicklow Mountains	SPA

Figure 12.4: SDCC Natura 2000 Sites**Table 3.2:** Proposed Natural Heritage Areas in South Dublin County

Site Code	Site Name	Also Natura 2000 Site
000991	Dodder Valley	No
000128	Liffey Valley	No
002104	Grand Canal	No
001212	Lugmore Glen	No
000211	Slade of Saggart and Crooksling Glen	No
001209	Glenasmole Valley	Yes (SAC)
002122	Wicklow Mountains*	Yes (SAC and SPA)

* The Wicklow Mountains pNHA extends into South Dublin County.

Figure 12.5: SDCC pNHA

12.3.4 Proposed Natural Heritage Areas

Ireland's national designations for wildlife are the Natural Heritage Area (NHA) and proposed Natural Heritage Area (pNHA). These are areas considered important for the habitats present or which hold species of plants and animals whose habitat needs protection.

The Grand Canal is a proposed Natural Heritage Area (pNHA) and comprises the canal channel and the banks on either side of it. It is considered to be the most valuable natural, built and cultural heritage asset on the SDZ lands. The Planning Scheme provides for a 50m set-back for all buildings from the northern side of the Grand Canal, to afford the optimal degree of protection to the Grand Canal ecological corridor.

12.3.5 EU Annex I Habitats

EU Annex I habitats are habitats listed in Annex I of the Habitats Directive, that are of EU Community Interest. The directive defines habitats of EU Community Interest as those that (i) are in danger of disappearance in their natural range; or (ii) have a small natural range following their regression or by reason of their intrinsically restricted area; or (iii) present outstanding examples of typical characteristics of one or more of the seven biogeographical regions. These can occur within a European site (Natura 2000 site) as described above or they can occur outside of a European site, as individual areas of Annex I habitat. Within South Dublin Glenasmole SAC contains a high diversity of habitats and plant communities and lists three habitats listed on Annex I of the EU Habitats Directive: petrifying springs with tufa formation, semi natural dry grassland and scrubland facies on calcareous substrate (*Festuco Brometalica*), and *Molinia* meadows on calcareous, peaty or clayey-silt-laden soils.

The site lands do not include an EU Annex I Habitat. There are no such sites close to the site lands which may be visually impacted by the Proposed Development.

12.3.6 South Dublin County Development Plan 2022-2028: Landscape Policy Context

12.3.6.1 Land Use Zoning

Lands at Clonburris have an approved SDZ Planning Scheme (2019) and represent a major expansion of the footprint of Clondalkin along the Dublin-Cork rail corridor. In this regard, significant funding has been achieved through the URDF to provide infrastructure to facilitate early development during the lifetime of the Development Plan. See Figure 12.6.

Zoning Objective: “To provide for strategic development in accordance with approved planning schemes”.

Zoning Objective Vision: “Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.”



Figure 12.6: South Dublin County Council Development Plan 2023 – 2029 Clonburris Planning Scheme.

The Development Plan contains a number of landscape related objectives relevant to the Proposed Development, extracts of which are set out in the following sections.

12.3.6.2 South Dublin County Development Plan 2022 – 2028: Chapter 3: Natural, Cultural and Built Heritage Heritage and Climate Action

Our natural and built heritage plays a vital role in the reduction and absorption of carbon and consequently has a significant positive climate impact. Natural landscapes, areas of high amenity, trees and hedgerows and wildlife habitats make a significant contribution to carbon sequestration. Boglands also play an important role in embedding carbon. The provision of greenways offers opportunities for active travel and a shift away from car-based transport. Similarly, the re-use, adaptation and upgrading of our older and historic building stock will support a move towards a low-carbon society. Together, these measures will assist South Dublin County in achieving its climate action targets.

Policy NCBH1: Overarching

“Protect, conserve and enhance the County’s natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations.”

NCBH1 Objective 1:

“To protect, conserve and enhance natural, cultural and built heritage features, seeking opportunities to identify, retain, protect, and incorporate heritage assets into plans and development.”

NCBH1 Objective 2:

“To support the objectives and actions of the County Heritage Plan and the County Biodiversity Action Plan in the promotion and protection of natural, built and cultural heritage, and to take full cognisance of the County’s Landscape Character Assessment and the County Geological Audit in the sustainable management of development.”

NCBH1 Objective 3:

“To carry out an audit and assessment, based on an initial pilot study of the County’s natural and built heritage assets including Council owned protected structures and archaeological features; to identify and safeguard these assets from the potential impacts of climate change; and to explore possible uses as part of climate change mitigation.”

Natural Heritage

The County’s natural heritage and biodiversity is of local, national and international importance. It provides the base layer and foundations upon which the built environment, transport network, and sustainable communities evolve. Consequently, protecting and conserving our biodiversity and landscapes is pivotal to the health, wellbeing and quality of life of all our citizens. The term ‘biodiversity’ is used to describe all the different types of life that makes up our environment, including plants (flora), animals (fauna), and micro-organisms which work together to create ecosystems which maintain balance and support life. The importance of natural heritage and biodiversity is apparent from the wide-ranging EU and statutory protections in place in addition to conventions signed up to by the State.

Statutory Context and Planning Policy Guidance for Natural Heritage

The Development Plan has regard to EU and national legislation and other plans, policies and guidelines relating to the protection of natural heritage.

There is a significant amount of EU and national legislation and many plans, policies and guidelines governing the area of natural heritage. The key legislation relating to this section of natural heritage has been indicated in the objectives and text as it arises.

The Development Plan acknowledges that natural heritage is embedded in planning policy at national and regional levels through the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES).

National Planning Framework, 2040

The Development Plan has regard to the National Policy Objectives (NPOs) of the National Planning Framework (NPF).

One of the aims of the National Planning Framework (NPF) is to protect, conserve and value our habitats, natural heritage and landscapes. It highlights the importance of the symbiotic relationships between natural heritage, cultural heritage, biodiversity and green infrastructure. The NPF includes National Policy Objectives (NPOs) relevant to the area of natural heritage including:

NPO 59 to ‘*Enhance the conservation status and improve the management of protected areas and protected species*’; and

NPO 60 to ‘*Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance*’

The Regional Spatial and Economic Strategy

The Development Plan has regard to Regional Policy Objectives (NPOs) of the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region.

The RSES sets out Regional Strategic Outcomes which are aligned with International, EU and national policy and specifically identifies biodiversity and natural heritage as one of these outcomes. It recognises the need to conserve and enhance biodiversity through the protection of habitats and species and ensure the sustainable management of our natural resources, to promote climate resilience and support the transition to a low carbon economy by 2050.

The RSES contains a number of Regional Policy Objectives (RPOs) which are particularly relevant to natural heritage and form the basis for a number of specific policies and objectives set out in this chapter:

RPO 7.15 states “Local authorities shall take opportunities to enhance biodiversity and amenities and to ensure the protection of environmentally sensitive sites and habitats, including where flood risk management measures are planned”;

RPO 7.16 states “Support the implementation of the Habitats Directives in achieving an improvement in the conservation status of protected species and habitats in the Region and to ensure alignment between the core objectives of the EU Birds and Habitats Directives and local authority development plans”;

RPO 7.17 states “Facilitate cross boundary co-ordination between local authorities and the relevant agencies in the Region to provide clear governance arrangements and coordination mechanisms to support the development of ecological networks and enhanced connectivity between protected sites whilst also addressing the need for management of alien invasive species and the conservation of native species”.

Biodiversity

South Dublin County has a rich biodiversity of flora and fauna, including insects, birds, fish and micro-organisms and their habitats in which they live and interact, such as grasslands, woodlands, streams, hedgerows, boglands, public parks and private gardens. All communities are part of nature and everything in nature is connected.

Ireland is a signatory to the Convention of Biological Diversity and has developed its National Biodiversity Action Plan in line with EU and International Biodiversity strategies and policies. In 2019 the Dáil and South Dublin County Council separately declared a climate and biodiversity emergency. The EU Biodiversity Strategy for 2030 sets out measures to protect 30% of EU land and sea territory with 10% of this “strictly protected” and sets out measures aimed to achieve this. The importance of biodiversity and landscape in Ireland is underpinned by National Strategic Outcome 7 “Enhanced Amenity and Heritage” of the NPF and associated strategic investment priorities in the implementation of the 4th National Biodiversity Action Plan (2023-2030). NPO 59 of the NPF and RPO 7.15 and 7.16 of the RSES reinforce the need to ensure protection and enhancement of environments and habitats. The role of biodiversity is further strengthened with the adoption of the All-Ireland Pollinator Plan (2021-2025) providing for natural management measures to protect native species.

Policy NCBH2: Biodiversity

“Protect, conserve, and enhance the County’s biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.”

NCBH2 Objective 1:

“To support the implementation of the National Biodiversity Action Plan (2017- 2021) and the All-Ireland Pollinator Plan (2021-2025) and to support the adoption and implementation of the South Dublin County Biodiversity Action Plan (2020-2026) and Pollinator Action Plan (2021-2025) and any superseding plans.”

NCBH2 Objective 2:

“To ensure the protection of designated sites in compliance with relevant EU Directives and applicable national legislation. “

NCBH2 Objective 3:

“To protect and conserve the natural heritage of the County, and to conserve and manage EU and nationally designated sites and non-designated locally important areas which act as ‘stepping stones’ for the purposes of green infrastructure and Article 10 of the Habitats Directive.”

Areas of Significant Amenity Value

The County contains many key natural assets including: the Dublin Mountains within the Wicklow Mountains National Park, the Liffey River Valley, the Dodder River Valley, the Grand Canal, and a number of smaller river corridors including the Griffeen, Camac, and Owendoher Rivers.

These natural assets are considered to:

- Support nationally and regionally unique habitats, biodiversity, and fragile ecosystems;
- Have important recreational, tourism and cultural roles;
- Provide or support forestry, agriculture and carbon sequestration;
- Provide green buffers / green wedges between built up areas; and
- Improve air quality and provide for natural flood plains and riparian corridors.

Grand Canal

The Grand Canal (pNHA) is the closest pNHA to the subject lands, being located approximately 36m south of Site 4. It is an artificial linear waterway that hosts a rich variety of habitats and plant and animal species, including protected species. It acts as a direct national link and an ecological corridor between the River Shannon and Dublin Bay and is a key element in South Dublin County’s ecological and green infrastructure network. The Grand Canal is recognised as a proposed Natural Heritage Area. The construction of the Grand Canal commenced in South Dublin County in 1756, at a location west of Clondalkin. Today, the Canal with its associated locks, canal buildings and mill structures contributes to the unique setting and historic character of South Dublin County. Its towpaths also provide an uninterrupted corridor for pedestrian and cyclist movement, while the linear feature itself acts as a corridor for wildlife, habitats, and ecosystem services. The protection of the Canal landscape and its environment is a priority of the Development Plan.

Policy NCBH9: Grand Canal

“Protect and promote the Grand Canal as a key component of the County’s Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats.”

NCBH9 Objective 1:

“To protect and enhance the important biodiversity resource offered by the Grand Canal, recognising and protecting the vital function that the Canal provides as a key corridor for habitats and wildlife from the River Shannon to Dublin Bay.”

NCBH9 Objective 2:

“To facilitate the appropriate development of the Grand Canal as a recreational route for walking, cycling, nature study and water-based activities including fishing, canal boating, rowing, paddle boarding and canoeing / kayaking, subject to environmental safeguards and assessments.”

NCBH9 Objective 3:

“To ensure that development along or adjacent to the Grand Canal contributes to the creation of an integrated network of appropriately designed walking and cycling routes connecting with the Grand Canal Way Green Route and which takes due cognisance of the sensitive nature of this national ecological corridor.”

NCBH9 Objective 4:

“To ensure that development along and adjacent to the Grand Canal protects and incorporates natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and includes an appropriate set-back distance or buffer area from the pNHA boundary to facilitate protected species and biodiversity and a fully functioning Green Infrastructure network.”

NCBH9 Objective 5:

“To ensure that development along or adjacent to the Grand Canal protects, incorporates and enhances built and industrial heritage features, particularly historic canal and mill buildings, and also sets out to protect the setting of such built heritage features.”

NCBH9 Objective 6:

“To seek the extension of the Grand Canal Way Green Route from the 12th Lock to Hazelhatch in partnership with Waterways Ireland and Kildare County Council, as one of the priority projects of the Cycle South Dublin programme, ensuring the safeguarding and enhancement of the ecological sensitivities as identified along this section of the Canal.”

NCBH9 Objective 7:

“To ensure that all development proposals along the Grand Canal are accompanied by an EcIA (ecological impact assessment) prepared by a qualified ecologist and that the recommendations of the EcIA are incorporated into any development proposals including a landscape plan prepared by a qualified landscape architect. Where new canal crossings (that is, footbridges / cycle bridges) are proposed, they should be designed so as to avoid fragmentation of linear habitat associated with the Grand Canal.”

Invasive Species

Invasive species of flora and fauna can represent a major threat to local, regional and national biodiversity, and pose a significant threat to native vegetation and wildlife by destroying their habitats or by introducing new diseases. Their prevalence can be accelerated by climate change and can have detrimental economic impacts on agricultural and forestry sectors. Prohibitions are in place in relation to the introduction or dispersal of certain invasive species as set out in the Third Schedule of the European Communities (Birds and Habitats Regulations 2011 (S.I. 477 / 2011)). A list of invasive species in Ireland is available from the National Biodiversity Data Centre.

The following policies and objectives are contained in the South Dublin County Development Plan 2022-2028:

Policy NCBH10: Invasive Species

“Protect against and prevent the introduction and spread of invasive species within the County and require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.”

NCBH10 Objective 1:

“To ensure that development proposals do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, applicants should submit a control and management programme with measures to prevent, control and / or eradicate the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477 / 2011).”

NCBH10 Objective 2:

“To ensure that the Council promptly and appropriately treats invasive species such as Japanese Knotweed, including where notified by members of the public that such species, located on public lands, pose a potential threat to property.”

Protection of Trees and Hedgerows

The Development Plan identifies that trees contribute greatly to visual amenity by creating a setting for buildings and softening and greening streetscapes in built-up areas and by adding significant visual interest in more rural areas. It states that hedgerows often mark historic field patterns and townland boundaries and significantly enhance the landscape character of rural areas. Trees and hedgerows also perform a vital role as wildlife habitats, biodiversity corridors and essential green elements in the County’s green infrastructure network. They have a further crucial role in carbon sequestration (capturing and storing carbon), contributing to the alleviation of climate change.

The Planning and Development Act, 2000 (as amended) allows Planning Authorities to make provision for the preservation of any tree, trees, group of trees or woodlands by way of a Tree Preservation Order (TPO) where it is carried out in the interest of expediency, amenity or the environment. There is a total of four TPOs registered within the County, which are listed in Table 3.3 and identified on the land-use zoning maps of the Development Plan.

The Council’s Tree Management Policy Living with Trees (2021-2026) sets out a proactive tree management programme to expand the tree canopy in the County and includes a section on TPOs, as identified in the next paragraphs below.

Tree Preservation Orders and Other Tree / Hedgerow Protections

The Development Plan states that it will seek to review Tree Preservation Orders (TPO) within the County and maintain the conservation value of trees and groups of trees that are the subject of a Tree Preservation Order while also recognising the value of and protecting trees and hedgerows which are not subject to a TPO. The following objectives are relevant.

NCBH11 Objective 1:

“To review Tree Preservation Orders within the County and maintain the conservation value of trees and groups of trees that are the subject of any Tree Preservation Order.”

NCBH11 Objective 2:

“To regularly evaluate and identify trees of amenity value within the County with a view to making them the subject of Tree Preservation Orders or otherwise protecting them and to furnish information to the public in this regard.”

NCBH11 Objective 3:

“To protect and retain existing trees, hedgerows, and woodlands which are of amenity and / or biodiversity and / or carbon sequestration value and / or contribute to landscape character and ensure that proper provision is made for their protection and management taking into account Living with Trees: South Dublin County Council’s Tree Management Policy (2015-2020) or any superseding document and to ensure that where retention is not possible that a high value biodiversity provision is secured as part of the phasing of any development to protect the amenity of the area.”

NCBH11 Objective 4:

“To protect the hedgerows of the County, acknowledging their role as wildlife habitats, biodiversity corridors, links within the County’s green infrastructure network, their visual amenity and landscape character value and their significance as demarcations of historic field patterns and townland boundaries. (Refer also to Chapter 4: Green Infrastructure).”

NCBH11 Objective 5:

“To ensure that intact hedgerows / trees will be maintained above the 120m contour line within the County ensuring that the strong rural character will not be diluted and that important heritage features and potential wildlife corridors are protected.”

Landscape Character Assessment

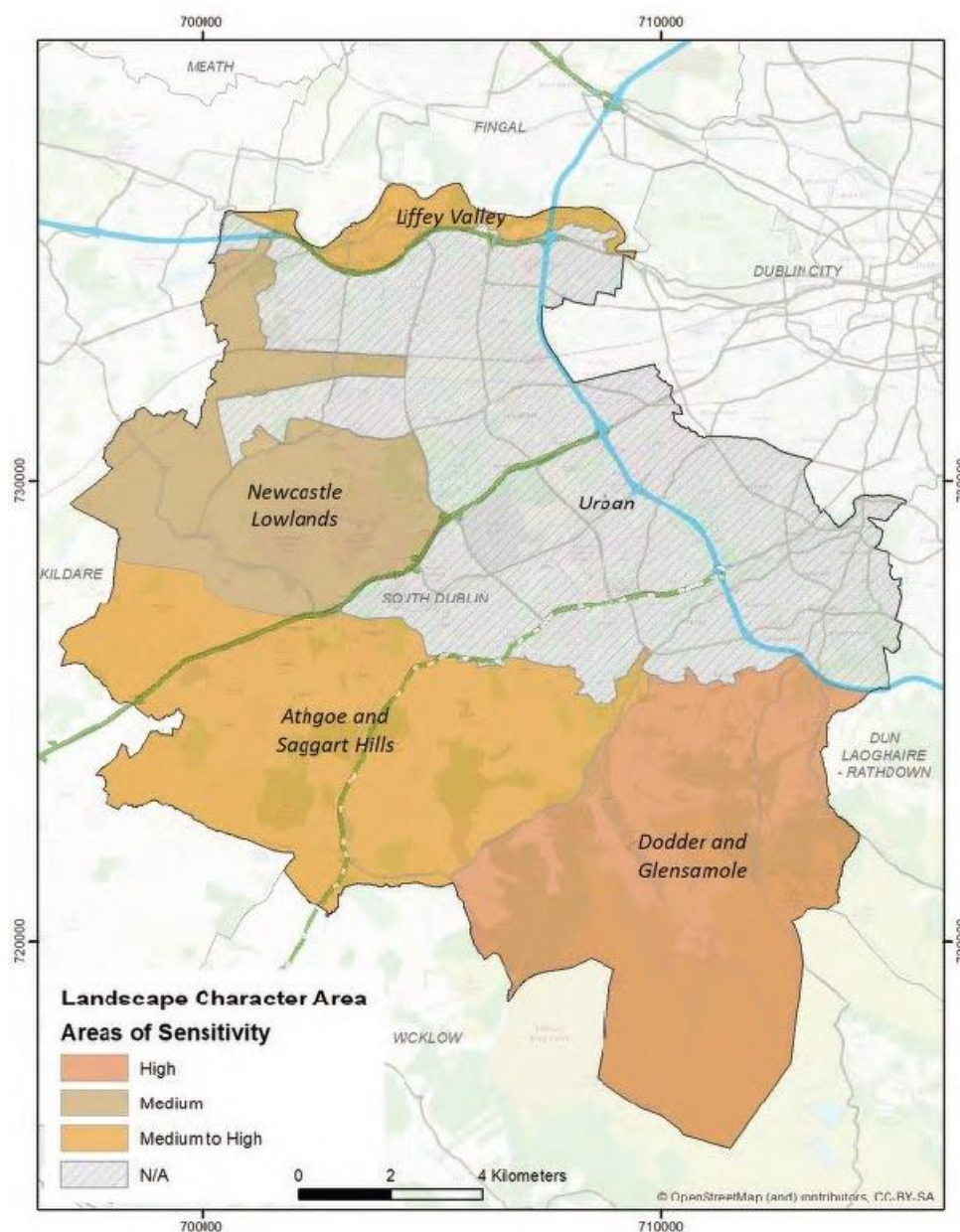


Figure 12.7: Landscape Character Areas and Sensitivity for South Dublin County

Referring again to the current South Dublin County Development Plan, the Landscape Character Assessment for South Dublin County defines five Landscape Character Areas in the County, as follows:

- Urban
- Dodder and Glenasmole Valley
- Athgoe and Saggart Hills
- Newcastle Lowlands
- Liffey Valley

The Landscape Character Assessment identifies Several Landscape Character Types within the County as follows:

- River Valley
- Canal
- Agricultural Lowlands
- Low Foothills
- Foothills
- Mountains
- Transport Corridors
- Green Space
- Urban
- Historic Urban
- Urban Fringe.

