

## 6.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

### 6.1 INTRODUCTION

This chapter comprises an assessment of the likely effects on the landscape and visual environment of the proposed construction of Phase 2 of a residential development at Clay Farm, Ballyogan Road, Dublin 18. The Phase 1 area, which is located immediately north of the Phase 2 site, is currently under construction in accordance with grant of permission (An Bord Pleanála Ref.: PL06D.246601). This chapter of the EIAR was prepared by Thomas Burns, Partner and Landscape Architect with Brady Shipman Martin, B.Agr.Sc. (Land) UCD 1989, Dip. EIA (Mgmt.) UCD 1994.

The Phase 2 application is for a ten-year permission development comprising 927 residential units, a childcare facility, 2 retail/commercial units and associated infrastructural and landscape works including a bridged link road across the Ballyogan Stream to Phase 1, and c.6.2 hectares of open space on a site area of c.20.5 hectares. The overall Phase 1 and Phase 2 landholding at Clay Farm is c. 34 hectares of which c. 13.3 hectares is reserved for proposed open space, including c.6.0 hectares within the valley of the Ballyogan Stream, which adjoins the Phase 2 site which is to be developed as an Ecopark under the Phase 1 grant of permission.

A series of Photomontages were also prepared to illustrate the physical and visual character of the proposed development as viewed from surrounding locations. In each instance, the 'as existing' and 'as proposed' view is provided (refer Appendix 6.1 - Photomontage Report).

### 6.2 STUDY METHODOLOGY

The assessment undertaken in this report is based on the methodologies presented in the *Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports* (EPA, August 2017) and the *Consultation Draft Advice Notes for preparing Environmental Impact Statements* (EPA, September 2015). The assessment has also had regard to the methodologies presented in *Guidelines on the information to be contained in Environmental Impact Statements* (EPA, 2002) and *Advice Notes on Current Practice (in the preparation of Environmental Impact Statements)* (EPA, 2003).

In addition, the *Guidelines for Landscape and Visual impact Assessment 3<sup>rd</sup> Ed.* (Landscape Institute (UK) and the Institute of Environmental Management and Assessment, 2013) was reviewed in the preparation of this report.

### 6.3 EXISTING RECEIVING ENVIRONMENT

#### 6.3.1 Site Context and General Description of Existing Environment

The undeveloped Phase 2 lands at Clay Farm lie south / southwest of the Ballyogan Stream and south, southwest of the Phase 1 lands (refer to Figure 6.1). The section of the Ballyogan Stream valley to the north of the Phase 2 lands is to be developed as a c.6 hectare (ha.) open space and Ecopark as part of the Phase 1 grant of permission.

Carrickmines ESB Electrical Transformer Substation lies to the northeast. The former Ballyogan landfill is a prominent raised landform located to the immediate east of site. The tree-lined Stepside Public 9-hole Golf Course is located to the southeast of the site.

Existing residential development is located at Cruagh Wood and Stepside Park to the immediate south, southwest of the site, and 2 residential properties (including Clay Farm House), lie to the west. The remainder

of the lands to the west are undeveloped farmland and the boundary with the Clay Farm Phase 2 site is defined by a mature tree-line located outside of a stone wall.

Residential development is the dominant feature of the wider hinterland. To the south and southwest existing and emerging development at Stepside Park and Cruagh Manor links to the Enniskerry Road and Stepside Village. While open lands remain to the west, these are zoned for residential use and the link from Stepside Park in the southwest to developments at Castle Court and Elmfield to the northwest. Extensive residential development is located at Glencairn and Glenbourne north of Ballyogan Road and residential development at Clay Farm Phase 1 is also under construction south of Ballyogan Road immediately north of the Phase 2 site. The ESB Sub-station and other commercial development lies south of Ballyogan Road to the northwest of the site (refer to Figure 6.1). The LUAS Green Line runs along Ballyogan Road on the northern boundary of the Phase 1 lands.



Figure 6.1: Clay Farm Landscape Context (Phase 1 and Phase 2 Lands)

By contrast, open landscape and amenity lands lie to the east and southeast of the Phase 2 site. These lands are dominated by open elevated nature of the former landfill – future Jamestown District Park, and the tree-lines of the 9-hole public golf course and associated sports facilities at Stepside.

While the Phase 1 lands are substantially flat, the Phase 2 lands fall noticeably from south to north towards the Ballyogan Stream valley. The Phase 2 lands are overlooked from higher residentially developed areas at Cruagh Wood and Stepside Park to the south, southwest. Two residential properties, including Clay Farm House, are located along the western boundary of the site. Otherwise the site is relatively well screened – in particular from the north and west. The lands are overlooked from the raised lands of the former Ballyogan landfill – however, there is no public access to this area at present.

Open panoramic views south over the south city and coast are available from elevated locations on Burrow Road and Ballyedmonduff Road south of Stepside Village. However, the site is largely indistinguishable within the lower middle-ground of these views which are otherwise dominated by a middle-ground of general city development and the background coastal edge and Dublin Bay.

A partly tree-lined hedgerow on a locally elevated ridge (potentially part of the *Pale Boundary* – refer to Chapter 4 Archaeological, Architectural and Cultural Heritage) separates the Phase 2 lands to the south from the Phase 1 lands to the north. The relatively small Ballyogan Stream, flows through the Phase 1 lands to the north of the Phase 2 lands. The wider corridor of the stream is to be developed as a major c.6ha. Ecopark under the Phase 1 permission. In part the corridor of the stream is open (west) and in part is heavily overgrown with mature hedgerows and trees (east). A proposed bridge link will cross the centre of the Ecopark to connect with the Phase 1 section of loop road currently under construction on these lands.

In total there is c.1,820linm of internal hedgerow and tree-lines, as well as c.1,420linm of woodland belt, tree-lines and hedgerows on the boundaries of the site. There are c.120 individual mature trees on site – mainly on the northern boundary and within hedgerows to the north and west. A tree survey report and tree survey drawing is provided as a separate document with the application.

A mature tree belt, including a number of mature beech (*Fagus sylvatica*) trees, defines the western boundary of the site. This tree belt is located outside of the site boundary and many of the trees are in poor or declining condition. An early-mature tree-line with some mature trees defines the boundary with Stepside Golf Course. The majority of this tree belt is on or outside of the southern boundary of the site. In addition a mature tree-lined hedgerow defines the northern interface between the Phase 2 site and Phase 1 lands. This tree-lined hedgerow is located on ridge that runs along the potential line of a section of the *pale ditch* in this area.

The main tree species are ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*), with the main hedgerow species being hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*) and bramble (*Rubus fruticosus* agg.). Many other species are present in smaller numbers and percentage including holly (*Ilex aquifolium*), elder (*Sambucus nigra*), oak (*Quercus robur*), crab apple (*Malus domestica*) etc.

