

HERBATA DATA CENTRE, NAAS-RESPONSE TO REQUEST FOR FURTHER INFORMATION ("RESPONSE TO RFI") FROM KILDARE COUNTY COUNCIL

ADDENDUM TO CHAPTER 11 LANDSCAPE AND VISUAL



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ADDENDUM TO CHAPTER 11 LANDSCAPE AND VISUAL

11.1 Introduction

This Addendum to Chapter 11 Landscape and Visual of the EIAR (dated June 2024), submitted to Kildare County Council as part of the planning application for the Project on 13th August 2024, updates the landscape and visual impact assessment of the Project, in response to the Kildare County Council RFI

This Addendum to Chapter 11 should be read in conjunction with the previously submitted EIAR, Chapter 11 Landscape and Visual and its associated figures and appendices, and in conjunction with the other information and documentation submitted as part of the Response to the RFI.

The purpose of this Landscape and Visual Impact Assessment (LVIA), together with Chapter 11 Landscape and Visual of the EIAR, is to identify and determine the effects on landscape character, landscape features, visual receptors, and visual amenity as a result of the works associated with the construction and operation of the Project.

This Addendum to Chapter 11 is provided in respect of the RFI from Kildare County Council (as explained in the Addendum to Chapter 1 of the EIAR); specifically, this Addendum to Chapter 11 is provided in respect of Item 5 which states the following:

5. The Applicant is requested to submit revised Visual Impact Assessment to include views of the development from the east and north east of the site, to include views from (1) the dwelling house immediately north east of the site, (2) the Osberstown Business Park, (3) the motorway bridge over the M7 at Caragh Road (4) the houses located north of the R409 at Caragh Road Roundabout (5) the Southern Link Road from R445 to R409 and (6) the M7 motorway east of the site.

11.2 Summary of Design Amendments

This Addendum to Chapter 11 of the EIAR is also provided in consideration of the proposed design amendments as set out in Addendum to Chapter 2, specifically in respect of the proposed amendments to Data Centre 4 and amendments to external plant areas associated with all Data Centres, as relative to landscape and visual matters. A description of the amendments is contained within the Addendum to Chapter 4 but are summarised here:

- The amended design for Data Centre 4 is primarily in respect of the external plant yard (to the rear of the building) and subsequently, the overall shape of the building and an overall reduction in the area of the building.
- Minor amendments to the layout of ancillary elements (such as security fencing, access road, drainage etc) which are within immediate vicinity of the Data Centre 4.
- The component elements of Data Centre 4, the location within the overall site, building height, materials and finishes, remain unchanged.
- The amended design of Data Centre 4 has resulted in a reduced number of solar photovoltaic (PV) arrays on the roof of the building.
- Amendments have been made by way of additional compounds to the rear of each Data Centres 1 - 3, 5 and 6. The amendments include the provision of air cool condensers and a steam turbine, adjacent to the fuel supply and sprinkler supply compounds.
- The amendment to Data Centre 4 does not result in any significant change to the lighting design of the Project.
- Minor amendments are proposed in respect of a footpath and cycle path along the R409 Caragh Road, which traverses the M7 motorway on an overbridge.

With regards to the proposed landscape planting and screening proposals, as set out in Section 4.3 of the Addendum to Chapter 4 of the EIAR, the matters raised within the Kildare County Council RFI (namely Items 29 and 30), have not resulted in significant amendments to the landscape design rationale and approach as submitted with the planning application. Clarification has been provided in response to the Kildare County Council RFI Items 29 and 30 within the Response to Further Information Report noting that landscape planting

and screening has been maximised to the fullest extent within the constraints of the Project. Accordingly, there are no significant changes to the landscape proposals (comprising of retention of existing vegetation, proposed mounding and landscape planting – all of which provide screening of the Project) along the site boundaries.

The proposed landscape planting is illustrated in drawing BSM-ZZ-ZZ-DR-L-0301 Landscape Masterplan provided in Volume III Figures and Drawings and as part of the design drawing package submitted in response to the RFI from Kildare County Council.

11.3 Methodology

The assessment in this Addendum to Chapter 11 of the EIAR has followed the methodology set out in the submitted EIAR (Volume I, Chapter 11 Landscape and Visual). In broad terms the assessment has been carried out in accordance with best practice guidance described in the Guidelines for Landscape and Visual Impact Assessment and Technical Guidance Note 06/19 Visual Representation of Development Proposals.

