

13 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

13.1 INTRODUCTION

This chapter of the Environmental Impact Assessment Report (EIAR) provides an assessment of the likely effects of a proposed Large-scale Residential Development (LRD) for 296 residential units at St. Marnock's Bay, Portmarnock South (known as Phase 1F) on the landscape and visual aspects of the environment.

The Landscape and Visual Impact Assessment includes series of Photomontages prepared from the surrounding areas and included in Appendix 13.1 of the EIAR.

While now lapsed, it is noted that the Portmarnock South LAP included a detailed assessment of the landscape and visual characteristics of the lands, of the wider area, and of the envisaged development and its treatment. The LAP also set the development framework for the overall Portmarnock South lands, including the preparation of the masterplan and the approach for the previously permitted Phases 1A, 1B, 1C, 1D and 1E. As such, the LAP continues to be referenced in this chapter where it informs the description of the lands and the guiding principles for the development of the lands.

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13.2 ASSESSMENT METHODOLOGY

13.2.1 Study Area

The study area includes the Site of the proposed Phase 1F development, the lands within the Portmarnock South Local Area Plan and the surrounding landscape context north to Portmarnock, and especially along the coast and over Baldoyle Bay to the east and southeast.

13.2.2 Relevant Legislation, Policy and Guidelines

The assessment has been carried out with reference to the following legalisation, policy and guidelines.

13.2.2.1 Legislation

- Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (the EIA Directive).
- Planning and Development Act 2000, as amended.
- Planning and Development Regulations 2001, as amended.
- European Landscape Convention 2000.

13.2.2.2 Policy

- Fingal Development County Development Plan 2023 – 2029.
- Portmarnock South Local Area Plan 2013 (expired).

13.2.2.3 Guidelines

- Guidelines on the Information to be contained in Environmental Impact Assessment Reports (the 'EPA Guidelines') (EPA 2022).

- Guidelines for Landscape and Visual Impact Assessment (the 'GLVIA') 3rd edition (Landscape Institute and the Institute of Environmental Management and Assessment [IEMA] 2013).
- Technical Information Note 05/2017 (Revised 2018) on Landscape Character Assessment (the 'TCA') (Landscape Institute 2018).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (the 'GEIA') (Department of Housing, Planning and Local Government DHPLG 2018).
- Landscape Institute Technical Guidance Note 06/2019 on Visual Representation of Development Proposals (the 'VRDP') (Landscape Institute 2019).

While the EPA Guidelines (EPA, 2022) provide a general methodology, impact ratings and assessment structure applicable across all environmental factors, the GLVIA (Landscape Institute and IEMA, 2013) provides specific guidance for landscape and visual impact assessments. The TCA (Landscape Institute, 2018) is a resource for the application of landscape character assessment to landscapes. Therefore, in this assessment, a combination of the approaches outlined in the EPA Guidelines (EPA, 2022) and in the GLVIA (Landscape Institute and IEMA, 2013), supported by the TCA (Landscape Institute, 2018) and the professional experience and expertise of the assessor, is utilised in the landscape and visual assessment.

13.2.3 Key Definitions

The following key definitions are relevant to the methodology for the landscape and visual impact assessment: -

- **Landscape** means an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors' (European Landscape Convention, 2000).
- **Landscape Character Assessment** is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive' (Natural England, 2014).
- **Landscape and Visual Impact Assessment** is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right, and on people's views and visual amenity' (Landscape Institute and IEMA, 2013).
- **Landscape Impact vs. Landscape Effect** 'Impact' is defined as the action been taken, whilst 'effect' is defined as result (change or changes) of that action, e.g. whether the 'impact' of the Proposed Development on the woodland has a significant 'effect' on the character of the landscape.

13.2.4 Data Collection and Collation

Data collection and collation is based on initial desk studies, supported by full site walkovers and augmented by further specific site reviews, within the Study Area, together with the selection and preparation of verified Photomontages of the Proposed Development.

Desk studies, which allow for identification of designated and potential significant / sensitive areas, involved a review of: -

- Fingal County Development Plan 2023– 2029.
- Portmarnock South Local Area Plan 2013 (expired).
- Historical and current mapping and aerial photography (e.g. ordnance survey Ireland, google earth, google maps).
- Documentation associated with previous phases of development on the adjoining lands (now constructed or under-construction).

- Mapping of the Proposed Development.
- Other reports and documents relating to the receiving environment, including the Biodiversity (Chapter 6) and the Cultural Heritage: Archaeological and Architectural (Chapter 17) sections of the EIAR and the Construction and Environmental Management Plan.

Site-based studies, which allow for verification of desk study findings and for analysis of current conditions in the baseline environment, involved: -

- Full walkover surveys of the Site and the area surrounding of the Proposed Development.
- Further field surveys to verify conditions at specific locations of the Proposed Development.
- Selection of locations for verified Photomontages of the Proposed Development.

13.2.5 Assessment of Landscape and Visual Impacts

Assessment of potential effects involves: -

- Classifying the sensitivity of the receiving landscape and visual environment.
- Describing and classifying the magnitude of change in the landscape and visual environment resulting from the Proposed Development.

These factors are combined to provide a classification of significance of impacts of the Proposed Development.

13.2.6 Sensitivity of Baseline Landscape and Visual Environment

The sensitivity of the baseline landscape and visual environment is a function of its existing land use, existing and emerging patterns and its scale, enclosure, visual characteristics and values, as are trends of change and relevant policy framework. Categories used to classify sensitivity are set out in Table 13.1.

13.2.7 Magnitude of Change in Landscape and Visual Environment

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape and visual environment by the Proposed Project, with reference to its key elements, features and characteristics and views from surrounding areas. Categories used to classify magnitude of change are set out in Table 13.1.

Description of Baseline Sensitivity	Rating	Description of Magnitude of change arising from Proposed Development
Landscapes / views that are recognised in policy or otherwise designated as being of national value. The composition, character and quality of the landscape / view are such that its capacity to accommodate change is very low. The principle management objective for the landscape / view is its protection from change that reduces landscape value / visual amenity.	High	Change that is large in extent, resulting in the loss of or major alteration to key elements, features or characteristics of the townscape / view, and / or introduction of large elements considered totally uncharacteristic in the context. Such development results in fundamental change in the landscape/view.
Landscapes / views that may not have features or characteristics that are of particular value, but have no major detracting elements, and which thus provide some landscape value / visual amenity. These landscapes / views may have capacity for	Medium	Change that is moderate in extent, resulting in partial loss or alteration to key elements, features or characteristics of the landscape / view, and / or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context.