### 6.3.2 Landscape and Visual Planning Aspects

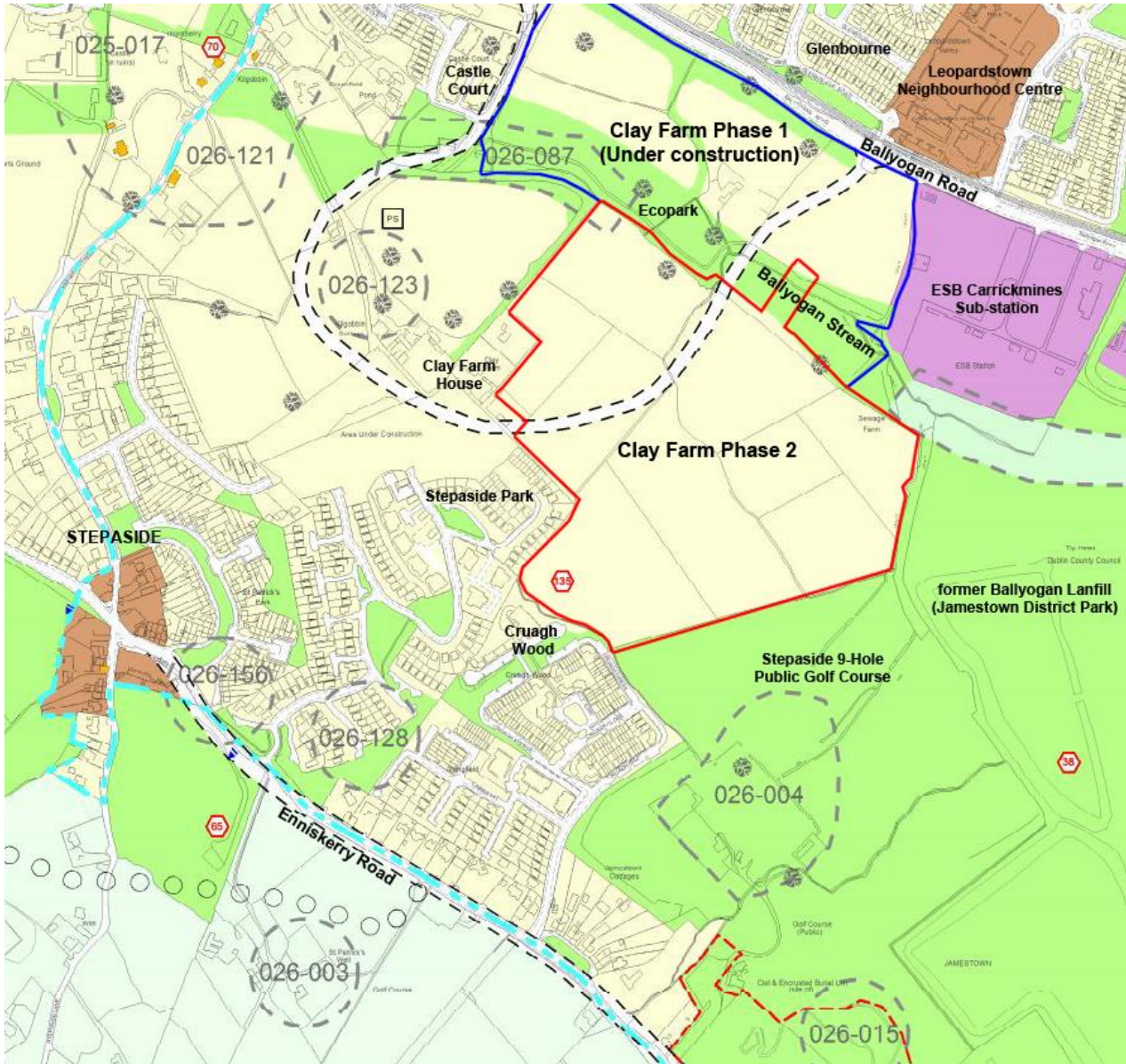
#### ***Dún Laoghaire Rathdown County Development Plan 2016 – 2022***

While the following focuses on ‘landscape and visual’ aspects, regard has also been had to heritage and biodiversity aspects of the County Development Plan (CDP) as set out in Chapter 4 (Archaeology and Cultural Heritage) and Chapter 5 (Biodiversity) respectively of this EIA Report.

This chapter has reviewed the following sections of the CDP in detail:

- Landuse Zoning/Objectives Map 9
- Section 4 of Written Statement: Green County Strategy

- Appendix 7: Landscape Character Areas
- Appendix 8: Rights of Way/Recreational Access Routes
- Appendix 14: Green Infrastructure Strategy
- Appendix 16: Green Roofs Document
- A Tree Strategy for Dun Laoghaire-Rathdown 2011-2015



**Figure 6.2: Clay Farm Landscape Planning Context (Extract from Landuse Zoning Map 9 of County Development Plan)**

All of the lands within Phase 2 Clay Farm are zoned **Objective A**: ‘to protect and-or improve residential amenity’. Lands along Ballyogan Stream valley to the immediate north (within Phase 1) – and over which a bridged link is proposed – are zoned **Objective F**: ‘to preserve and provide for open space with ancillary active recreational amenities’. These open space lands are being developed as an Ecopark in accordance with the grant of permission for Phase 1. Similar open space zoning applies to a narrow belt of mature trees located immediately outside the western boundary of the site and to the full extent of the former landfill (future ‘Jamestown District Park’) and public golf course and the adjoining sports pitches (refer to Figure 6.2).

There is an objective to provide for a ‘**Loop Road**’ from Ballyogan Road via Castle Court through other undeveloped lands and Stepaside Park to the Phase 2 Clay Farm lands and back across the Ballyogan

Stream to connect to Clay Farm Phase 1 and the Ballyogan Road (refer to Figure 6.2). Part of the loop road within Phase 1 is currently under construction. The Phase 2 application includes for that portion through the Phase 2 lands together with a bridged link across the Phase 1 Ecopark / Ballyogan Stream to the Phase 1 area.

The Vision for the Planning Authority as set out in Section 4 (**Green County Strategy**) of the County Development Plan is:

*To promote and develop a coherent and integrated green infrastructure network across Dún Laoghaire–Rathdown which will secure and enhance biodiversity - including the protection of Natura 2000 sites - provide readily accessible parks, open spaces and recreational facilities, maintain historic and landscape character areas and provide for the sustainable management of water through facilitating the retention and development of a network of green spaces in urban and countryside locations to serve the needs of all citizens and communities in the County.*

**Policy LHB 1:** Access to Natural Heritage states that:

*It is Council policy to promote, protect and enhance sustainable and appropriate access to the natural heritage of the County.*

**Policy LHB 2** seeks to *preserve landscape character areas*. Fourteen landscape character areas (LCAs) are identified, detailed and mapped in Appendix 7 to the CDP. None of these LCAs pertain directly to the site. LCA 13: Carrickmines: lies immediately south of the site and includes the public golf course, the former landfill and the retail park at Carrickmines. The description of the LCA includes the following:

- *The most dominant visual feature of this enclosure is the new 50 acre Retail Park at Carrickmines intersection of the M50.*
- *The former Ballyogan landfill which is ear marked for future development as a park is located at the edge of the built up area of Dún Laoghaire-Rathdown and functions as a buffer between the more densely built-up area of Leopardstown/Stepaside and the lower density suburban generated housing area of Kiltiernan.*
- *The impact of the multitude of urban uses – the tiphead, retail park, pylons and houses on the landscape is evident.*

The sensitivity/strategy for this LCA notes *interalia* that:

*This enclosure sits between the urban and the rural landscapes and is capable of accommodating development.*

There are no *High Amenity* landscape designations (**Policy LHB 4**) pertaining to the site and the site does not fall within an area where a Historic Landscape Character Assessment has been completed (**Policy LHB 5**).

**Policy LHB 6** seeks to *protect and encourage the enjoyment of views and prospects of special amenity value or special interests*. In this regard there is an objective 'to preserve views' north from higher lands on Ballyedmonduff Road and northwest along Burrow Road at Stepside, both of which are over 900m to the south of the site. In these views the site is indistinct and barely discernible in the lower middle-ground of otherwise wide-ranging views over the south city to Dublin Bay, the coast and Howth.

There are no Recreation Access Routes (**Policy LHB 15 & Appendix 8**) or Trails, Hiking and Walking Routes (**Policy LHB 17**) pertaining to the site. However, Conditions 18 & 19 of the grant of permission for Clay Farm Phase 1 proposes the development of a greenway along the eastern / south-eastern boundary of the Phase 2 lands linking Cruagh Wood/Manor and Stepside Park in the south with Clay Farm Phase 1 and Ballyogan

Road/LUAS Green Line in the north. In accordance with the planning conditions the applicant is facilitating the provision of the greenway, which is currently under design development by the Planning Authority.

**Policy ORS1** Green Infrastructure Strategy seeks *to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development of new green infrastructure, recognising the synergies that can be achieved with regard to the following, sustainable transport, provision of open space amenities, sustainable management of water, protection and management of biodiversity and protection of cultural and built heritage.*

**Policies OSR2, OSR3, OSR4, OSR5 and OSR6** relate to public open space strategy, hierarchy, improvements and standards. As noted previously lands to the immediate north are zoned open space – and are being delivered as a c.6 hectare Ecopark under the Phase 1 permission. Stepside public golf course and associated sports facilities lies to the immediate southeast of the site. The former Ballyogan Landfill, which lies immediately south of the site, is identified as a future district park and is currently in grassland with no public access. (Refer to Map A1 of Appendix 14 of CDP, extract in Figure 6.4 to this chapter of the EIA Report).

