

## Appendix 11.1 Tables

**Table 11.1 Guidelines used in the preparation of the Landscape and Visual Impact Assessment**

<p>Environmental Protection Agency, EPA (2003). <i>Advice Notes on Current Practice in the preparation of EIS</i>, Ireland;</p> <p>Landscape Institute, LI, and Institute of Environmental Management and Assessment, IEMA, (2013). <i>Guidelines for Landscape and Visual Impact Assessment</i>, Third Edition, UK, Routledge;</p> <p>Landscape Institute, LI, Advice Note 01/11 (2011). <i>Photography and Photomontage in Landscape and Visual Impact Assessment</i>, UK;</p> <p>Department of the Environment and Local Government, DoEHLG (June 2000). <i>Landscape and Landscape Assessment: Consultation Draft of Guidelines for Planning Authorities</i>, Ireland;</p> <p>Countryside Agency in conjunction with Scottish Natural Heritage (2002). <i>Landscape Character Assessment: Guidance for England and Scotland</i>, UK;</p> <p>Cavan County Council, Cavan County Development Plan 2014-2020;</p> <p>Meath County Council (2007), <i>Meath Landscape Character Assessment</i>, and</p> <p>Meath County Council (2013), <i>Meath County Development Plan 2013-2019</i></p>
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**Table 11.2 Determination of Landscape Value**

<p><b>Landscape Value</b> is assessed as being High, Moderate or Low and is determined by;</p>
<ul style="list-style-type: none"><li>• <b>Landscape Quality (condition)</b> – a measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements</li><li>• <b>Scenic Quality</b> – The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses)</li><li>• <b>Rarity</b> – The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type</li><li>• <b>Representativeness</b> – Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples</li><li>• <b>Conservation Interests</b> – The presence of features of wildlife, earth science or archaeological or</li></ul>

historical and cultural interest can add to the value of the landscape as well as having value in their own right.

- **Recreation Value** – Evidence that the landscape is valued for recreational activity where experience of the landscape is important
- **Perceptual Aspects** – A landscape may be valued for its perceptual qualities, notable wildness and/or tranquillity
- **Associations** – Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.<sup>1</sup>

### Table 11.3 Determination of Landscape Capacity

**Landscape Capacity** is defined as “the ability that the landscape has to absorb specific types of development”<sup>2</sup>. It is assessed as being High, Moderate or Low and takes cognisance of the guidance in the relevant County Landscape Character Assessments as well as project-specific landscape assessment

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<sup>1</sup> Landscape Institute, LI, and Institute of Environmental Management and Assessment, IEMA, (2013) *Guidelines for Landscape and Visual Impact Assessment*

<sup>2</sup> Meath County Council (2007), *Meath County Landscape Character Assessment*

**Table 11.4 Determination of Landscape Sensitivity**

Sensitivity	Criteria
High	A landscape of particularly distinctive character susceptible to relatively small changes of the type proposed
Moderate	A landscape of moderately valued characteristics reasonably tolerant of change of the type proposed
Low	A very robust or degraded landscape which is potentially tolerant of substantial change of the type proposed

**Table 11.5 Determination of Visual Sensitivity**

Sensitivity	Criteria
High	Where the changed landscape is an important element in the view – this may include residential properties and areas of settlement, viewpoints within valued or sensitive landscapes
Moderate	Where the changed landscape is a moderately important element in the view – this might include local roads as well as recreation and tourist areas/routes
Low	Where the changed landscape is a less important element in the view – this might include views from main roads, places of work and industrial zones

**Table 11.6 Magnitude of Landscape Change Criteria**

Magnitude	Criteria
High	Notable change in landscape characteristics over an extensive area ranging to a very intensive change over a more limited area
Medium	Moderate change in localised areas
Low	Virtually imperceptible change in landscape components
Negligible	No discernible change in any component

**Table 11.7 Magnitude of Visual Change Criteria**

Magnitude	Criteria
High	The development would cause a considerable change in the existing view over a wide area or an intensive change over a limited area
Medium	The development would cause minor changes to the existing view over a wide area or noticeable change over a limited area
Low	The development would cause very minor changes to the view over a wide area or minor changes over a limited area
Negligible	The development would cause a barely discernible change in the existing view