There may be several Landscape Character Types within each Landscape Character Area. The capacity of each Landscape Character Type to absorb new development will largely depend on the sensitivity of the landscape. Landscape capacity means the ability of a landscape to accommodate different amounts of change for a development of a specific type without adversely affecting the intrinsic character of the landscape. Assessment of sensitivity takes account of the overall landscape character, quality and condition of the landscape and considers its potential ability to adapt to change without losing its intrinsic character. Sensitivity is classed as Low, Moderate or High. Thus, a high sensitivity landscape would have a low capacity, but the level of the capacity will vary according to the type of development concerned.

For each Landscape Character Type, a set of principles for development has been devised. These principles will aid in the management of development including the designing of development proposals and the assessment of planning applications.

The principles for development are set out in South Dublin County Development Plan 2022 – 2028, Chapter 12: Implementation and Monitoring. The Landscape Character Assessment has been used to inform the Development Plan policy and objectives in relation to landscape. The following Development Plan policies and objectives are relevant:

Policy NCBH14: Landscapes

“Preserve and enhance the character of the County’s landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.”

NCBH14 Objective 1:

“To protect and enhance the unique landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, taking full cognisance of the Landscape Character Assessment of South Dublin County (2021).”

NCBH14 Objective 2:

“To ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2021) in accordance with Government guidance on Landscape Character Assessment and the National Landscape Strategy (2015-2025).”

NCBH14 Objective 3:

“To ensure that development respects and reinforces the distinctiveness and uniqueness of the Landscape Character Types and retains important characteristics such as habitats, landform, vernacular heritage and settlement patterns.”

NCBH14 Objective 4:

“To require a Landscape / Visual Impact Assessment to accompany all planning applications for significant proposals, located within or adjacent to sensitive landscapes and to provide mitigation measures to address any likely negative impacts.”

NCBH14 Objective 5:

“To protect skylines and ridgelines from development.”

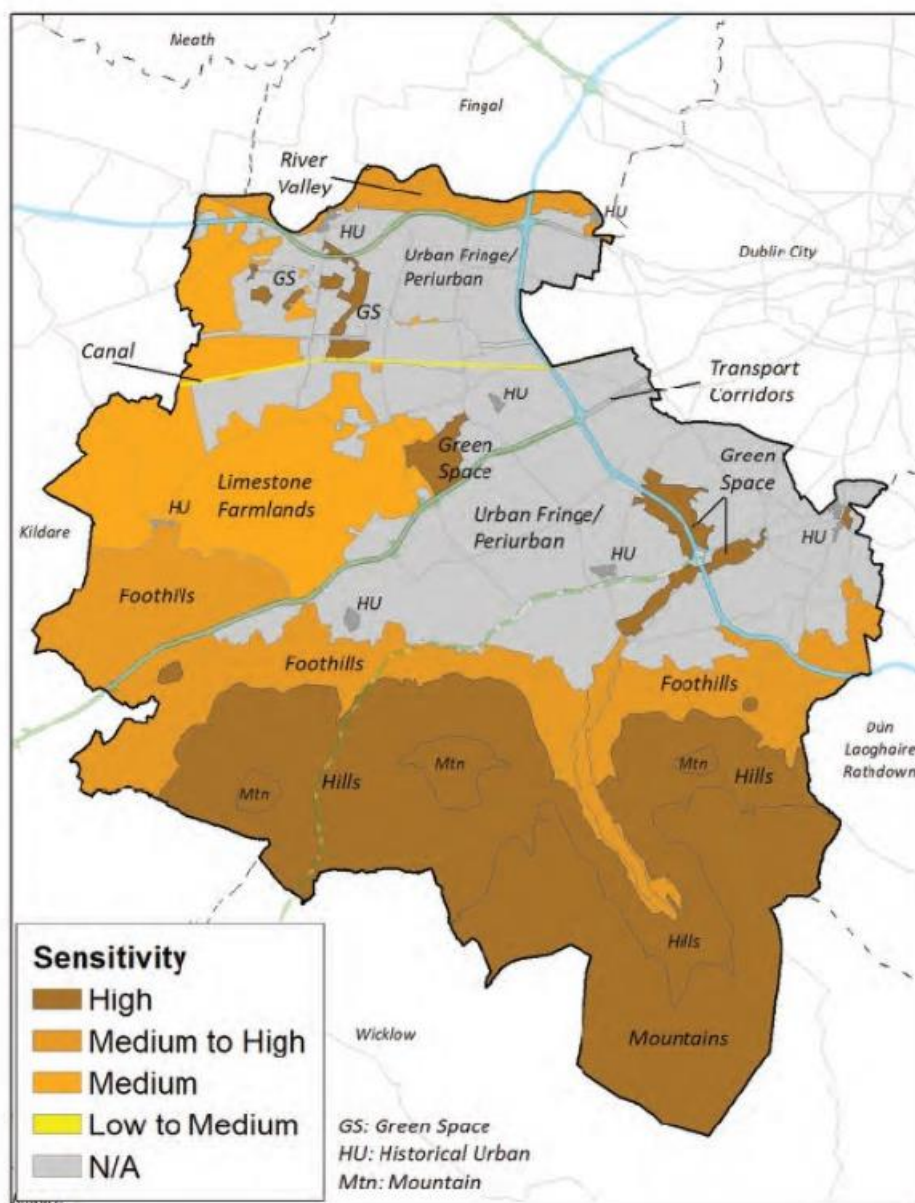


Figure 12.8: Landscape Character Types and Sensitivity for South Dublin County

The South Dublin County Development Plan 2022 – 2028 states that “The diverse and unique geology of the County has created distinct landscapes, each with its own individual special values and sensitivities. These landscapes comprise a dynamic mix of living elements that have responded to, and continue to respond to history, culture, natural cycles, weather events, water, climatic change and economic factors with influences spanning land uses such as agriculture, transport, tourism, industry and energy and settlement patterns”.

The Development Plan goes on to state that “The landscapes within the County are one of our greatest resources including; the Dublin mountains offering ecological and biodiversity interest with panoramic views over Dublin Bay and its glacial features of Glenasmole Valley; the sweeping scenic of the Liffey valley to the north of the County; the historical and tourism amenity of the linear landscape corridor of the Grand Canal; and the urbanised lowlands playing host to much of the County’s population. The European Landscape Convention (the Florence Convention), which was ratified by Ireland in 2002, forms the basis for inclusive and participative landscape management. It defines landscape as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors’. This definition integrates all varieties of landscapes regardless of status, with all facets of land use planning which may have a direct and indirect impact on the landscape. The implementation of the National Landscape Strategy for Ireland (2015-2025) will ensure compliance with the European Landscape Convention in Ireland”.

“The National Landscape Strategy for Ireland (2015-2025) recognises the importance of landscape protection and its relationship with biodiversity and climate change. The RSES recognises the need for national and regional landscape character assessments to be carried out to promote better landscape management and planning in the region, consistent with NPO 61 of the NPF and RPO 7.27 of the RSES”

The Landscape Character Assessment for South Dublin County places the wider Clonburris SDZ lands, and within that the Kishoge Development Area, in the Urban Landscape Character Area.

Urban

The Development Plan states that “This Landscape Character Area covers a significant portion of the County and is classified as an urbanised area radiating from the east. The area has historically functioned as the hinterland to Dublin City, with extensive housing estates alongside industrial and commercial developments. Housing and estate layouts date from the late nineteenth century to the present day. There are major transport corridors traversing the LCA, such as the M50 running north-south, the N4, N7 and N81 roads and Luas Red line running east-west. The settlements of Rathfarnham, Templeogue and Clondalkin have important historical legacy and remnants which should be preserved. The large public parks such as Dodder Valley, Tymon Park, Corkagh Park and Griffeen Park offer significant recreational and ecological resources within the urban area, as do the linear corridors of the River Dodder, Camac and Griffeen Rivers which offer areas of natural and semi-natural vegetation.”

Protected Views and Prospects

The County contains many scenic views and prospects of places of natural beauty or interest that are located within the County and in adjoining counties. These include localised views and panoramic prospects of rural, mountain, hill, coastal and urban landscapes such as Dublin City and environs, Dublin Bay, the Liffey Valley and the Dublin and Wicklow Hills and Mountains including the Glenasmole Valley. Views of places of natural beauty or interest are not confined to those that are visible from scenic places but also from and to existing built up areas. The County also contains important prospects, those prominent landscapes or areas of special amenity value or special interest which are widely visible from the surrounding area.

Prospects to be Preserved and Protected

1. Athgoe Hill
2. Bustyhill
3. Windmill Hill
4. Lugmore / Tallaght Hill
5. Verschoyle’s Hill
6. Mountpelier Hill
7. Knockannavea

8. Saggart Hill
9. Sliamh na mBánóg
10. Piperstown Hill
11. Glenasmole Valley
12. Cruagh Mountain
13. Kilakee Mountain
14. Ballymorefinn Hill
15. Seahan Mountain
16. Corrig Mountain
17. Seefingan Mountain
18. Kippure Mountain

Having regard to the above, the following Development Plan policies and objectives are relevant:

Policy NCBH15: Views and Prospects

“Preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.”

NCBH15 Objective 1:

“To protect, preserve and improve Views and Prospects of special amenity, historic or cultural value or interest including rural, river valley, mountain, hill, coastal, upland and urban views and prospects that are visible from prominent public places and to prevent development which would impede or interfere with Views and / or Prospects.”

NCBH15 Objective 2:

“To require a Landscape / Visual Assessment to accompany all planning applications for significant proposals that are likely to affect views and prospects.”

NCBH15 Objective 3:

“To seek to create a viewing platform in the vicinity of Woodford Hill to allow panoramic views from this which is the highest point in Clondalkin.”

NCBH15 SLO 1:

“To facilitate a suitable and appropriate viewing platform, sensitive to surrounding ecological network, at Old Bawn Bridge in proximity to the Council’s Nature Trail sign.”

NCBH15 SLO 2:

“To facilitate the provision of a viewing area to King John’s Bridge in Griffeen Valley Park, where feasible.”

NCBH15 SLO 3:

“To seek to develop the area at the top of Esker Hill as a viewing location for views over Lucan Village and the Liffey Valley.”

12.3.6.3 South Dublin County Development Plan 2022-2028, Chapter 4: Green Infrastructure

The Development Plan promotes the development of an integrated GI network for South Dublin County working with and enhancing existing biodiversity and natural heritage, improving our resilience to climate change and enabling the role of GI in delivering sustainable communities to provide environmental, economic and social benefits.

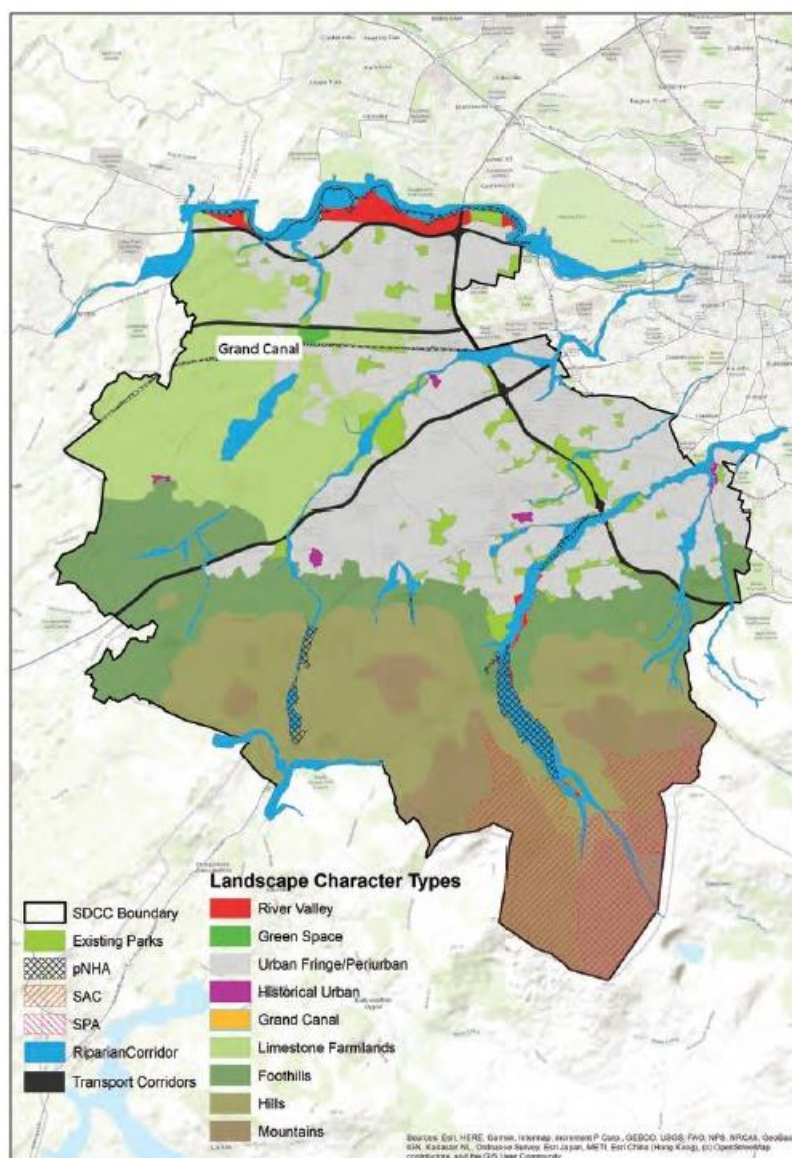


Figure 12.9: Key Elements of South Dublin County Council's GI Network

The EU defines Green Infrastructure (GI) as:

“a strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services such as water purification, air quality, space for recreation and climate mitigation and adaptation.”

Planning Policy Context

Development Plan policies and objectives must be consistent with national and regional planning policy as set out in the National Planning Framework (NPF) and Regional Spatial and Economic Strategy (RSES). The Development Plan identifies a number of policies and objectives in these documents that are particularly relevant to the role of GI in national and regional policy:

National Policy Objective (NPO) 58 requires that “Integrated planning for GI and ecosystem services will be incorporated into the preparation of statutory land use plans”.

The NPF also states that GI planning will inform the preparation of regional and metropolitan strategies and city and county development plans by:

Assisting in accommodating growth and expansion, while retaining the intrinsic value of natural places and natural assets;

Providing increased certainty in planning by proactively addressing relevant environmental issues;

Encouraging more collaborative approaches to plan-making by enabling examination of the interactions between future development requirements and the capacity of receiving areas; and

Ensuring that sufficient and well-planned green spaces, commensurate in scale to long-term development requirements, are designated in statutory plans.

Under GI-Biodiversity-Landscape, the NPF notes that: ‘It is also important to consider the interrelationships between biodiversity, natural heritage, landscape and our green spaces’.

NPO 59 requires that Local Authorities ‘Enhance the conservation status and improve the management of protected areas and protected species’;

NPO 60 requires that policy ‘Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in manner appropriate to their significance’;

NPO 62 requires that policy ‘Identify and strengthen the value of greenbelts and green spaces at a regional and city scale, to enable enhanced connectivity to wider strategic networks, prevent coalescence of settlements and to allow for the long-term strategic expansion of urban areas’.

The RSES also provides clear guidance for Local Authorities on climate action and GI. The RSES provides for ‘Enhanced GI’ as a key Regional Strategic Outcome:¹⁴²

RSO 10: Enhanced GI “Identify, protect and enhance GI and ecosystem services in the Region and promote the sustainable management of strategic natural assets such as our coastlines, farmlands, peatlands, uplands woodlands and wetlands (NSO 8, 9)”.

The Climate Strategy of the optimum development scenario for the RSES states that it is policy to “support achievement of our national climate obligations, and also to develop regional GI and ecosystem services together with site-based alternatives for adaptation / mitigation of impacts in strategic development locations”. It further states that Local Authorities should follow the ecosystem services approach integrating biodiversity protection, water management and climate action. It requires Local Authorities to ensure the protection of GI assets through the development management process and to facilitate the interconnection of GI assets across the region. Local Authorities are asked to consider opportunities for carbon sequestration (capturing and storing carbon) and integration of natural and built heritage when considering development.

RPO 7.12 “Local Authorities shall promote an Ecosystem Services Approach in the preparation of statutory land use plans”.

RPO 7.16 “Support the implementation of the Habitats Directive in achieving an improvement in the conservation status of protected species and habitats in the region and ensure alignment between the core objectives of the EU birds and Habitats Directives and local authority development plans”

RPO 7.17 “Facilitate cross boundary co-ordination between local authorities and the relevant agencies in the Region to provide clear governance arrangements and co-ordination mechanisms to support the development of ecological networks and enhanced connectivity between protected sites while also addressing the need for management of alien invasive species and the conservation of native species”.