Development Plan standards for open space requires the provision of between 15 to 20 sqm of open space per person on the Phase 2 lands Based on the proposed provision of 927 units comprising 496no. 2-beds or less and 431no. 3-beds or more this would envisage a site population of c.2253 persons – requiring between 3.4 and 4.5 hectares of open space. Alternatively, having regard to the quality of the open space provision and/or the availability and suitability of other open space in the area, 10 % of the site area (i.e. c.2 hectares) must be provided as open space at a minimum.

**Policy ORS7** Trees and Woodlands seeks *to implement the objectives and policies of the Tree Strategy for the County.* There are no Tree Preservation Orders (TPOs) pertaining to the site or its immediate surrounds. Likewise there are no ‘Heritage’ or ‘Champion Trees’ pertaining to the site or its immediate surrounds. Map 9 of the CDP indicates that there is an objective ‘*to protect and preserve Trees and Woodlands*’ outside of the western boundary of the site and along the Ballyogan Stream (*i.e.* along and within the Phase 1 Ecopark) to the north of the site.

In Appendix 14 of the CDP, **Green Infrastructure** (GI) is defined as being...*based on the principle that protecting and enhancing nature and natural processes, and the many benefits human society gets from nature, are consciously integrated into spatial planning and territorial development.*’ (page 4, Appendix 14) Map 11 of the GI Strategy indicates an Ecological Corridor along the valley of the urban streams of Ballyogan, Carrickmines, Shanganagh – of which the Ballyogan Stream passes through Phase 1 area of the overall Clay Farm landholding.

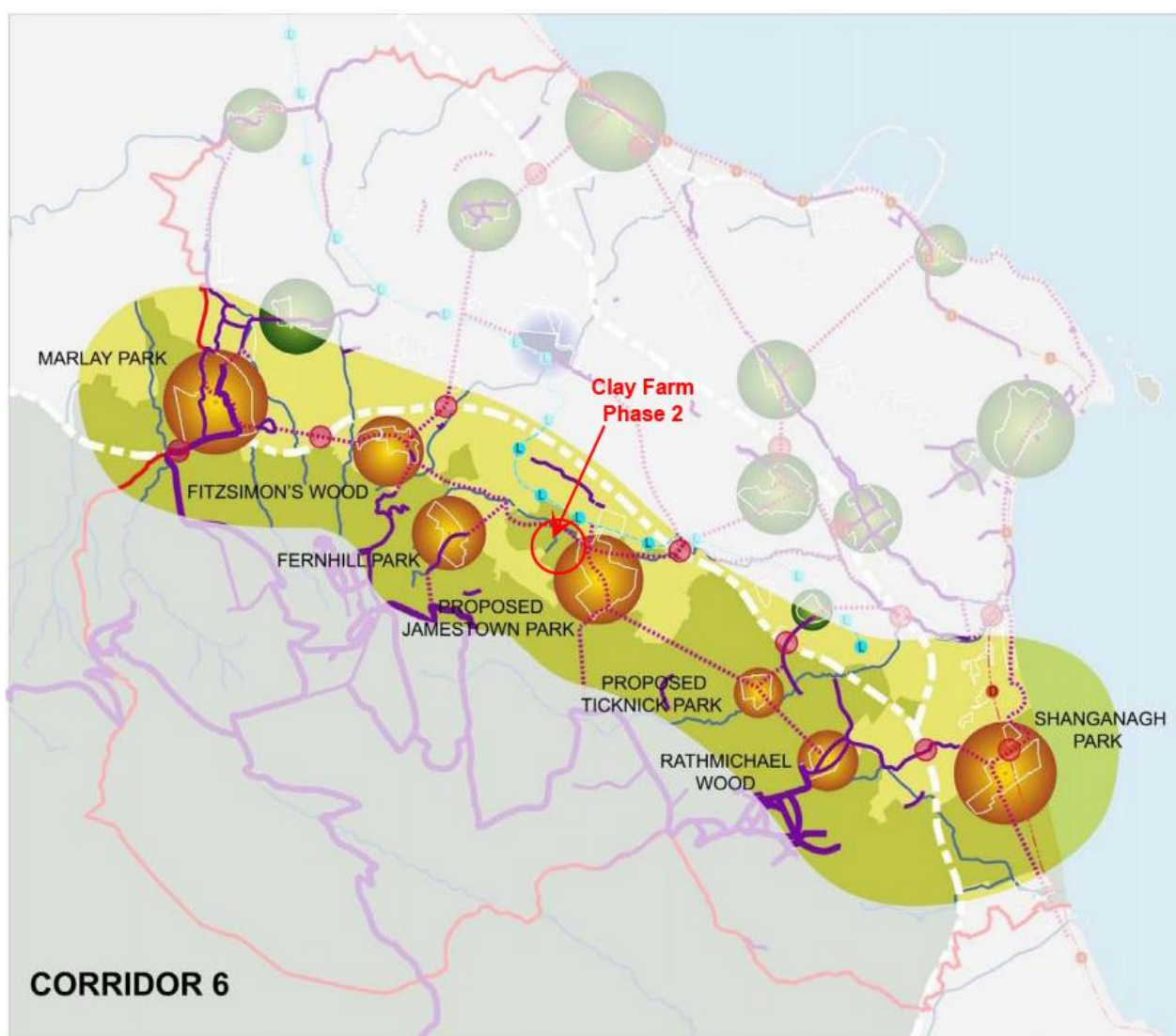
Map 16 of the GI Strategy shows the Detailed Spatial Framework Strategy for the county, which indicates a proposed connection between Fernhill Park and proposed Jamestown Park (GI Gateway Hubs) along the course of the Ballyogan Stream through the Phase 1 area of Clay Farm to the north of the Phase 2 site. This connection forms part of the proposed wider county level ‘Corridor 6: Gateways Parks Corridor, (*refer to Page 38-39 of Appendix 14 of CDP*). Specific detail for Corridor 6, which is seen as a transition between rural and urban landscapes, is set out in Section 3.3.6 on page 50-51 and Map 22 of Appendix 14 of the Development Plan (*refer to Figure 6.3*). The key objectives of the corridor are to:

1. To provide transitional gateways to the mountains and open spaces from the urban areas of the County.
2. Ensure that sustainable travel options are supported by the wider GI network.
3. To connect a chain of existing and proposed parks and open spaces along the urban fringe, providing variety of recreational and visitor experiences.
4. Ensure the cultural heritage assets are incorporated in the GI assets associated with these gateway parks.
5. To develop Fernhill Gardens into a Gateway Park / Regional Park.

Map A16 of Appendix 14 indicates a proposed Off-Road Cycle and Pedestrian Network along the corridor of the Ballyogan Stream. This is being delivered through the Clay Farm lands under the Phase 1 permission.

Map B3 Distance to District Parks indicates that the whole of the Clay Farm holding is located well within 1.2km of the envisaged public park (Jamestown Park) to be located at the disused Ballyogan landfill. Likewise Map B6 Distance to Amenity Open Space indicates that the majority of the holding is also located within 400m of existing amenity open space (this excludes Phase 1 open space and Ecopark).

Map B8 Distance to Existing Greenways and Recreation Access Routes indicates that the entire holding is within 400m of an existing and/or proposed off road cycle network. The link to be developed along the Ballyogan Stream under Phase 1 is part of this consideration.



**Figure 6.3: Green Infrastructure Corridor 6 (Annotated Extract from Map 22 of Appendix 14 of County Development Plan 2016-2022)**

### **Designated Ecological Conservation Areas**

No designated ecological conservation areas occur within the site of the proposed development. The nearest sites designated for nature conservation are the proposed Natural Heritage Areas (pNHA) of Fitzsimon's Wood (001753) and Dingle Glen (001207) approximately 2km to the west and east respectively. Refer also to Chapter 5 Biodiversity for more details.