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Description of Baseline Sensitivity	Rating	Description of Magnitude of change arising from Proposed Development
appropriate change and the principle management objective is to facilitate change to the composition that does not detract from landscape value / visual amenity, or which enhances them.		Such development results in change to the landscape / view.
Landscapes / views that have no valued feature or characteristic, and where the composition and character are such that there is capacity for change. This category includes landscapes / views experienced by people involved in activities with no particular focus on the landscape. For such landscapes / views the principle management objective is to facilitate change that does not detract from landscape value / visual amenity or enhances them	Low	Change that is moderate or limited in scale, resulting in minor alteration to key elements, features or characteristics of the landscape / view, and / or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the landscape/view.
Landscapes / views that have no valued feature or characteristic, or in which the composition may be unsightly (e.g. in derelict landscapes). For such landscapes / views the principle management objective is to facilitate change that repairs, restores or enhances landscape value / visual amenity.	Negligible	Change that is limited in scale, resulting in no alteration to key elements features or characteristics of the landscape / view, and / or introduction of elements that are characteristic of the context. Such development results in no change to the landscape / view.

Table 13.1: Rating of Baseline Landscape / Visual Sensitivity and Magnitude of Change (derived from approach outlined in Chapters 5 & 6 of the GLVIA (Landscape Institute and IEMA, 2013)).

13.2.8 Significance of Effects on Landscape and Visual Environment

In classifying the significance of effects the magnitude of change is assessed against the sensitivity of the landscape / view based on the guidance in the EPA Guidelines and presented in Figure 3.4 of the Guidelines, as adapted and included in Table 13.1 in this Chapter of the EIAR.

Determining significance of effects that are rational and justifiable is also based on the professional judgement, expertise and experience of the author.

13.2.9 Quality, Duration and Frequency of Landscape and Visual Effects

Consideration of quality (*i.e.* positive, neutral, negative), duration (*i.e.* temporary (lasting up to 1 year); short-term (lasting 1 to 7 years); medium-term (lasting 7 to 15 years); long-term (lasting 15 to 60 years); or permanent (lasting over 60 years)) and frequency of effects, is as described in Table 3.3 of the EPA Guidelines (EPA, 2022).

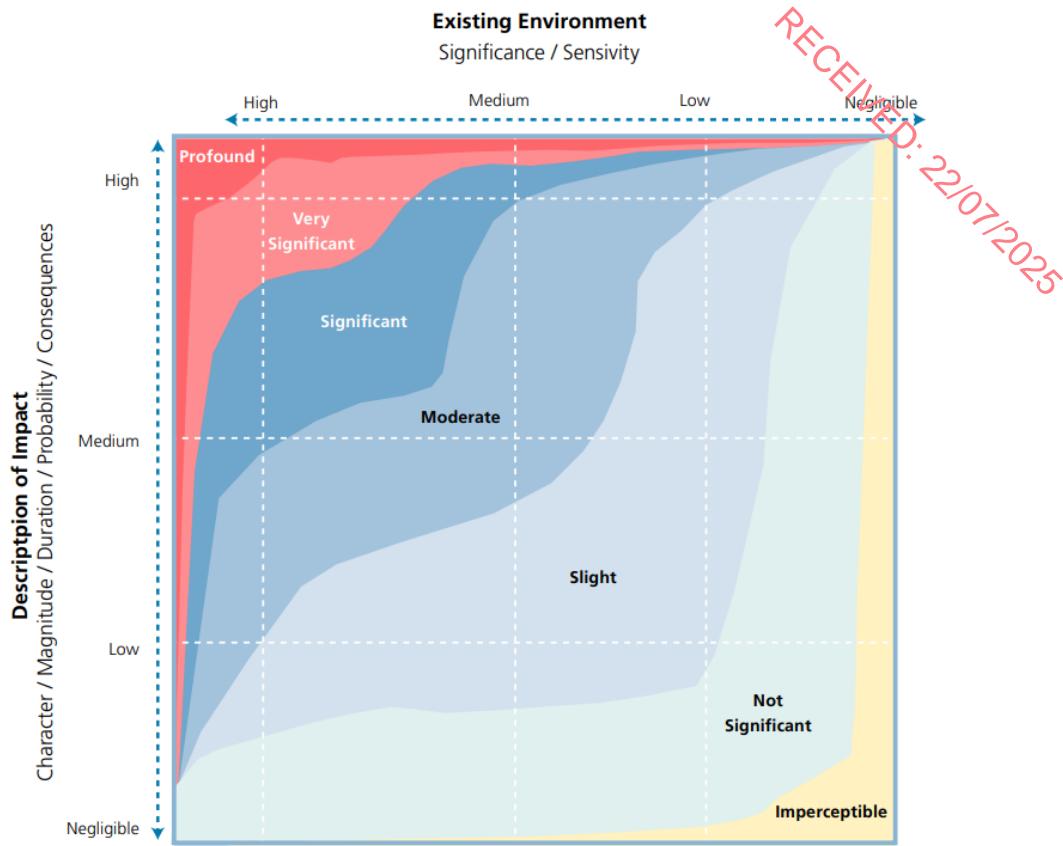


Figure 13.1: Chart showing typical classifications of the significance of impacts (Figure 3.4, page 53, EPA Guidelines 2022).

13.2.10 Photomontage Methodology

The methodology for the preparation of Photomontages has regard to the Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals (Landscape Institute, 2019), and is further informed by experience in photomontage production. The Photomontages are prepared as accurate verified photo-realistic views following five main steps: -

- Photography.
- Survey.
- 3D Modelling and Camera Matching.
- Rendering and Finishing of Photomontages.
- Presentation.

Photomontages are presented, in 'as existing' and 'as proposed' versions, on A3 pages in landscape format in Appendix 13.1 of the EIAR.

13.3 RECEIVING ENVIRONMENT

13.3.1 Background

The Proposed Development comprises a sixth phase of development (Phase 1F) at St. Marnock's Bay, Portmarnock South in County Dublin. Development to date (Phases 1A, 1B, 1C, 1D and 1E) on the overall lands has been guided by the framework established in the Portmarnock South Local Area Plan, which identified lands for residential development, lands for wider open space provision

(including for connectivity to lands at Baldoyle / Stapolin south of Mayne Road), and lands for ecological and landscape mitigation and protection areas (refer to Figure 13.2).

Five previous phases of development, providing 771no. residential units and a 'local centre', have been permitted on the lands: -

- Phase 1A (FCC Planning Ref. No.: F13A/0248) for 101no. residential units.
- Phase 1B (ABP Ref. No.: 300514-17) for 150no. residential units.
- Phase 1C (ABP Ref. No.: 305619-19) for 153no. residential units and 'Local Centre'.
- Phase 1D (ABP Ref. No.: 312112-21) for 172no. residential units.
- Phase 1E (FCC Planning Ref. No.: LRD0002/S3) for 195no. residential units.