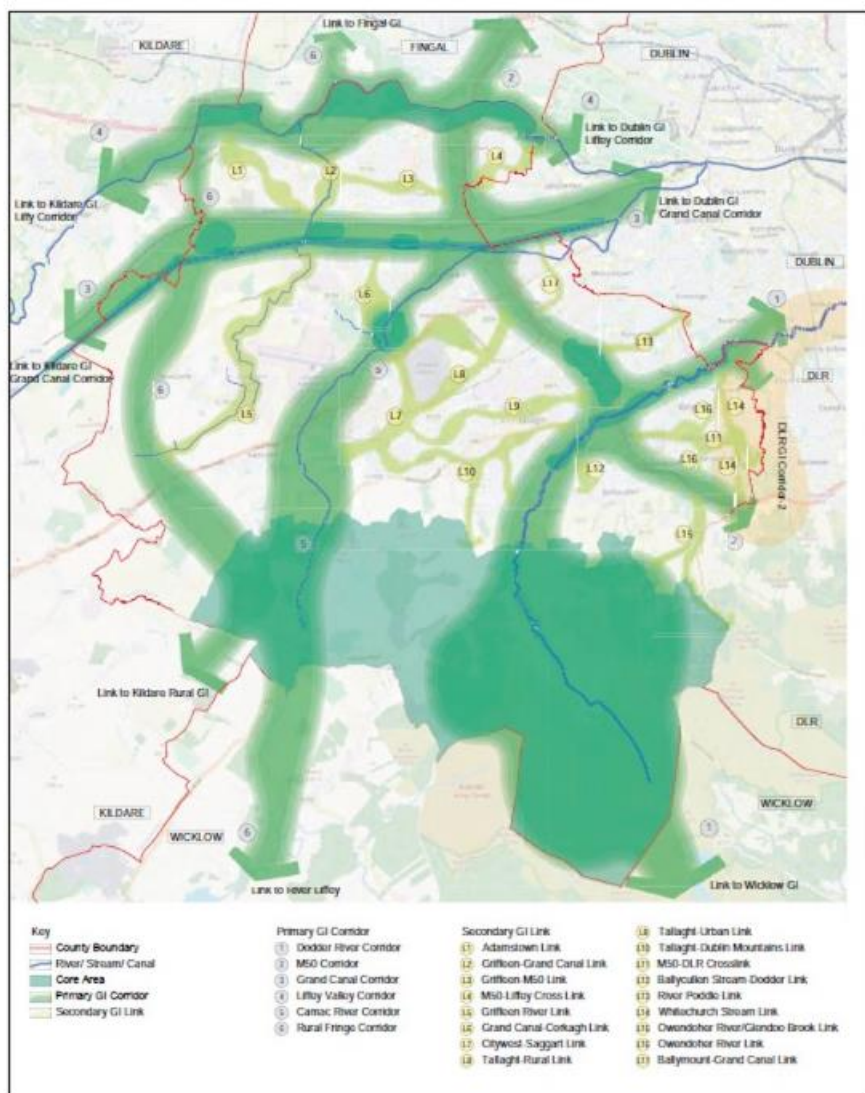


Figure 12.10: Green Infrastructure Strategy Map

Having regard to the national and regional policies above, the following Development Plan policies and objectives are then relevant:

Policy G11: Overarching

“Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.”

G11 Objective 1:

“To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style),

grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County. “

GI1 Objective 2:

“To implement and monitor the South Dublin County GI Strategy during the lifetime of this plan and develop a fit for purpose GI scoring for the County which will support ongoing identification, protection, enhancement and management of GI in the County and which will enable the assessment and monitoring of GI interventions in the County.”

GI1 Objective 3:

“To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites and protected habitats outside of Natura 2000 sites.”

Policy GI2: Biodiversity

“Strengthen the existing Green Infrastructure (GI) network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council’s commitment to the National Biodiversity Action Plan 2021-2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the Eastern and Midlands Region Spatial and Economic Strategy (RSES).”

GI2 Objective 1:

“To reduce fragmentation and enhance South Dublin County’s GI network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider GI Network.”

GI2 Objective 2:

“To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process, such proactive approach to include provision to inspect development sites post construction to ensure hedgerow coverage has been protected as per the plan.”

GI2 Objective 3:

“To retrospectively repair habitat fragmentation and provide for regeneration of flora and fauna where weaknesses are identified in the network through the implementation of new GI interventions.”

GI2 Objective 4:

“To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter. “

Sustainable Water Management

The following Development Plan policies and objectives regarding sustainable water management are relevant to landscape assessment.

Policy GI3: Sustainable Water Management

“Protect and enhance the natural, historical, amenity and biodiversity value of the County’s watercourses. Require the long-term management and protection of these watercourses as significant

elements of the County's and Region's Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate.

Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors."

GI3 Objective 1:

"To ensure that hydromorphological assessments are undertaken where proposed development is within lands which are partially or wholly within the Riparian Corridors identified as part of this Development Plan."

GI3 Objective 2:

"To require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology."

GI3 Objective 3:

"To promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along all watercourses within any development site. "

GI3 Objective 4:

"To uncover existing culverts where appropriate and in accordance with relevant river catchment proposals to restore the watercourse to acceptable ecological standards for biodiversity wherever possible improving habitat connection and strengthening the County's GI network."

Sustainable Drainage Systems (SuDS)

The following Development Plan policies and objectives regarding SuDS are relevant to landscape assessment.

Policy GI4: Sustainable Drainage Systems

"Require the provision of Sustainable Drainage Systems (SuDS) in the County and maximise the amenity and biodiversity value of these systems. "

GI4 Objective 1:

"To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022. "

GI4 Objective 2:

"To incorporate a SuDS management train during the design stage whereby surface water is managed locally in small sub-catchments rather than being conveyed to and managed in large systems further down the catchment. "

GI4 Objective 3:

"To require multifunctional open space provision within new developments to include provision for ecology and sustainable water management. "

GI4 Objective 4:

"To require that all SuDS measures are completed to a taking in charge standard."

GI4 Objective 5:

“To promote SuDS features as part of the greening of urban and rural streets to restrict or delay runoff from streets entering the storm drainage network.”

GI4 Objective 6:

“To maintain and enhance existing surface water drainage systems in the County and promote and facilitate the development of Sustainable Drainage Systems (SuDS), including integrated constructed wetlands, at a local, district and County level, to control surface water outfall and protect water quality.”

Climate Resilience

The following Development Plan policies and objectives regarding Climate Resilience are relevant to landscape assessment.

Policy GI5: Climate Resilience

“Strengthen the County’s GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate. “

GI5 Objective 1:

“To protect and enhance the rich biodiversity and ecosystems in accordance with the ecosystem services approach to development enabling mitigation of climate change impacts, by absorbing excess flood water, providing a buffer against extreme weather events, absorbing carbon emissions and filtering pollution.”

GI5 Objective 2:

“To protect and enhance the natural regime of the watercourses of the County to more efficiently capture their flood resilience value.”

GI5 Objective 3:

“To ensure compliance with the South Dublin Climate Change Action Plan and the provisions of the Council’s Tree Management Strategy.

- Increase the County’s tree canopy cover by promoting annual planting, maintenance preservation and enhancement of trees, woodlands and hedgerows within the County using locally native species and supporting their integration into new development.
- Identify suitable sites for new urban trees including Miyawaki style mini woodlands, where feasible.
- Support the implementation of a co-ordinated regional approach to the maintenance of trees and support the work of the Regional Steering Group on Tree Management to which South Dublin County Council is a participant.
- Promote the establishment of tree trails in public parks across the County.
- Promote the planting of new woodlands and forestry within appropriate open space and park locations within the County.
- To plant “pocket forests” in tracts of open grassland to act as an oasis for biodiversity.
- To recognise the value of mature trees in terms of carbon sequestration and amenity over saplings.”

GI5 Objective 4:

“To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq m. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County’s GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2)”

GI5 Objective 5:

“To promote positive land and soil protection measures to avoid degradation or loss of natural soil resources, to minimise sealing of soils and to remediate contaminated land.”

GI5 Objective 6:

“To provide more tree cover across the county, in particular to areas that are lacking trees, with an emphasis on planting native Irish trees as appropriate. “

GI5 Objective 7:

“To require the provision of green roofs and green walls, providing benefits for biodiversity and as an integrated part of Sustainable Drainage Systems (SuDS) and Green Infrastructure, in apartment, commercial, leisure and educational buildings, wherever possible and develop an evidence base for specific green roof requirements as part of the Council’s ongoing SuDS strategy development. “

Recreation and Amenity (Human Health and Wellbeing)

The following Development Plan policies and objectives regarding Recreation and Amenity are relevant to landscape assessment.

Policy GI6: Human Health and Wellbeing

“Improve the accessibility and recreational amenity of the County’s GI in order to enhance human health and wellbeing while protecting the natural environment within which the recreation occurs.”

GI6 Objective 1:

“To support a hierarchy of accessible open spaces and recreational facilities, appropriate for neighbourhood size and catchment area, which are adaptable and capable of accommodating multiple uses (See Chapter 8: Community and Open Space).”

GI6 Objective 2:

“To maximise the leisure and amenity resource offered by the County’s parks through the promotion of Management Plans that provide for the continued improvement of the park setting, biodiversity and recreational facilities. “

GI6 Objective 3:

“To provide accessible, attractive and safe routes linking settlements to the GI network of the County.”

GI6 Objective 4:

“To ensure that all new residential development provides access to multifunctional green open space, in accordance with the provisions of Chapter 8: Community and Open Space of this Development Plan and South Dublin County’s Parks and Open Space Strategy. “

GI6 Objective 5:

“To support the provision of new walkways and cycleways in suitable locations to improve the recreational amenity of GI corridors in a manner that does not compromise the ecological functions of the corridors. “

GI6 Objective 6:

“To minimise the environmental impact of external lighting within the GI network to achieve a sustainable balance between the recreational needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats (See Chapter 3: Natural, Cultural and Built Heritage and Chapter 12: Implementation and Monitoring). “

GI6 Objective 7:

“To enhance publicly owned open spaces with further appropriate GI including nature-based interventions to improve and diversify the services they provide. “

GI6 Objective 8:

“To support, in agreement with the delivery authority, the provision of outdoor public water drinking fountains along all new and future dedicated cycleways, promoting reusables and actively incentivising transition from single use plastic. “

GI6 Objective 9:

“To investigate the potential to plant hedgerows along roads to help mitigate noise and air pollution, and to increase visual amenity and enhance biodiversity.”

GI6 Objective 10:

“To continue to protect and promote existing allotments and provide for new allotments where feasible in accordance with a review of the provision and management of allotments across the County. “

GI6 Objective 11:

“To support appropriate human engagement including the sensory experience of rivers and waterways, through access to viewing points and fishing spots, having regard to the primary need for environmental and biodiversity protection.”

Landscape, Natural, Cultural and Built Heritage

The following Development Plan policies and objectives regarding Natural and Built Heritage are relevant to landscape assessment.

Policy GI7: Landscape, Natural, Cultural and Built Heritage

“Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the County Heritage Plan. “

GI7 Objective 1:

“To protect, conserve and enhance natural, built and cultural heritage features and restrict development that would have a negative impact on these assets in accordance with the provisions of Chapter 3: Natural, Cultural and Built Heritage of this Development Plan. “

GI7 Objective 2:

“To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, in accordance with the provisions of South Dublin’s Landscape Character Assessment and the provisions of Chapter 3: Natural, Cultural and Built Heritage of this Development Plan.”

Strategic Corridor Objectives

The following Development Plan objectives for identified 'Strategic Corridor3: Grand Canal Corridor' are relevant to the landscape assessment.

Strategic Corridor 3: Grand Canal Corridor

"The Grand Canal is a key national Green Infrastructure feature, acting as a major ecological and recreational link between the River Shannon in the midlands and Dublin City where the canal enters the sea. As a proposed Natural Heritage Area, the Canal supports a range of key ecosystem services along its entire route and offers a major route for a range of protected species from Dublin's rural hinterland through the urban environment of South Dublin County.

While the Grand Canal offers significant opportunities for recreation and amenity, these provisions must be appropriate to the status of the Canal, at a time of biodiversity loss, as a key biodiversity corridor. This is particularly important when the Canal encounters the more urban environment of South Dublin County, where higher population densities and demand for recreational provision has the potential to sever and fragment the Canal's regional ecological connectivity.

The Grand Canal Corridor forms a major point of interaction with other identified Strategic Corridors in this Strategy: the M50 Corridor, the Rural / Urban Fringe corridor, and the Liffey-to-Liffey Corridor, while further local links connect it to the other areas of the Liffey Valley Corridor. There are also opportunities to connect to the Royal Canal Greenway in Fingal County Council, expanding the potential for additional GI connectivity in the Dublin region."

The Grand Canal Corridor 'Overarching Objectives' are:

- "To protect and enhance the Grand Canal as an ecological green corridor, recognising its role as a national / regional corridor for wildlife and some ecosystem services.
- To ensure that development along and adjacent to the Grand Canal, including the sensitive provision of amenity and recreational facilities, recognises the Canal's ecological status, avoiding areas and features of biodiversity and heritage sensitivity, and that appropriate set-back distances or buffer areas are identified and included.
- To facilitate and enhance connectivity, both ecological and amenity, between the Grand Canal and Royal Canal Greenways.
- To engage with stakeholders along the Grand Canal to achieve shared objectives for this GI feature, without negatively impacting on the Canal's natural ecosystem services. To improve permeability and access to the Grand Canal for residents and visitors in a manner that does not cause habitat fragmentation.
- To ensure that the design of recreational and amenity facilities along the Grand Canal Corridor will enhance and protect the character of the landscape through which it passes.

Grand Canal Corridor Core Areas and Stepping Stones

Core Areas: Grand Canal pNHA

Stepping Stones :

Green spaces at Kishoge

Green space at Clonburris

Scrubland at Coolscuddan

Open spaces at Deansrath and Bawnogue

Open Space and Water body at Grange Castle Business Park

Objectives associated with the Core Areas / Stepping Stones

- To preserve and enhance hedgerows to provide improved connectivity between the scrubland at Coolscuddan (north of Grangecastle West) and the Grand Canal GI Corridor.
- To establish additional planted buffering along the course of the Grand Canal at Kylemore in order to mitigate the impact of industrial activities at Park West Industrial Estate and West Link Industrial Estate to the north and preserve the canals biodiversity and landscape / placemaking value.
- To enhance the biodiversity within open space areas acting as stepping stones proximal to the Grand Canal Corridor.

12.3.6.4 South Dublin County Development Plan 2022 – 2028, Chapter 5: Quality Design and Healthy Placemaking

The Development Plan contains the following policies and objectives promoting quality design and healthy placemaking, relevant to landscape and visual impact.

Policy QDP6: Public Realm

“Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County. “

QDP6 Objective 1:

“To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 12: Implementation and Monitoring - Design Statements and Public Realm). “

QDP6 Objective 2:

“To support public realm improvements under South Dublin County Council’s Village and Centre enhancement initiatives including those proposed within Architectural Conservation Areas having regard to the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011) or any subsequent guidelines. “

QDP6 Objective 3:

“To promote and implement environmental and public realm improvements in existing town, village, district and local centres to a high standard and finish to ensure that the design addresses environmental quality, urban design, safety including the potential for anti-social behaviour, identity, and image. “

QDP6 Objective 4:

“To pursue all avenues of funding to secure resources for the enhancement, renewal and regeneration of the public realm of the County’s urban areas.”

QDP6 Objective 6:

“To ensure that all new developments but particularly apartment developments where gardens do not form part of the home, make provision for sufficient public realm space to enable the community to enjoy a healthy living environment outdoors but within the boundaries of the development and that no new development whether it be private or social creates a development that downgrades the public realm to an extent that it is insufficient to serve as a healthy place to live, both mentally and physically. “

QDP6 Objective 7:

“To ensure, in so far as is practical, that all boundary walls in new residential developments are of a similar height and of a high quality where they are bordered on either side by a public footpath or an area that has been or is due to be taken-in-charge in order to leverage the opportunity to improve the quality of boundary treatments. “

QDP6 Objective 9:

“To ensure, in cooperation with the NTA and relevant agencies, that projects which affect the public realm will consider fully the needs of pedestrian, cyclists and public transport users, and that transport schemes complement any public realm objectives.”

Strategic Development Zones

The Government has also designated 180 hectares of land at Clonburris as a Strategic Development Zone. The planning scheme for Clonburris was approved in May 2019.

The Clonburris SDZ Planning Scheme sets out a planning framework to support the delivery of between 7,700-11,100 dwelling units and supporting infrastructure and facilities. Significant work has been carried out in regard to enabling infrastructural works required to kick start development. In March 2021, South Dublin County Council successfully secured funding of €176.6 million from the Urban Regeneration Development fund for supplementary strategic funding to deliver the huge quantum of infrastructure required to unlock the delivery of over 8,700 homes in Clonburris over the next 10 years.

The Development Plan policies and objectives in respect of SDZs, include:

Policy QDP15: Strategic Development Zones (SDZS)

“Continue to implement the approved Planning Schemes for Adamstown and Clonburris SDZs. “

QDP15 Objective 1:

“To support the delivery of the identified infrastructure to facilitate sustainable development in South Dublin’s Strategic Development Zones. “

12.3.6.5 South Dublin 2022 – 2028 County Development Plan Chapter 8: Community Infrastructure and Open Space

The Development Plan contains the following policies and objectives relating to Community Infrastructure and Open Space, relevant to landscape and visual impact.

Policy COS5: Parks and Public Open Space – Overarching

“Provide a well-connected, inclusive and integrated public open space network through a multi-functional high-quality open space hierarchy that is accessible to all who live, work and visit the County.”

COS5 Objective 1:

“To support a hierarchy of multi-functional, accessible parks and public open spaces across the County in line with Table 8.1, based on existing populations and planned growth in accordance with the overall standard of 2.4ha per 1,000 population.”

This Development Plan objective can be qualified by reference to Chapter 2 Section 2.10 Landscape and Open Space of the Clonburris SDZ Planning Scheme 2019 which identifies the strategic public open spaces to be delivered within the SDZ boundary. SDCC Planning Dept have confirmed that the additional quantum requirements of the County Development Plan are not applicable with regards to the SDZ, as the focus is on the quality rather than quantum of designed spaces.

