1.0 NON-TECHNICAL SUMMARY

1.1 Introduction

The requirement for an Environmental Impact Assessment Report to contain a non-technical summary under Article 5 (1) (e) and Annex IV of the 2014 EIA Directive has been transposed into Irish Law by way of Article 94 (c) of the Planning and Development Regulations 2001 (as amended). The non-technical summary fulfils one of the fundamental objectives of the EIAR process, which is to ensure that the public are made aware of the environmental implications of any decisions about whether to allow new projects to take place[1].

According to Guidelines, the non-technical summary should be concise and comprehensive and should be written in language easily understood by a lay member of the public not having a background in environmental matters or an in-depth knowledge of the proposed project[2].

1.2 Site Location and Description

The application site extends to 10.38ha and is located to the south of Stocking Avenue, in the townland of Woodtown, Ballycullen, Dublin 16. The lands are located to the east of Abbots Grove Park, south-east of Abbots Grove Avenue and south of Stocking Wood estate and west of White Pines Park. There will be two vehicular entrances to the development. These will be from the spur road running south from Stocking Avenue, just east of Abbots Grove Avenue and from Stocking Wood Drive.

Site Location

For a detailed description of the site and its context please refer to chapter 3.

[1] Para. 4.6, EPA, 2017
[2] Guidelines for Planning Authorities and An Bord Pleanála, August 2018

1.3 Description of the project

The proposed development will consist of 502 no. residential units (108no. 1-bed, 170no. 2-bed, 162 no. 3-bed; 62 no. 4-bed) comprising 197no. 2 storey houses (terraced/semi-detached/detached) (19no. 2-bed, 116no. 3-bed; 62no. 4-bed) and 28no. 3 and 4 storey simplex/duplex apartment blocks providing 305no. apartments (108no. 1-bed apartments, 151no. 2-bed apartments, 46no. 3-bed apartments). The proposed development also includes a crèche (c.475sq.m), public open space, car parking (surface/undercroft), bicycle parking, bicycle storage structures and lockers, bin stores, and 8no. ESB substations. Vehicular access to be provided from the existing spur road connection to Stocking Avenue to the west of the site, and via Stocking Wood Drive to the east of the site (with relocation of existing ESB substation and associated works to the existing hammerhead). Additional pedestrian only routes will be provided into Abbot's Grove Park and Stocking Wood Copse with future connections provided for into Stocking Wood Manor, White Pines Park and the future school site to the north of the application site. The proposed development includes all associated site development works (including site re-profiling, retaining structures and downing of ESB overhead lines), landscaping, boundary treatments and services provision.

The site is divided into two fields by a double hedgerow running north/south which forms part of the wider green infrastructure in the area as illustrated by figure 1. The topography in the area is sloping. The contours on the west side of the site fall from a high point of 119.5m to 115.5m. The east side of the site is steeper with the contours falling from a high point of 125.5m to 108m. The southern boundary of the application site is identified by a post and rail fence. The natural extent of the agricultural fields east and west of the central hedgerow is further south where there is an established hedgerow that encloses and screens the application site which sits at a lower level. The lands south of the application site boundary slope upward to meet the hedgerow and in the case of the eastern field, the hedgerows to the access road to Woodtown Manor and associated buildings forming a natural buffer to the rural area beyond.

The western field is bounded by the residential development of Abbots Grove and access road to the west and north-west. The northern site boundary in the western field is formed by a hedgerow. The eastern field is bound to the north by the Stocking Wood residential development while White Pines joins the boundary to the east.

1.4 Description of the Receiving Environment - Baseline

The baseline scenario for each environmental factor assessed as part of the environmental impact assessment of the proposed project is contained within each chapter of this EIAR. The baseline scenario refers to the current environmental factors in the absence of the project. The environment will change over time, even without the introduction of the proposed project.

1.5 The 'Do-nothing' Scenario

The 'do nothing' scenario or 'no Project' Alternative describes what would happen should the Project not be implemented at all. The 'Do-nothing' scenario is examined in relation to each environmental factor. It is submitted that there is identified need for the proposed project and as such the 'do-nothing' scenario would

not be desirable. The application site is zoned and serviceable. The project will have positive benefits to the community and is in keeping with National, Regional and Local Planning Policy.