Phases 1A, 1B, 1C are complete, Phase 1D is nearing completion and Phase 1E is commencing construction on site. In addition to the provision of residential development the previous phases included for the following key elements: -

- Phase 1A included the provision of significant areas of ecological and landscape buffer / open space to the east and south of the residential zoned lands within the Portmarnock South LAP (refer to Figure 13.2). The open space zoned lands, which extend to c. 32 hectares and included for provision of a dedicated 'bird quiet zone', have been transferred to Fingal County Council (FCC). An additional c.10 hectares of conservation lands on the Murragh, east of the Coast Road, were also transferred to FCC.
- In 2018, Fingal County Council received permission from An Bord Pleanála (ABP Ref.: JP06F.300840¹) for provision of a 1.8km Pedestrian and Cycle Scheme between Baldoyle and Portmarnock. The pedestrian / cycleway, which opened in June 2020, passes through the previously transferred (in Phase 1A) open space lands to the east of the residential zoned lands.
- In September 2022, Fingal County Council received permission from An Bord Pleanála (ABP Ref.: JP06F.311315²) for a 'park development project known as 'Racecourse Park' located between Baldoyle and Portmarnock, Co. Dublin'. The proposed park development includes for works within open space lands previously transferred to FCC under the Phase 1A development.
- The Phase 1B development included for the provision of a regional wetland, in accordance with the requirements of the LAP, within the open space lands. The wetland was constructed in 2019 and is fully operational.
- Phase 1B included for the incorporation of a recorded monument – a mound (DU015-014) within a distinctive central open space setting in this phase of development. This open space incorporating the recorded monument is complete.
- The proposed Phase 1F development includes for the incorporation of a second recorded monument – and enclosure (DU015-055) within a proposed central open space setting at the end of 'Monumental Way', an inter monument route, which is otherwise being delivered in previous phases of development.

13.3.2 Site Context

The Phase 1F lands at St. Marnock's Bay are located within the north-eastern area of the residential zoned lands in the Fingal Development Plan (as per the lapsed Portmarnock South LAP). The lands within Portmarnock South area run south from Station Road to Moyne Road and east from the Dublin-Belfast Railway to the R106 Coast Road adjoining Baldoyle Estuary.

The Phase 1F site is located immediately east of the Phase 1B development and northeast of the Phase 1D and 1E lands. As such, the site is increasingly enclosed by emerging residential development to the west and south but retains an open aspect to the north – towards Portmarnock – and east/southeast

¹ <https://www.leanala.ie/en-ie/case/300840>

² <https://www.leanala.ie/en-ie/case/311315>

over the ecological / landscape buffer open space to Baldoyle Bay and Portmarnock Peninsula with the Irish Sea, Ireland's Eye and Howth Head in the background.

Along with previous phases of development within St. Marnock's Bay, there are 5no. existing houses located immediately north of Phase 1F that front the R106 Coast Road / Station Road Junction and a further 3no. houses located c.50m east of Phase 1F, front the R106 Coast Road from where they overlook Baldoyle Bay.

The site itself comprises unmanaged former arable lands with some areas used for site compound and temporary storage of soil material. There are no trees or field boundaries within the Site. However, the wider area is undergoing significant on-going change with emerging residential development – both established and under construction – to the immediate west and southwest of the Site. As such, construction-related activities, including earthworks, soil movement and storage, building works and construction traffic movements are all prominent in the vicinity of the Site.

In landscape terms, the boundary hedgerows along the railway and internally along the Portmarnock / Maynetown townland boundary are prominent landscape features to the west of the Site, as are longer range views where available, east and south over Baldoyle to the Irish Sea, Howth and to the Dublin Mountains.

The site of a recorded monument – an 'enclosure' (DU015-055) is located to the southeast of the Proposed Development and while the feature is currently enclosed by palisade fencing no features of the archaeological significance are visible on the surface / ground. Natural regeneration of willow is evident within the palisade fenced area.

The wider landscape is notably more open to the northeast, east and southeast approaching the coastal corridor of Coast Road / Baldoyle Estuary, where there are panoramic views extending eastwards and southeast towards Lambay, Ireland's Eye, and Howth and long-range background views south to the Dublin Mountains.

The now lapsed Portmarnock South LAP included a detailed assessment of the landscape and visual characteristics of the lands, of the wider area, and of the envisaged development and its treatment. The LAP also set the development framework for the overall Portmarnock South lands, including the preparation of the masterplan and the approach for the previously permitted phases and proposed phase of development. These principles are also included in the Fingal Development Plan 2023-2029, specifically under Objective CSO66, which provides to:

"Ensure that the mitigation measures as set out in the Portmarnock South and Baldoyle Stapolin LAPs (and other LAPs as necessary) will continue to be implemented and managed in accordance with the requirements of the LAPs or where a LAP is no longer in place...."

Objective CSO66 continues to provide a list of the key measures for the Portmarnock South lands, including those for Green Infrastructure, Surface Water, Water Quality, and general environmental control.