COS5 Objective 2:

“To support the implementation of South Dublin County Parks and Open Space Strategy and to ensure that the provision, upgrade, design, and maintenance of public open space is in accordance with the Strategy. “

COS5 Objective 3:

“To support the implementation and expansion of the Council’s TeenSpace Programme (2021) and the implementation of the Sports Pitch Strategy (2020) or any superseding documents. “

Public Open Space Hierarchy

COS5 Objective 4:

“To require the provision of public open space as part of a proposed development site area in accordance with the Public Open Space Standards (minimum) set out in Table 8.2. The Council has the discretion for the remaining open space requirement to achieve the overall standard of 2.4 ha per 1,000 population, to allow for the provision or upgrading of small parks, local parks and neighbourhood parks outside the development site area, subject to the open space or facilities meeting the open space ‘accessibility from homes’ standards for each public open space type set out in Table 8.1. In exceptional circumstances where the provision or upgrade of small parks, local parks and neighbourhood parks is not achievable, the Council has the discretion for the remaining open space requirement to allow provision or upgrade of Regional Parks, to achieve the overall standard of 2.4 ha per 1,000 population, subject to the Regional Park meeting the open space ‘accessibility from homes’ standard set out in Table 8.1. “

This Development Plan objective can be qualified by reference to Chapter 2 Section 2.10 Landscape and Open Space of the Clonburris SDZ Planning Scheme 2019 which identifies the strategic public open spaces to be delivered within the SDZ boundary. SDCC Planning Dept have confirmed that the additional quantum requirements of the County Development Plan are not applicable with regards to the SDZ, as the focus is on the quality rather than quantum of designed spaces.

COS5 Objective 5:

“To require the provision of public open space as part of a proposed development site area in accordance with the Public Open Space Standards (minimum) set out in Table 8.2.

The Council has the discretion to accept a financial contribution in lieu of any remaining open space requirement to achieve the overall standard of 2.4 ha per 1,000 population, such contribution being held solely for the purpose of the acquisition or upgrading of small parks, local parks and neighbourhood parks subject to the open space or facilities meeting the open space ‘accessibility from homes’ standards for each public open space type specified in Table 8.1.”

In exceptional circumstances where the provision or upgrade of small parks, local parks and neighbourhood parks is not achievable, the Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement to allow provision or upgrade of Regional Parks, subject to the Regional Park meeting the open space ‘accessibility from homes’ standard specified in Table 8.1.

Where the Council accepts financial contributions in lieu of open space, the total contribution shall be calculated on the basis of the costs set out in the applicable Development Contribution Scheme, in addition to the development costs of the open space.

This Development Plan objective can be qualified by reference to Chapter 2 Section 2.10 Landscape and Open Space of the Clonburris SDZ Planning Scheme 2019 which identifies the strategic public open spaces to be delivered within the SDZ boundary. SDCC Planning Dept have confirmed that the additional quantum requirements of the County Development Plan are not applicable with regards to the SDZ, as the focus is on the quality rather than quantum of designed spaces.

COS5 Objective 6:

“To require that public open space calculations be based on an occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.”

COS5 Objective 7:

“To require at the sole discretion of the Planning Authority a pro rata contribution in lieu of provision of public open space where, due to the small size, configuration or location of a particular development or on sites with less than three units it is not possible to provide functional public open space on site.

Quality of Public Open Space*COS5 Objective 8:*

“To ensure the design of parks and public open space areas is of high quality; to provide a pleasant setting, accommodate use by people of all ages and abilities, to support life-long activity and good health and well-being by the provision of a balanced mix of active and passive recreation and access to, or view of, nature, ensuring that the design considers:

- provision of an appropriate mix of hard and soft surfaced areas;
- enhancement of biodiversity and existing trees and hedgerows;
- incorporation of water courses, other natural features and existing built heritage into the design of parks and open spaces as appropriate;
- provision of new planting, landscape features and appropriate site furniture including a variety of accessible, well located and designed seating. “

COS5 Objective 9:

“To ensure that parks and public open space are appropriately located within the County and within development sites, to facilitate and support its multi-functional role. “

COS5 Objective 10:

“To support and facilitate the key role of parks and open spaces in relation to green infrastructure including sustainable drainage systems (SuDS), flood management, biodiversity and carbon absorption and to promote connections between public open spaces and the wider GI network. “

COS5 Objective 11:

“To promote the role of parks and open spaces in conserving and restoring biodiversity and ecosystems in accordance with the objectives of the National Biodiversity Action Plan (2017-2021) and the All-Ireland Pollinator Plan (2021- 2025), the Council’s Biodiversity Action Plan (2020-2026) or any superseding plans. In the development of individual management plans for parks the requirements of the aforementioned biodiversity and pollinator plans will be taken into consideration and will form a part of the management requirements for the park. The development of individual management plans for parks will include consultation with local stakeholders. “

COS5 Objective 12:

“To ensure that proposed SuDS measures are only accepted as an element of public open space where they are natural in form and integrate well into the open space landscape supporting a wider amenity and biodiversity value. “

COS5 Objective 13:

“To ensure that parks and open spaces provide for a wide range of recreational and amenity activities that are easily accessible to all in the community, irrespective of age or ability.”

COS5 Objective 14:

“To ensure that public open space and associated recreational facilities are accessible by walking, cycling and public transport, as appropriate to their position within the open space hierarchy set out in Table 8.1 and include safe bicycle parking spaces at appropriate locations.”

COS5 Objective 15:

“To support the development of passive recreation within open spaces, such as walking trails, seating provision and areas which provide for passive amenity / hobbies, and visual interest.”

COS5 Objective 16:

“To ensure that parks and public open spaces are carefully designed as safe spaces, by implementing the following measures:

- Providing active frontages and maximising passive surveillance from adjacent housing and / or public thoroughfares;
- Eliminating buildings which back-on or gable-front public open spaces;
- Designing corner units with active frontage;
- Encouraging increased use through improved access and quality of facilities’;
- Careful location, design and choice of surface materials and site furniture. “

COS5 Objective 17:

“To ensure that incidental areas of open space which do not function as useable open space and / or are not clearly visible from the public realm, are designed out of a proposed scheme. “

COS5 Objective 18:

“To ensure that incidental areas of open space and areas immediately underneath high voltage electricity lines are not included in open space calculations. “

Play Facilities

COS5 Objective 19:

“To support the provision within new residential developments and parks and public open spaces, of formal and informal play areas with appropriate equipment and facilities, incorporating nature-based play opportunities where appropriate, ensuring that the needs of differing age groups including young children, older children and teenagers are catered for and that different abilities and needs are accommodated to be able to access and participate in play, and to ensure play spaces and play facilities comply with universal design principles. “

COS5 Objective 20:

“To ensure that children’s play areas are provided as an integral part of the design and delivery of new residential and mixed-use developments and addressed as part of a landscape plan in accordance with the requirements set out in Chapter 12: Implementation and Monitoring. “

COS5 Objective 21:

“To review the Council’s play policy within the lifetime of the Development Plan. “

COS5 Objective 22:

“To maximise the leisure and amenity resource offered by each of the County’s parks through the promotion of management plans that provide for the continued improvement of the park setting, recreational facilities and biodiversity. “

COS5 Objective 25:

“To continue to provide innovative play spaces, including sensory play areas and play trails, in parks and open spaces throughout the County and to identify the quietest and busiest times at SDCC playgrounds and share this information so it may be useful to visitors so they can identify quiet times and quieter playgrounds and plan their visits accordingly. “

COS5 Objective 26:

“To support and facilitate the provision of a memorial park of remembrance for all survivors of the Mother and Baby and County Institutions.”

COS5 Objective 27:

“To facilitate the provision of an apiary colony within Lucan, Adamstown subject to appropriate location and design and regard to public amenity. “

COS5 Objective 28:

“To deliver better accessibility for wheelchair users in parks, across all features (pathways, furniture, sensory and recreational amenities, and so on), including a check of compliance with universal design principles as part of the design process. “

12.3.6.6 South Dublin County Development Plan 2022 – 2028, Appendix 7: National and Regional Planning Policy Objectives

The following National and Regional Planning Policy Objectives contained with Appendix 7 of the Development Plan are relevant to the landscape and visual assessment.

National Policy Objective 58

Integrated planning for Green Infrastructure and ecosystem services will be incorporated into the preparation of statutory land use plans.

National Policy Objective 62

Identify and strengthen the value of greenbelts and green spaces at a regional and city scale, to enable enhanced connectivity to wider strategic networks, prevent coalescence of settlements and to allow for the long-term strategic expansion of urban areas.

The Grand Canal is another important habitat. The pNHA comprises the channel itself and banks on either side of it. A number of different habitats are found within the canal boundaries - hedgerow, tall herbs, calcareous grassland, reed fringe, open water, scrub and woodland. The hedgerow, although diverse, is dominated by Hawthorn (*Crataegus monogyna*). On the limestone soils of the Spindle (*Euonymus europaeus*) and Guelder Rose (*Viburnum opulus*) are present. The vegetation of the towpath is usually dominated by grass species. Where the canal was built through a bog, soil (usually calcareous) was brought in to make the banks. The contrast between the calcicolous species of the towpath and the calcifuge species of the bog is very striking. The ecological value of the canal lies more in the diversity of species it supports along its linear habitats than in the presence of rare species. It crosses through agricultural land and therefore provides a refuge for species threatened by modern farming methods.

12.3.7 Clonburris SDZ Planning Scheme 2019 – Landscape Policy Context

On 15th December 2015, the Government approved the designation of the lands at Balgaddy - Clonburris, as a site for the establishment of an SDZ. Order 2015 (S.I. No. 604 of 2015) established and

extended the designated area for the Clonburris SDZ. Its stated aim is to “represent a shared outlook for the future residential, social, economic and environmental development of a new planned and sustainable community in South Dublin County.”

The following chapters and sections of the planning scheme are relevant to the landscape and visual assessment.

12.3.7.1 Chapter 2 Planning Scheme Framework

Section 2.3 Green and Blue Infrastructure

The Planning Scheme sets out the following principles relating to Green and Blue Infrastructure which are relevant to the landscape and visual assessment

Overarching Principle

“To deliver a network of high-quality green and blue infrastructure spaces and public parks while protecting, enhancing and sensitively upgrading the natural, built and cultural assets of Clonburris lands.”

Key Principles

“To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change;”

“To retain and improve key landscape and ecological features such as hedgerows, the Grand Canal and the Griffen River;”

“To incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems;”

“To reduce fragmentation and strengthen ecological links through the retrofitting and or upgrading of the pedestrian bridge over the railway line to a ‘green bridge’;”

“To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network;”

“To support native plant and animal species and encourage corridors for their movement; and”

“To seek to retain hedgerows, aquatic habitats and established tree lines wherever possible.”

Grand Canal

As previously stated the Grand Canal is a proposed Natural Heritage Area (pNHA). The Planning Scheme further describes the importance of the Canal and how it is to be incorporated into any development proposals as follows;

“This is an area considered important for the habitats present or which holds species of plants and animals whose habitat needs protection. The Grand Canal is a man-made linear waterway that hosts a rich variety of plant and animal species including protected species and numerous mature tree species. It is a key element in the existing Green Infrastructure Network. Associated canal structures and buildings contribute to the unique setting and historic character of the Grand Canal and the southern tow-path provides an uninterrupted corridor for pedestrian and cyclist movement. Development proposals on the SDZ lands close to the Grand Canal shall protect and incorporate high value natural heritage features including watercourses, wetlands, grasslands, woodlands, mature trees, hedgerows and ditches and include for a 50m setback for all buildings and a 30m set-back distance for development (with the exception of bridges and footpaths) from the pNHA boundary to facilitate the continuity of the Grand Canal as a corridor for protected species, biodiversity, and a fully functioning Green Infrastructure network. Where new canal crossings (i.e footbridges/cycle bridges) are proposed, they should be designed so as to avoid fragmentation of linear habitats associated with the Grand Canal Corridor.”

“Any development within the SDZ lands shall assist with safeguarding and improving the quality, character and continuity of the Grand Canal (pNHA) and facilitating the protected species, biodiversity, and its contribution to a fully functioning Green Infrastructure network. The Planning Scheme provides for a 50m set-back for all buildings from the northern side of the Grand Canal pNHA boundary, to afford the optimal degree of protection to the Grand Canal ecological corridor. In order to ensure the continuity of the character of the northern tow path as an ecological corridor, access to the northern tow path of the Grand Canal shall be carefully designed, in particular, access to areas of greatest sensitivity shall be avoided. Points of access to the northern towpath of the Canal shall be detailed in the Landscape and Parks Strategy (PLS) for the lands (see Section 2.10 Landscape and Open Space). Appropriate access to the northern towpath shall be carefully designed based on site specific characterises and sensitivities (including lighting design, new planting of hawthorn and blackthorn species) and shall be set out in the LPS. (See also Sections 2.10) Where new canal crossings i.e footbridges/cycle bridges are proposed, they shall be designed so as to avoid fragmentation of linear habitats associated with the Grand Canal Corridor.”

Section 2.8.11 Street Planting, Furniture and Materials

The Planning Scheme sets out the following guidelines relating to Street Planting, Furniture and Materials which are relevant to the landscape and visual assessment.

Street Planting

“Street trees should be considered as an integral part of the street environment in accordance with DMURS (2013) with the size of species selected proportionate to the width of the street. Larger species should therefore be planted along Arterial and Link Streets and smaller species along Local Streets (see Fig. 2.8.13 for example). Streets should be generously planted at frequent intervals to soften the impact of parking and strong building frontages at intervals of 14 – 20 metres. Street trees should be planted in areas such as medians, verges and build outs. Street trees should also be augmented by planting within privacy strips along residential streets. In the interest of biodiversity and place making, reduced spacing between street trees should be considered where appropriate and achievable. In order to mitigate against noise and air pollution, double and triple planting of trees in medians and verges shall be incorporated along wide and busy streets such as Arterial and Link Streets.”

Street Furniture

“Landscape Plans shall seek to limit clutter. The provision of street furniture such as public art, lighting, bollards, seating and cycle parking must therefore be considered as part of the overall design of the street and should be considered as part of a wider strategy. Street furniture should be placed within a designated zone such as a verge and items should be selected from a limited palette that promotes visual cohesion. Further details in relation to street furniture including the design of good quality street lighting is provided in DMURS (2013).”

Section 2.8.12 Boundary Treatment

The Planning Scheme sets out the following guidelines relating to Street Planting, Furniture and Materials which are relevant to the landscape and visual assessment.

“Boundary treatment to front gardens and privacy strips for residential schemes should be unobtrusive and should allow for good passive surveillance. Such boundary treatment may comprise low planting, low masonry walls, low timber fencing or low metal railings with heights of no more than 1.2 metres. Rear boundaries between gardens should be demarcated appropriately and robustly with maximum heights of 2 metres. Timber fencing is promoted between rear gardens with the exception of those that interface with the public realm (streets and public spaces) where boundary treatment shall comprise appropriately rendered masonry walls with a minimum height of 1.8 metres and maximum height of 2 metres. Rear boundaries to communal gardens/spaces should also be demarcated through appropriate hedging or fencing. The use of masonry walls as boundaries to these spaces is generally not promoted.”

Section 2.10 Landscape and Open Space

The Planning Scheme sets out the following principles relating to Landscape and Open Space which are relevant to the landscape and visual assessment.

Overarching principle

“To provide attractive, interesting and well used outdoor spaces using the latest place making and urban design principles, creating a pedestrian centred environment with active, inviting public space, parks and private gardens.”

Key Principles

“Provide a hierarchy of high quality and multi-functional open spaces including, strategic spaces, local parks, urban spaces and strategic routes; To allow the movement network to connect to and through open spaces by providing safe, well-overlooked and accessible routes; To provide appropriate space for health and well-being, required to meet the recreational needs of the new population of Clonburris through the provision of adequate walking and cycling facilities and a diversity of green spaces for active and passive recreation; and Provide recreation facilities and open spaces that are capable of accommodating a range of community sport and recreation needs and use by the community at varying times including after school hours.”

Section 2.11 Biodiversity and Natural Heritage

The Planning Scheme sets out the following principles relating to Landscape and Open Space which are relevant to the landscape and visual assessment.

Overarching Principle

“To maximise appropriate access to and use of the Grand Canal, Griffeen Valley Park and other biodiversity assets in an ecologically sensitive way, thereby offering unique selling points to the SDZ Planning Scheme.”

Key Principles

“To seek to protect and enhance natural, built and cultural heritage features, where appropriate, such as the Grand Canal, streams, Protected Structures and barony and townland boundary hedgerows; To improve the quality, character and continuity of the Grand Canal (pNHA); To avoid or minimise the impact on protected species and their habitats; To promote local heritage, the naming of any new residential development should reflect the local and historical context of its siting, and may include the use of the Irish language; and Incorporate biodiversity and heritage into new developments.”

Section 2.12 Archaeological Heritage and Architectural Heritage

The Planning Scheme sets out the following principles relating to Archaeological Heritage and Architectural Heritage which are relevant to the landscape and visual assessment.

Overarching Principle

“To retain and enhance architectural heritage and archaeological heritage features, sites and structures within the SDZ lands by encouraging conservation and incorporation including adaptive re-use, where appropriate, within the built fabric and landscape of the SDZ Lands.”

Key Principles

“To incorporate Architectural Heritage structures and features throughout the SDZ lands in a manner that promotes place making and capitalises on the unique industrial heritage of the surrounding area;”
and

“To ensure that the high archaeological potential of the SDZ lands is fully considered and valued throughout the design and construction process.”

12.3.7.2 Chapter 3 Character Areas and Development Areas

Section 3.2 Character Areas

The Planning Scheme sets out the following Development Area Key Objectives relating to the subject sites which are relevant to the landscape and visual assessment.

Development Area 6 Kishoge Urban Centre (Sites 3 & 5)

Key Objectives (Landscape)

“To achieve high levels of permeability, particularly for pedestrians and cyclists;”

“To provide intimately scaled focal/ activity spaces surrounding quadrants of the Urban centre.”

Development Area 7 Kishoge North West (Site 3)

Key Objectives (Landscape)

“To provide locally accessible open spaces and links to strategic open space.”

Development Area 8 Kishoge South West (Site 4)

Key Objectives (Landscape)

“To provide locally accessible open spaces of local and strategic importance.”

“To provide a distinctive, diverse and quality frontage to the Canal corridor.”

Development Area 10 Kishoge North East (Site 5)

Key Objectives (Landscape)

“To provide locally accessible open spaces of local and strategic importance.”

“To provide a distinctive, diverse and quality frontages to Thomas Omer Way, the avenues/Link Streets and the strategic open spaces.”

12.3.7.3 Chapter 4 Phasing

The Planning Scheme sets out the following Phasing requirement which incorporates the subject sites which is relevant to the landscape and visual assessment.

“Prior to the commencement of development, a strategic level Parks and Landscape Strategy (incorporating a Biodiversity Management Plan) shall be prepared by the developer(s) and agreed in writing with South Dublin County Council.”