**Table 11.8 Significance of Landscape Effects Matrix<sup>3</sup>**

Significance of effects (effects rated Moderate and above are considered significant)		Sensitivity		
		High	Moderate	Low
Magnitude of change	High	Major	Moderate-Major	Moderate
	Medium-High	Moderate-Major	Moderate	Minor-Moderate
	Medium	Moderate	Moderate	Minor
	Low-Medium	Moderate	Minor-Moderate	Minor-Negligible
	Low	Minor-Moderate	Minor	Negligible
	Low-Negligible	Minor-Moderate	Minor-Moderate	Negligible
	Negligible	Negligible	Negligible	Negligible

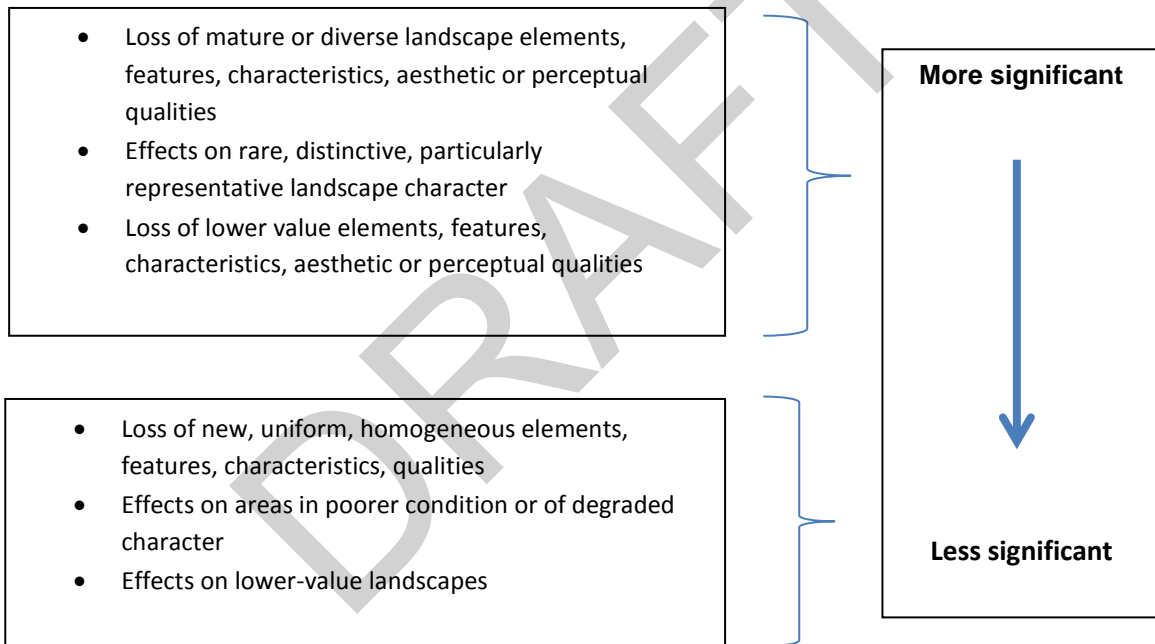
**Table 11.9 Categories of Landscape and Visual Significance of Effect**

Degree of effect	Description of landscape effect	Description of visual effect
Negligible effect	<ul style="list-style-type: none"> <li>The development is well designed to complement the scale, landform and pattern of the landscape</li> <li>It incorporates measures for mitigation to ensure that the development would blend in well with surrounding landscape features and elements</li> <li>It avoids conflict with national policies towards protection of the landscape</li> </ul>	<ul style="list-style-type: none"> <li>Where there is no discernible improvement or deterioration in the existing view</li> </ul>
Minor adverse effect	<ul style="list-style-type: none"> <li>The development is out of scale with the existing landscape</li> <li>It is partially visually obtrusive</li> <li>It detrimentally affects an area of recognised landscape quality</li> </ul>	<ul style="list-style-type: none"> <li>Where the proposed development would cause a barely perceptible deterioration in the existing view</li> <li>This will typically occur where the viewer is at some distance from the development and the development newly appears in the view, but not as a point of principal focus. It would also occur where the proposed development is closely located to the viewpoint but is seen at an acute angle and at the extremity of the overall view</li> </ul>
Moderate adverse effect	<ul style="list-style-type: none"> <li>The development is out of scale with the landscape</li> <li>It is visually obtrusive and would have an adverse effect on the landscape</li> <li>Mitigation would not prevent the development from adversely affecting the landscape in the longer term as some features of interest would be partly destroyed or their setting diminished.</li> <li>It would have an adverse effect on a</li> </ul>	<ul style="list-style-type: none"> <li>Where a development would cause a noticeable deterioration in the existing view</li> </ul>