11.4 Baseline - Additional Viewpoints

In consideration of the RFI from Kildare County Council, a series of additional photomontages have been produced corresponding to the viewpoint locations stated at Item 5 of the RFI from Kildare County Council. These photomontages have been prepared using the same methodology to prepare the submitted photomontages, included in the submitted EIAR at Volume I, Chapter 11 Landscape and Visual.

Consistent with the approach outlined in the submitted EIAR at Volume I, Chapter 11 Landscape and Visual, these viewpoints illustrate the existing visual context of the Project and serve as an aid to the visual impact assessment; these viewpoints are located on publicly accessible roads and footways.

Photomontages and a viewpoint location map (Figure 11.1 Viewpoint Locations) have been provided in the Addendum to Volume II Technical Appendices, Appendix 11.1. For the avoidance of doubt, photomontage viewpoints have been provided as follows:

11.4.1 *The dwelling house immediately north east of the site / Viewpoint 16: View West from Decoy Lane*

Amplification text – The view presented at Viewpoint 16 is from Decoy Lane, directly to the front of the dwelling house(s), viewing west towards the Project.

The view presented at Viewpoint 16 represents the view from the residential properties in the immediate vicinity of the viewpoint, viewing west towards the Project.

11.4.2 *The Osberstown Business Park / Viewpoint 17: View South from Osberstown Business Park*

Amplification text – The submitted EIAR included photomontage viewpoints from Osberstown Business Park (Viewpoint 10 and Viewpoint 11 – contained in submitted EIAR Volume II, Appendix 11.1).

The view presented at Viewpoint 17 represents a third view from Osberstown Business Park, viewing south towards the Project (approximately 125m west of Viewpoint 10).

11.4.3 *The motorway bridge over the M7 at Caragh Road / Viewpoint 18: View West from M7 Bridge*

Amplification text – The submitted EIAR included a photomontage viewpoint from the motorway bridge over the M7 (Viewpoint 9 – contained in submitted EIAR Volume II, Appendix 11.1).

The view presented at Viewpoint 18 represents a second view from the motorway bridge over the M7, viewing south west towards the Project.

11.4.4 *The houses located north of the R409 at Caragh Road Roundabout / Viewpoint 19: View West from Caragh Road*

Amplification text – The view presented at Viewpoint 19 is approximately 100m north west of the roundabout (junction) of the R409 Caragh Road and Old Caragh Road.

The view presented at Viewpoint 19 represents views from the residential properties north of the R409 at Caragh Road Roundabout, viewing west towards the Project.

11.4.5 *The Southern Link Road from R445 to R409 / Viewpoint 20: View North West from R445 Link Road*

Amplification text – The view presented at Viewpoint 20 is located on the R445, north of the junction with Jigginstown Green.

The view presented at Viewpoint 20 represents views from the residential properties south of the R445 at viewing north west towards the Project.

11.4.6 *The M7 motorway east of the site / Viewpoint 21: View West from Millenium Park Roundabout*

Amplification text – Receptors on the M7 are interested views straight ahead focusing on the journey. Views from the M7 will be transient and at speed where oblique and glimpse views of the proposed development will be available in some locations. There will be no significant view available to these receptors. The view from the M7 motorway has not been provided due to restrictions of access to the motorway for pedestrians which would be necessary for the purpose of obtaining photography; the Road Act 1993, specifically prohibits pedestrians from using a motorway thus limiting the possibility of obtaining baseline photography.

Alternative methods such as obtaining photography from a vehicle (moving or stationary on the *hard shoulder*) or using a drone were not considered viable options due to the above named restrictions.

The view presented at Viewpoint 21 represents a second, similar view from the Viewpoint 13 of the submitted EIAR, viewing west towards the Project.

11.5 Baseline - Updated Viewpoints

In addition to the additional viewpoints noted above (i.e. those arising from Item 5 of the Kildare County Council RFI), the opportunity has been taken to provide updates to a number of photomontage viewpoints which were included within the submitted EIAR.

The purpose of providing these updates is to aid assessment of the visual impacts of the Project in respect of the proposed amendments as outlined in Addendum to Chapter 2 of the EIAR.