1.6 Description of Reasonable Alternatives

The proposed project has been considered in terms of –

- Alternative Layout and Design
- Alternative Uses

The main reasons for the chosen option (as submitted for planning) are as follows-

- The proposed layout is considered the most practical and feasible having regard to site constraints, and limited alternative layout(s) options due to the topography of the site, trees and hedgerows, pattern of surrounding development, location of school site, access points and the desire to provide a high level of permeability and connectivity.
- The uses proposed are fully compliant with the zoning objective for the application site and will assist in the creation of a new neighbourhood with supporting services.
- Careful consideration has been given to ensure the areas of public open space provided are of appropriate size, are usable and functional and located in areas which benefit from passive surveillance.
- The layout proposed will achieve an average density of 48 dwellings per hectare across the site. Lower density housing is proposed adjacent to existing housing with higher density to the centre of the site.
- The proposal provides a range of designs with different house types ranging from one bed apartments to four bed houses. The broad range of dwelling sizes and types will ensure the development is able to cater for a variety of resident types from different socio-economic groups.
- The landscape rationale takes full account of existing hedgerows and trees, particularly the north-south tree stand and will introduce pollinator friendly planting.
- The phasing plan ensures delivery of a mix of uses across the site and the timely completion of the improvements to Clonminch Road and infrastructure services required to support the development.

1.7 A Non-Technical Summary of the factors likely to be significantly affected by the project

1.7.1 Population and Human Health (Chapter 5)

The 2014 EIA Directive (2014/52/EU) updated the list of topics to be addressed in an EIAR and has replaced 'Human Beings' with 'Population and Human Health'. The 2014 Directive does not provide a definition of the term "human health". Guidance from the European Commission states "*Human health is a very broad factor*

that would be highly Project dependent." The term "human health" is contained in both the SEA and EIA Directives. The Commission's SEA Implementation Guidance states *"The notion of human health should be considered in the context of the other issues mentioned in paragraph (f)".* Accordingly, consideration of human health effects resulting from the construction and operation of a project should focus on health issues arising in the context of the other environmental factors listed in Article 3 of the Directive/ Section 171A of the Act, namely:

- Population
- Biodiversity, with particular attention to protected species and habitats
- Land, soil, water, air and climate
- Material assets, cultural heritage and the landscape
- Interaction between the above factors

While most developments by people will affect other people, this section of the EIAR concentrates on those topics which are manifested in the environment. In accordance with EPA advice[3], the potential for the proposed project to result in significant impacts on Population and Human Health has been assessed with regard to the following topics relating to population and health:

- Land use and settlement patterns
- Population and Housing Supply
- Employment
- Community Infrastructure Capacity
- Human Health and Wellbeing

This Chapter considers the principal receptors that may be potentially impacted by the construction and operational stage of the proposed development, there are existing residential developments located to the west, north and east of the subject site that bound the development area.

Mitigating Measures - Mitigation measures proposed during the construction phase will ensure that impacts relating to noise, dust and air quality are minimal. Further details are outlined in the relevant section of this EIAR. No mitigation is required for the operational stage with regard to population and human health.

Residual Impacts/Monitoring - None predicted/required

Difficulties Encountered Compiling Information - No difficulties were encountered.

1.7.2 Biodiversity (Chapter 6)

A review of the biodiversity of the site was carried out which included a study of existing information from online databases and online mapping sources as well as site surveys. The site surveys were undertaken in accordance with acknowledged best practice, including Heritage Council and the Institute of Environmental Assessment

[3] Section 3.3.6, EPA, 2022

Guidelines. Survey work goes back to 2017 with updates in September 2020 and October 2024, including a tree survey report undertaken also in 2024.

It was concluded in the Natura Impact Statement that following an analysis and evaluation of the predicted impacts from the proposed development and with the implementation of the mitigation measures proposed in the NIS and this biodiversity chapter, that the proposed development will not have any negative effect on the integrity of the South Dublin Bay / River Tolka Estuary SPA, the South Dublin Bay SAC, the North-West Irish Sea SPA, North Bull Island SPA and North Dublin Bay SAC, either alone or in combination with other plans or projects.

Mitigating Measures - Mitigation measures proposed for the construction and operational phases and these will ensure that impacts are minimal. Further details are outlined in the relevant section of this EIAR.