<sup>3</sup> Note that the matrix is a guide - the determination of significance of effects also requires an element of professional judgement

	landscape of recognised quality	
Major adverse effect	<ul style="list-style-type: none"> <li>• The development would be clearly incompatible with the scale and pattern of the landscape</li> <li>• It would be visually intrusive and would disrupt valued views of the area</li> <li>• It is likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements or their setting</li> <li>• It would be substantially damaging to a high quality or highly vulnerable landscape causing it to change and be considerably diminished in quality and,</li> <li>• It cannot be adequately mitigated for</li> </ul>	<ul style="list-style-type: none"> <li>• Where the development would cause a very noticeable deterioration in the existing view</li> <li>• This will typically occur where the development obstructs an existing view of local landscape and the development would dominate the future view</li> </ul>

**Table 11.10: Scale of Significance**



**Table 11.11: Meath County Landscape Character Assessment: Landscape Character Areas and Recommendations**

<b>Landscape Unit</b>	<b>Landscape Character Area</b>  Note: Some of the titles have been amended in the Meath County Development Plan, these secondary titles are shown in brackets.	<b>Value</b>	<b>Sensitivity</b>	<b>Importance</b>	<b>Potential Capacity for overhead cables, substations and communications masts</b>  NOTE: It is stated in Meath County Development Plan (section 9.8.6), that "the potential capacity of each LCA is based on indicative types of development that are likely to occur within the study area. Capacity is the ability that the landscape has to absorb specific types of development. It is only possible to define actual capacity on a case-by-case basis"
F	North Meath Lakelands (Cavan Louth Border)  (Towers 240 to 272 incl.)	Moderate	Low	Regional	"Low potential capacity to accommodate overhead cables or masts because drumlin tops are highly visible and panoramic views to wider landscape are an important characteristic that would be adversely affected by such development."
G	North Navan Lowlands (North Navan Farmland)  (Towers 273 to 302 incl.)	Moderate	Medium	Regional	"High to medium potential capacity around urban fringes where built development is more common. Low potential capacity in rural areas and around smaller settlement, where landscape character is of higher value."
H	Blackwater Valley (River Blackwater)  Towers (303 to 312 incl)	Very High	High	Regional	"Moderate potential capacity provided that the potential loss of boundary walls and planting and damage to historic features and their setting is mitigated against."
I	West Navan Lowlands (Athboy Farmland)  (Towers 313 to 351 incl.)	Moderate	Medium	Local	"In parts of this LCA that have a strong landscape structure, the potential capacity would be moderate provided such development was not located in visually prominent areas. Elsewhere, particularly in the degraded area around Navan, such development would have a detrimental impact on a landscape that is already in poor condition."
J	Boyne Valley  (Towers 352 to 363 incl.)	Exceptional	High	International	"Low potential capacity due to their visual prominence within the valley and in relation to the setting of the river corridor."

K	Central Lowlands (Towers 364 to 395 incl.)	High	Medium	Regional	“Moderate potential capacity due to the complexity of the area, which has a variety of land uses and a robust landscape structure.”
L	Tara Skyrne Hills (Tara Skyrne Area) (Towers 396 to 402 incl.)	Exceptional	High	National (described as <i>International</i> in the Meath County Development Plan)	“Low capacity due to their visual prominence and the high sensitivity of this LCA.”
M	South East Lowlands	Very High	Medium	Regional	“Moderate potential capacity to due to the enclosed nature of the drumlin landscape”.