Viewpoints have been selected which are considered most likely to demonstrate change in the impact assessment (if any) as stated in the submitted EIAR.

For the avoidance of doubt, photomontage viewpoints have been provided as follows:

- Viewpoint 16: View West from Decoy Lane – **Additional (new) photomontage arising from Kildare County Council RFI**
- The Osberstown Business Park / Viewpoint 17: View South from Osberstown Business Park – **Additional (new) photomontage arising from Kildare County Council RFI**
- The motorway bridge over the M7 at Caragh Road / Viewpoint 18: View West from M7 Bridge – **Additional (new) photomontage arising from Kildare County Council RFI**
- The houses located north of the R409 at Caragh Road Roundabout / Viewpoint 19: View West from Caragh Road – **Additional (new) photomontage arising from Kildare County Council RFI**
- The Southern Link Road from R445 to R409 / Viewpoint 20: View North West from R445 Link Road – **Additional (new) photomontage arising from Kildare County Council RFI**

- The M7 motorway east of the site / Viewpoint 21: View West from Millenium Park Roundabout – **Additional (new) photomontage arising from Kildare County Council RFI**
- Viewpoint 8: View east from Millennium Park Road – **update to the submitted EIAR photomontage (Viewpoint 8, contained in submitted EIAR Volume II, Appendix 11.1)**
- Viewpoint 9: View northeast from R409 Motorway Bridge – **update to the submitted EIAR photomontage (Viewpoint 9, contained in submitted EIAR Volume II, Appendix 11.1)**
- Viewpoint 11: View north from Osberstown Business Park Entrance – **update to the submitted EIAR photomontage (Viewpoint 11, contained in submitted EIAR Volume II, Appendix 11.1)**

11.6 Impact Assessment - Methodology

The methodology and approach to the assessment contained within this addendum to Chapter 11, has been carried out in accordance with best practice guidance described in the following documents;

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (The Landscape Institute and Institute of Environmental Management & Assessment, 2013) (GLVIA3).
- Technical Guidance Note 06/19 Visual Representation of Development Proposals (The Landscape Institute, 2019).

GLVIA3 recommends that an LVIA ‘concentrates on principles and process’ and ‘does not provide a detailed or formulaic ‘recipe’ to assess effects, it being the ‘responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand’ (preface to the third edition).

The effects on the landscape resources and visual receptors (people) have been assessed by considering the proposed change in the baseline conditions (the impact of the Project) against the type of landscape resource or visual receptor (including the importance and sensitivity of that resource or receptor). These factors are determined through a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement.

The above methodology was applied to the impact assessment as contained within the submitted EIAR (Volume I), Chapter 11 Landscape and Visual which contains further expansion upon the landscape and visual impact assessment methodology and related terminology.

11.7 Impact Assessment – Additional Viewpoints

11.7.1 Viewpoint 16: View West from Decoy Lane

11.7.1.1 Viewpoint Description and Sensitivity

This view is predominantly available to vehicle users. Overall, taking into account the receptor susceptibility, and the value of the view, the sensitivity is judged to be medium.

11.7.1.2 Existing View

The viewpoint is located at Decoy Lane, looking west towards the Project site. The viewpoint shows established vegetation lining both sides of Decoy Lane and screening any mid or far distant views as the road curves away from the viewer. To the right side of the view there is a glimpse of the lower portions of an electoral tower on the western side of the M7 can just be seen. There are no views available of the proposed development side from this viewpoint.

11.7.1.3 Predicted Effects

There will be no change to the existing view form this location.

11.7.1.4 Magnitude of Impact

The magnitude of visual impact during the construction phase of the Project is considered to be no change.

The magnitude of visual impact during the operational phases of the Project is considered to be no change.

11.7.1.5 Significance of Effect

No change, localised temporary effect during the construction phase of the Project.

No change, localised effect during the operational phase of the Project.

11.7.2 Viewpoint 17: View South from Osberstown Business Park

11.7.2.1 Viewpoint Description and Sensitivity

This view is predominantly available to vehicle users and pedestrians. Overall, taking into account the receptor susceptibility, and the value of the view, the sensitivity is judged to be medium.