Residual Impacts/Monitoring - None predicted/required but monitoring of trees and bat boxes is recommended.

Difficulties Encountered Compiling Information - All surveys were carried out at an appropriate time of the year and there were no difficulties present in the compiling of information for the bio-diversity chapter. No difficulties were encountered.

1.7.3 Land, Soils and Geology (Chapter 7)

This Chapter of the EIAR comprised of an assessment of the likely impact of the proposed development on the soils and the geological environment as well as identifying proposed mitigation measures to minimise any impacts.

An assessment of the likely impact of the proposed development on soils and the geological environment included a preliminary ground investigation study, including use of intrusive work and review of information available on the Geological Survey of Ireland online mapping service and other sources.

The metasediment bedrock at the proposed LRD Site is classified as being of “Low” importance. The bedrock could be used on a “sub-economic” local scale for construction purposes only. Furthermore, the bedrock in the locality is poorly exposed due to the coverage of deep till subsoils.

The till subsoil deposits at the proposed LRD Site can also be classified as “Low” importance as the till is not designated as being a resource in this area and is also locally abundant in the general region.

Mitigating Measures - Though the above outlines a significant work package to be carried out on-site, there will be little impact to the site as the bedrock substrate and any associated landscaping of soil and subsoil will not be over-compacted when restoring the site.

Residual Impacts/Monitoring - The design measures incorporated into the proposed LRD Project as described in this Chapter and in particular the practice of avoidance as much as possible areas of bedrock subcrop combined with the ‘low’ importance of the deposits means that the residual effect will be negative, slight, direct,

likely, permanent effect on soil, subsoil and bedrock due to disturbance and relocation within the Site. None predicted/required.

Difficulties Encountered Compiling Information - No limitations or difficulties were encountered during the preparation of the Land, Soils and Geology Chapter of this EIAR. The site investigations and follow up monitoring carried out were thorough and exhaustive.

1.7.4 Hydrology, Hydrogeology and Drainage (Chapter 8)

This Chapter of the EIAR provides a baseline assessment of the environmental setting and description of the Proposed Project, as described in Chapter 3, in terms of Hydrology, Hydrogeology and Drainage, and discusses the potential likely and significant effects that the construction and operation of the Proposed Project will have. Where required, appropriate mitigation measures to avoid any identified significant effects to Hydrology, Hydrogeology and Drainage (i.e. natural water resources) are recommended and the residual effects of the Proposed Project post-mitigation are assessed.

The till deposits are typically comprised of slightly sandy gravelly CLAY, with some cobbles and boulders. The confirmed depth of glacial tills in grassland areas on the proposed LRD Site are therefore between 0.4 m (TP5, 2006) and > 4.4 m deep (TP6, 2024).

An assessment of the likely impact of the proposed development on Hydrology, Hydrogeology and Drainage included a preliminary ground investigation study, including use of intrusive work and review of information available on the Geological Survey of Ireland online mapping service and other sources, including flow monitoring.

In the area of the Proposed Project site, private dwelling houses (potential well locations) are mainly located along public roads to the south and east of the proposed LRD Site which is up-gradient to the direction of groundwater flow in the area of the proposed LRD Site (i.e. northerly/north-westerly). There are therefore no risks to down-gradient wells.

Mitigating Measures – Mitigating measures are proposed by avoidance and design, including avoiding any sensitive areas and use of source controls and interceptor drains. This Chapter of the report concludes by stating that with mitigation no significant effects on the surface water, groundwater quality will occur.

Residual Impacts/Monitoring - The design measures incorporated into the proposed LRD Project as described in this Chapter and in particular the practice of avoidance coupled with design mitigation leads to a conclusion of no significant effects on surface water or groundwater.

Difficulties Encountered Compiling Information - No limitations or difficulties were encountered during the preparation of the Land, Soils and Geology Chapter of this EIAR. The site investigations and follow up monitoring carried out were thorough and exhaustive.

1.7.5 Air Quality and Climate (Chapter 9)

This section of the Environmental Impact Assessment Report has been prepared to identify and assess the potential air quality and climatic impacts associated with the proposed development during both the construction and operational phases of the development. As with all Chapters in the EIAR, this Chapter is based on best practice principal data sources, including legislation and guidelines. Sources include Climate Action and Low Carbon Development Act 2015 and The Guidelines for the Treatment of Air Quality During the Planning and Construction of National Road Schemes (2011).