**Table 11.12 Meath Landscape Character Assessment: Landscape Character Types and Recommendations**

Landscape Character Type	Hills and Upland	Lowland	River Corridors and Estuaries
<b>Length of proposed line passing through LCT</b>	approximately 11km	approximately 34.5km	approximately 6.8km
<b>Recommendations in Meath Landscape Character Assessment</b>	<p>To have due regard to the positive contribution that views across adjacent lowland areas and landmarks within the landscape make to the overall landscape character;</p> <p>To respect the remote character and existing low-density development in these LCTs; and</p> <p>To maximise the potential amenity value of water bodies within this LCT.</p>	<p>Maintain and enhance the 18th century estate landscapes and associated parkland and woodland to develop them as a tourism resource; and</p> <p>Preserve views of upland areas that contain the lowlands e.g. Loughcrew, Tara, Skyrne</p>	<p>To recognise the importance of river corridors for scenic value, recreation, ecology, history and culture;</p> <p>To preserve historic features and their landscape settings; and</p> <p>To maintain attractive and unspoilt open views.</p>

**Table 11.13: Meath County Development Plan: Protected Views and Prospects**

	Location	Description	Significance	Landscape Unit	Proximity to line route (approximately)
VP15	County road between Carlanstown and Ardlonan	Expansive views to east across typical agricultural lowlands with low levels of scattered development	local	G North Navan Lowlands	4.7km
VP16	County road to north of Moydorragh	Short range views to north-east towards tower. Expansive views to south west across complex of mixed landscape types – this view is visible from a number of locations along this road.	local	G North Navan Lowlands	1.1km
VP17	County road between Mullagheven Cross Roads and Gorrays Cross Roads	Expansive views to distant locations to north and to views of Carlingford, Mourne Mountains to the north east. Highly varied topography. Woodland in lowlands.	regional	G North Navan Lowlands	1km
VP18	County road between Mullystaghan and Robertstown	Extensive views to north, north east and east from this point and approach roads. Land is open with occasional woodland blocks and complex topography. Development evident, especially in lowland areas.	local	F North Meath Lakelands	2.3km
VP19	Car Park at Whitewood Lough	Lakeland view to east with woodland and Whitewood House on horizon. Open view towards north east of horizon. Low levels of development visible in near ground.	local	F North Meath Lakelands	0.5km
VP20	County road between Cormeen and Breaky Bridge	View to north across drumlin/low hills to near horizons. Extensive areas of woodland and small fields in foreground. These views exist along much of this stretch of road.	local	F North Meath Lakelands	2.3km
VP21	County road between Miltown Cross Roads and Ervey Cross Roads	Views to north of high amenity mature mixed woodland on steep sided stream valley with occasional rock outcrops. Absence of any visual residential or agricultural development.	local	F North Meath Lakelands	1km



VP22	County road between Corratober Bridge and Rathlagan	Expansive views to north east distant horizon including mountains. Very little settlement visible. Infrastructure, power lines concentrated in this area around substation to the east.	regional	F North Meath Lakelands	7km
VP23	County road between R165 and Mullaghmore	Expansive views to north east distant horizon including mountains. Very little settlement visible.	regional	F North Meath Lakelands	8.5km
VP52	Hill of Ward	Panoramic views in all directions to very distant horizons. Very open landscape in foreground and middle distance across a working landscape with relatively little settlement visible except for town of Athboy to west.	regional	I West Navan Lowlands	8.5km
VP77	View of Kileen Castle/Skane Valley from southeast direction of the Warrenstown college	A typical view of open countryside with little visible development	local	M South East Lowlands	3km
VP80	Blackwater Valley Navan from R147 Kells Road in the vicinity of Bloomsbury	River view in context of mature trees.	local	I West Navan lowlands	2.5km
VP85	Headford Bridge	View of River Blackwater from Headford Bridge with estate landscape visible.	local	H Blackwater Valley	5.3km
VP86	Bective Bridge	View looking northward from Bective Bridge towards Bective Abbey and along river Boyne in both directions.	local	J Boyne Valley	0.9km