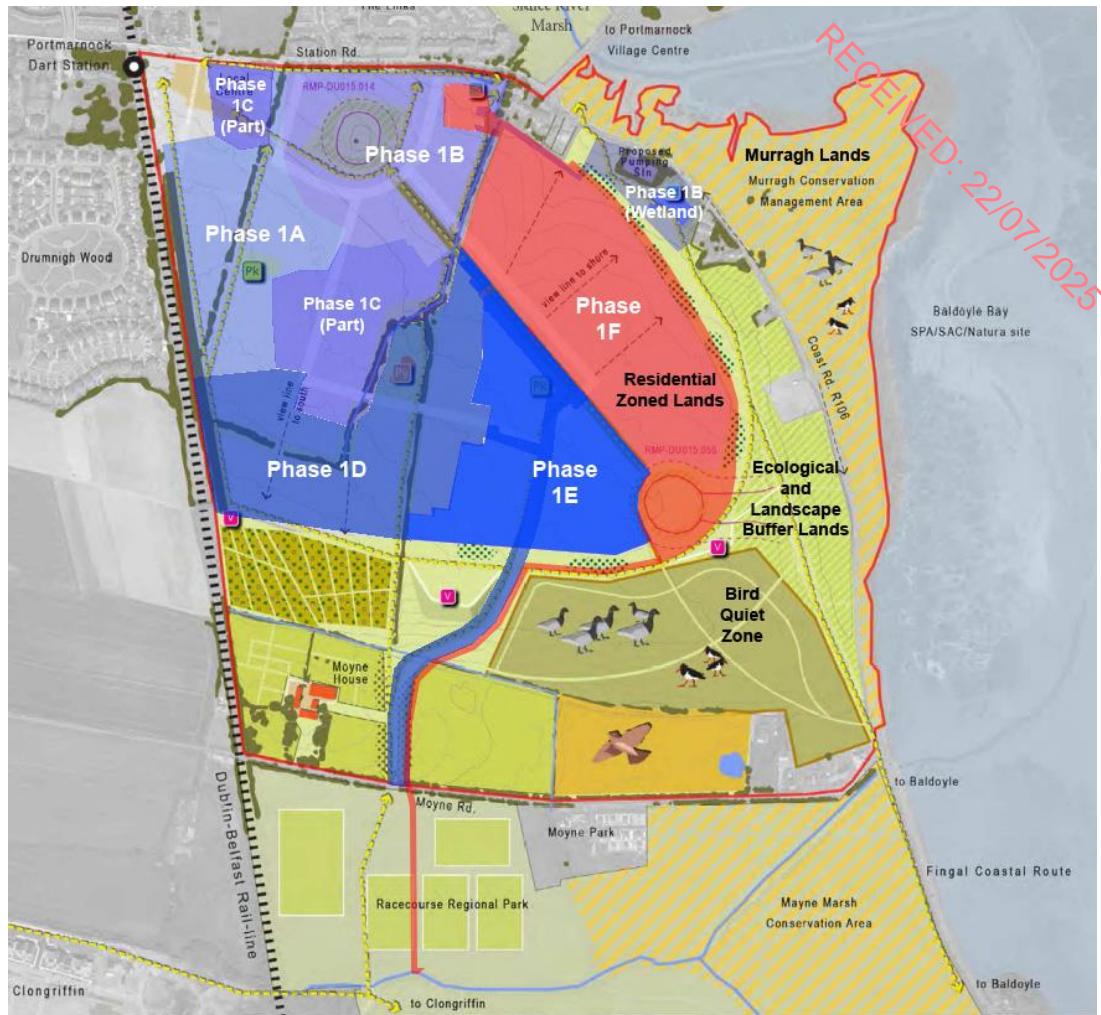


Figure 13.2: Extract from Figure 5.2 of Portmarnock South LAP – Annotated to show existing residential and wetland development areas in Phases 1A, 1B, 1C, 1D and 1E (blue shadings) and proposed Phase 1F area (red shading).

13.3.3 Cumulative

The previous Phases of development (1A, 1B, 1C, 1D and 1E) and proposed Phase (1F) comprise part of larger area of residential zoned lands within the now lapsed Portmarnock South LAP (refer to Figure 13.2). The lands are also zoned RA: *Residential Area* in the Fingal Development Plan 2023-2029, with the objective to: -

"Provide for new residential communities subject to the provision of the necessary social and physical infrastructure."

...and the vision to:

"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."

As with Phases 1A to 1E, the proposed Phase 1F development has been designed and laid out in accordance with the overall framework and principles as established for the lands in the now lapsed Portmarnock South LAP.

Phases 1A to 1E provide for 771no. residential units, a Local Centre, Skylark Park and other open spaces. Phase 1F will provide a further 296no. residential units and open space, including the open

space incorporating recorded monument DU015-055, and the final portion of 'Monument View', which links the recorded monument in Phase 1F to the recorded monument in Phase 1B (DU015-014).

Realisation of the full policies and objectives of the LAP will see a further c.18no. residential units (giving an overall total of c.1,085 residential units based on the Framework Plan prepared by Burke Kennedy Doyle Architects).

The residential development area is enclosed to the north and east by a significant area of ecological and landscape buffer / open space, which is subject to on-going progressive development and enhancement by Fingal County Council. These works include the completed pedestrian / cycleway and the planned Racecourse Park enhancements currently before ABP (Ref.: JP06F.311315³).

It is envisaged that further amenity and heritage-related developments will continue to be delivered on the open space lands in accordance with the Portmarnock South LAP.

Irish Water (now Uisce Éireann) has received permission for the Greater Dublin Drainage Project (ABP Ref.: PA06F.312131⁴). The project utilises some of the open space / landscape area (in FCC ownership) located to the southeast of the residential zoned lands in Portmarnock South for a temporary construction / tunnel boring compound.

Irish Water (now Uisce Éireann) submitted an application for permission for a wastewater pumping station at the junction of Strand Road / Station Road to the north of St. Marnock's Bay lands (FCC Plan Ref. No.: F21A/0389⁵). The Proposed Development was granted permission on appeal to An Bord Pleanála (ABP Ref.: PL06F.314663⁶). The decision of the board is currently awaiting judicial review.

In addition to the above new residential development is also on-going in the wider environment, including off Station Road northwest of St. Marnock's Bay and south of Moyne Road at Clongriffin and Stapolin.

13.3.4 Overall Landscape and Visual Sensitivity

The Site for the proposed Phase 1F development is located on lands zoned *RA: Residential* in the Fingal Development Plan 2013-2029. The Site also comprises part of overall development framework for the lands as envisaged in the now lapsed Portmarnock South LAP.

The Phase 1F site is the next sequential area for Proposed Development of the residential zoned lands and the Site is adjacent to previously permitted and completed (Phase 1B) and previously permitted and under construction (Phases 1D and 1E) phases of development on these lands. A further small area of potential residential development lies to the northwest of the Phase 1F.

Previous Phases of permitted development have established substantial areas for Ecological and Landscape Buffer around the residential zoned lands and for delivery of a Bird Quiet Zone (Phase 1A) and key public open space (Skylark Park – Phase 1D). Fingal County Council has provided a section of greenway through the buffer lands and have also received permission from An Bord Pleanàla for further footpath / cycleway / parkland development on these lands.

While no above ground features are visible, a protective buffer has been established around the recorded monument (DU015-055) on the Phase 1F site.

Therefore, landscape and visual sensitivities of the baseline environment relate to:

- Maintaining the function and quality of the ecological and landscape buffer lands to the north and east of the Phase 1F lands;
- Protecting and incorporating the heritage value of recorded monument (DU015-055);
- Retaining the character and quality of views to the coast and from the ecological and landscape buffer lands.

³ <https://www.leanala.ie/en-ie/case/311315>

⁴ <https://www.leanala.ie/en-ie/case/312131>

⁵ <https://planning.agileapplications.ie/fingal/application-details/90300>

⁶ <https://www.leanala.ie/en-ie/case/314663>

- Continuing the quality and nature of residential development on the wider Portmarnock South lands – especially along the northern and eastern edge – as already established in Phase 1D and Phase 1FE to the south.