The nearest candidate Special Areas of Conservation (cSAC), are Knocksink Wood cSAC (Site Code 000725) and Wicklow Mountains cSAC (002122), approximately 5km to the south. Rockabill to Dalkey Island cSAC (003000) and Dalkey Islands Special Protection Area (SPA) (004172) are within 4km of the mouth of the Shanganagh River, of which the Ballyogan Stream is a tributary.

The potential for any effects on these sites was considered in the separate Screening for Appropriate Assessment Report prepared as part of this application.

### **6.3.5 Overall Significance and Sensitivity of the Site**

The overall landholding at Clay Farm is zoned for residential and open space use. Similar permitted development is already under construction on Phase 1 lands to the north of the Phase 2 site. Open space zoned lands within Phase 1 are being developed as open space and include an Ecopark. All of the Phase 2 lands are zoned for residential development.

At present the site is laid out in grassland fields divided by hawthorn, blackthorn and bramble dominated hedgerows with some ash and sycamore trees. Mature trees and tree-lines define the northern boundary, which is contiguous with the permitted Phase 1 development area, the western boundary with similar undeveloped lands, and the southern boundary with Stepside Public Golf Course.

There is an objective to protect and preserve trees associated with the open space (Phase 1 Ecopark) along the northern boundary of the site and also those trees along - but outside of – the western boundary of the site.

Lands along Ballyogan Stream corridor to the immediate north within Phase 1 are zoned for open space and these are being developed as a c.6ha. Ecopark within Corridor 6 of Green Infrastructure Strategy for the County. A bridged link across the Ecopark between Phase 1 and Phase 2 is included in the proposed application. This link is part of an objective to provide for a planned 'Loop Road' through the Clay Farm lands and other lands in the area. Part of this this loop road is already under construction within the permitted Phase 1 lands.

Sensitivity and significance in terms of landscape and visual relates to the areas of open space zoning; the corridor of the Ballyogan Stream (proposed Ecopark within Phase 1), protection of trees and hedgerows on the northern and western boundary of the site as well as on boundary with Stepside Public Golf Course, and protection of the *Pale Boundary* / tree-lined feature, which runs along the interface boundary between the Phase 2 and Phase 1 lands. The lands are also open in views from Cruagh Wood and Stepside Park to the south and from 2 detached residential properties (including Clay Farm House) located to the west of the site. Within the context of the site, it is considered that general development areas are neither especially sensitive nor significant in landscape and visual terms.



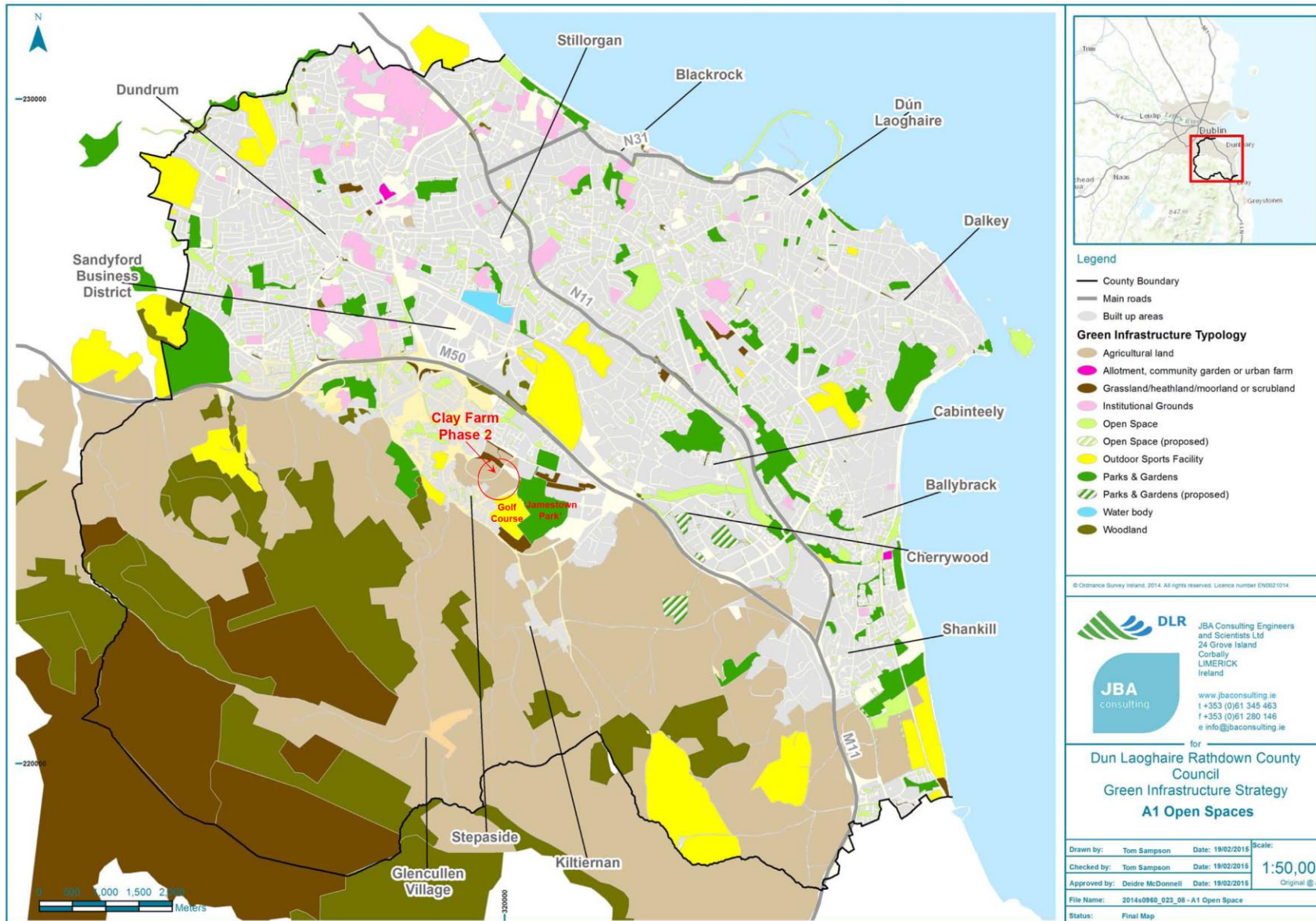


Figure 6.4: Open Spaces (Annotated Extract from Map A1 Open Spaces from Appendix 14 of County Development Plan 2016-2022)

## 6.4 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

### 6.4.1 Proposed Development

It is proposed to provide a residential development of approximately 927 units, a childcare facility, 2 retail units, road infrastructure and landscape works on the Clay Farm Phase 2 lands with associated amenity facilities, as well as connections to existing services. Full details of the proposed development are provided at Chapter 2 - Project Description and Alternatives Examined. This proposed development is in addition to the 410 residential units and childcare facility permitted, and under construction, on the Clay Farm Phase 1 lands to the north of the site.

In outline terms the proposed development will involve:

- Phased development of the site
- Site establishment, including provision of compounds
- Removal of trees and hedgerows
- Site works, stripping of soils and alterations of levels,
- Stockpiling of soil for reinstatement / new landscape works
- Construction of the bridged link for the loop road and section of loop road through the site
- Construction of the new development of 2 and 3-storey residential units and neighbourhood centre, including 4-storey blocks of apartments with a 6-storey element at the loop road bridge crossing.
- Provision of infrastructure for surface water, drainage, services etc.
- Finishing, including new boundaries, landscape works, footpaths cycleways, play, planting, etc.

The proposed development includes for a significant new element of proposed landscape. The landscape design for the Phase 2 lands has had regard to the following characteristics and objectives:

- the natural sloping topography of the site
- existing landscape features of the site and adjoining lands, including significant trees and hedgerows on the boundaries of the site
- the permitted layout and arrangement of the open space and Ecopark network within the adjoining Phase 1 lands
- emerging architectural layout and distinct character areas proposed for Phase 2 site
- incorporation of requirements arising from archaeology, ecology, surface water, infrastructure servicing and wind studies
- the comments and requirements of the Planning Authority
- maximum opportunity for connected green infrastructure
- the provision of functional and usable open space, and
- enhancement of the overall open space, biodiversity and amenity.