**Table 11.14: Landmarks as listed in the Meath Landscape Character Assessment**

Landmark	Landscape Unit	Proximity to line route (approximately)
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Dunsany Castle	M South East Lowlands	4.8km
Kilkeen Castle	L Tara Skyrne Hills	6.5km
Hill of Tara	L Tara Skyrne Hills	6.5km
Talbot Castle	J Boyne Valley	5.6km
Trim Castle	J Boyne Valley	5.7km
People's Park Lighthouse	H Blackwater Valley	8.8km
Copse	G North Navan Lowlands	5.8km
Stone bridge over river	South West Kells Lowlands (adjacent to H River Blackwater)	6km
Beech Copse	F North Meath Lakelands	0.8km
Tower	G North Navan Lowlands	1.6km
Yellowsteeple	J Boyne Valley	4.7km
Skyrne Church	L Tara Skyrne Hills	9.8km
Whitewood House	F North Meath Lakelands	1.7km
Hill of Slane	J Boyne Valley	14.6km
Slane Castle	J Boyne Valley	13.4km
Bective Abbey	J Boyne Valley	0.9km

**Table 11.15: Meath Tourist Driving Routes as listed in the Meath Landscape Character Assessment**

<b>Tourist Driving Routes</b>	<b>Landscape Unit</b>	<b>Proximity to line route (approximately)</b>
Section of R147 from Dunshaughlin to Jordanstown near Tara	L Tara Skyrne Hills	6.5km
County roads between Jordanstown, Tara, Bective and Trim	L Tara Skyrne Hills, K Central Lowlands, J Boyne Valley	Crosses line route
The R154 between Trim and Athboy	J Boyne Valley, I West Navan Lowlands	6.7km

The R161 from Trim to the Hill of Tara	J Boyne Valley, K Central Lowlands, L Tara Skyrne Hills	Crosses line
The N51 and R164 between Athboy and Kells	South West Kells Lowlands & I West Navan Lowlands	7.4km
The R147 between Kells and Navan	I West Navan Lowlands, H Blackwater Valley & South West Kells Lowlands	Crosses line

**Table 11.16: Meath Fáilte Ireland Driving Routes**

Other Tourist Driving Routes	Landscape Unit	Proximity to line route (approximately)
Boyne Valley Driving Route Fáilte Ireland (2013) (linking Boyne Valley sites; Site of the Ancient Tailteann Games, Donaghpatrick Church, Bective Abbey, Hill of Tara, Trim Heritage Town)	South West Kells Lowlands, I West Navan Lowlands, H Blackwater Valley, J Boyne Valley, K Central Lowlands, L Tara Skyrne Hills	Crosses line route

**Table 11.17: Existing and Proposed Way Marked Paths and Cycle Routes as indicated in the Meath Landscape Character Assessment**

Existing and Proposed Way Marked Paths and Cycle Routes	Landscape Unit	Proximity to line route (approximately)
Route from R147 at Jordanstown via Tara, Kilmessan, R154 at Pike Corner, Trim, Athboy, and Kells	L Tara Skyrne Hills, K Central Lowlands, J Boyne Valley, I West Navan Lowlands, South West Kells Lowlands	Crosses line
A proposed route along the river Blackwater from Navan to Tatestown to Kells	I West Navan Lowlands, H Blackwater Valley & South West Kells Lowlands	Crosses line
A stretch of the R163 from Kells to Horan's Cross Roads and along the county road to the R162 at Wilkinstown	H Blackwater Valley & G North Navan Lowlands	Crosses line

**Table 11.18: Irish Trails Office listed walking routes**

Irish Trails Office walking routes	Landscape Unit	Proximity to line route (approximately)
Kells Girley Bog Eco Walk (Waymarked National Loop & Heritage Walk)	South West Kells Lowlands	10km
Boyne Ramparts Heritage Walk (Waymarked National Loop & Heritage)	J Boyne Valley	4.8km

Walk)		
Trim Castle River Walk (Waymarked National Loop & Heritage Walk)	J Boyne Valley	5.7km
Kells Slí na Sláinte	South West Kells Lowlands, H Blackwater Valley	6.9km
Trim Slí na Sláinte	J Boyne Valley	4.3km
Tara Slí na Sláinte	L Tara Skryne Hills	6km
Navan Slí na Sláinte	K Central Lowlands	5.1km