In terms of air monitoring and assessment, the proposed development site is within Zone A (EPA, 2024). The long-term monitoring data has been used to determine background concentrations for the key pollutants in the region of the proposed development. The background concentration accounts for all non-traffic derived emissions (e.g. natural sources, industry, home heating etc.).

A site-specific short-term monitoring study was conducted on the site at 14 Air Quality Monitor (AQM) positions. The concentrations of NO_2, SO_2 and Benzene measured during the short-term measurement survey were significantly below their respective annual limit values and comparable with levels reported by the EPA.
Based on published air quality data for the Zone A Dublin city area in the vicinity of the subject site together with site specific monitoring data, it may be concluded that the existing baseline air quality at the subject site may be characterised as being good with no exceedances of the Air Quality Regulations 2011 limit values of individual pollutants. The quality of existing air quality at the subject site must be maintained and improved where possible as a result of the proposed development to ensure that local human health and the ecological environment is not adversely affected.

Mitigating Measures – Mitigating measures are proposed under a number of headings, including mitigating measures for air quality and climate. These are set out in a Dust Management Plan for the site. The residual impact of the proposed development in relation to GHG emissions is considered direct, long-term, negative, and slight, which is overall not significant in EIA terms. In relation to climate change vulnerability, it has been assessed that there are no significant risks to the proposed development as a result of climate change. The residual effect of climate change on the proposed development is considered direct, long-term, negative, and imperceptible, which is overall not significant in EIA terms.

Residual Impacts/Monitoring - Dust monitoring methodologies shall be implemented at the site during the construction phases to ensure that dust generated by site activities does not cause nuisance or cause detrimental health effects to residential areas and sensitive receptors located in the vicinity of the site boundaries. Post development monitoring is not required.

Difficulties Encountered Compiling Information - No limitations or difficulties were encountered during the preparation of the Land, Soils and Geology Chapter of this EIAR. The site investigations and follow up monitoring carried out were thorough and exhaustive.

1.7.6 Noise and Vibration (Chapter 10)

This Chapter of the EIAR assesses the potential noise and vibration effects of the proposed residential development. The assessment includes a description of the receiving ambient noise climate in the vicinity of the subject site and an assessment of the potential during both the short-term construction phase and the long-term operational phase on its surrounding environment. The assessment of direct, indirect and cumulative noise and vibration impacts on the surrounding environment are also considered as part of the assessment. An assessment of noise from existing sources inward on the development has also been completed.

Mitigation and monitoring measures are included, where relevant, to ensure the proposed enabling works are completed and operated in an environmentally sustainable manner to ensure minimal impact on the receiving environment.

The assessment has been undertaken with reference to the most appropriate guidance documents relating to environmental noise and vibration which are set out in the following sections. In addition to specific noise and vibration guidance documents, the Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA 2022) were considered and consulted in the preparation of this chapter.

An environmental noise survey has been conducted at the site in order to quantify the existing noise environment. The survey was conducted in general accordance with ISO 1996: 2017: Acoustics – Description, measurement and assessment of environmental noise. The results of the environmental noise survey study suggest the noise environment will not require additional constraints to be imposed on the proposed project outside of the normal criteria applicable to a development of the scale and nature of that proposed.

Mitigating Measures – Noise control measures that will be considered include the selection of quiet plant, enclosures and screens around noise sources, limiting the hours of work and noise and vibration monitoring, where required.

Residual Impacts/Monitoring - Noise monitoring should be conducted in accordance with the International Standard ISO 1996: 2017: *Acoustics - Description, measurement and assessment of environmental noise.* It is recommended that monthly noise and vibration monitoring surveys be carried along the boundary of the proposed site in order to monitor the effectiveness of noise and vibration management for the duration of the construction phase. In order to effectively manage noise and vibration at residential dwelling located approximately 20m of the proposed site, installation of continuous data logging live noise and vibration monitoring system is recommended. No residual impacts are anticipated.

Difficulties Encountered Compiling Information - No difficulties were encountered during the preparation of the EIAR chapter.