In conclusion, the baseline landscape and visual sensitivity of the Phase 1F lands are assessed as being Moderate, while, the baseline landscape and visual sensitivity of the areas east and south of the Phase 1F lands are assessed as being High.

13.4 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

13.4.1 Proposed Development

The Proposed Development is for a Large-scale Residential Development (LRD) at a site of c. 8.13ha. generally bounded by the existing 'St. Marnock's Bay' and 'Dún Si' residential developments (Phases 1A, 1B and 1C) and permitted Phases 1D and 1E under construction to the west and south within the townlands of Portmarnock and Maynetown, Portmarnock, Co. Dublin and partially located in the townland of Stapolin, Baldoyle, Dublin 13.

The Proposed Development (Phase 1F) comprises in summary of the following components: -

- 296no. residential units (254no. houses and 42no. duplexes), ranging from 1.5 – 3 storey's in height comprising the following: -
 - 129no. 3-bed 2 storey houses (House Type: A2, A3, B1, B2, B3, C1, C3), 46no. 4-bed 2 storey houses (House Type: D2, D3, F4, J1, J2, J3, J4),
 - 13no. 3-bed 1.5 storey houses (House Type: G),
 - 14no. 4-bed 1.5 storey houses (House Type: H1 & H2),
 - 14no. 4-bed 3 storey houses (House Type: K1 & K2),
 - 38no. 2-bed 2 storey houses (House Type: N1, N2, P1, P2, P3), 21no. 2-bed duplex / apartments (House Type: L1 & L2) and
 - 21no. 3-bed duplex / apartments (House Type: M1 & M2);
- Provision of public open space, including southern Monument Park (which also formed part of the Racecourse Park development permitted under ABP Ref. JP06F.311315);
- Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplex / apartments;
- Vehicular access to serve the development will be provided from Station Road via existing road serving St. Marnock's Bay ('Monument View') and 3no. permitted roads serving St. Marnock's Bay ('Skylark Park Court', 'Skylark Park Drive' and an extension of 'Monument View') permitted under ABP Ref. ABP-312112-21 as amended by FCC Reg. Ref. LRD0037/S3, and also a new existing permanent road to the south which connects to Moyne Road (permitted under Phase 1D - ABP Ref. ABP-312112-21, as amended by FCC Reg. Ref. LRD0037/S3).
- All associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works, including: -
 - A new (temporary) rising main to serve this phase and previous development phases (1A to 1E inclusive) c. 1.7km long, running from the interim St. Marnock's Pumping Station at Station Road/The Avenue (constructed under ABP Reg. Ref. 300514-17 & upgraded under ABP Reg. Ref. 312112-21) passing through the Racecourse Park development permitted under ABP Ref. JP06F.311315 and connecting to the North Fringe Sewer at a point which is located south of Moyne Road and the Mayne River within the townland of Stapolin, Baldoyle, Dublin 13 ;
 - Upgrade of interim St. Marnock's Pumping Station and storage at Station Road/The Avenue as required; and all associated and ancillary site development and

reinstatement. The proposed temporary rising main and interim St. Marnock's Pumping Station will be decommissioned and these lands will then discharge by gravity to a proposed new Uisce Éireann Pumping Station adjacent to Portmarnock Bridge when same is operational;

- All other ancillary site development and landscape works, including
- 289no. car parking spaces;
- 1,455no. bicycle parking spaces;
- Bin stores and bicycle stores;
- 4no. ESB Sub-stations.

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

Refer to Figure 13.3 for Proposed Masterplan for Open Space at Recorded Monument.



Figure 13.3: Proposed Landscape Masterplan for Open Space incorporating Recorded Monument DU015-055.

13.4.1.1 Construction Phase

The Construction Phase of the Proposed Development will see the continuation of existing construction works at Phases 1D / 1E across the Phase 1F lands to the north. This will involve: -

- Temporary fencing for security and for protection of hedgerows / tree-lines outside of the site but in close proximity (e.g. the townland boundary hedgerow).
- Provision of a temporary Site compound.
- Topsoil stripping and temporary storage for re-use.
- Subsoil excavation and removal from Site.
- Excavation / installation works associated with the new (temporary) rising main.
- Grading and preparation of the Site for construction works.
- Construction of roads, houses, installation of services, etc.
- Landscape works to open spaces – including ‘Recorded Monument DU015-055’.

13.4.1.2 Operational Phase

The Operational Phase of the Proposed Development will see delivery of a sixth phase of residential development and an expansion of the emerging residential community at St. Marnock’s Bay in accordance with the approach and principles established in the Portmarnock South LAP and set out in the Fingal Development Plan (Objective CSO66).

In effect the Operational Phase of Phase 1F will complete the vast majority of development on the residential zoned lands and deliver further key open spaces in the form of the Record Monument open space and completion of the ‘Monument Way’, and inter-monumental route.

As previously noted under sections 13.3.1 / 13.3.2, ecological and landscape buffer lands, including the Bird Quiet Zone, located to the east and south of the residential zoned lands (refer to Figure 13.2) were completed in accordance with the Conservation Management Plan prepared for the lands; and the lands have been handed over to Fingal County Council (under compliance with grant of permission

for Phase 1A). These open space lands now form the northern part of the larger Racecourse Regional Park.

Since taking charge of the lands, FCC has developed a greenway to the east of the residential zoned lands linking Portmarnock, in the north, to the Baldoyle lands south of Moyne Road. In addition FCC has received consent from An Bord Pleanála for further development of its Racecourse Park lands, which lie south and east of Phase 1E.

The Operational Phase of the Proposed Development will involve: -

- Establishment of an extended residential development, with extended roads, roadside lighting and an emerging community.
- Access to the Inter-monumental Route open space, and to an expanded open network of open space.

It is expected that these works will commence in 2025/2026.

13.4.2 Cumulative

13.4.2.1 Construction Phase

Construction works are on-going at Phases 1D and 1E of St. Marnock's Bay directly south of the Phase 1F Site. However, this will be substantially complete / nearing completion as works begin on Phase 1F.

While it is anticipated that proposals for Racecourse Park will be complete, or largely complete, prior to commencement Phase 1F, construction works do have potential to overlap with the delivery of the Racecourse Park proposals.

Construction works are also on-going and will likely continue at Clongriffin / Stapolin south of the Site. Subject to securing permission, relatively small scale construction works would also be required for the new wastewater pumping station at Strand Road / Station Road. Other than visibility of cranes, landscape and visual aspects of construction associated with these developments are localised.

Large-scale construction works will be required as part of the Greater Dublin Drainage Project for the construction / tunnel boring compound to be located on the open space lands southeast of St. Marnock's Bay.