**Table 11.19: Recognised landscape features in County Cavan**

<b>Designation</b>	<b>Location</b>	<b>Landscape Unit</b>	<b>Proximity to line route (approximately)</b>
<b>Scenic viewing points and scenic routes</b>	Lough an Leagh Gap	E Highlands of East Cavan	1.5km
<b>River/lakeside amenities and parks</b>	Dun a Ri Forest Park, Kingscourt	E Highlands of East Cavan	2.8km
	Annafarney, Shercock, Lough Sillan	E Highlands of East Cavan	3.5km
<b>High Landscape Areas and Major Lakes</b>	Lough an Leagh Mountain	E Highlands of East Cavan	1.5km
<b>Major Lakes and Lakes Environs</b>	Lough Silan	E Highlands of East Cavan	3.5km
<b>Areas of Special Landscape Interest</b>	Kingscourt/ Dun na Rí	E Highlands of East Cavan	2.8km
<b>County Heritage Sites</b>	Moybologue Church	E Highlands of East Cavan	7km
	Dun na Ri Forest Park, Kingscourt	E Highlands of East Cavan	2.8km
<b>Walking Routes</b>	Lough an Leagh Walk, Kingscourt	E Highlands of East Cavan	1.5km
	Dun a Ri Forest Park	E Highlands of East Cavan	2.8km
	Castle Walk, Bailieboro	E Highlands of East Cavan	8km

**Table 11.20: Historic Designed Landscapes with main features substantially present**

<b>Demesne</b>	<b>Landscape Unit</b>	<b>Condition as described in National Inventory of Architectural Heritage</b>	<b>Proximity to line route (approximately)</b>
Philpotstown	I West Navan Lowlands	Main features substantially present – peripheral features unrecognisable	At line
Mountainstown House	G North Navan Lowlands	Main features substantially present – peripheral features unrecognisable	At line
Brittas	F North Meath Lakelands	Main features substantially present – some loss of integrity	At line
Galtrim House	K Central Lowlands	Main features substantially present – peripheral features unrecognisable	0.1km
Churchtown House	I West Navan Lowlands	Main features substantially present – peripheral features unrecognisable	0.1km
Whitewood House	F North Meath Lakelands	Main features substantially present – peripheral features unrecognisable	0.8km
Ardbraccan House	I West Navan Lowlands	Main features substantially present – some loss of integrity	0.7km
Culmullin House	L Tara Skyrne Hills	Main features substantially present – peripheral features unrecognisable	0.4km
Dowdstown House, Kilshine	G North Navan Lowlands	Main features substantially present – peripheral features unrecognisable	0.4km
Dowdstown House, Dowdstown	L Boyne Valley, K Central Lowlands, L Tara Skyrne Hills	Main features substantially present – peripheral features unrecognisable	5.4km
Newcastle House	F North Meath Lakelands	Main features substantially present – some loss of integrity	2.2km
Julianstown House	G North Navan Lowlands	Main features substantially present – some loss of integrity	4.8km
Rockfield House	G North Navan Lowlands	Main features substantially present – some loss of integrity	5.4km
Aclare House	G North Navan Lowlands	Main features substantially present – some loss of integrity	7.9km
Walterstown House	G North Navan Lowlands	Main features substantially present – some loss of integrity	5.9km

Glebe House, Donaghpatrick	G North Navan Lowlands	Main features substantially present – some loss of integrity	3.1km
Williamstown House	H Blackwater Valley	Main features substantially present – some loss of integrity	6.3km
Archdeaconry House	H Blackwater Valley	Main features substantially present – some loss of integrity	6.6km
Rockfield House	South West Kells Lowlands	Main features substantially present – some loss of integrity	7.4km
Ballybeg House	I West Navan Lowlands	Main features substantially present – some loss of integrity	2.4km
Ardbraccan Glebe	I West Navan Lowlands	Main features substantially present – some loss of integrity	1.5km
Headford House	H Blackwater Valley	Main features substantially present – some loss of integrity	4km
Bloomsberry House	H Blackwater Valley	Main features substantially present – some loss of integrity	2.1km
Charlesfort House	I West Navan Lowlands	Main features substantially present – some loss of integrity	3.6km
Clifton Lodge House	South West Kells Lowlands	Main features substantially present – some loss of integrity	7.4km
Tullyard	I West Navan Lowlands	Main features substantially present – some loss of integrity	2.8km
Boyne Hill House	J Boyne Valley	Main features substantially present – some loss of integrity	5.8km
Bective House	J Boyne Valley	Main features substantially present – some loss of integrity	1.8km
Rathnally House	J Boyne Valley	Main features substantially present – some loss of integrity	1.3km
Newtown Park	J Boyne Valley	Main features substantially present – some loss of integrity	2.8km
Fosterstown	J Boyne Valley	Main features substantially present – some loss of integrity	5.8km
Freffans	K Central Lowlands	Main features substantially present – some loss of integrity	4.5km
Swainstown House	K Central Lowlands	Main features substantially present – some	2.3km