11.7.2.2 Existing View

This viewpoint is located within Osberstown Business Park, looking south towards the site. Footpaths, grass verges and a vehicle storage area are the most prominent features in the view. An area of grass, trees and vegetation is visible in the centre of this viewpoint. Mature trees and vegetation, along with overhead cables and electricity pylons can be seen in the background and in the horizon.

11.7.2.3 Predicted Effects

Temporary construction phase activities associated with the construction of the Project will be largely screened from this viewpoint by existing mature vegetation with only a very limited glimpse view of a building under construction available. Potential effects, such as soil stripping and movement of plant and vehicles are considered to be temporary effects within the overall view, with distinctive features, such as the existing vegetation forming the main visual draw.

Elements of the Project will be only partially visible in the central point from this viewpoint. However, existing mature vegetation will provide screening to the majority of the Project and the proposed landscape planting (particularly along the northern boundary of the Project site to the R409) will screen any visible elements of the Project. This will allow the Project to integrate into the environment without making major changes to the landscape. Any visible portions of the Data Centre are considered to form a very minor addition to the overall view, with vegetation remaining as the main visual draw.

11.7.2.4 Magnitude of Impact

The magnitude of visual impact during the construction phase of the Project is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be negligible.

11.7.2.5 Significance of Effect

Negligible to minor, adverse, temporary effect during the construction phase of the Project.

Negligible to minor, effect during the operational phase of the Project.

11.7.3 Viewpoint 18: View West from M7 Bridge

11.7.3.1 Viewpoint Description and Sensitivity

This view is predominantly available to vehicle users and occasional pedestrian. Overall, taking into account the receptor susceptibility, and the value of the view, the sensitivity is judged to be medium.

11.7.3.2 Existing View

This viewpoint is located on a bridge over the M7 on the R409, looking southwest towards the Project site. The foreground of the view shows the fencing of the bridge with the M7 below while there is mature vegetation running alongside the M7 in the middle ground of the view. An electricity pylon and overhead cables can be seen in the horizon.

11.7.3.3 Predicted Effects

Temporary construction phase activities associated with the construction of the Project will be largely screened from this viewpoint by existing mature vegetation with only a very limited glimpse view of a building under construction available. Potential effects, such as soil stripping and movement of plant and vehicles are considered to be temporary effects within the overall view, with distinctive features, such as the existing tree line and the M7 motorway and R409, forming the main visual draw.

Elements of the Project will be only partially visible in the central point from this viewpoint. However, existing mature vegetation will provide screening to the majority of the Project and proposed mounding and landscape planting (particularly along the northern boundary of the Project site to the R409) will screen any visible elements of the Project. This will allow the Project to integrate seamlessly into the environment without making major changes to the landscape. Any visible portions of the Data Centre are considered to form a very minor addition to the overall view, with vegetation and the M7 motorway and R409 remaining as the main visual draw.

11.7.3.4 Magnitude of Impact

The magnitude of visual impact during the construction phase of the Project is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be negligible.

11.7.3.5 Significance of Effect

Negligible to minor, adverse, temporary effect during the construction phase of the Project.

Negligible to minor, effect during the operational phase of the Project.

11.7.4 Viewpoint 19: View West from Caragh Road

11.7.4.1 Viewpoint Description and Sensitivity

This view is predominantly available to vehicle users and pedestrians. Overall, taking into account the receptor susceptibility, and the value of the view, the sensitivity is judged to be medium.

11.7.4.2 Existing View

The viewpoint is approximately 100m north east of the roundabout (junction) of the R409 Caragh Road and Old Caragh Road, viewing west towards the Project.

The road way and pedestrian footpath is bound on either side by mature hedgerows, trees and fencing; street lighting is also present along each side of the road and amenity grassland (sports fields) and associated lighting columns are visible in gaps to the centre of the view. The intervening landscape is mostly flat, agricultural land.

11.7.4.3 Predicted Effects

Temporary construction phase activities associated with the construction of the Project will be fully screened from this viewpoint by existing mature vegetation.

The Project will not be visible at any distance from this viewpoint. The existing mature vegetation provides total screening.

11.7.4.4 Magnitude of Impact

The magnitude of visual impact during the construction phase of the Project is considered to be no change. There is considered to be no change in relation to the magnitude of visual impact during the operational phase.

11.7.4.5 Significance of Effect

No change, during the construction phase of the Project.

No change, during the operational phase of the Project.