13.4.2.2 Operational Phase

The Operational Phase would see the completion of residential and open space development at St. Marnock's Bay with provision of a community based around c.1,085no. residential units.

Once complete Racecourse Park will added to the provision of amenity and connectivity in the area.

On-going and further development at Clongriffin / Stapolin will continue the emerging nature of primarily residential development in the area.

Once complete the Greater Dublin Drainage Project will not result in any cumulative landscape or visual impacts.

13.5 POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT

13.5.1 Proposed Development

13.5.1.1 Construction Phase

Potential landscape and visual impacts from the Construction Phase are associated with: -

- Site-based landscape disturbance, earthworks, stockpiling of soils and materials.
- General construction activity, traffic.

- Inconvenience and / or visual effects from dust, dirt, noise.

13.5.1.2 Operational Phase

Potential landscape and visual impacts from the Operational Phase are associated with:-

- Design, character and quality of proposed buildings.
- Design, amenity and quality of proposed park and open spaces.
- Overall quality of finish and management of development.

13.5.1.3 Do-Nothing Impact

The lands on which the Proposed Development are situated are zoned for residential and associated open space development as originally set out in the Portmarnock South LAP and zoned in the Fingal Development Plan 2023-2029. The Site follows the phasing sequence established in the LAP. Therefore, should this subject development not proceed (do-nothing), it is envisaged that some residential / open space development of a broadly similar nature will proceed on these lands at some stage.

13.5.2 Cumulative

13.5.2.1 Construction Phase

Potential cumulative landscape and visual impacts from the Construction Phase are associated with:-

- Wider site-based landscape disturbance, earthworks, stockpiling of soils and materials on the subject Site and other sites in the vicinity of the Site.
- More intensive construction activity, traffic from a number of sites / sources.
- Wider inconvenience and / or visual effects from dust, dirt, noise.

13.5.2.2 Operational Phase

Potential cumulative landscape and visual impacts from the Operational Phase are associated with: -

- Design, character and quality of a wider range of buildings, developments;
- Design, amenity and quality of open spaces within and around the Site; and
- Overall quality of finish and management of subject and surrounding developments.

13.5.2.3 Do-Nothing Impact

The lands at Portmarnock South are zoned for residential and associated open space development in the Fingal Development Plan. Therefore, should this and other subject developments not proceed (do-nothing), it is envisaged that some development of a broadly similar nature will proceed on these lands at some stage.

13.6 MITIGATION MEASURES (AMELIORATIVE, REMEDIAL OR REDUCTIVE MEASURES)

13.6.1 Proposed Development

13.6.1.1 Construction Phase

While no significant landscape or visual effects will arise, mitigation measures are proposed to avoid, reduce or remediate, wherever possible any potential negative landscape and visual effects of the Construction Phase of the Proposed Development. This includes the relevant measures in the Construction Environmental Management Plan (CEMP) are being implemented as a matter of good

practice for the operation and management of all construction works in accordance to best methodologies and practice. The following measures are proposed for the mitigation of landscape / townscape and visual impacts: -

- Construction works will be guided by a Construction Environmental Management Plan (CEMP), which shall provide the environmental management framework to be adhered to and monitored during the pre-commencement and Construction Phases of the Proposed Development. The CEMP will incorporate all of the mitigating principles required to ensure that the work is carried out in a way that minimises the potential for environmental impacts to occur.
- Construction compounds will not be located within the root protection area of trees or hedgerows to be retained and will be enclosed by solid hoarding. The compound areas will be fully decommissioned and reinstated at the end of the Construction Phase.
- The Phase 1F construction site will be fully enclosed and secured. Construction traffic accessing the Site will follow agreed routes and public roads will be maintained in a clean and safe manner.

13.6.1.2 Operational Phase

The Operational Phase of the Proposed Development will not give rise to significant landscape and visual effects and therefore, measures for the mitigation of significant landscape and visual impacts are not required. Nevertheless, the Proposed Development includes a number of measures which will ensure its integration within its setting. The Proposed Development includes: -

- Provision of a high-quality of architectural design, character and finish for the proposed buildings and development.
- Provision of significant areas of new and connected open space and park with play facilities as amenity and recreation for the new communities.
- Planting of new trees along streetscapes and within open spaces. Species selected will be appropriate to the street environment and to the characteristics of this coastal edge location.
- Provision of a high-quality of design and finish for landscape areas within the Proposed Scheme.
- Landscape areas will be maintained for twelve months during which any defective or dead material will be replaced.
- Open Spaces, including that incorporating Record Monument DU015-055 and 'Monumental Way' will be offered for taking-in-charge by FCC.

13.6.2 Cumulative

13.6.2.1 Construction Phase

No potential significant landscape or visual impacts will arise and as such mitigation is not required.

13.6.2.2 Operational Phase

No potential significant landscape or visual impacts will arise and as such mitigation is not required.

13.7 RESIDUAL IMPACT OF THE PROPOSED DEVELOPMENT**13.7.1 Proposed Development****13.7.1.1 Construction Phase**

Any development will give rise to some degree of landscape and visual impact. The greatest impacts tend to occur during the temporary / short-term Construction Phase when site disturbance associated with stripping of soils and movement of machinery may be unfamiliar and draws particular visual attention to the Site.

No trees or hedgerows are impacted.

The Phase 1F Site is limited in extent and in part has been previously disturbed by construction and related works associated with Phases 1D & 1E. Construction works will be most be most visible from properties within the adjoining Phases 1B, 1C, 1D & 1E at St. Marnock's Bay and from the adjoining ecological and landscape buffer lands to the north and east, as well as from more distant viewpoints on coast road and east of Baldoyle Bay. Construction works will also be visible from the rear of 8 existing properties on R106 Coast Road / Station Road to the north and east of the site. Views of similar construction activity is already a feature of these views. The degree of landscape and visual change associated with the Construction Phase is Medium.

As set out at section 13.3.4, the sensitivity of the receiving Phase 1F landscape is assessed as being Moderate and the Magnitude of Change is considered Medium. The landscape impact of the Construction Phase is assessed as being of Slight to Moderate Negative Short-term Significance.

The sensitivity of the receiving visual environment and the Magnitude of Change are considered Medium. The visual impact of the Construction Phase is assessed as being of Moderate Negative Short-term Significance.

13.7.1.2 Operational Phase

On completion of the Construction Phase a new development will establish its presence on the environmental, physical and visual character of its environs. In this regard landscape and visual impacts must also be considered within the context of existing, planned, emerging and likely future development proposals for the area. The Phase 1F development is being provided in accordance with the approach and principles established in the Portmarnock South LAP. The LAP provided a detailed analysis of the area and provided a development framework for the lands, identifying development zones, as well as open spaces, green networks, connections and linkages, etc. The previous phases (1A, 1B, 1C, 1D & 1E) and the current Proposed Development (Phase 1F) are provided in accordance with these requirements, which are also included in Objective CSO66 in the Fingal Development Plan 2023-2029.