		loss of integrity	
Dunsany Castle	K Central Lowlands	Main features substantially present – no loss of integrity	4.0km
Kilkeen Castle	K Central Lowlands	Main features substantially present – some loss of integrity	6.0km
Dangan Castle	K Central Lowlands	Main features substantially present – some loss of integrity	3.4km
Baltrasna House	L Tara Skyrne Hills	Main features substantially present – some loss of integrity	1.3km
Larch Hill House	L Tara Skyrne Hills	Main features substantially present – some loss of integrity	4.6km
Summerhill House	L Tara Skyrne Hills	Main features substantially present – some loss of integrity	5.7km

**Table 11.21: Ecological Designations within 5km of proposed route**

Site Code	Designation	County	Site Name	Landscape Unit	Proximity to line route (approximately)
002299	cSAC	Meath	River Boyne And River Blackwater	J Boyne Valley, K Central Lowlands, I West Navan Lowlands, H Blackwater Valley, South West Lowlands	Line crosses
001357	pNHA	Meath	Trim	J Boyne Valley	2.5km
001324	NHA	Meath	Jamestown Bog NHA	I West Navan Lowlands	3km

**Table 11.22: Summary of landscape and visual effects**

<b>SUMMARY OF RESIDUAL LANDSCAPE EFFECTS</b>						
<b>Physical landscape effects</b>						
<b>Receptor</b>	<b>Sensitivity</b>	<b>Construction</b>		<b>Operation</b>		<b>Significance</b>
		<b>Magnitude of change</b>	<b>Impact</b>	<b>Magnitude of change</b>	<b>Impact</b>	
Landscape Unit E	Moderate/High	Low	Minor-moderate	Low	Minor-moderate	Not significant
Landscape Unit F	Moderate	Low/Medium	Minor-moderate	Low/Medium	Minor-moderate	Not significant
Landscape Unit G	Moderate	Low	Minor	Low	Minor	Not significant
Landscape Unit H	Moderate/High	Low	Minor-moderate	Low	Minor-moderate	Not significant
Landscape Unit I	Moderate	Low	Minor	Low	Minor	Not significant
Landscape Unit J	Moderate/High	Low	Minor-moderate	Low	Minor-moderate	Not significant
Landscape Unit K	Moderate	Low	Minor	Low	Minor	Not significant
Landscape Unit L	Moderate	Low	Minor	Low	Minor	Not significant
<b>Landscape Character effects in unscreened areas within 600-800m of the development</b>						
<b>Receptor</b>	<b>Sensitivity</b>	<b>Construction</b>		<b>Operation</b>		<b>Significance</b>
		<b>Magnitude of change</b>	<b>Impact</b>	<b>Magnitude of change</b>	<b>Impact</b>	
Highlands of East Cavan	Moderate/High	Medium-high	Moderate-major	Medium-high	Moderate-major	Significant
North Meath Lakelands	Moderate	Medium-high	Moderate	Medium-high	Moderate	Significant
North Navan Lowlands	Moderate	Medium-high	Moderate	Medium-high	Moderate	Significant
Blackwater Valley	Moderate/High	Medium-high	Moderate-major	Medium-high	Moderate-major	Significant
West Navan Lowlands	Moderate	Medium-high	Moderate	Medium-high	Moderate	Significant
Boyne Valley	Moderate/High	Medium-high	Moderate-major	Medium-high	Moderate-major	Significant
Central Lowlands	Moderate	Medium-high	Moderate	Medium-high	Moderate	Significant