12.4 SITE DESCRIPTION

The Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris, South Dublin County) Order 2006 (S.I. No. 442 of 2006) initially designated certain lands at Balgaddy-Clonburris as a Strategic Development Zone (SDZ). The Planning and Development Act 2000 (Designation of Strategic Development Zone: Balgaddy-Clonburris, South Dublin County) Order 2015 (S.I. No. 604 of 2015) was made on 15 December 2015. It revoked the earlier order and established and extended the designated area for the Clonburris SDZ. Under the 2015 Order 2015, the lands, the development of which is deemed to be of economic and social importance to the State, are “designated as a site for the establishment of a strategic development zone in accordance with the provisions of Part IX of the Act for residential development and the provision of schools and the other educational facilities, commercial activities, including employment office, hotel, leisure and retail facilities, rail infrastructure, emergency services and the provision of community facilities as referred to in Part III of the First Schedule to the Act, including health and childcare services”.

The Clonburris SDZ lands, consisting of approximately 280 hectares, are located to the west of Dublin City Centre and the M50 – within the triangle between Lucan, Clondalkin and Liffey Valley. The SDZ lands are bisected from east to west by the Kildare railway line and by the Grand Canal to the south, and by two strategic roads – the R136 Grange Castle Road (also referred to as the Outer Ring Road) in the centre of the site. The Fonthill Road lies to the east within the SDZ lands. The R120 Lock Road forms part of the western boundary of the SDZ lands. Grange Castle Business Park is located to the south of the SDZ lands. The Adamstown SDZ is located adjacent to the north-west boundary of the Clonburris SDZ lands.

The lands at Clonburris are currently characterised by transitional agricultural landscapes. Despite their location and context between the established communities of Lucan and Clondalkin, the lands have never been developed to any significant degree and retain a largely rural character. In recent years, a primary and secondary school have been constructed on the lands. A number of private residences are located on the lands, together with traveller accommodation constructed by South Dublin County Council. There are two train stations constructed within the SDZ, the Clondalkin-Fonthill station and the Kishoge Station.



Figure 12.10: SDCC Clonburris SDZ Boundary

12.4.1 Character and Visibility

Clonburris / Kishoge is a suburban area which falls under the jurisdiction of South Dublin County Council. Clonburris / Kishoge is situated to the south of Lucan and north east of Clondalkin. It is located in a primarily residential area.

Extensive residential developments with associated village centres now cover most of the areas surrounding SDZ lands. Grange Castle Business Park, accessible via Grange Castle road is one of the larger employers.

There are several public parks in the area, including Griffen Valley park and other smaller parks nestled amongst the residential areas. Griffen Valley park is comprised of over 200 acres and is made up of a few large areas and a number of smaller green spaces. The park includes a dog park, playground, teen space and a skate park.

The R136 dual carriageway is a major transport artery which runs through the centre of the Clonburris SDZ and the Kishoge Development Area, in a north – south direction. It runs from the N4 at Lucan to the N81 at Tallaght.

12.4.2 Views

The Part X application site lies within the Kishoge Development Area of the Clonburris SDZ. Site 3 is located in Kishoge North West, Site 4 in Kishoge South West and Site 5 in Kishoge North East. Sites 3 & 4 also encroach into the Kishoge Urban Centre

Site 3 is currently screened to the north and west by tree planting and thick hedgerow of approximately 2 metres in height which runs along Adamstown Avenue. It is screened to the west by tree planting and a wall along the R136.

Site 4 is currently screened to the south by thick tree planting which runs along the canal. It is screened to the north by thick hedgerow of approximately 2 metres in height which runs along Adamstown Avenue to the west of Site 3.

Site 5 is currently partly screened to the north with hedgerow and tree planting.

12.4.3 Key Receptors

Site 4 Receptors

North

The existing mature hedgerows and tree planting along the northern extent of the dual carriageway Adamstown Avenue provide comprehensive screening from existing residential developments to the north of the site. Moving further north, the land rises and the existing landscaping of these residential developments provides screening of the site.

Photomontage Location no's 3, 11, 17, 18 & 21 show the view from the north.

- Dublin Heuston - Kildare Rail Line

The Dublin Heuston - Kildare Rail Line runs in an east - west direction, along the norther boundary of Site 4, and dissects the Kishoge Development area. This rail line provides access to commuter rail connections to and from Dublin and Portlaoise and other larger urban areas. The rail line has an approximate average of 19,000 passengers daily (2022).

- Adamstown Avenue

Adamstown Avenue is a four-lane road with a central island, pedestrian paths and is tree lined along certain stretches. It runs in an east - west direction, through Site 3. It connects to the R136 and Thomas Omer Way to the east and provides access to Adamstown to the west. It is a conduit for pylons.

- Esker South, Lucan

Esker South is an area made up mostly of two-storey semi-detached homes and terraced houses. Esker South is also home to St Patrick's Catholic Church, two primary schools, Lucan Community College, AGP FC, Beech Park FC, Lucan Skatepark, AMC Tennis Ball Cricket Club and encompasses Griffeen Valley Park. Esker South is a residential development based around pocket parks and greens.

- Oldbridge Park, Lucan

Oldbridge Park is a housing development to the west of the site, consisting of two-storey semidetached homes with front and rear gardens. It is accessible via Griffeen Avenue and is serviced by Lucan East Educate Together School.

- Hansted, Lucan

Hansted is a residential area consisting of apartments, and two-storey semi-detached housing. It is located north of Adamstown Avenue (and Site 3) and west of Griffeen Valley Park (west of Site 4). It is located to the south of Finns Park and is serviced by Busy Kids Childcare. Hansted is accessible via Hayden's Lane and Adamstown Road.

- Griffeen Valley Park

Griffeen Valley Park runs in a northeast - southwest direction, to the west of Site 4 and the existing housing to the west of Site 3. It links the residential spaces of Esker South. The park has a playground and includes the Tennis/Cricket Club, and a dog run park. The River Griffeen runs through most of the park in a north/south direction.

- Kishoge Site 3

Kishoge Site 3 is located to the north of Site 4 and will consist of mixed development and open spaces.

West

Mature trees and hedgerows along Hayden's Lane provide screening from the west of Site 4. The land slopes downward from this point.

Photomontage Location no's 2, 9, 12, 15 & 23 show the view from the west.

- Clonburris SDZ

The surrounding Clonburris SDZ will consist of parks and open spaces, homes, retail spaces, public transport infrastructure and schools.

- Haydens Lane

Haydens Lane is a two-way road which runs north/south and connects to a pedestrian bridge of the same name over Adamstown Avenue and the rail line. Haydens Lane carries on further south of the pedestrian bridge and leads to the Grand Canal. In a northerly direction it connects with Griffeen Avenue.

- Tesco Superstore

Tesco Superstore is a mixed used supermarket located in the Crossings shopping centre in Adamstown, it operates during the hours of 7am and 10pm. The supermarket services the area of Adamstown and Finnstown. It can be accessed via Adamstown Avenue

- Goodwins Build & DIY

Goodwins Build & DIY is a building materials shop located in Adamstown and is accessible via Adamstown Avenue, it operates during the hours of 7.30am -5pm. The shop caters for Adamstown and surrounding area.

- Lucan Sarsfield's GAA Club

Lucan Sarsfield's GAA club is located in Adamstown and is accessible via Adamstown Avenue. Established in 1886 and is the largest sporting organisation in West Dublin. It caters to Adamstown and surrounding area.

- 12th Lock

12th Lock is a historical landmark located along the Grand Canal, to the west of the Adamstown Road / Adamstown Avenue bridge.

South

The existing tree planting along Lynch's lane provides some screening to the south of Site 4. The mature hedgerows and trees which run along the grand canal also offer comprehensive screening to the south of the site.

Photomontage Location no's 1, 6, 7, 8 & 16 show the view from the south.

- Grand Canal

The Grand Canal runs east / west to the South of Site 4. It is accessible from the north and south banks via pedestrian bridges and the Grand Canal Way. The Grand Canal Way is accessible via Adamstown Avenue and Haydens Lane

- Grangecastle Business Park

Grangecastle Business Park is located to the south of the site. It is accessible via Grange Castle Road. The business park hosts companies such as Pfizer, BWG Foods and others.

East

The roofs of the Lynch's lane traveller accommodation are visible from the road to the east of Site 4. But the existing mature hedgerows, tree planting and the wall which all run along the dual carriageway R136 provide screening of the site from the west.

Photomontage Location no's 4, 5, 10, 13, 14, 19, 20 & 22 show the view from the east.

- Clonburris SDZ

The surrounding Clonburris SDZ will consist of parks and open spaces, homes, retail spaces, public transport infrastructure and schools.

- SDCC Traveller Accommodation

Lynch's Lane / Kishoge Park is a South Dublin County Council Traveller Accommodation located to the east of site 4. Lynch's lane will be incorporated into the redevelopment.

- Kishoge Train Station

Kishoge Train Station sits to the east of R136 and is on the Dublin-Kildare rail line. The train station facilitates rail service connections to Heuston, Grand Canal Dock, Hazelhatch and Celbridge and others. It is a stop on the commuter train belt. The station was built in 2006/2007 and opened in 2024. Parking is located to the south of the station. The rail line serves an approximate average of 19,000 passengers daily (2022).

- Kishoge Community College

Kishoge Community College is located to the south of and is accessed via Thomas Omer Way and Lynch's Lane, in the vicinity of Site 5, to the north west of Site 4. The community college operates between the hours of 8am and 4.15pm and caters to students from 1st year to 6th year of secondary school. Parking is located to the northeast of the building. Sports pitches are located to the east of the building.

- Kilmahuddrick Residential Area

Kilmahuddrick is located to the east of site 4, to the south of the Grand Canal. It is an area made up of mostly single and two story terraced and semi-detached houses. It is accessible via Nangor Road. There are multiple smaller parks located here but the main green space is St. Cuthbert's Park. St. Cuthbert's park is home to the Church of St. Cuthbert of Lindisfarne which is a historical landmark. It has pedestrian access to the Grand Canal Way.

Site 3 Receptors

North

The mature hedgerow and tree boundary planting along the section of Adamstown Avenue which bisects Site 3 provide screening from the north to the south eastern portion of this site. The land slopes away from the north of the site which also aids in screening.

Photomontage Location no's 3, 11, 17, 18 & 21 show the view from the north.

- Oldbridge Park, Lucan

Oldbridge Park is a housing development to the north of Site 3, consisting mainly of two-story semidetached homes with both front and rear gardens. There are also pocket parks and green spaces in the development. It is accessible via Griffeen Avenue and is serviced by Lucan East Educate Together School.

- Griffeen Glen, Lucan

Griffeen Glen is a housing development to the north of Site 3, consisting mainly of two-story semidetached homes with both front and rear gardens. There are also pocket parks and green spaces in the development. It is accessible via Griffeen Avenue and Griffeen Road and is serviced by Lucan East Educate Together School.

- Moy Glas, Lucan

Moy Glas is a housing development to the north of Site 3, consisting mainly of two-story semidetached homes with both front and rear gardens. There are also pocket parks and green spaces in the development. It is accessible via Griffeen Road and is serviced by Lucan east Educate Together School.

- Foxborough, Lucan

Foxborough is a housing development to the north of Site 5, consisting mainly of two-story semidetached homes with both front and rear gardens. There are also pocket parks and green spaces in the development. It is accessible via Balgaddy Road and is serviced by Lucan East Educate Together School.

- Griffeen Avenue

Griffeen Avenue is a tree lined two lane road, running in an east/west direction to the north of the site. It connects with Grange Castle Road, Balgaddy Road, Griffeen Road and Griffeen Glen avenue. It provides access to various housing developments, a school and retail, to the north of the Kishoge Development Area.

- Griffeen Shopping Centre

Griffeen's retail area is located to the north of site 3 and consists of a Centra, a pharmacy, food establishments, a youth club and a bookmaker. Each establishment operates at varying times, but the centre is active between the hours of 7.30am and 10pm. It is accessible via Griffeen Avenue.

- Lucan East Educate Together National School

Lucan East Educate Together National School is located to the north of Site 3, beside Oldbridge Park and is accessible via Griffeen Avenue. The school operates between the hours of 8.40am and 2.20pm. The school was opened in 2008 and currently has 430 pupils. Car parking is located to the north of the school.

- Griffeen Valley Educate Together National School

Griffeen Valley Educate Together National School is located to the north of the Griffeen Shopping Centre and Site 3 and is accessible via Griffeen Avenue. The building is located beside a childcare centre and a Centra. The school operates from the hours 8.30am to 3pm. Car parking located to the South of the school.

West

The mature hedgerow and tree boundary planting along the section of Adamstown Avenue which bisects Site 3 provide screening from the west to the south eastern portion of this site. The land rises as you move further west, with the network of existing residential developments, and their associated hard and soft boundary features, providing screening to the site.

Photomontage Location no's 2, 9, 12, 15 & 23 show the view from the west.

- Esker South, Lucan

Esker South is an area made up mostly of two-story semi-detached homes and terraced houses. Esker South is also home to St. Patrick's Catholic Church, 2 primary schools, Lucan Community College, AGP FC, Beech Park FC, Lucan Skatepark, AMC Tennis Ball Cricket Club and encompasses Griffeen Valley Park. Esker South is a residential development based around pocket parks and greens.

- Griffeen Valley Park

Griffeen Valley Park runs in a northeast southwest direction and links the residential spaces of Esker South. The park has a playground and includes the Tennis/Cricket Club, and a dog run park. There is a river which runs through most of the park in a north/south direction.

South

The mature hedgerow which runs along the rail line to the south of Site 3 provides screening from the south.

Photomontage Location no's 1, 6, 7, 8 & 16 show the view from the south.

- Adamstown Avenue

Adamstown Avenue is a four-lane road with a central island, pedestrian paths and is tree lined along certain stretches. It runs in an east/west direction through Site 3 and connects to the R136 and Thomas Omer Way to the east and provides access to Adamstown to the west. It is a conduit for pylons.

- Dublin-Kildare Railway Line

The Dublin-Kildare Rail Line runs in an east / west direction, dissecting the Kishoge Development Area in two. It aligns with the southern boundary of Site 3 and the northern boundary of Site 4. This rail line provides access to commuter rail connections to and from Dublin and Portlaoise and other larger urban areas. The rail line has an approximate average of 19,000 passengers daily (2022).

- Kishoge Site 4

Clonburris Site 4 is located to the south of site 3 and the Dublin-Kildare rail line. It will consist of residential-led mixed use development and open spaces.

- Clonburris SDZ

The surrounding Clonburris SDZ will consist of parks and open spaces, homes, retail spaces, public transport infrastructure and schools.

- SDCC Traveller Accommodation

Lynch's Park is a South Dublin County Council Traveller Accommodation located to the South of Site 3 and East of Site 4. Lynch's Park will be decommissioned as part of the development.

- Grangecastle Business Park

Grangecastle Business Park is located to the south of site 3. It has companies such as Google, Amazon, Microsoft and others. It is accessible via Grangecastle Road.

- Kilmahuddrick Residential Area

Kilmahuddrick is located to the South of Site 3 and Site 4, being south of the Grand Canal. It is an area made up of mostly single and two story terraced and semi-detached houses. It is accessible via Nangor Road. There are multiple smaller parks located here but the main green space is St. Cuthbert's Park. St. Cuthbert's park is home to the Church of St. Cuthbert of Lindisfarne which is a historical landmark. It has pedestrian access to the Grand Canal Way.

- Kishoge Train Station

Kishoge Train Station sits to the east of R136 and is on the Dublin-Kildare rail line. The Kishoge train station facilitates rail services to Heuston, Grand Canal Dock, Hazelhatch and Celbridge and others. It is a stop on the commuter train belt. The station was built in 2006/2007 and opened in 2024. Parking is located to the south of the station. The rail line serves an approximate average of 19,000 passengers daily (2022).

East

The existing mature hedgerows, tree planting and the wall which all run along the R136 provide screening of Site 3 from the east.

Photomontage Location no's 4, 5, 10, 13, 14, 19, 20 & 22 show the view from the east.

- R136

The R136 / Grangecastle Road is a dual carriageway which runs in a north / south direction, along the eastern boundary of Site 3. It provides access to the Grangecastle Business Park and various residential developments.

- Thomas Omer Way

Thomas Omer Way is a four-lane road with a bus lane and central island. It bisects Site 5, to the east of Site 3, and provides access to Kishoge Community College and Carline learning centre. It runs in an east / west direction and connects with the R136 and Fonthill Road North.

- Foxborough, Lucan

Foxborough is a housing development to the north east of the Site 3 and north of Site 5, consisting mainly of two-story semidetached homes with both front and rear gardens. There are also pocket parks and green spaces in the development. It is accessible via Balgaddy Road and is serviced by Lucan East Educate Together School.

- Kishoge Community College

Kishoge Community College is located to the east of Site 3 and the R136 and is accessed via Thomas Omer Way and Lynch's Lane. The community college operates between the hours of 8am and 4.15pm and caters to students from 1st year to 6th year of secondary school. Parking located to the northeast of the building. Sports pitches located to the east of the building.

- Griffeen Community College

Griffeen Community College is located immediately east of Kishoge Community College, to the east of Site 3 and the R136 and is accessed via Thomas Omer Way and Lynch Lane. The community college operates between the hours of 8am and 2.45pm. Parking located to the northeast of the building. Sports pitches located to the east of the building.

- Lynch's Lane

Lynch's Lane / Kishoge Park is a South Dublin County Council Traveller Accommodation located to the east of site 4. Lynch's lane will be incorporated into the redevelopment.

- Kishoge Site 5B

Clonburris Site 5B is located to the east of site 3 and the R136 and will consist of mixed development and open spaces.

Site 5A Receptors

North

Site 5A is located to the east of the R136 and south of Thomas Omer Way.

The mature hedgerow and tree boundary planting along the Thomas Omer Way provides screening from the north.

Photomontage Location no's 3, 11, 17, 18 & 21 show the view from the north.

- Foxborough, Lucan

Foxborough is a housing development to the north of Site 5b, consisting mainly of two-story semidetached homes with both front and rear gardens. There are also pocket parks and green spaces in the development. It is accessible via Balgaddy Road and is serviced by Lucan East Educate Together School.

- Carline Learning Centre

Carline Learning Centre is located to the north of Site 5A and west of Site 5B and is accessed via Thomas Omer Way. Car parking is located to the northeast of the building.

- Kishoge Site 5B

Kishoge Site 5b is located to the north of 5a and Thomas Omer Way and will consist of mixed development and open spaces.

West

The existing mature hedgerows, tree planting and the wall which all run along the R136 provide screening of Site 5 from the west.

Photomontage Location no's 2, 9, 12, 15 & 23 show the view from the west.

- Kishoge Site 3

Kishoge Site 3 is located to the west of Site 5a and the R136. It will consist of mixed development and open spaces.

- Oldbridge Park, Lucan

Oldbridge Park is a housing development to the west of Site 5 and the R136 and north of Site 3. It consists mainly of two-story semidetached homes with both front and rear gardens. There are also pocket parks and green spaces in the development. It is accessible via Griffeen Avenue and is serviced by Lucan east Educate Together School.