Landscape Impact

It is considered that the Proposed Development is appropriately sited, designed and laid out so as to be capable of being fully integrated into the new emerging residential character of the wider area. This integration is underpinned by the architectural approach and by the landscape masterplan and landscape strategy that acknowledges and builds on the requirements of the former LAP, the Development Plan and the emerging character and finishes established in Phases 1A to 1E.

Therefore, the Proposed Development will have a positive impact on the emerging local character, and will not adversely impact on sensitive landscape characteristics, e.g. coastal setting and character or views to and from this landscape. It is considered that the Operational Phase of the development will make a continued positive contribution to the emerging residential community of the wider area. The degree of landscape change associated with the Construction Phase is Medium.

As set out at section 13.3.4, the sensitivity of the receiving landscape environment is assessed as being Moderate and the Magnitude of Change is considered Medium. The landscape impact of the Operation Phase is assessed as being of Moderate Positive Medium to Long-term Significance.

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Visual Impact

The Proposed Development is situated to the east of the existing Phases 1B and 1C development and north of Phases 1D and 1E (under construction) and will complete the northern and eastern extent of residential development on zoned lands in the Portmarnock South area.

The design and layout of the Proposed Development is in-keeping with the development framework for the lands and in-keeping with the architectural design and detailing of previous phases of permitted / constructed residential development on the lands.

As such, initially while prominently visible, the Phase 1F development will eventually be subsumed into the physical and visual build-out of the wider masterplan. Properties which define the northern and eastern edge of the Phase 1F development will be more visible from the north and east and as such, have been specifically designed as 'edge properties' with a distinctive design and material finish, which is in-keeping with the approach permitted under Phase 1E to the south. Likewise the proposed properties at the southeast corner of the site are laid out in a crescent – as per the adjoining section in Phase 1E – defining the open space and protected landscape of the Recorded Monument located at the southern end of 'Monumental Way'.

As with Phase 1A to 1E, the Proposed Development follows the framework and principles established in the now lapsed Portmarnock South LAP and is also consistent with the requirements of Objective CSO66 of the Fingal Development Plan. The degree of visual change associated with the Construction Phase is Medium.

As set out at section 13.3.4, the sensitivity of the receiving visual environment and the Magnitude of Change are considered Medium. The visual impact of the Operation Phase is assessed as being of Moderate Positive Medium to Long-term Significance.

Photomontages

Photomontages of the Proposed Development have been prepared and included in Appendix 13.1 of the EIAR. Each view is presented in an 'As Existing' and 'As Proposed' version. The location of the Photomontage Views are shown on Figure 13.4. The views have been selected on the basis that they present the highest potential for visual impact within the existing landscape.

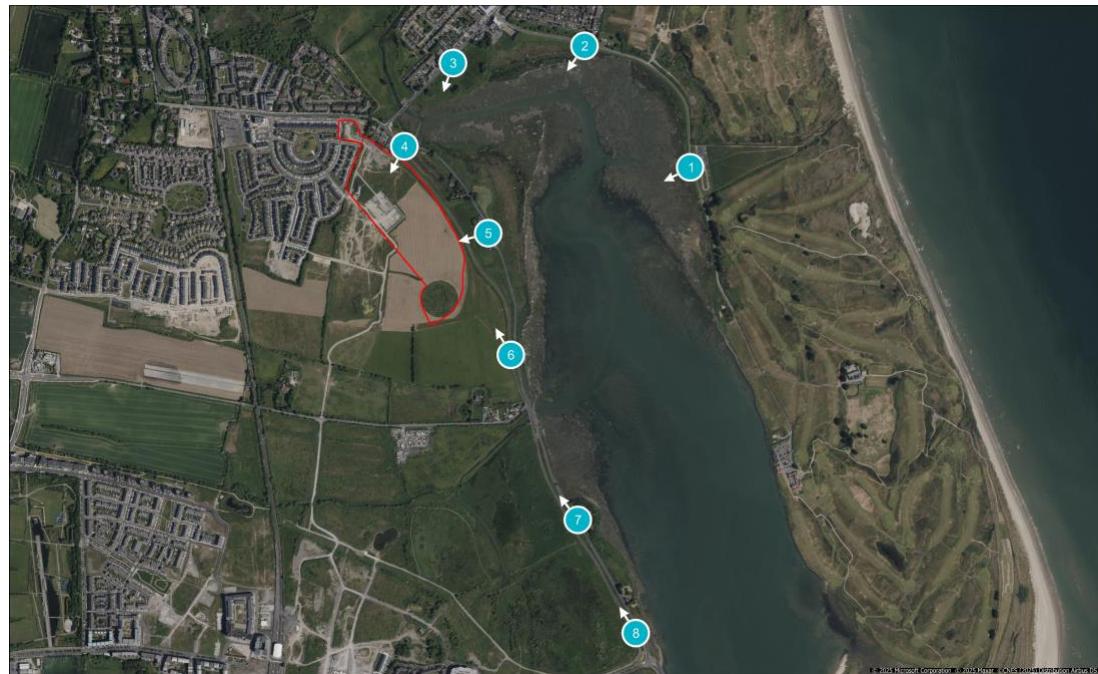


Figure 13.4: Location of Photomontages – with main Phase 1F site area (extract from Figure 1.0 Photomontages Booklet, BSM, 2025).

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View 1: Golf Links Road opposite Public Carpark, Portmarnock

The existing view is expansive and wide-ranging across the flat saltmarsh landscape of Baldoyle Bay. The view runs from existing development at Portmarnock and Portmarnock South (Phase 1A, 1B 1C, 1D & 1E) to the Dublin Mountains further south (out of view on left-hand side). Higher apartment development at Marrsfield / Beltree in Clongriffin is visible south of (beyond) the Portmarnock South lands.

The proposed view sees the continuation east of the existing residential development at St. Marnock's Bay. The proposed view is in-keeping with the character of existing and emerging nature of development in the area and the Phase 1F development does not alter or adversely impact the sensitivity or significance of landscape or visual characteristics in the area.

View 2: Golf Links Road opposite Strandmill Road, Portmarnock

The existing view is expansive and wide-ranging across the flat saltmarsh landscape of the northern end of Baldoyle Bay. The view runs from existing development at Portmarnock and Portmarnock South to the Dublin Mountains in the background further south.