11.7.5 Viewpoint 20: View North West from R445 Link Road

11.7.5.1 Viewpoint Description and Sensitivity

This view is predominantly available to vehicle users and pedestrians. Overall, taking into account the receptor susceptibility, and the value of the view, the sensitivity is judged to be medium.

11.7.5.2 Existing View

This viewpoint is located on the R445, north of the junction with Jigginstown Green, viewing north west towards the Project. Undulating agricultural land, mature trees and vegetation to the centre of this view and in the distance are the dominant features of this viewpoint. A large agricultural field also dominates this viewpoint. Electricity pylons and overhead cables can be seen in the horizon and the horizon is well screened by existing vegetation.

11.7.5.3 Predicted Effects

Temporary construction phase activities associated with the construction of the Project will be fully screened from this viewpoint by existing mature vegetation.

The Project will not be visible at any distance from this viewpoint. The existing mature vegetation provides total screening.

11.7.5.4 Magnitude of Impact

The magnitude of visual impact during the construction phase of the Project is considered to be no change. There is considered to be no change in relation to the magnitude of visual impact during the operational phase.

11.7.5.5 Significance of Effect

No change, during the construction phase of the Project.

No change, during the operational phase of the Project.

11.7.6 Viewpoint 21: View West from Millenium Park Roundabout

11.7.6.1 Viewpoint Description and Sensitivity

This view is predominantly available to vehicle users and pedestrians. Overall, taking into account the receptor susceptibility, and the value of the view, the sensitivity is judged to be medium.

11.7.6.2 Existing View

This viewpoint is located at the Millennium Park Roundabout, looking west towards the Project. the dominant feature of this viewpoint is the mature vegetation in the centre and to the right of the viewpoint as well a number of streetlights. The view is enclosed, and the distant horizon view is screened by the mature vegetation.

11.7.6.3 Predicted Effects

Temporary construction phase activities associated with the construction of the Project will be fully screened from this viewpoint by existing mature vegetation.

The Project will not be visible at any distance from this viewpoint. The existing mature vegetation provides total screening.

11.7.6.4 Magnitude of Impact

The magnitude of visual impact during the construction phase of the Project is considered to be no change.

There is considered to be no change in relation to the magnitude of visual impact during the operational phase.

11.7.6.5 Significance of Effect

No change, during the construction phase of the Project.

No change, during the operational phase of the Project.

11.7.7 Summary of Predicted Visual Effect

Table 11.1 below summarises the predicted significance of visual effect for each of the assessed additional viewpoints.

Table 11.1: Summary of Predicted Visual Effect

Viewpoint	Predicted Visual Impacts (Construction Stage)	Predicted Visual Impacts (Operational Stage)
16 View West from Decoy Lane	Moderate adverse	Moderate
17 View South from Osberstown Business Park	Negligible to minor adverse	Negligible to minor
18 View West from M7 Bridge	Negligible to minor adverse	Negligible to minor
19 Caragh Road	No change	No change
20 R445 Link Road	No change	No change
21 Millennium Park Roundabout	No change	No change

11.8 Impact Assessment – Updated Viewpoints

11.8.1 Viewpoint 8: View east Millennium Park Road

In respect of Viewpoint 8, the submitted EIAR (Volume I, Chapter 11) determined the construction stage predicted visual impact as *negligible to minor adverse* and the operational stage predicted visual impact as *negligible to minor*.

The design amendments as set out in Section 11.2 of this Addendum to Chapter 11, do not result in any change to the (submitted EIAR) predicted visual impact on the basis that the changes do not introduce any additional features which are visible from Viewpoint 8. There is no increase in the height of any buildings (including Data Centre 4), or change in location, or change to materials or finishes. Other design amendments such as security fencing, internal access roads and external plant compounds are not visible from the viewpoint.

In consideration of the design amendments, the predictions for Viewpoint 8 as set out in the submitted EIAR, are considered unchanged.

11.8.2 Viewpoint 9: View northeast R409 Motorway Bridge

In respect of Viewpoint 9, the submitted EIAR determined the construction stage predicted visual impact as *negligible to minor adverse* and the operational stage predicted visual impact as *negligible to minor*.