- Esker South, Lucan

Esker South is an area made up mostly of two-story semi-detached homes and terraced houses. Esker South is also home to St. Patrick's Catholic Church, 2 primary schools, Lucan Community College, AGP FC, Beech Park FC, Lucan Skatepark, AMC Tennis Ball Cricket Club and encompasses Griffeen Valley Park. Esker South is a residential development based around pocket parks and greens.

- R136

The R136 / Grangecastle Road is a dual carriageway which runs in a north / south direction to the west of Site 5. It provides access to the Grangecastle Business Park and various residential developments.

- Adamstown Avenue

Adamstown Avenue is a four-lane road with a central island, pedestrian paths and is tree lined along certain stretches. It runs in an east/west direction through Site 3 and connects to the east to R136 and Thomas Omer Way. It provides access to Adamstown to the west of Site 3. It is a conduit for pylons.

South

The trees and hedgerows along the rail line provide some screening of Site 5A from the south.

Photomontage Location no's 1, 6, 7, 8 & 16 show the view from the south.

- Kishoge Train Station

Kishoge Train Station sits to the east of R136 and is on the Dublin-Kildare line. The train station facilitates rail services to Heuston, Grand Canal Dock, Hazelhatch and Celbridge and others. It is a stop on the commuter train belt. The station was built in 2006/2007 and opened in 2024. Parking is located to the south of the station.

- Dublin-Kildare Railway Line

The Dublin-Kildare Rail Line runs in an east / west direction, bisecting the Kishoge Development area. This rail line provides access to commuter rail connections to and from Dublin and Portlaoise and other larger urban areas. The rail line carries an approximate average of 19,000 passengers daily (2022).

- Clonburris SDZ

The surrounding Clonburris SDZ will consist of parks and open spaces, homes, retail spaces, public transport infrastructure and schools.

- Grand Canal

The Grand Canal runs east / west to the south of Site 4. It is accessible from the north and south banks via pedestrian bridges and the Grand Canal Way. The Grand Canal Way is accessible via Adamstown Avenue and Haydens Lane

- Kilmahuddrick

Kilmahuddrick is located to the south of site 5a, to the south of the Grand Canal. It is an area made up of mostly single and two story terraced and semi-detached houses. It is accessible via Nangor Road. There are multiple smaller parks located here but the main green space is St. Cuthbert's Park. St. Cuthbert's park is home to the Church of St. Cuthbert of Lindisfarne which is a historical landmark. It has pedestrian access to the Grand Canal Way.

East

There is very little screening available to the east of Site 5B.

Photomontage Location no's 4, 5, 10, 13, 14, 19, 20 & 22 show the view from the east.

- Kishoge Community College

Kishoge Community College is located to the east of Site 5A and is accessed via Thomas Omer Way and Lynch Lane. The community college operates between the hours of 8am and 4.15pm. Parking located to the northeast of the building. Sports pitches located to the east of the building.

- Griffeen Community College

Griffeen Community College is located immediately to the east Kishoge Community College and is accessed via Thomas Omer Way and Lynch Lane. The community college operates between the hours of 8am and 2.45pm. Parking located to the northeast of the building. Sports pitches located to the east of the building.

- Clonburris SDZ

The surrounding Clonburris SDZ will consist of parks and open spaces, homes, retail spaces, public transport infrastructure and schools.

- Clondalkin-Fonthill Train Station

Clondalkin-Fonthill Train Station sits to the east of R113 Fonthill Road and is on the Dublin-Kildare line. The train station facilitates rail services to Heuston, Grand Canal Dock, Hazelhatch and Celbridge and others. It is a stop on the commuter train belt. It opened in 2008. Parking is located to the south of the station.

Site 5B Receptors

North

There is little to no screening from the north looking towards Site 5B . with the exception of some short hedgerows to the south of Foxborough Rd along the open space boundary wall which provides an element of screening.

Photomontages no 11 shows the view from the north.

- Foxborough, Lucan

Foxborough is a housing development to the north of Site 5B, consisting mainly of two-story semidetached homes with both front and rear gardens. There are also pocket parks and green spaces in the development. It is accessible via Balgaddy Road and is serviced by Lucan East Educate Together School.

- Balgaddy Road

Balgaddy Road is a two-lane road which runs in an east / west direction, north of Site 5B, and connects to Castle Road, Griffeen Avenue and Grangecastle Road. It provides access to multiple residential developments and Lucan Community National School.

- Lucan Community National School

Lucan Community National School is located to the north of site 5B and is accessed via Balgaddy Road. Parking located to the east of the building and basketball courts and other play areas are also located to the east of the building.

West

There are roofs of the nearby residential development which are visible from the west of Site 5B. There is a wall approximately 2 metres high which runs along the Thomas Omer Way which provides screening from the west.

Photomontages nos. 4, 14 & 19 show the view from the west.

- Carline Learning Centre

Carline Learning Centre is located to the west of Site 5B and is accessed via Thomas Omer Way. The Carline Learning Centre is an education centre based in Lucan which caters for young people aged 13-17 years old, excluded from or no longer attending mainstream education. It operates under the Peter McVerry Trust. It has approximately 40 students (2023). Car parking located to the northeast of the building.

- Kishoge Site 3

Kishoge Site 3 is located to the west of site 5b and the R136 and will consist of mixed development and open spaces.

- R136

The R136 / Grangecastle Road is a dual carriageway which runs in a north / south direction west of Site 5. It provides access to the Grangecastle Business Park and various residential developments.

- Clonburris Site 5A

Clonburris site 5a is located to the west of site 5b, south of Thomas Omer Way, and will consist of mixed development and open spaces.

South

A wall which runs along the boundary of the Thomas Omer Way is at a height of approximately 2 metres which provides screening of Site 5B from the south. The roofs of some residential development are visible over this wall. And some of these developments are visible fully along the Thomas Omer way once the wall ends.

Photomontages nos 6 & 16 show the view from the south.

- Thomas Omer Way

Thomas Omer Way is a four-lane road with a bus lane and central island. It provides access to Kishoge Community College and Carline learning centre. It runs in an east / west direction bisecting Site 5B and Site 5A. It connects with the R136 to the west and Fonthill Road North to the east.

- Kishoge Community College

Kishoge Community College is located to the south of Site 5B and is accessed via Thomas Omer Way and Lynch Lane. The community college operates between the hours of 8am and 4.15pm and caters to students from 1st year to 6th year of secondary school. Parking located to the northeast of the building. Sports pitches located to the east of the building.

- Griffeen Community College

Griffeen Community College is located immediately east of Kishoge Community College and to the south of Site 5B. It is accessed via Thomas Omer Way and Lynch Lane. The community college operates between the hours of 8am and 2.45pm. Parking located to the northeast of the building. Sports pitches located to the east of the building.

- Lynch's Park

Lynch's Park is a South Dublin County Council Traveller Accommodation located to the east of Site 4, west of the R136 and south of the Dublin-Kildare Rail Line. Lynch's Park will be decommissioned as part of the development.

- Dublin-Kildare Rail Line

The Dublin-Kildare Rail Line runs in an east / west direction, bisecting the Kishoge Development Area. This rail line provides access to commuter rail connections to and from Dublin and Portlaoise and other larger urban areas.

- Grand Canal

The Grand Canal runs east / west to the south of Site 4. It is accessible from the north and south banks via pedestrian bridges and the Grand Canal Way. The Grand Canal Way is accessible via Adamstown Avenue and Haydens Lane

- Kilmahuddrick

Kilmahuddrick is located to the south of Site 5, to the south of the Grand Canal. It is an area made up of mostly single and two story terraced and semi-detached houses. It is accessible via Nangor Road. There are multiple smaller parks located here but the main green space is St. Cuthbert's Park. St. Cuthbert's park is home to the Church of St. Cuthbert of Lindisfarne which is a historical landmark. It has pedestrian access to the Grand Canal Way.

12.5 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

12.5.1 Proposed Development

The Proposed Development comprises in summary of the following components:

Site 3- Summary Description of Development

The proposed development comprises 580no. residential units in a mix of house, apartment, duplex and triplex units comprising 1-bedroom, 2-bedroom and 3-bedroom typologies; 2-storey childcare facility; All associated and ancillary site development and infrastructural works including surface level car parking, bicycle parking, hard and soft landscaping and boundary treatment works, including public, communal and private open space, public lighting, bin stores and foul and water services. Vehicular access to the site will be from existing Adamstown Avenue and the permitted Northern Link Street (SDZ24A/0033W).

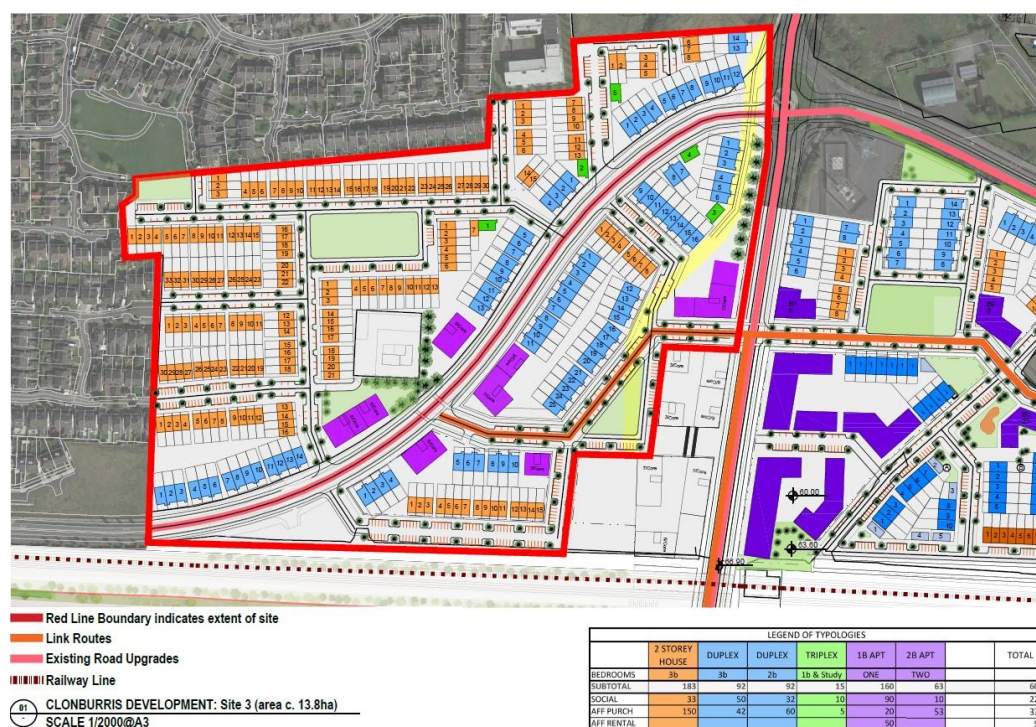


Figure 12.11: SDCC Kishoge Site 3

Site 4 Summary Description of Development

The proposed development comprises 436no. residential units in a mix of house, apartment, duplex and triplex units comprising 1-bedroom, 2-bedroom, 3-bedroom and 4-bedroom typologies; a childcare facility on the ground floor of Block F; retail unit; community building; employment uses and All associated and ancillary site development and infrastructural works including surface level car parking, bicycle parking, hard and soft landscaping and boundary treatment works, including public, communal and private open space, public lighting, bin stores and foul and water services. Vehicular access to the site will be via the Southern Link Road permitted under SDZ20A/0021.



Figure 12.12: SDCC Kishoge Site 4

Site 5 Summary Description of Development

The proposed development comprises 236 no. residential units including 55 no. social housing units, 113 no. affordable purchase units and 68 no. cost rental units. The scheme provides for a mix of 1, 2 and 3-bedroom units in a range of dwelling typologies, as follows:

1. 35 no. houses
2. 110 no. duplex units
3. 33 no. triplex units, and
4. 58 no. apartments

The proposal also includes all associated and ancillary site development and infrastructural works including a total of 219 no. car parking spaces at undercroft and surface level, bicycle parking, hard and soft landscaping and boundary treatment works, public, communal and private open space, public lighting, waste storage areas and foul and water services. Vehicular access to the site will be from Thomas Omer Way (north to Site 5B and south to Site 5A) and to Site 5A via the Northern Link Street (NLS) permitted under SDZ24A/0033W.

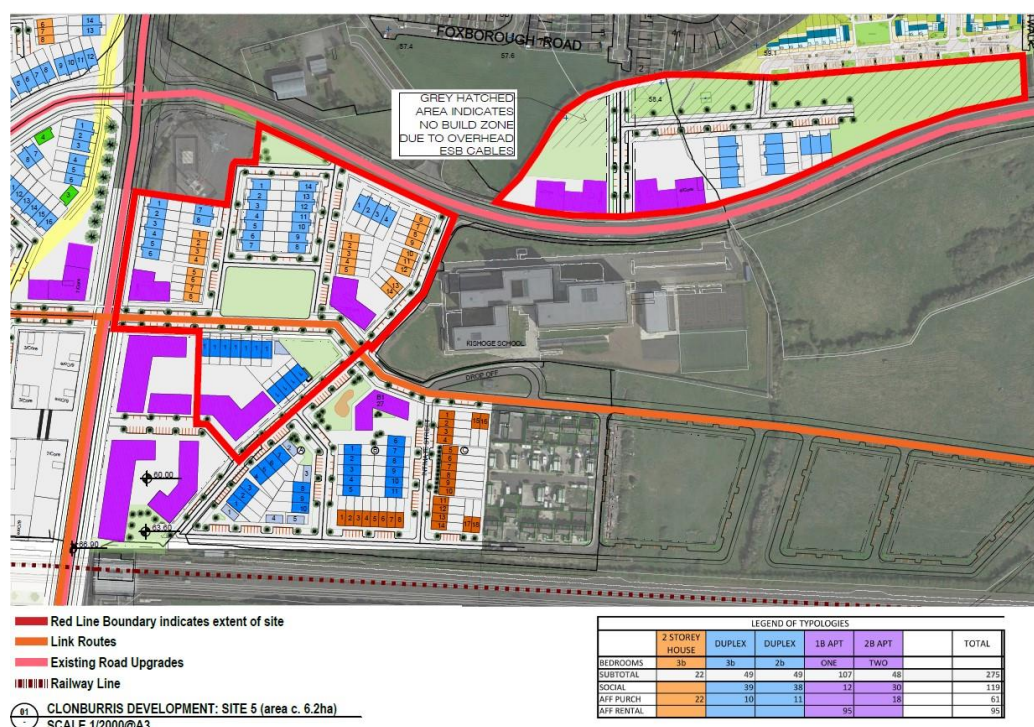


Figure 12.12: SDCC Kishoge Site 5 (5A to the south of Thomas Omer Way and 5B to the north)

A full project description is provided in Chapter 3: Description of Proposed Development.

12.5.1.1 Construction Phase

The relevant aspects of the development with respect to the landscape and visual impact considerations during the construction stage will include site clearance, site hoarding, scaffolding and tower cranes needed to undertake and complete the construction works.

12.5.1.2 Operational Phase

Refer to O'Mahony Pike Architects Part X Design Statement.

12.5.2 Cumulative

12.5.2.1 Construction & Operational Phases

The lands at Balgaddy – Clonburris were designated as a Strategic Development Zone (SDZ), under South Dublin County Order Order 2015 (S.I. No 604 of 2015) and Part IX of the Planning and Development Act 2000 (as amended). The SDZ comprises strategic development lands, which the Clonburris SDZ Planning Scheme 2019 deemed to be of economic and social importance to the state “for residential development and the provision of schools and the other educational facilities, commercial activities, including employment office, hotel, leisure and retail facilities, rail infrastructure, emergency services and the provision of community facilities as referred to in Part III of the First Schedule to the Act, including health and childcare services”.

The Part X application site, comprising Sites 3, 4 & 5, form part of the Kishoge Development Area lands within the Clonburris SDZ Planning Scheme (approved 2019) development boundary. The Clonburris SDZ Planning Scheme (the ‘Planning Scheme’) prescribes the development parameters for the application site.

12.6 POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT

The landscape and visual impacts of the proposed development can be divided into short term construction impacts and operational impacts.

12.6.1 Proposed Development

12.6.1.1 Construction Phase

The change of use of the site from its current form to that of a construction site has the potential to result in the following impacts:

- Visual impact due to the introduction of new structures, access roads, machinery, material storage, associated earthworks, car parking, lighting and hoarding.
- Change of character due to the change of use.
- The removal of trees and vegetation.
- Alterations to the entrance routes to facilitate the access of plant and machinery.
- Visual impacts on local roads due to the increase in traffic movements
- Change in ground levels.

12.6.1.2 Operational Phase

The change in use of the site from its current form to that as described in Characteristics of the *Proposed Development* has the potential to result in the following impacts:

- Visual impacts due to the introduction of new building, walls, boundary treatments etc.
- Visual impacts due to the introduction of new roads, lighting and parking.
- Visual impacts due to the introduction of new open spaces and landscape proposals.
- Change of character due to the change in use.

12.6.1.3 Photomontage Analysis

A set of 23no. photomontages have been prepared from view locations surrounding the Application Site (i.e. Sites 3, 4 & 5) to fully illustrate the visual nature of the proposed development. These have been prepared from publicly accessible locations that are representative of views of the site from the surrounding areas. These Photomontages together with a site location map are presented in Appendix 1 (See the Model Works submission with this application for full sized photomontage images). For each of the views taken a Photomontage has been prepared illustrating the existing and proposed development within the defined view. These are described in Table 12.4 below. Since the development will not be visible from some of the viewpoints red lines are used to indicate the relative positions of the site buildings.

View	Description	Location
1	View North from the R136	South
2	View East from Adamstown Avenue	West
3	View South from the R136	North
4	View West from the Thomas Omer Way	East
5	View West from the R113 at Clondalkin Fonthill Train Station	East
6	View North West from the Grand Canal Greenway and the Junction with Lockview Road	South East
7	View North East from the Grand Canal East of Haydens Lane	South West
8	View North West from the High Point on the R136	South East
9	View North East from the High Point on the R136	South West
10	View South West from the High Point on the R136	North East
11	View South / South East from Foxborough Road	North / North West
12	View East / South East from the High Point in Griffen Valley Park	West / North West
13	View West from the entrance to Lynch Lane	East
14	View West from Griffen Community College	East
15	View East on Adamstown Avenue	West
16	View North West from R113 Before the Grand Canal Crossing	South East
17	View South East from Rossberry Avenue Public Open Space	North West
18	View South from Tullyhall Close	North
19	View South West from Tor An Ri Walk	North East
20	View West from Lynch's Park	East
21	View South East from the Roundabout at the Junction of the R136, Adamstown Ave and Thomas Omer Way	North West
22	View South West from Newlands Road Outside Liffey Vally Rangers FC	North East
23	View South East from Griffeen Avenue as it passes through Griffeen Valley Park	North West

Table 12.4: Clonburris SDZ / Kishoge Site 3, 4 & 5 – Photomontage Locations (See Appendix 12.1, prepared by Model Works).