In terms of landscape the overall design objective was to develop a connected landscape structure across the overall Clay Farm landholding as initiated under the Phase 1 Development. This includes for a connected and functional open space strategy, which delivers c.6.2ha of open space (or c.30.5% of the Phase 2 site), comprising the following main elements:

1. **Northern Open Space:** A significant area of c.2.8ha. of open space along the northern boundary of the development area. The open space runs along the southern side of the tree-lined hedgerow and potential line of the pale ditch and as such backs onto and extends the proposed Ecopark being delivered under the Phase 1 permission. The area incorporates an existing ditch as a proposed feature stream in a central large open space with wetland features and enhanced biodiversity. Provision is also made in this central space for a large open green area of circa 50 x 25m to the west of the Loop Road. The area also provides for public open space around and between the apartment blocks on the northern side of the site. These spaces allow for connections through the site and draws a woodland character off

the northern tree-lined hedgerow and Ecopark into the main development within Phase 2. A habitat creation area has been identified to the northwest of the site fronting the Ecopark. This area will be densely planted to provide cover for local fauna.

2. **Central Open Space & Archaeology Park:** An open space area of c.1.65ha. runs through the development as a central spine directly connecting the core of the Phase 2 development area to the Phase 1 Ecopark. The open space will provide for informal ‘play in the landscape’, play equipment, exercise opportunities, social activities, and seating. A formal Multi-Use Games Areas (MUGA) is provided close to the neighbourhood centre east of the proposed loop road.

The central open space incorporates an existing cultural feature within a proposed ‘**Archaeology Park**’ of c.0.5ha. close to the southern boundary of the site. The park has an open central area with low mounding and planting defining underground features of cultural interest. A small kickabout green space is located to the north of the archaeology park and this connects directly to both the proposed central spine open space and to the proposed greenway being developed by the Planning Authority along the boundary of the lands by the Planning Authority.

3. **Southern Pocket Park:** A small open space of c.0.12ha. is located at the southern end of the site. This open space feeds off the greenway and abuts the existing open space at Cruagh Wood with the potential for direct connection. Small elements of playground equipment are also proposed within this pocket park.
4. **Incidental Open Space:** Additional incidental open space of c.0.65ha. is provided within and around the proposed development, including for set back from the mature trees on the western boundary and for retention of a section of tree-lined hedgerow close to the western boundary of the development. This area also provides for smaller open spaces along the Loop Road and between the Loop Road and adjoining apartment blocks.
5. **Semi-private Open Space:** Circa 0.28ha. of semi-private open space is provided for over carparking in the courtyard of the apartment blocks and as communal open space for residential units and for the childcare facility to the east of the neighbourhood centre.
6. **Public Plaza:** A feature public plaza of c.530sqm, incorporating planting and integrated seating is proposed fronting the Neighbourhood Centre and Loop Road.
7. **Greenway:** In accordance with the requirement of the permission for Phase 1, provision is made within the Phase 2 site to facilitate the delivery of a greenway (by the Planning Authority) and associated landscape buffer linking Cruagh Manor with Clay Farm Phase 1 and Ballyogan Road. This is provided for along the southern and eastern boundaries of the site.
8. **Green Roofs:** Green roofs are to be applied to over 60% of the roof area of each of the apartment blocks.

In addition to the open space proposed under Phase 2, a further c.7.1 hectares of open space, including a c.6ha. Ecopark, is to be provided as open space within the Phase 1 lands. In total c.40% or c.13.3 hectares of the overall Clay Farm landholding is to be allocated to open space.

**Table 6.1 Summary Table of Open Space Provision**

OS Requirements	Actual Clay Farm Phase 2 Provision	Actual Clay Farm Phase 1 Provision	Clay Farm Overall Provision
Minimum 10% of site based on site area	30.5%	53%	39%
15 to 20sqm per	(Envisaged Population =	(Envisaged Population =	(Envisaged

person based on envisaged population	2253 persons). Open space requirement is c.3.4 to 4.5ha.  Actual open space provision is c.6.2ha or c.27.5sqm per person	995 persons). Open space requirement is c.1.5 to 2.0ha.  Actual open space provision is 7.1ha or c.71sqm per person	Population = 3183 persons) Open space requirement is c.4.9 to 6.5ha.  Actual open space provision is c.13.3 ha or c.41sqm per person
Features	c.4.45ha of core open space – including c.0.5ha of Archaeology Park; c.1.75ha other open space, including a small pocket park, communal landscape courtyards; c.530sqm of Urban Plaza; Large open green space minimum 50 x 25m; Large Multi-Use Games Area (40x20m); Connected footpaths and cycleways, exercise, seating, informal play opportunities / 'play in the landscape'; Extensive new planting.	c.6.0ha of semi-natural Ecopark in stream corridor; c.1.1ha other open space; Main playground (c.300sqm) and smaller playground (c.100sqm); Informal grass pitch c.70 x 50m; Small Multi-Use Games Area (MUGA) c.10x10m Extensive new planting.	As combined giving a total of c 13.3ha of open space.

#### 6.4.2 Proposed Development

Initial works of development will see the delivery of the bridged 'loop road' link connecting Phase 1 to the Phase 2 and opening up the Phase 2 lands for development. Thereafter it is proposed that the remainder of the Phase 2 development – including landscape measures - will be delivered in three sub-phases.

- **Initial Works:** Bridge link section of Loop Road over Ballyogan Stream. Landscape works will include reinstatement of areas in the Ecopark disturbed by the construction of the bridge. The layout and design provides for a road bridging of the Ballyogan Stream and levels have been considered so as to allow for continuation of ecological/landscape connections, and of the footpath /cycleway beneath the bridge structure. The bridge crosses the historic line of pale ditch and the line of this feature will be represented in the abutments, parapet railings and footpath surfacing on the bridge.
- **Sub-Phase 2-01:** Southernmost portion of the residential development – south and east of the Loop Road. This will include the neighbourhood centre, childcare facility, urban plaza and adjoining section of the central spine open space. This section of open space includes the large Multi-Use Games Area (MUGA), elements of 'natural play' within the landscape a section of the trim trail with exercise units, as well as outdoor seating. This phase will also include the open space interface with existing open space at Cruagh Wood.
- **Sub-Phase 2-02:** North-eastern portion of the residential development. This phase will include the Archaeology Park, with associated kick-about area and north-eastern open space interface between the development and the Ecopark, together with open space between the eastern apartment blocks. While archaeological features are not apparent on the surface, it is proposed to use to interpretation panels, together with low mounding and natural grasses that define the extent of the underground features. The centre of the archaeology park will be maintained as open space for informal play, using 'no impact' construction for paths and seating.

- **Sub-Phase 2-03:** Western portion of the residential development and associated central spine of open space linking to northern open space adjoining to Phase 1 Ecopark. The open space provides for a large area of green open space suitable for small - sided football and informal play. An existing field ditch is to be developed as a stream feature with wetlands linking to the Ecopark. The north-western end of the open space will be densely planted as a habitat creation area.



Figure 6.5: Overall Open Space Strategy

## **6.5 POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT**

### **6.5.1 General**

The development will involve the construction of a significant new residential development, including roads, open spaces and supporting infrastructure on currently undeveloped lands south of the Ballyogan Stream valley. As such potential landscape and visual effects arise from:

- Site establishment, including provision of site compound, provision of hoarding, etc.;
- Removal of the majority of internal trees, hedgerows and vegetation;
- Loss of existing open landscape / visual character;
- Soil stripping, stockpiling and earthworks;
- Removal of landscape / vegetation for construction of the bridge
- Materials import and export and general construction traffic movement on site;
- Construction of the bridge requiring craning-in of sections of the structure;
- Provision of services and infrastructure, including a section of loop road, and surface water attenuation;
- General construction activity on a sub-phase by sub-phase basis over a period of up to 10 years;
- Emergence of new residential development, including 4 to 6-storey apartment blocks;
- Provision of lighting, footpaths and cycleways etc.;
- Provision of landscape measures and planting;
- Completion and occupation of the development on a phased basis;

The proposed development is to be developed on a sub-phase by sub-phase basis and as such areas of construction activity will be limited both in extent and intensity at any given time. A significant portion (c.30.5%) of the site will be allocated to open space with a central spine of open space linking directly to the Ecopark being delivered as part of the permitted Phase 1 development.