The proposed view sees the continuation east and north of existing residential development at St. Marnock's Bay. The proposed view is in-keeping with the character of existing and emerging nature of development in the area. The Phase 1F development does not alter or adversely impact the sensitivity or significance of landscape or visual characteristics in the area.

View 3: Strand Road, Portmarnock (north of Portmarnock Bridge)

The eastern part of the existing view is south across the low grasslands edging the saltmarsh landscape of Baldoyle Bay. Moving west the view is along the open space east of Strand Road to existing residential development fronting the junction between Strand Road and Station Road. Roofs of buildings within Phase 1B / 1C at St. Marnock's Bay are visible over the houses.

The proposed continuation east of residential development at St. Marnock's Bay in Phase 1F is in-keeping with the character of existing and emerging nature of development in the area. The Phase 1F development does not alter or adversely impact on the sensitivity or significance of landscape or visual characteristics in the area.

View 4: Baldoyle to Portmarnock Greenway, Portmarnock South

The existing view is southwest from the Baldoyle to Portmarnock Greenway to the immediate north of the residential zoned lands at St. Marnock's Bay. The view includes existing residential development and on-going construction works at Portmarnock South.

The proposed view sees the continuation east and north (towards the viewpoint) of residential development at St. Marnock's Bay. While the Proposed Development will be visible in the view, it will be in-keeping with the character of existing and emerging nature of residential development in the area. The Phase 1F development does not alter or adversely impact the sensitivity or significance of landscape or visual characteristics in the area.

View 5: From Coast Road over Baldoyle to Portmarnock Greenway, Portmarnock South

The existing view is west from the Coast Road over the corridor of the Baldoyle to Portmarnock Greenway located on open space lands to the immediate east of the residential zoned lands at St. Marnock's Bay. The view includes existing residential development and on-going construction works at Portmarnock South. The palisade fence, which encloses the recorded monument, is visible from the view and Greenway.

The proposed view sees the continuation east (toward the viewer) and north of residential development at St. Marnock's Bay – in effect completing the eastern extent of residential development on zoned lands. The edge of new development will be visible in the background of the recorded monument. While the Proposed 1F Development will be visible in the view, it will be in-keeping with the character of existing and emerging nature of development in the area and does not alter or adversely impact the sensitivity or significance of landscape or visual characteristics in the area.

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View 6: Baldoyle to Portmarnock Greenway, Portmarnock South

The existing view is northwest from the Baldoyle to Portmarnock Greenway located on open space lands to the southeast of the residential zoned lands at St. Marnock's Bay. The view includes existing residential development and on-going construction works at Portmarnock South. The palisade fence, which encloses the recorded monument, and the timber fence, which encloses the Bird Quiet Zone, are visible from the Greenway.

The proposed view sees the continuation east of residential development at St. Marnock's Bay – in effect completing the eastern extent of residential development on zoned lands. The edge of new development will be visible in the background of the recorded monument. While the Proposed 1F Development will be visible in the view, it will be in-keeping with the character of existing and emerging nature of development in the area and does not alter or adversely impact the sensitivity or significance of landscape or visual characteristics in the area.

View 7: R106 Coast Road, south of junction with Mayne Road

The existing view is north along the R106 Coast Road from south of the junction with Moyne Road. Existing residential development in St. Marnock's Bay is either not visible or barely visible in the background.

The Phase 1F will be screened by Phase 1E development and as such will be barely visible in the proposed view. The Phase 1F development does not alter or adversely impact the sensitivity or significance of landscape or visual characteristics in the area.

View 8: Southern end of Baldoyle to Portmarnock Greenway (close to Red Arches Road junction with R106 Coast Road)

The existing view is north along the recently completed greenway, which parallels the R106 Coast Road. Existing residential development in St. Marnock's Bay is visible in the background.

The Phase 1F development will be largely screened by permitted Phase 1E development and the development does not alter or adversely impact the sensitivity or significance of any landscape or visual characteristics in the area.

13.7.1.3 Worst Case Impact

In a scenario where mitigation measures were not implemented or failed the worst-case landscape and visual impact of the Construction Phase is assessed as being of Moderate Negative Short-term Significance.

In a scenario where mitigation measures were not implemented or failed the worst-case landscape and visual impact of the Operational Phase is assessed as being of Moderate Negative Medium to Long-term Significance.

13.7.2 Cumulative**13.7.2.1 Construction Phase**

The sensitivity of the receiving wider landscape and visual environment is assessed as being Medium and the Magnitude of Change is considered Medium. The cumulative landscape and visual impact of the Construction Phase is assessed as being of potential Moderate Negative Short-term Significance, most notably in terms of cumulative effects with the Greater Dublin Drainage Project.

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13.7.2.2 Operational Phase

The sensitivity of the receiving wider landscape and visual environment is assessed as being Medium and the Magnitude of Change is considered Medium. The cumulative landscape and visual impact of the Operation Phase is assessed as being of potential Moderate Positive Medium to Long-term Significance.

13.7.2.3 Worst Case Impact

In a scenario where mitigation measures were not implemented or failed the worst-case cumulative landscape and visual impact of the Construction Phase is assessed as being of Moderate Negative Short-term Significance.

In a scenario where mitigation measures were not implemented or failed the worst-case cumulative landscape and visual impact of the Operation Phase is assessed as being of Moderate Negative Short to Medium-term Significance.

13.8 MONITORING**13.8.1 Proposed Development****13.8.1.1 Construction Phase**

Landscape and visual mitigation measures will be monitored during the Construction Phase. This will include siting of the construction compound; stripping and storage of topsoil; reinstatement of landscape / soil areas; and completion of landscape works.

Specific measures and method statements will be prepared for works at the Recorded Monument (DU015-055). These works will be agreed with the Project Archaeologist and supervised by the Project Archaeologist and Landscape Architect.

13.8.1.2 Operational Phase

Monitoring of the management of landscape areas is required during the Operational Phase.

13.8.2 Cumulative**13.8.2.1 Construction Phase**

As per section 13.8.1.1.

13.8.2.2 Operational Phase

As per section 13.8.1.2.

13.9 REINSTATEMENT**13.9.1 Proposed Development****13.9.1.1 Construction Phase**

All landscape areas disturbed by the construction works will be reinstated prior to the completion of construction works. Any materials or plants which fail within the twelve month aftercare period will be replaced.

13.9.1.2 Operational Phase

Any landscape materials, plants or areas which fail during the on-going Operational Phase will be replaced.

13.9.2 Cumulative**13.9.2.1 Construction Phase**

As per section 13.9.1.2.

13.9.2.2 Operational Phase

As per section 13.9.1.2.

13.10 DIFFICULTIES ENCOUNTERED

No difficulties were encountered in the preparation of this chapter of the EIAR.

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