Figure 12.11: Clonburris SDZ / Kishoge Site 3, 4 & 5: Photomontage Location Points (Model Works.)

Photomontage View 01		View North from the R136
Existing View		The view north from the R136 looks towards sites 3 & 5 as the dual carriageway rises where it crosses the Grand Canal. The view is framed by roadside hedgerows with a continuous line of boundary walls, railings and tree planting stretching north against the skyline. A section of the upper story of the Grange View Place residential development on Grange View Road is visible through the tree line with light columns, traffic lights, road signage also visible at various points.
Proposed View Site 3		The view shows the outline of the proposed development at Site 3 screened from view by the existing built environment and vegetation.
Proposed View Site 4		There is no view of Site 4.
Proposed View Site 5		The view shows the outline of the proposed development at Site 5 screened from view by the existing built environment and vegetation.
Construction Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 4	Phase	No impact.
Construction Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	No impact.
Operational Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Cumulative Impact	Visual against the	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.

Receiving Environment of Sites 3, 4 & 5	
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Photomontage View 02	View East from Adamstown Avenue
Existing View	The view east from Adamstown Avenue looks towards sites 3, 4 & 5. The view is dominated by the street trees lining both sides of the avenue in the grass verges. A continuous line of boundary vegetation, stone walls and fencing on both sides of the avenue provides additional screening to the adjoining lands which include the proposed development sites, Griffeen Valley park and the Dublin – Kildare rail line. An ESB pylon sits against the skyline with light columns set at regular intervals along the avenue.
Proposed View Site 3	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation for the majority of Site 5, with a glimpse of the upper section of the proposed apartment block visible through the branches of the trees lining Adamstown Avenue.
Construction Phase Impacts Site 3	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Phase Impacts Site 4	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Phase Impacts Site 5	An effect not capable of measurement for the most part as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible short-term visual impact.
Operational Phase Impacts Site 3	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Phase Impacts Site 4	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Phase Impacts Site 5	An effect not capable of measurement for the most part as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible Neutral long-term visual impact.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5	Imperceptible Neutral long-term visual impact.

Photomontage View 03	View South from the R136
Existing View	The view South from the R136 junction with Balgaddy Road and Griffeen Avenue looks towards sites 3, 4 & 5. The dual carriageway stretches south with boundary walls, fencing, trees lining both sides. There is a bus stop adjacent to the south bound carriageway with the upper stories of existing residential units in the Foxborough Rise residential development visible

		through the tree line. Three No. ESB pylons along with traffic lights, light columns and road signage are also visible.
Proposed View Site 3		The view shows glimpse views of the roof tops and upper elevations of sections of the proposed Site 3 development between the existing boundary trees and vegetation being retained.
Proposed View Site 4		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5		Portions of the upper section of the northern elevation of the apartment block in site 5 are visible above the existing boundary wall and vegetation lining the R136. The road signage, traffic lights and boundary vegetation partially obscure the view of the apartment block with sections of buff and smoked red tone brick, along with zinc metal finished balconies and windows visible. The middle ESB Pylon has been removed and is no longer visible. The view provides for a landscaped residential setting in what is currently a visually bare stretch of carriageway.
Construction Impacts Site 3	Phase	Imperceptible short-term visual impact.
Construction Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment.
Construction Impacts Site 5	Phase	Moderate Slight short-term visual impact.
Operational Impacts Site 3	Phase	Imperceptible Neutral long-term visual impact.
Operational Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment.
Operational Impacts Site 5	Phase	Moderate Slight, Neutral long-term visual impact.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5		Moderate Slight, Neutral long-term visual impact.

Photomontage View 04		View West from the Thomas Omer Way
Existing View		The view west from the Thomas Omer Way looks towards sites 3, 4 & 5. The view is dominated by the carriageway and central median with boundary walls, railings, trees and vegetation lining both sides. The 3 storey residential units of the Tor an Ri residential development run parallel to the carriageway with lighting columns and 4no.ESB pylons stretching north against the skyline.
Proposed View Site 3		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation for the majority of site 5 with the eastern elevations of three No residential units visible at the end of Thomas Omer Way. The proposed residential units sit below the skyline and represent a continuation of the ridgeline set by the existing residential units in the adjacent Tor an Ri development.
Construction Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.

Construction Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 5	Phase	Moderate Slight, short-term visual impact.
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 5	Phase	Moderate Slight, Neutral long-term visual impact.
Cumulative Impact against the Receiving Environment of Sites 3, 4 & 5	Visual	Moderate Slight, Neutral long-term visual impact.

Photomontage View 05		View West from the R113 at Clondalkin Fonthill Train Station
Existing View		The view west from the R113 at Clondalkin Fonthill Train Station looks towards sites 3, 4 & 5. The Dublin-Kildare rail line stretches directly west with the intact field systems and associated network of boundary hedgerows of the Clonburris SDZ site dominating the centre ground. The Seven Mills residential development construction site along with the existing Foxdene and Tor an Ri residential developments can be seen against the horizon to the right, with Adamstown, and Kishoge and Griffeen Community Colleges visible against the skyline in the distance.
Proposed View Site 3		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5		The view shows the upper portion of the proposed apartment block in the far distance in site 5 as it sits within the visual footprint of Kishoge Community College. The roof tops and upper stories of proposed residential units in site 5 can also be seen in the distance. These proposed residential units sit below the skyline and represent a continuation of the ridgeline set by the existing residential units in the adjacent Tor an Ri development.
Construction Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 5	Phase	Moderate Slight, short-term visual impact.
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 5	Phase	Moderate Slight, Neutral long-term visual impact.
Cumulative Impact against the	Visual	Moderate Slight, Neutral long-term visual impact.

Receiving Environment of Sites 3, 4 & 5	
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Photomontage View 06	View North West from the Grand Canal Greenway and the Junction with Lockview Road
Existing View	The view north west from the Grand Canal Greenway and the Junction with Lockview Road looks towards sites 3, 4 & 5. The grass bank in foreground leads to the railing lining the Greenway with the canal beyond. There are a number of lighting columns and sign poles serving the canal. A continuous line of trees and vegetation form the canal side hedgerow along the far bank.
Proposed View Site 3	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Construction Phase Impacts Site 3	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Phase Impacts Site 4	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Phase Impacts Site 5	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Phase Impacts Site 3	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Phase Impacts Site 4	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Phase Impacts Site 5	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.

Photomontage View 07	View North East from the Grand Canal East of Haydens Lane
Existing View	The view north east from the Grand Canal east of Haydens Lane looks towards sites 3, 4 & 5. The greenway and canal stretch east to the pedestrian footbridge with canal side railings, light columns and signage visible at various points. - Trees and vegetation of the canal side hedgerow. A continuous line of trees and vegetation form the canal side hedgerow along the far bank.
Proposed View Site 3	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation for the majority of Site 4, with a glimpse of the upper section of a residential unit visible through the branches of the trees and vegetation lining the Grand Canal.

Proposed View Site 5		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Construction Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 4	Phase	An effect not capable of measurement for the most part as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible short-term visual impact.
Construction Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible Neutral long-term visual impact.
Operational Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Cumulative Impact against the Receiving Environment of Sites 3, 4 & 5	Visual	An effect not capable of measurement for the most part as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible Neutral long-term visual impact.

Photomontage View 08		View North West from the High Point on the R136
Existing View		The view North West from the high point on the R136 looks towards site 3 across the carriageway. A concrete median barrier frames a continuous line of roadside boundary trees and vegetation in the background. Two No ESB pylons can be seen against the skyline with light columns and road signage visible at various points.
Proposed View Site 3		The view shows glimpse views of the roof tops and upper elevations of sections of the proposed Site 3 development between the existing boundary trees and vegetation lining the R136. It is unlikely these glimpse views will be available for up to eight months of the year when the trees and vegetation are in leaf. The two No ESB pylons have been removed and are no longer visible.
Proposed View Site 4		There is no view of site 4.
Proposed View Site 5		The view shows portions of the upper sections of the western and southern elevations of the apartment block in site 5 as it sits above the boundary wall and vegetation lining the R136. The view provides for a residential setting in what is currently a visually bare stretch of carriageway. The two No ESB pylons have been removed and are no longer visible.
Construction Impacts Site 3	Phase	Moderate Slight, short-term visual impact.
Construction Impacts Site 4	Phase	No impact.
Construction Impacts Site 5	Phase	Moderate Slight, short-term visual impact.
Operational Impacts Site 3	Phase	Moderate Slight, Positive long-term visual impact.
Operational Impacts Site 4	Phase	No impact.

Operational Phase Impacts Site 5	Moderate Slight, Positive long-term visual impact.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5	Moderate Slight, Positive long-term visual impact.

Photomontage View 09	View North East from the High Point on the R136
Existing View	The view North East from the high point on the R136 looks towards Sites 3 & 5 either side of the carriageway. A concrete median barrier frames a broken line of roadside boundary trees and vegetation in the background. A dense grouping of trees and hedgerows line the left-hand side of the carriageway. Two No ESB pylons can be seen against the skyline with light columns and road signage visible at various points.
Proposed View Site 3	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4	There is no view of site 4.
Proposed View Site 5	The view shows the roof tops of several residential units in the proposed Site 5 development sitting above the boundary wall of the R136. The upper stories of the southern elevation of the apartment block in site 5 are visible above the existing boundary wall and vegetation lining the R136. Sections of buff and smoked red tone brick, ivory tone render along with zinc metal finished balconies and windows are visible. The view provides for a residential setting in what is currently a visually bare stretch of carriageway. The 2no. ESB pylons have been removed and are no longer visible.
Construction Phase Impacts Site 3	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Phase Impacts Site 4	No impact.
Construction Phase Impacts Site 5	Moderate Slight short-term visual impact.
Operational Phase Impacts Site 3	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Phase Impacts Site 4	No impact.
Operational Phase Impacts Site 5	Moderate Slight, Positive long-term visual impact with a negative short-term impact.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5	Moderate Slight, Positive long-term visual impact with a negative short-term impact.

Photomontage View 10	View South West from the High Point on the R136
Existing View	The view South West from the high point on the R136 looks towards sites 3 & 4 through the existing roadside vegetation. The Dublin-Kildare rail line can be seen in the middle ground along with a disused carpark. Extensive areas of trees, woodland and scrub planting on open ground dominate the view with the Tullyhall residential development and the wider Adamstown

		urban area visible in the background. Seven No ESB Pylons sit against the skyline.
Proposed View Site 3		The view shows the development of the disused carpark and open ground to that of duplex units set within a residential setting and landscaped streetscape. The proposed landscape comprises street trees, planted islands, grass verges, pedestrian footpaths, cycleways and off-street parking. Two of the seven No ESB pylons are screened from view and are no longer visible.
Proposed View Site 4		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation for the majority of Site 4 with a glimpse view of the upper section of a residential unit visible through the existing tree line.
Proposed View Site 5		There is no view of site 5.
Construction Impacts Site 3	Phase	Moderate Slight, Positive short-term visual impact.
Construction Impacts Site 4	Phase	An effect not capable of measurement for the most part as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible short-term visual impact.
Construction Impacts Site 5	Phase	No impact.
Operational Impacts Site 3	Phase	Moderate Slight, Positive long-term visual impact.
Operational Impacts Site 4	Phase	An effect not capable of measurement for the most part as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible Neutral long-term visual impact.
Operational Impacts Site 5	Phase	No impact.
Cumulative Impact against the Receiving Environment of Sites 3, 4 & 5	Visual	Moderate Slight, Positive long-term visual impact.

Photomontage View 11		View South / South East from Foxborough Road
Existing View		The view South / South East from Foxborough Road looks towards site 5. Kishoge Community College dominates the view beyond a green open space with an end of row residential property on Foxborough Road framing the left of the view. A boundary wall lined with trees and vegetation separates the green open space from Thomas Omer Way.
Proposed View Site 3		There is no view of site 3.
Proposed View Site 4		There is no view of site 4.
Proposed View Site 5		The view shows a section of the proposed residential units in site 5 infilling the existing urban landscape between the end of row residential dwelling on Foxborough Road, and Kishoge Community College on Thomas Omer Way. The proposed residential units sit below the skyline and represent a continuation of the ridgeline from the adjacent residential units in Foxborough Road. The view provides for a landscaped residential setting in what is currently an area of overgrown open space and disused land.
Construction Impacts Site 3	Phase	No impact.

Construction Impacts Site 4	Phase	No impact.
Construction Impacts Site 5	Phase	Moderate Slight short-term visual impact
Operational Impacts Site 3	Phase	No impact.
Operational Impacts Site 4	Phase	No impact.
Operational Impacts Site 5	Phase	Moderate Slight, Positive long-term visual impact
Cumulative Impact against the Receiving Environment of Sites 3, 4 & 5	Visual	Moderate Slight, Positive long-term visual impact

Photomontage View 12		View East / South East from the High Point in Griffeen Valley Park
Existing View		The view East / South East from the high point in Griffeen Valley Park looks towards sites 3, 4 & 5. A large grassed open space leads to a tarmac path with trees, woodland and vegetation dominating the middle ground. Much of this vegetation is part of the SDCC Parks Depot tree nursery which sits within site 4, and has become overgrown. The upper stories of a number of residential units in Tullyhall Green are visible through this vegetation. One No ESB pylon sits against the skyline with light columns, cctv camera poles and signage visible at various points.
Proposed View Site 3		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4		The view shows sections of roof tops and upper elevations of proposed residential units with Site 4 through the existing trees and vegetation of Griffeen Valley Park. The loss of vegetation beyond this to facilitate the proposed development would have reasonably been expected to happen in due course as the SDCC Parks Depot tree nursery was depleted as trees were transplanted out onto sites in the wider community. The proposed residential units sit below the skyline and represent a continuation of the ridgeline set by the existing residential units in the adjacent Tullyhall Green residential development. The smoked red tone brick serves to blend the proposed residential units in site 5 into the existing natural setting. The 1no. ESB pylon has been removed and is no longer visible.
Proposed View Site 5		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Construction Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 4	Phase	Moderate Negative short-term visual impact
Construction Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	Moderate Slight long-term visual impact with a Negative short-term impact

Operational Phase Impacts Site 5	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5	Moderate Slight long-term visual impact with a Negative short-term impact

Photomontage View 13	View West from the entrance to Lynch's Lane
Existing View	The view West from the entrance to Lynch's Lane looks towards Site 4. The access road to the halting site and SDCC Compound leads west where the centerground of the view is filled with trees, woodland and vegetation. Light columns, traffic lights and signage can be seen at various points with a tower crane sitting in a construction site in Grange Castle Business Park in the background.
Proposed View Site 3	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation for the majority of Site 3 with a glimpse view of the upper section of a residential unit visible through the existing tree line.
Proposed View Site 4	The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5	There is no view of site 5.
Construction Phase Impacts Site 3	An effect not capable of measurement for the most part as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible short-term visual impact
Construction Phase Impacts Site 4	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Phase Impacts Site 5	No impact.
Operational Phase Impacts Site 3	An effect not capable of measurement for the most part as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible Neutral long-term visual impact
Operational Phase Impacts Site 4	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Phase Impacts Site 5	No impact.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5	An effect not capable of measurement for the most part as the proposed view is screened by the existing built environment and vegetation, with a small percentage resulting in an Imperceptible Neutral long-term visual impact

Photomontage View 14	View West from Griffeen Community College
Existing View	The view West from Thomas Omer Way outside Griffeen Community College looks towards sites 3, 4 & 5. Kishoge Community College dominates the view in the left centerground with the carriageway stretching west towards the junction with Lynch Lane. Boundary walls, trees and vegetation line the view with light columns, traffic lights and signage visible at various points. Three No ESB Pylons sit against the skyline in the distance.

Proposed View Site 3		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4		The view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5		The view shows the front elevation of proposed residential units within the site 5 development facing onto Thomas Omer Way. It provides for an attractive unified streetscape including landscaped front entrances, street trees and ornamental shrub planted beds in what is currently a visually bare stretch of carriageway. The upper section of the apartment block in site 5 is visible in the background where it sits below the skyline. One of the ESB pylons is no longer visible and another is almost fully screened from view.
Construction Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 5	Phase	Moderate short-term visual impact
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 5	Phase	Moderate Positive long-term visual impact
Cumulative Impact against the Receiving Environment of Sites 3, 4 & 5	Visual	Moderate Positive long-term visual impact

Photomontage View 15		View East on Adamstown Avenue
Existing View		The view East on Adamstown Avenue looks towards Site 3. Boundary walls, railings, trees and vegetation frame the carriageway leading to an avenue of trees in the grass verge. A number of residential dwellings in Tullyhall Drive are visible in the left centerground with four No. ESB pylons and a telecommunications mast dominating the view against the skyline.
Proposed View Site 3		The four No. ESB pylons and telecommunications mast which previously dominated the view have been replaced by the development of the open ground to that of duplex units and an apartment block set within a residential setting and landscaped streetscape. The western elevation of the apartment block is visible against the skyline.
Proposed View Site 4		There is no view of site 4
Proposed View Site 5		There is no view of site 5
Construction Impacts Site 3	Phase	Moderate Slight short-term visual impact
Construction Impacts Site 4	Phase	No impact.
Construction Impacts Site 5	Phase	No impact.

Operational Impacts Site 3	Phase	Moderate Slight, Positive long-term visual impact
Operational Impacts Site 4	Phase	No impact.
Operational Impacts Site 5	Phase	No impact.
Cumulative Impact against the Receiving Environment of Sites 3, 4 & 5	Visual	Moderate Slight, Positive long-term visual impact

Photomontage View 16		View North West from R113 Before the Grand Canal Crossing
Existing View		The view North West from R113 before the Grand Canal crossing looks towards sites 3, 4 & 5. The Grand Canal and Greenway stretch west lined with grass banks and tree lined hedgerows. The Seven Mills construction site including tower cranes and scaffolding dominates the view to the right with glimpse view of residential dwellings along Lockview Road to be seen through the Canalside hedgerow.
Proposed View Site 3		The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4		The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5		The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Construction Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Cumulative Impact against the Receiving Environment of Sites 3, 4 & 5	Visual	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.

Photomontage View 17		View South East from Rossberry Avenue Public Open Space
Existing View		The view South East from Rossberry Avenue green open space looks towards sites 3 & 5. The green open space is populated with mature hornbeam and cherry trees leading to a boundary wall in the middle ground with the open ground of site 3 behind. Existing residential dwellings frame the view to the left and right with one No ESB Pylon and a telecommunications tower visible in the background.