## **6.6 POTENTIAL CUMULATIVE IMPACTS**

The surrounding landscape is in-part extensively developed for residential and mixed use development and in-part is under open landscape or amenity use. It is also noted that the subject application represents Phase 2 of a development for the overall Clay Farm lands and this second phase is in keeping with the nature and scale of the Phase 1 development currently under construction to the north. Additional residential development is also under construction at Stepside Park to the southwest of the site (refer to Figure 6.1).

As the existing developments at Phase 1 and Stepside Park are currently under construction it is unlikely that any significant overlap of construction will occur. Nevertheless these existing developments taken together with the proposed Phase 2 development, and other potential development on residential zoned lands, points to on-going changes in the surrounding landscape and the continuing emergence of residential development in the area.

Taken together, the two phases of development will provide approximately 1352 new residential units in an area of existing broadly open landscape surrounded by established residential and mixed used development. The development as a whole represents a notable change in the open landscape character of the lands. However, a very significant portion of the overall lands is retained under semi-natural stream valley as an Ecopark and as an integrated network of open spaces including retained mature trees and hedgerows and proposed trees, screen planting, drainage swales and wetland features.

While the change of land use on the lands as a whole is significant, the surrounding context and the design and nature of the proposed scheme, taken with the provision of open space and public park means that the initial change will not be adverse and that the long-term cumulative change will be significantly positive.

## 6.7 DO NOTHING IMPACT

Planning permission was previously granted for a higher density residential development (Ref.: D06A/0531) on this site and the lands are zoned to facilitate residential development. Construction of residential development is also underway on the adjoining Phase 1 lands. Therefore, in the do-nothing scenario (*i.e.* should this development not proceed), it is considered most likely that some form of broadly similar residential development will take place on these lands at some stage in the foreseeable future. Such development, is also likely to have a broadly similar range of landscape and visual issues and effects.

## 6.8 AVOIDANCE, REMEDIAL AND MITIGATION MEASURES

### 6.8.1 General

Significant consideration has been given to avoiding landscape and visual effects in the design and layout of the scheme as a whole, including in the approach to the architectural, engineering and landscape layouts. As such, the scheme includes for significant landscape and visual mitigation inherent within the proposed development (refer to Figure 6.6 Landscape Masterplan). This includes allocating c.6.2ha – or c.30.5% - of the Phase 2 site area as high-quality open space, connected via pedestrian and cycle routes to the Phase 1 Ecopark, and the provision of significant additional planting throughout the site. All of the proposed residential development is located on appropriately zoned lands.

In detail the avoidance, remedial and mitigation measures include:

1. Retention of tree-lines, tree belts and hedgerows on and adjoining the site boundaries – except where the provision of the Loop Road and Cruagh Wood link road is required to cross the boundary to external lands and where the rear gardens of the proposed residential development backs onto rear gardens of existing residential development at Stepside Park.
2. Retention of 2 sections (c.90m) of internal tree-lined hedgerow to the west and north of the site.
3. Trees, tree-lines and hedgerows will be protected in accordance with BS: 5837:2012 *Trees in relation to design, demolition and construction. Recommendations.*
4. Provision of a high-quality architectural designed scheme, laid out on appropriately zoned lands. The layout provides for orientation and overlooking of the key open spaces, including the proposed central spine of open space, with proposed feature stream and associated wetlands. The scheme includes for a variety and diversity of residential units, including provision of apartment blocks defining the northern boundary of the site and overlooking the Ecopark. The scheme also delivers a further c.550linm of the proposed Loop Road, including the bridge link over Ballyogan Stream and Ecopark.
5. Provision of c.6.2 hectares of integrated and permeable open space, including provision of a wide setback of open space of over 2.8ha. to the north of the development where it backs on directly to the southern edge of the proposed Ecopark and c.05ha of open space as an Archaeology Park. The northern open space includes for habitat creation areas, enhanced biodiversity with linkages through to the Ecopark and new tree planting as well as formal and informal recreation and network of footpaths and cycleways. The Archaeology Park includes diverse planting on low mounding that highlights the presence of underground features, and a central open area that connects to an adjoining kick-about area.
6. Play and exercise opportunities are dispersed throughout the central open space and include a Multi-Use Games Area (MUGA), play in the landscape features, exercise / trim-trail units, external table tennis, seating walking, planted swales and general amenity for the development as a whole. A large open green area has also been provided to the west of the Loop Road and a small ditch is to be developed as a feature stream with wetlands. The central spine of open space provides for connectivity to the Phase 1 Ecopark and permeability throughout the Phase 2 development.
7. A further small Pocket Park is provided to the south where it links directly to existing open space at Cruagh Wood.
8. The scheme provides for delivery of a bridged link road over Ballyogan Stream. The bridge will act as a visual feature in the area and facilitates an open elevated bridging of the valley that allows for continuation of footpaths / cycleways beneath the structure.



9. The landscape includes for a significant level of new tree, shrub and other planting throughout the open spaces, along the Loop Road and within the development areas. Tree planting has been co-ordinated with road/street lighting proposals.
10. Green roofs are applied to minimum 60% of the roof area of the apartment block.

In terms of provision of open space a total of c.6.2ha of Phase 2 will be allocated to open space, together with a further c.7.1 hectares of open space / Ecopark in Phase 1.

### 6.8.2 Specific Mitigation measures

The following specific mitigation measures are recommended to protect and deliver the landscape and visual aspects of the site during the construction and operational stage of the proposed development:

#### **L&V CONST 1 (Protection of Trees and Hedgerows during construction):**

Tree and hedgerow protection measures will be provided for all such features to be retained in accordance with BS: 5837:2012: *Trees in relation to design, demolition and construction. Recommendations*. A specific Arboricultural Method Statement shall be prepared for any works required within the root protection area of any tree or hedgerow to be retained. All such measures shall be drafted, erected and maintained in consultation with a qualified Arborist, who shall also supervise any works for which an Arboricultural Method Statement is required.

#### **L&V CONST 2 (Protection of Open Space during construction):**

Proposed open spaces as indicated on BSM Drawing r 6289-302 shall be fenced off prior to commencement of development. Any works required within fenced off areas shall be subject to a works method statement and to reinstatement proposals. All such measures shall be drafted and maintained in consultation with a qualified Landscape Architect.

#### **L&V CONST 3 (Open Space, Play and Landscape Proposals):**

Details of landscape materials, play and exercise equipment, lighting, seating, planting species, specification and aftercare for open spaces shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

#### **L&V CONST 4 (Phase 1 Ecopark):**

Proposals for reinstatement of any areas disturbed within the Phase 1 Ecopark shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

#### **L&V CONST 5 (Planting Plans):**

Detailed planting plans for all areas to be taken-in-charge by the Planning Authority shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

#### **L&V OPER 1 (Maintenance):**

All landscape areas to be taken-in-charge by the Planning Authority shall be maintained for a minimum period of 18 months prior to handover to the Planning Authority. Any plants which fail within this 18 month period shall be replaced by the developer.



Figure 6.6: Landscape Masterplan

## **6.9 PREDICTED EFFECTS OF THE PROPOSED DEVELOPMENT**

### **6.9.1 Overview Landscape and Visual Effects**

The proposed Phase 2 development is located on appropriately zoned lands and is consistent with the nature of both existing residential development at Cruagh Wood and Stepside Park and other similar residential development currently under construction both at Clay Farm Phase 1 to the north and adjoining Stepside Park to the southwest.