1.7.7 Material Assets – Waste Management (Chapter 11)

This chapter evaluates the likely impacts, if any, which the proposed development may have on Material Assets (related to waste management) as defined in the EIA Directive (Directive 2011/92/EU as amended by Directive 2014/52/EU) and the Environmental Protection Agency (EPA) Guidelines on the information to be contained in Environmental Impact Assessment Reports (2022).

A site-specific Resource Waste Management Plan (RWMP) has been prepared to deal with waste generation during the excavation and construction phases of the proposed development and has been included as an Appendix of the EIAR. The RWMP was prepared in accordance with the Environmental Protection Agency's (EPA) document Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction & Demolition Projects (2021).
In addition, a separate Operational Waste Management Plan (OWMP) has been prepared for the operational phase of the proposed Development and is included as an Appendix of the EIAR.

Mitigating Measures – Mitigating measures for the construction and operational stages of the proposed development are set out in the Resource Waste Management Plan (RWMP) and the Operational Waste Management Plan (OWMP) respectively.

Residual Impacts/Monitoring – It is predicted that with the implementation of the RWMP and the OWMP no significant residual impact in relation to material assets (waste management) will arise. The management of waste during the construction phase will be monitored by the Contactor's appointed Resource Manager to ensure compliance with the mitigation measures, and relevant waste management legislation and local authority requirements, including maintenance of waste documentation. The management of waste during the operational phase will be monitored by the operator of the proposed development to ensure effective implementation of the mitigation measures.

Difficulties Encountered Compiling Information – This Chapter concludes by stating that until final materials and detailed construction methodologies have been confirmed, it is difficult to predict with a high level of accuracy the construction waste that will be generated from the proposed works as the exact materials and quantities may be subject to some degree of change and variation during the construction process. The ultimate selection of waste contractors and waste facilities would be subject to appropriate selection criteria proximity, competency, capacity and serviceability. The waste facilities selected will ultimately be selected to minimise the environmental impacts on the surrounding environment.

1.7.8 Material Assets – Built Services and Energy Demand (Chapter 12)

This Chapter considers water supply, foul sewerage, electricity, gas and telecommunications.

Mitigating Measures – Mitigating measures are put forward where appropriate for the various utilities.

Residual Impacts/Monitoring – The proposed monitoring of the various built services during the operation stage will include:

- The water usage within the proposed development will be monitored via the bulk water meters. Records will be maintained by Uisce Éireann to ensure any excess usage is identified and investigated as necessary.
- Uisce Éireann will monitor the operation of the foul drainage network including the receiving environment.
- The construction and waste management plans will be adhered to.
- The provision of utility services including electricity, gas and broadband will be monitored by the relevant utility providers.

Difficulties Encountered Compiling Information – This Chapter concludes there were no difficulties encountered.

1.7.9 Material Assets – Transportation (Chapter 13)

This Chapter assesses the potential impact of the proposed residential development on the surrounding area regarding vehicular, pedestrian and cycle access throughout the lifetime of the development. Furthermore, the potential impact of vehicular movement during the construction and operational phases of the proposed development is considered.

The chapter outlines the methodology employed, the receiving environment at the application site and its surroundings, the characteristics of the proposal in terms of physical infrastructure, the potential impact that proposals of this kind would be likely to produce, the predicted impact of the proposal on the local road network, and the mitigation measures required to prevent, reduce or offset any significant adverse effects.

A Traffic and Transport Assessment has been prepared in accordance with best practice and in accordance with the requirements of both *Section 7.9 (Policy SM6 Objective 8)* of the *South Dublin County Development Plan 2022-2028* and the *Traffic and Transport Assessment Guidelines* published by *Transport for Ireland (TII) / National Roads Authority (NRA)* in May 2014.

The internal road network has been designed in accordance with the standards set out in the South Dublin Development Plan, which requires that all roads comply with DMURS. The roads vary in width between 4.8 metres and 6 metres wide, while all footpaths are 2 metres wide and connect the internal spaces. All internal roads within the proposed development are designed for a speed limit of 20km/h. All junctions within the development itself will be priority junctions with raised tables where appropriate. The low design speeds and

traffic calming measures will ensure the safe operation of these junctions and a safe/secure environment for pedestrians and cyclists. Car and cycle parking provision are in accordance with Guidance documents.

The proposed development is consistent with the principles and guidance outlined in the Design Manual for Urban Roads and Streets (DMURS). The Chapter sets out some of the specific design features that have been incorporated within the proposed scheme with the objective of delivering a design that is in full compliance with DMURS.