Proposed View Site 3	The view shows a section of proposed residential units within site 3 replacing the existing open ground, infilling the urban landscape between the residential dwellings of Rossberry Avenue. The existing development boundary wall has been removed and replaced with an extension of the public open space including associated tree planting and soft landscaping. The existing open ground of site 3 has been developed to that of residential units within a landscaped setting. The ESB pylon and telecommunications tower have been removed and are no longer visible.
Proposed View Site 4	There is no view of site 4.
Proposed View Site 5	The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Construction Phase Impacts Site 3	Moderate Slight short-term visual impact
Construction Phase Impacts Site 4	No Impact.
Construction Phase Impacts Site 5	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Phase Impacts Site 3	Moderate Slight, Positive long-term visual impact
Operational Phase Impacts Site 4	No impact.
Operational Phase Impacts Site 5	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5	Moderate Slight, Positive long-term visual impact

Photomontage View 18	View South from Tullyhall Close
Existing View	The view South from Tullyhall Close looks towards site 4. The existing residential dwellings and associated car parking frame the left and right sides of the view with the cul de sac boundary wall, railing and vegetation filling the centerground. The avenue trees on Adamstown Avenue rise up in the background with the existing vegetation in site 4 behind. Much of this vegetation is part of the SDCC Parks Depot tree nursery which sits within site 4, and has become overgrown.
Proposed View Site 3	There is no view of site 3.
Proposed View Site 4	The view shows the upper sections of proposed residential units within Site 4 sitting below the skyline through the existing boundary features of Tullyhall Close and the street trees of Adamstown Avenue. The loss of vegetation within site 4 to facilitate the proposed development would have reasonably been expected to happen in due course as the SDCC Parks Depot tree nursery was depleted as trees were transplanted out onto sites in the wider community. The smoked red tone brick and ivory tone render serve to blend the proposed residential units in site 4 into the existing natural setting.
Proposed View Site 5	There is no view of site 5
Construction Phase Impacts Site 3	No impact.

Construction Impacts Site 4	Phase	Moderate Negative short-term visual impact
Construction Impacts Site 5	Phase	No impact.
Operational Impacts Site 3	Phase	No impact.
Operational Impacts Site 4	Phase	Moderate Slight long-term visual impact with a Negative short-term impact
Operational Impacts Site 5	Phase	No impact.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5		Moderate Slight long-term visual impact with a Negative short-term impact

Photomontage View 19		View South West from Tor An Ri Walk
Existing View		The view South West from the Tor An Ri Walk residential development looks towards site 5. Construction site hoarding and railings cut across the view with two no mature trees planted in hard standing. Resident car parking lines the cul de sac.
Proposed View Site 3		There is no view of site 3.
Proposed View Site 4		There is no view of site 4.
Proposed View Site 5		The view shows sections of the proposed units within the Site 5 development in a residential setting. In the foreground there is an enhanced landscaped public open space with ornamental tree and shrub planting in a larger meadow. The smoked red tone brick and ivory tone render serve to blend the proposed residential units in site 5 into the new landscape.
Construction Impacts Site 3	Phase	No impact.
Construction Impacts Site 4	Phase	No impact.
Construction Impacts Site 5	Phase	Moderate Slight short-term visual impact
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 5	Phase	Moderate Slight, Positive long-term visual impact
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5		Moderate Slight, Positive long-term visual impact

Photomontage View 20	View West from Lynch's Park
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Existing View		The view West from Lynch's Park looks towards site 5. The view is dominated by roadways and footpaths, associated boundary railings and walls, and a band of trees and vegetation which cuts across the centerground. A section of Kishoge Community College and its landscaped grounds can be seen to the right with two No ESB Pylons visible in the distance against the skyline.
Proposed View Site 3		There is no view of site 3.
Proposed View Site 4		There is no view of site 4.
Proposed View Site 5		The view shows sections of the proposed residential units within site 5. The view provides for a landscaped residential setting in what is currently an area of overgrown open space and disused land. The apartment block is visible in the background against the skyline. One of the ESB pylons has been removed and is no longer visible.
Construction Impacts Site 3	Phase	No impact.
Construction Impacts Site 4	Phase	No impact.
Construction Impacts Site 5	Phase	Moderate Slight, Negative short-term visual impact
Operational Impacts Site 3	Phase	No impact.
Operational Impacts Site 4	Phase	No impact.
Operational Impacts Site 5	Phase	Moderate Slight long-term visual impact with a Negative short-term impact
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5		Moderate Slight long-term visual impact with a Negative short-term impact

Photomontage View 21		View South East from the Roundabout at the Junction of the R136, Adamstown Ave and Thomas Omer Way
Existing View		The view South East from the roundabout at the Junction of the R136, Adamstown Ave and Thomas Omer Way looks towards site 5. The roundabout with grass, bulb and mature pine tree planting fills the centerground. Kishoge Community College can be seen in the background to the left along Thomas Omer Way. With roadside boundary trees and vegetation lining the R136 to the right. Light columns, traffic lights and road signage can be seen at various points. The skyline is dominated by one No ESB Pylon which crosses the view.
Proposed View Site 3		There is no view of site 3.
Proposed View Site 4		There is no view of site 4.
Proposed View Site 5		The view shows the upper sections of several residential units in the proposed Site 5 development sitting beyond the roundabout and along Thomas Omer Way. The upper stories of the northern and western elevations of the apartment block in site 5 are visible above the existing boundary wall and vegetation lining the R136. Sections of buff and smoked red tone brick, ivory tone render along with zinc metal finished balconies and windows are visible. The view provides for a landscaped residential setting in what is currently an area of overgrown open space and disused land.

Construction Impacts Site 3	Phase	No impact.
Construction Impacts Site 4	Phase	No impact
Construction Impacts Site 5	Phase	Moderate Slight, Negative short-term visual impact
Operational Impacts Site 3	Phase	No impact.
Operational Impacts Site 4	Phase	No impact.
Operational Impacts Site 5	Phase	Moderate Slight long-term visual impact with a Negative short-term impact
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5		Moderate Slight long-term visual impact with a Negative short-term impact

Photomontage View 22		View South West from Newlands Road Outside Liffey Valley Rangers FC
Existing View		The view South West from Newlands Road Outside Liffey Valley Rangers FC looks towards sites 3, 4 & 5. Grass verges and banks separate the existing residential dwellings and commercial units of Foxdene Park from Newlands Road.
Proposed View Site 3		The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4		The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5		The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Construction Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Cumulative Visual Impact against the Receiving Environment of Sites 3, 4 & 5		An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.

Photomontage View 23		View South East from Griffeen Avenue as it passes through Griffeen Valley Park
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Existing View		The view South East from Griffeen Avenue as it passes through Griffeen Valley Park looks towards sites 3 & 5. The view is dominated by the residential dwellings of Haydens Park and Griffeen Glen Wood. There are pedestrian entrances to Griffeen Valley Park to the left and right with avenue tree planting in the grass verge lining both sides of the roadway. Light columns, traffic lights and road signage are visible at various points.
Proposed View Site 3		The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 4		The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Proposed View Site 5		The proposed view shows the outline of the proposed development screened from view by the existing built environment and vegetation.
Construction Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Construction Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 3	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 4	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Operational Impacts Site 5	Phase	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.
Cumulative Impact of Sites 3, 4 & 5	Visual against the Receiving Environment	An effect not capable of measurement as the proposed view is screened by the existing built environment and vegetation.

12.6.1.4 Do-nothing Impact

Zoned residential and subject of the plan-led, prescriptive design parameters of the approved Clonburris SDZ Planning Scheme 2019, the site has been classed as appropriate to accommodate residential development, in the layout and form generally proposed. The do-nothing case will result in the lands remaining unused and under developed.

12.7 MITIGATION MEASURES (AMELIORATIVE, REMEDIAL OR REDUCTIVE MEASURES)

12.7.1 Proposed Development

12.7.1.1 Design & Construction Phase

Design Phase

The mitigation and potential negative landscape and visual impacts has influenced the design and layout of the scheme from the beginning of the design process. As a result, the following design decisions have been made:

Hard landscape elements

The surface finish throughout the development will work with the proposed building finish to provide a high-end public realm, with a visual consistency across the entire site area, in doing so knitting the external landscape areas together to develop an address for the developed lands.

Soft landscape elements

The plant material for the proposed development will be chosen based on their long-term suitability and aesthetic appeal. The site planting can be categorised into the following key areas and types:

- Feature Trees within public open space,
- Smaller trees more suited to limited space/constrained planting zones (including over podiums),
- Street trees (columnar/ fastigate in form),
- Hedging,
- Ornamental shrub planting,
- Ornamental herbaceous planting,
- Bulb planting.

The key planting elements for the site can be largely broken down into the above plant categories. Detailed landscape plans illustrating proposed species, sizes, locations, and types have been prepared by Doyle + O'Troithigh for Site 3, Bernard Seymour Landscape Architects for Site 4 & LDA Design for Site 5 as part of the Part X planning application to An Bord Pleanála.

Construction Phase

As described under the *Potential Impact of the Proposed Development* above, the initial construction operations created by clearance of the site and the construction of the buildings, and roads will give rise to temporary or short-term negative impacts on the landscape character, through the introduction of new structures, plant, machinery etc. and the removal of vegetation. The conversion of some areas of the site from agricultural fields with hedgerows to a building site is likely to be perceived in the short-term as a negative loss of landscape character, particularly by section of the local community closest to it.

The introduction of the elements described under *Potential Impact of the Proposed Development* will have an impact on the amenity value of the surrounding areas. The construction compounds, temporary car parking and storage facilities etc will be located sensitively to avoid any visual sensitive areas. As the site is located on the edge of the existing urban areas the visual elements associated within construction would be considered part of the urban landscape. With this considered the visual impact on the landscape character during construction would be neutral, slight in magnitude and short term in its duration.

12.7.1.2 Operational Phase

The landscape design post construction will provide year-round visual interest, accessibility and usability providing the residents with the opportunity to develop a heightened experience of nature within the development. The completed landscape will be functional, comfortable, and distinct to the development.

Grass cutting, tree, shrub and hedge maintenance and leaf and litter clearing are the primary landscape operations required. These will be supported with soil aeration, fertiliser application and regular tree, shrub and hedgerow assessment to provide for mitigation measures to the potential visual impacts of the proposed development.

12.7.2 Cumulative

12.7.2.1 Construction Phase

Consideration shall be made to mitigate any potentially adverse construction related impacts on the surrounding lands. The normal operations at construction phase would include the erection of visually sensitive site hoarding, site excavation followed by a period of construction activity.

The operation of a well-managed organised and planned construction site following a specific Construction Management Plan, with adequate control of construction traffic and working activity, will be key to avoiding and or minimising impact. Other control measures will include:

- Adequate measures to protect the existing vegetation and retained features on site and on neighbouring lands.
- Warning signage as per the Traffic Management Plan.
- Use of hoarding for screening works as appropriate.
- Ensure all construction operations are carried out during daylight hours but where site lighting is required it will be directed away from adjoining roadways and dwellings.

12.7.2.2 Operational Phase

Grass cutting, tree, shrub and hedge maintenance and leaf and litter clearing are the primary landscape operations required. These will be supported with soil aeration, fertiliser application and regular tree, shrub and hedgerow assessment to provide for mitigation measures to the potential visual impacts of the proposed development.

12.8 RESIDUAL IMPACT OF THE PROPOSED DEVELOPMENT

12.8.1 Proposed Development

There are a number of mitigation measures which will be implemented by the Developer to prevent and reduce significant impacts during the construction and operational phases.

12.8.1.1 Construction Phase

Appropriate measures will be taken to mitigate any potentially adverse construction-related effects on immediately adjoining neighbors, particularly on the residents of the existing residential developments to the south and under construction development to the west.

Operation of a well-managed organised and planned construction site, with adequate control of construction traffic and working activity, is key to avoiding or minimising impact.

Construction Phase Mitigation Measures

Character of potential impact	Mitigation Measure
Construction Phase	
Protecting of existing trees	Provision of secure hoarding / tree protection measures for existing retained trees to the west and north of the site lands.
Materials falling from a height	Use of screening and webbing to prevent materials falling from a height endangering local residents and members of the public.
Site lighting	Directing site lighting away from existing residents.
Building phasing	Phasing of development in order that the buildings and surrounding landscape works are completed as soon as possible.

Landscape Contractor selection	Landscape Architect to ensure a competent experienced landscape contractor is appointed to undertake the work
Landscape tender implementation	Landscape Architect to oversee soil preparation, planting and hard works commissioning to be as specified in the in the Landscape Drawings and Landscape Hard works and Soft woks specifications.

The residual neutral, slight short term visual impacts arising during the construction phase will relate primarily to the rising buildings and associated hoarding, scaffolding and cranes when viewed from the surrounding area. As these are short term the completed buildings and associated hard and soft landscape elements will tie the development into its surrounds. It is not envisaged that there would be any residual impacts from the construction phase other than the usual developing and establishing planting and other normal minor landscape maintenance and replacement issues.

12.8.1.2 Operational Phase

12.8.1.1 Operational Stage

Consistent and effective maintenance of hard and soft landscape areas, (in particular entrance areas, open space area and pathways) together with quality site and building management are key to avoiding or minimising residual negative landscape and visual impacts arising from the operation of the proposed developments.

The design and layout of the proposed open spaces is considered appropriate in terms of its character, zoning and context. The proposed scheme (Refer to the Landscape Architects drawings) includes for a series of measures that will be positive, moderate in the long-term and consistent with Clonburris SDZ Planning Scheme design parametres.

12.8.1.2 Worst Case Impact

The commencement but non-completion of the site works, leaving a series of unfinished buildings on site would be the worst-case scenario, however given the location and zoning on the land it is unlikely that if this did happen it would be a permanent scenario.

12.9 MONITORING

12.9.1 Proposed Development

12.9.1.1 Construction Phase

As the construction works are undertaken the landscape works proposed to mitigate the visual impact of the development will be monitored to ensure that these works are undertaken correctly to ensure that the proposed mitigation measures are executed as part of the construction works.

12.9.1.2 Operational Stage

Soft landscape works will be monitored to check establishment during the first 12 months post-planting. Plant failure during this defect's liability period shall be replaced within the following planting season (i.e., November to March) as necessary.

Aftercare to a high standard of both hard and soft landscape elements throughout the scheme will form part of the annual management/maintenance programme which shall be adopted as part of the scheme.

Regular monitoring of existing trees on site shall be carried out as necessary to ensure the tree stand is largely maintained. The ongoing monitoring shall identify trees which will require surgery works/potential removal which will be essential for the ongoing duty of care associated with the site.

Paving will also require ongoing maintenance with the high level of through pedestrian traffic linking the various parts of the site.

12.10 REINSTATEMENT

12.10.1 Proposed Development

12.10.1.1 Construction Phase

The landscape design for Sites 3, 4 & 5 connect the developments to the surrounding landscape and provide a seamless integration from the retained to the proposed. All sites have a considered approach to reinstatement providing soft planted areas or retained planted areas as the boundaries to the adjoining lands.

12.10.1.2 Operational Phase

The impact is considered as a positive, moderate long term impact.

12.10.2 Cumulative

12.10.2.1 Construction Stage

The cumulative impact is considered as a neutral, slight short term impact.

12.10.2.2 Operational Stage

The cumulative impact is considered as a positive, moderate long-term impact.

12.11 Difficulties Encountered

There were no specific difficulties encountered during the preparation of the visual impact assessment.

Appendix 12.1 – Kishoge Site 3, 4, 5A & 5B Existing & Proposed Photomontages**View 1 Existing**



View 1 Proposed



View 2 Existing



View 2 Proposed



View 3 Existing**View 3 Proposed**



View 4 Existing



View 4 Proposed



View 5 Existing



View 5 Proposed



View 6 Existing



View 6 Proposed



View 7 Existing



View 7 Proposed**View 8 Existing**



View 8 Proposed



View 9 Existing**View 9 Proposed**



View 10 Existing



View 10 Proposed



View 11 Existing



View 11 Proposed



View 12 Existing



View 12 Proposed



View 13 Existing



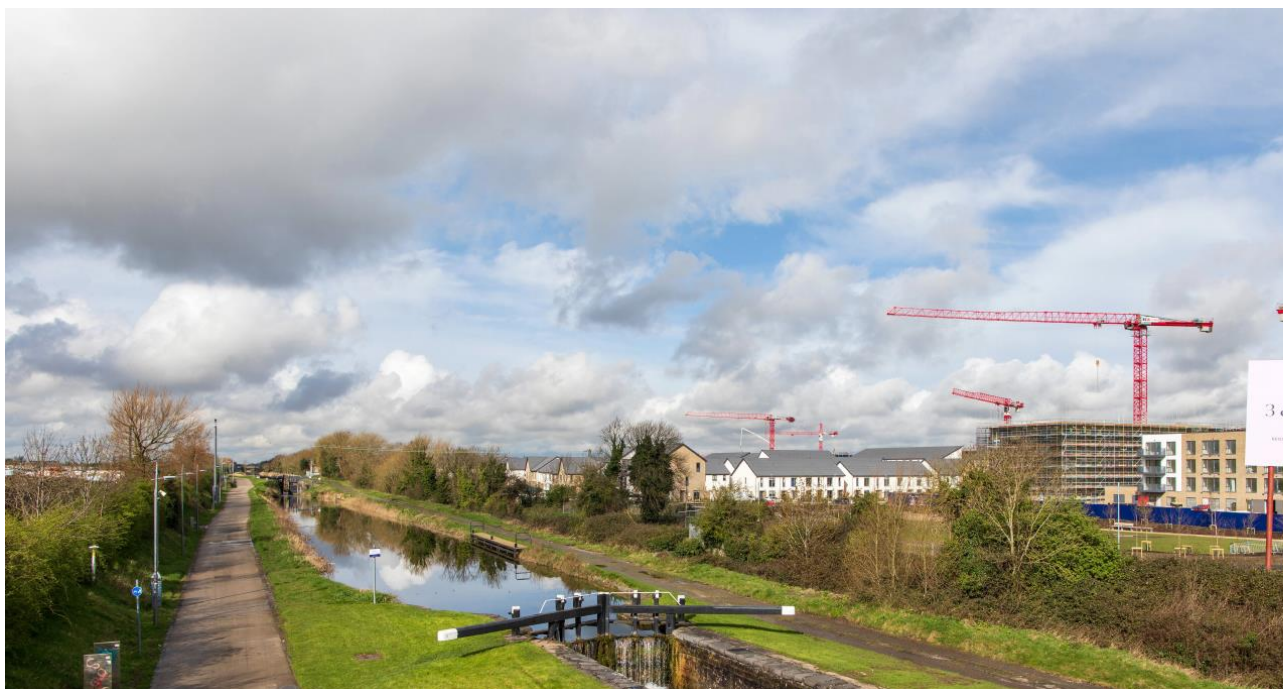
View 13 Proposed**View 14 Existing**



View 14 Proposed



View 15 Existing**View 15 Proposed**



View 16 Existing



View 16 Proposed



View 17 Existing



View 17 Proposed



View 18 Existing



View 18 Proposed



View 19 Existing



View 19 Proposed



View 20 Existing**View 20 Proposed**



View 21 Existing



View 21 Proposed



View 22 Existing



View 22 Proposed



View 23 Existing



View 23 Proposed