In addition the proposed development will be delivered in 3 sub-phases and as such, construction activity and emergence of new development will take place in a gradual and ordered manner that helps mitigate the extent of landscape and visual change across the site.

Notwithstanding the appropriate land use zoning and sub-phased delivery of the scheme, it is considered that the progressive realisation of the proposed scheme will result in a significant change with consequent landscape and visual effects. The change will be most pronounced during the initial mobilisation and construction stage of the first sub-phase of development (Sub-phase 2-01) when activity is unfamiliar on the site generally and when the existing open character of the lands is first altered. Coupled with vegetation removal, earthworks, construction and emergence of new structures, the construction of the initial sub-phase is also located close to and adjoining Cruagh Manor/Cruagh Wood and Stepside Park – which overlook the southern portion of the Phase 2 site.

The changes arising from the development of the site will have a locally moderate negative landscape and visual effect. While each subsequent sub-phase of development (i.e. sub-phases 2-02 & 2-03) will continue to have a locally moderate negative landscape effect, visual effects from later sub-phases of development will be reduced both on foot of the initial works/sub-phase and because later sub-phases are more distant from existing residential development and viewing opportunities. That said it is noted that Sub-phase 2-03 adjoins 2 existing and relatively isolated residential properties, namely Clay Farm House and an adjoining property. While Clay Farm house is well-screened by boundary walls and vegetation, the adjoining more northerly property is more visually open to the north and will experience moderate negative visual effects.

In general, the overall layout proposes houses to the south, where the Phase 2 development adjoins existing residential areas. This allows for longer range views from existing properties, located on higher grounds, to be maintained over the proposed development. Notwithstanding this arrangement, the development of the immediate lands will bring significant landscape and visual change – changes which are already a feature of other existing development areas as well as likely future development areas in the vicinity of the site. Taller elements, including the apartment blocks and Neighbourhood centre are appropriately located to the north of the site, at a distance from existing residential development and where topography allows for overlooking of the Ecopark.

The construction of the proposed bridge link loop road over the Ballyogan Stream will give rise to localised moderate landscape impact and removal of vegetation both in linking into the Phase 1 development at the northern end and the main Phase 2 site to the south of the valley. While the bridge crossing location was selected to coincide with less significant vegetation in Phase 1 and a break in the existing tree-lined hedgerow to the south of the valley, additional tree and hedgerow removal is required at either end and the bridge will also potentially effect a section of the Pale Ditch cultural heritage feature (Refer to Chapter 4 of this EIA Report for further detail).

While the bridge and associated traffic will be a prominent feature within the eastern end of the Ecopark, it has been designed to maintain pedestrian and cycle movement beneath the structure and the bridge will also offer an excellent vantage for viewing over the Ecopark corridor. Landscape measures will facilitate re-establishment of tree and hedgerow planting at either end of the bridge and the line of Pale Ditch (once

determined) will be represented in the design of the bridge abutment, parapet wall and footpath/cycleways across the bridge. The lighting design on the bridge and throughout the development will use cut-off LED lighting to reduce the potential for light spill effect.

The proposed development provides for a high-quality residential development, which in combination with the landscape measures, will provide for a development with a strong urban/urban design framework. While the initial site development and construction stages will have potentially negative landscape and visual effects, the scheme as a whole will make a significant and positive contribution to the emerging residential character of the wider area. Likewise, the proposed open space network with connections to surrounding areas and to the Phase 1 Ecopark will make a significant and positive contribution to the emerging landscape character and to biodiversity, amenity and recreational opportunities.

### **6.9.2 Open Space**

In providing c.6.2ha of open space, the level of open space provision in Phase 2 significantly exceeds the minimum requirements for open space as noted under Section 6.3.2 and in Table 6.1 of this Chapter of the EIA Report. Based on the minimum standard of 10% of the site, the open space requirement would be c.2.0ha. Alternatively using standards for open space based on population (*i.e.* between 15 to 20sqm of open space per person), the envisaged site population of c.2253 persons would require between 3.4 and 4.5ha of open space.

When considered across the overall Clay Farm lands the provision and over-provision of open space is even greater (over 200%) with c.13.3ha being provided for an envisaged population of c. 3,248 on a holding of c.34ha. In this instance based on standards the overall open space requirements would be 3.4ha based on 10% site area and between 4.9 and 6.5ha of open space based on the 15 to 20sqm requirement for open space per person.

The provision of open space for the Phase 2 lands and across the Cay farm landholding is considered to be a significant positive aspect of the development.

### **6.9.3 Trees and Hedgerows**

There are c.120 trees within or on the boundaries of the Phase 2 site. In addition there is a stand of mature/over-mature trees outside of the western boundary of the site and belt of younger trees lie on the golf course outside of the southern boundary of the site. The majority of trees are within Hedgerows 14 and 17 along the northern boundary of the site.

Of the 120 trees, 96 are Ash and a further 14 are Sycamore. Other species include Beech, Oak and Willow. Only five of the trees are in good condition, with the vast majority (91) in fair condition. Twenty-two are in poor condition and it is recommended that 7 are removed because of their very poor condition.

The proposed development will necessitate the removal of a further 37 trees – 35 Ash and 2 Sycamore. Of these none are of good condition and 13 are in fair condition. Twenty-four of the trees are in poor condition. It is considered that the loss of trees as a result of the proposed development has a slight negative effect.

There are c. 1820m of internal hedgerow on the Phase 2 site. In addition there is a further c.1420m of boundary hedgerow. Hawthorn, Blackthorn and Bramble are the main species. Only c.90m of internal hedgerow will be retained, however, all but 190m of boundary hedgerow will be retained. In total c. 1,920m of hedgerow is removed and c. 1320m (41%) of all hedgerows are retained. It is considered that the loss of hedgerows as a result of the proposed development has a moderate negative effect.

The proposed scheme includes for a significant extent of new planting, including:

- avenue trees along the proposed loop road
- feature trees and planting throughout the development, including in the Neighbourhood plaza
- trees and groups of trees within open spaces
- woodland planting along the northern edge of the development – extending in between the blocks of apartments
- a densely planted habitat creation area to the northwest of the site
- semi-natural planting along the proposed stream valley and wetland features
- general planting throughout the main development areas

The overall effect of the landscape scheme will be positive and will appropriately offset the loss of existing vegetation within a new residential scheme.

#### **6.9.4 Landscape and Visual Effects (with reference to Photomontage Report)**

##### **Photomontage Views 1 & 2: Effects from north of the Site**

The Phase 2 site and proposed development is effectively screened by the Phase 1 site and development (under construction) in views from Ballyogan Road and residential and other areas located north thereof. Refer to Photomontage View 1: Figure 1.1.1 'As Existing' and Figure 1.1.2 'As Proposed'.

Views towards the Phase 2 development will be available south along the section of Loop Road currently being constructed under the Phase 1 development. The more immediate existing Phase 1 development will continue to dominate and direct the views south, which at present are over vegetation in the Ballyogan Stream valley to existing development at Cruagh Manor / Stepside and the Dublin Mountains in the background. Refer to Photomontage View 2: Figure 1.2.1 'As Existing'.

The construction of the bridge link will open up views into the Phase 2 site, where the proposed apartment blocks and neighbourhood centre will continue the line of development from Phase 1 into Phase 2, in a manner that is consistent with emerging trends in the area. Refer to Photomontage View 2: Figure 1.2.2 'As Proposed'.

##### **Photomontage Views 3: Effects on the Ballyogan Stream Valley - Ecopark**

Ballyogan Stream is set within a vegetated corridor with relatively level grassland, which is often wet, to the south of the stream. The southern edge of the Ecopark is defined by a tree-lined hedgerow on an elevated ridge – likely to be part of the *pale ditch*. The valley is to be developed as an Ecopark in line with the grant of permission for Phase 1 Clay Farm. Refer to Photomontage View 3: Figure 1.3.1 'As Existing'.

Provision of the bridge and Phase 2 development to the south will introduce significant landscape and visual change into the environment. The bridge allows for open views and movement through the Ecopark and also offers an elevated vantage for overlooking the park. Refer to Photomontage View 3: Figure 1.3.2 'As Proposed'.