The proposed development has been designed with a network of interconnecting footpaths providing permeability throughout the site to the surrounding area. All footpaths within the proposed development have been designed as 2.0m wide. This is in accordance with Section 4.3.1 of the DMURS which suggests that a minimum 1.8m footpath should be provided.

Predicted construction traffic flows and routes for HGVs are provided.

Mitigating Measures – Mitigating measures for the construction stage include a detailed Construction Traffic Management Plan, including measures to minimise nuisance, site control measures. Measures for the operational stage include a Mobility Management Plan with particular emphasis on walking and cycling.

Residual Impacts/Monitoring – Some residual impacts are predicted for the construction stage but these will be minimised with the implementation of the mitigating measures proposed, including close monitoring of construction traffic.

Difficulties Encountered Compiling Information – This Chapter concludes there were no difficulties encountered.

1.7.10 Material Assets – Cultural Heritage (Chapter 14)

This Chapter details an archaeological, architectural and cultural heritage assessment undertaken in advance of a proposed development. The study determines, as far as reasonably possible from existing records, the nature of the archaeological, architectural and cultural heritage resource in and within the vicinity of the development area using appropriate methods of study. The study area is defined as an area measuring 250m from the proposed development area.

In addition to best practice data sources, a field inspection was also undertaken. A geophysical survey has been carried out within the area of the proposed development but did not conclusively identify any archaeological features, with the exception of three short linear anomalies that were tentatively interpreted as potentially archaeological in nature. Similarly, a field inspection failed to identify any sites or structures of archaeological or architectural heritage merit in or within the immediate vicinity of the proposed development area. There are four structures listed as protected structures and within the NIAH located within 250m of the proposed development (including the holy well mentioned above). The closest of these is a monument in the form of a granite cross (NIAH 11220007, RPS 360), c. 147m to the southwest.

Mitigating Measures – A programme of archaeological testing will be carried out across the development area, prior to the commencement of construction and depending on the results of this investigation further mitigating measures may be required.

Residual Impacts/Monitoring – With the implementation of the mitigating measures no significant residual impacts upon the archaeological, architectural or cultural heritage resource are predicted. The mitigation measures recommended above would also function as a monitoring system to allow the further assessment of the scale of the predicted impacts and the effectiveness of the recommended mitigation measures.

Difficulties Encountered Compiling Information – This Chapter concludes there were no difficulties encountered.

1.7.11 Landscape and Visual (Chapter 15)

This Chapter contains a Townscape and Visual Impact Assessment (TVIA). Its purpose is to identify and determine the likely impacts of the scheme on the receiving environment, in terms of both townscape character and visual amenity. The TVIA also contains verified photomontages (See Appendix 15.1 – LVIA Photomontages) which illustrate how the proposed development would appear from a variety of locations in the surrounding townscape.

As with the other Chapters of the EIAR, the TVIA utilises best practice principal data sources, including Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) (LI/IEMA, 2013). Some 17 representative viewpoints were selected and analysed.

Full details of the proposed development, and its architectural design, can be found in the supporting Architectural Design Statement. The design of the proposals has been subject to an iterative design approach, with contextual analysis underpinning the proposals ensuring that careful consideration has been given to the receiving townscape.

The proposals have sought to deliver a high-quality, contemporary, residential development in line with the ambitions for this semi-urban area, and capitalise on the development potential of this site. The architectural design of the buildings, has also sought to respond positively to the urban characteristics of the surrounding area.

The TVIA concludes the proposed development is not expected to give rise to any significant negative townscape or visual impacts. While there may be negative visual impacts in the immediate vicinity due to the loss of rural outlook, the wider urban area has accommodated numerous similar existential projects over the past two decades that have gradually expanded the wider townscape in line with the strategic direction for this part of the administrative area. The proposed development of this site is not considered to generate any operational landscape or visual effects greater than Moderate, and no effects are considered to have the potential to be significant.

Mitigating Measures – There are embedded mitigating measures within the scheme and these are evident from the architectural design and the Architectural Design Statement.

Residual Impacts/Monitoring – With the implementation of the mitigating measures no significant residual impacts upon the townscape.

Difficulties Encountered Compiling Information – This Chapter concludes there were no difficulties encountered.