The design amendments as set out in Section 11.2 of this Addendum to Chapter 11, do not result in any change to the (submitted EIAR) predicted visual impact on the basis that the changes do not introduce any additional features which are visible from Viewpoint 9. There is no increase in the height of any buildings (including Data Centre 4), or change in location, or change to materials or finishes. Other design amendments such as security fencing, internal access roads and external plant compounds are not visible from the viewpoint.

In consideration of the design amendments, the predictions for Viewpoint 9 as set out in the submitted EIAR, are considered unchanged.

11.8.3 Viewpoint 11: View north Osberstown Business Park Entrance

In respect of Viewpoint 11, the submitted EIAR determined the construction stage predicted visual impact as *moderate adverse* and the operational stage predicted visual impact as *moderate*.

The design amendments as set out in Section 11.2 of this Addendum to Chapter 11, do not result in any change to the (submitted EIAR) predicted visual impact on the basis that the changes do not introduce any additional features which are visible from Viewpoint 11. There is no increase in the height of any buildings (including Data Centre 4), or change in location, or change to materials or finishes. Other design amendments such as security fencing, internal access roads and external plant compounds are not visible from the viewpoint.

In consideration of the design amendments, the predictions for Viewpoint 11 as set out in the submitted EIAR, are considered unchanged.

11.8.4 Summary of Predicted Visual Effect

Table 11.2 below summarises the predicted significance of visual effect for each of the previously assessed viewpoints, relative to the design amendments as set out in Section 11.2 of this Addendum to Chapter 11.

Table 11.2: Updated Summary of Predicted Visual Effect

Viewpoint	Predicted Visual Impacts (Construction Stage)	Predicted Visual Impacts (Operational Stage)
8 View east Millennium Park Road	Negligible to minor adverse	Negligible to minor
9 View northeast R409 Motorway Bridge	Negligible to minor adverse	Negligible to minor
11 View north Osberstown Business Park Entrance	Moderate adverse	Moderate

11.8.5 Glint and Glare Effects

Data Centre 4 will maintain the proposed solar photovoltaic (PV) arrays located on the roof top, (albeit with a reduction in the number of panels, due to the amended design of the building); the PV arrays for Data Centre 1 – 3, 5 and 6 will remain unchanged.

With regards to glint and glare (arising from the PV arrays), the submitted EIAR, Chapter 11 Landscape and Visual, determined the following on the basis of the Glint and Glare Assessment (Volume II, Appendix 11.5, of the submitted EIAR):

- No significant effects are predicted upon aviation operations associated with the nearby airfields (Allenwood Airfield, Millicent Airfield, and Gowran Grange Airfield).
- No Glint and Glare effects are predicted towards road users travelling along the nearby roads and the residential amenity for nearby dwellings due to the buildings' parapet blocking the views of the panels.

In consideration of the amended design of Data Centre 4 and the amended PV array arrangement (as illustrated in drawing number 10360452-HDR-ZZ-02-DR-E-602003), the assessment in respect of glint and glare, as set out in the submitted EIAR, Chapter 11 Landscape and Visual, are unchanged.

11.8.6 Lighting Impacts

The Project will comprise of a lighting design which has been sensitively designed to prevent excess lighting associated with the operational phase of the Project. The Project will operate as a Dark Site with minimal and controlled lighting at the entrance / parking areas, together with low level lighting around the site only used for emergency; the proposed design amendments as set out in the Addendum to Chapter 2 of the EIAR, do not alter the proposed lighting design.

As stated in the submitted EIAR, Chapter 11 Landscape and Visual, in respect of proposed lighting, the significance of effect is predicted to be negligible.

11.9 Conclusion

In consideration of the design amendments (as outlined in the Addendum to Chapter 2 of the EIAR and summarised in Section 11.2 of this Addendum to Chapter 11) and the impact assessment of the additional viewpoints (16 – 21) arising from Item 5 of the Kildare County Council RFI, the conclusions of the submitted EIAR Chapter 11 Landscape and Visual (Section 11.9) remain unchanged. That is, there are no predicted effects on any primary or secondary amenity area and/or scenic views; the Project should not have a detrimental impact to the Northern Lowlands Landscape Character Area or the surrounding area; visual impacts upon viewpoints remain limited at the operational stage; no significant impacts associated with glint and glare or lighting. Overall, the wider landscape and visual resources of the Projects surroundings have the capacity to accommodate a development of this type and scale.