##### **Photomontage Views 4, 5 & 6: Effects from South (Cruagh Wood & Stepside Park)**

Occasional open views are available over the southern end of Phase 2 lands from properties on the northern edge of Cruagh Wood / Cruagh Manor and Stepside Park. The views are most open from the rear of properties in the Stepside Park backing onto the Phase 2 site and from apartments in Cruagh Wood. Longer range views are also available over south Dublin City and to Dublin Bay. In many instances views are partly screened by boundary vegetation and / or by existing development within Cruagh / Stepside Park. Refer to Photomontage Views 4, 5 & 6: Figures 1.4.1, 1.5.1 & 1.6.1 for 'As Existing' views.

The proposed development introduces new residential development into the immediate fore/middle-ground of open views in to the Phase 2 lands. The site development and change in the nature of the view will be locally moderate / significant. While the change in the nature of the open landscape will be permanent, once fully

developed the proposed development will be viewed as an integrated part of the emerging residential development in the wider area. Refer to Photomontage Views 4, 5 & 6: Figures 1.4.2, 1.5.2 & 1.6.2 for 'As Proposed' views.

### **Photomontage View 7: Effects from Protected Views (South of Stepside)**

Where roadside vegetation allows, elevated panoramic views are available over south Dublin City and Dublin Bay from roads, such as the Burrow and Ballyedmonduff Roads south of Stepside. There is an objective to protect views north from Ballyedmonduff Road in the Development Plan. Again these views are intermittent and often entirely screened by mature roadside vegetation.

Where views allow the site is an indistinct element in the lower fore/middle-ground of such views. The panoramic nature of the view and interaction of the city with the coastal edge and bay are the dominant features of the view. Refer to Photomontage View 7: Figure 1.7.1 'As Existing'.

The proposed development introduces a minor element of additional development into the lower fore/middle-ground of the view. However, the development is neither visually distinct nor prominent and has no effect on the key characteristics of the view as a whole. Refer to Photomontage View 7: Figure 1.7.2 'As Proposed'.

### **6.9.5 Residual Effects**

With the incorporation of the mitigation measures (see Section 6.5 above) and with establishment of the emerging high-quality development, open spaces and links to Phase 1 Ecopark, it is considered that the proposed development will have a positive residual effect on the landscape and visual environment of the area.

In particular, the nature and extent of the proposed open space network and its integration with the Ecological Corridor of the Ballyogan Stream (i.e. the Ecopark) and onwards to the Phase 1 development is significant and positive. Given the network of connections to both planned and proposed open spaces (with playgrounds and play opportunities) and to existing open spaces in the wider environment, the development will make a significant contribution to realising development opportunities, local amenity and recreational objectives in the area.

While some trees, hedgerows and vegetation will be lost, the scheme provides for retention of trees and hedgerows identified with preservation objectives and also includes for significant new tree and other planting and for enhancement of local biodiversity.

It is considered that the proposed development, especially when taken as a whole with Phase 1, will have a positive residual effect on the landscape and visual environment.

### **6.10 MONITORING**

Monitoring of landscape-related works is an integral aspect of the proposed scheme, this includes monitoring of:

- Tree and hedgerow removal and retention and protection,
- Topsoil stripping and storage,
- Disturbance by site works, services etc.,
- Excavation / alteration of ground levels,
- Landscape build-up; profiling,
- Landscape finishing and implementation,
- planting and grass seeding,
- 18 months aftercare of landscape measures.

All works associated with trees to be removed and retained shall be approved and monitored by a qualified Arborist.

All works associated with soil stripping and movement; landscape build-up and finishing and landscape implementation shall be approved and monitored by a qualified Landscape Architect.

All works associated with the Ecopark shall be approved and monitored by a qualified Ecologist and Landscape Architect.

## 6.11 REINSTATEMENT

Reinstatement of landscape areas, areas, disturbed for general construction, earthworks, for provision of services, etc. is an integral aspect of the proposed landscape measures associated with the scheme and mitigation measures as set out under Section 6.5 of this Chapter.

## 6.12 INTERACTIONS

The main interactions of relevance to landscape and visual are with biodiversity, water (particularly SuDs) and cultural heritage / archaeology. The landscape design for the proposed development and the surface water management proposals have been developed in an iterative manner, taking into account the requirements to minimise adverse effects on biodiversity; to provide opportunity for enhanced biodiversity, and to positively work with the surface water environment. Re-grading and lowering of the central portion of the site for flood management, allows the opportunity for development of an attractive semi-natural stream corridor with associated grassland, seasonal wetlands, bullrush / iris planting etc.

The scheme and the landscape design proposes retention of mature trees and hedgerows on the boundary of the site and utilises sustainable drainage, swales and low mounding to provide for potentially diverse habitats. The landscape design has also considered the potential line of the *Pale Boundary* and the southern abutments, parapet railings and footpaths of the proposed bridge will incorporate a delineation of the historic line of this feature.

## 6.13 DIFFICULTIES ENCOUNTERED IN COMPILING

No significant difficulties were encountered in the preparation of this assessment.

## 6.14 REFERENCES

- BSI. BS: 5837:2012 *Trees in relation to design, demolition and construction. Recommendations*
- Dún Laoghaire Rathdown County Council. 2016. *Dun Laoghaire Rathdown County Development Plan 2016-2022*.
- EPA. 2017. *Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports*.
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- Fossitt J. 2000. *A Guide to Habitats in Ireland*. Heritage Council.
- John Spain Associates, 2015. *Environmental Impact Statement for Clay Farm Phase 1*.
- John Spain Associates 2012. *Environmental Impact Statement for Carrickmines District Centre*.
- McCabe Durney, 2006. *Environmental Impact Statement for Clay Farm*.

## **APPENDIX 6.1- PHOTOMONTAGES**



# APPENDIX 6.1 PHOTOMONTAGES

for  
**Project No. 6289**  
**CLAY FARM PHASE 2**

**Date: 18 September 2017**  
**Document Number: RP01**

**Brady Shipman Martin**

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Figure: 1.0

Rev: 01  
View Location Map

Project Number:	6289	Document Number:	RP01	Revision:	02
Project Name:	CLAY FARM PHASE 2	Document Title:	APPENDIX 6.1. PHOTOMONTAGES	Date:	18 September 2017



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**Figure: 1.1.1**

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View 01  
As Existing

<b>BSM</b> <small>Est. 1968</small>	<b>Brady Shipman Martin.</b>
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Red Outline represents size and location of proposed development not visible from this Viewpoint

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**Figure: 1.1.2**

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**Figure: 1.2.2**

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THE IMAGE ABOVE IS A PANORAMA ASSEMBLED FROM TWO OR MORE PHOTOGRAPHS

**Figure: 1.3.1**

**Rev: 01**  
View 03  
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THE IMAGE ABOVE IS A PANORAMA ASSEMBLED FROM TWO OR MORE PHOTOGRAPHS

**Figure: 1.3.2**

**Rev: 02**  
View 03  
As Proposed





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**Figure: 1.4.1**

**Rev: 00**  
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**Figure: 1.4.2**

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**Figure: 1.5.2**

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As Existing



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Project Name:	CLAY FARM PHASE 2	Document Title:	APPENDIX 6.1. PHOTOMONTAGES	Date:	18 September 2017



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**Figure: 1.5.2**

**Rev: 01**  
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**Figure: 1.6.1**

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**Figure: 1.6.2**

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View 06  
As Proposed



Project Number:	6289	Document Number:	RP01	Revision:	02
Project Name:	CLAY FARM PHASE 2	Document Title:	APPENDIX 6.1. PHOTOMONTAGES	Date:	18 September 2017



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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**Figure: 1.7.1**

**Rev: 00**  
View 07  
As Existing

**BSM**  
Brady Shipman  
Martin.  
Est. 1968  
Built.  
Environment.

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**Figure: 1.7.2**

**Rev: 01**  
View 07  
As Proposed

**BSM**  
Brady Shipman  
Martin.  
Built.  
Environment.  
Est. 1968