Tara Skryne Hills	Moderate	Medium-high	Moderate	Medium-high	Moderate	Significant
<b>Landscape effects on designated landscape features within 5km (up to 10km where elevated)</b>						
Receptor	Sensitivity	Construction		Operation		Significance
		Magnitude of change	Impact	Magnitude of change	Impact	
Dun na Ri forest park, Co. Cavan	High	No change	No impact	No change	No impact	Not significant
Lough an Leagh Mountain, Co. Cavan	High	Low-negligible	Minor-moderate	Low-negligible	Minor-moderate	Not significant
Dunsany Castle, Co. Meath	High	No change	No impact	No change	No impact	Not significant
Kilkeen Castle, Co. Meath	High	No change	No impact	No change	No impact	Not significant
Talbot Castle, Co. Meath	High	No change	No impact	No change	No impact	Not significant
Trim Castle, Co. Meath	High	Negligible	Negligible	Negligible	Negligible	Not significant
People's Park Lighthouse, Co. Meath	High	No change	No impact	Negligible	No impact	Not significant
Whitewood Estate House, Co. Meath	High	Low	Minor-moderate	Low	Minor-moderate	Not significant
Beech Copse, Co. Meath	High	Negligible	Negligible	Negligible	Negligible	Not significant
Tower, Co. Meath	High	Low	Minor-moderate	Low	Minor-moderate	Not significant
Bective Abbey, Co. Meath	High	Low	Minor-moderate	Low	Minor-moderate	Not significant
Yellowsteeple, Co. Meath	High	No change	No impact	No change	No impact	Not significant
Skryne Church, Co. Meath	High	No change	No impact	No change	No impact	Not significant
<b>Landscape effects on areas with 5km designated for ecological reasons that have potential amenity value</b>						
Receptor	Sensitivity	Construction		Operation		Significance
		Magnitude of change	Impact	Magnitude of change	Impact	
River Boyne and River Blackwater	High	Medium	Moderate	Medium	Moderate	Significant (localised)

Trim	High	No change	No impact	No change	No impact	Not significant
Jamestown Bog	High	No change	No impact	No change	No impact	Not significant
<b>Landscape effects on Historic Designed Landscapes with main features substantially present within 5km of development</b>						
Receptor	Sensitivity	Construction		Operation		Significance
		Magnitude of change	Impact	Magnitude of change	Impact	
Culmullin House, Co. Meath	Moderate	Negligible	Negligible	Negligible	Negligible	Not significant
Galtrim House, Co. Meath	Moderate	Negligible	Negligible	Negligible	Negligible	Not significant
Philpotstown, Co. Meath	Moderate	Low-Medium	Minor-moderate	Low-Medium	Minor-moderate	Not significant
Churchtown House, Co. Meath	Moderate	Negligible	Negligible	Negligible	Negligible	Not significant
Mountainstown House, Co. Meath	Moderate	Low-Medium	Minor-Moderate	Low-Medium	Minor-moderate	Not significant
Brittas, Co. Meath	Moderate	Medium-high	Moderate	Medium-high	Moderate	Significant
Whitewood House, Co. Meath	Moderate	Low	Minor-moderate	Low	Minor-moderate	Not significant
Ardraccan House, Co. Meath	Moderate	Negligible	Negligible	Negligible	Negligible	Not significant
Dowdstown House, Co. Meath	Moderate	Negligible	Negligible	Negligible	Negligible	Not significant

<b>SUMMARY OF RESIDUAL VISUAL EFFECTS</b>						
<b>Settlements within 5km of development</b>						
Receptor	Sensitivity	Construction		Operation		Significance
		Magnitude of change	Impact	Magnitude of change	Impact	
Kingscourt	High	No change	No impact	No change	No impact	Not significant
Teevurcher	High	No change	No impact	No change	No impact	Not significant
Nobber	High	Low	Minor-moderate	Low	Minor-	Not significant

Kilmainhamwood	High	Low	Minor-moderate	Low	moderate Minor-moderate	Not significant
Carlanstown	High	Negligible	Negligible	Negligible	Negligible	Not significant
Wilkinstown	High	Negligible	Negligible	Negligible	Negligible	Not significant
Donaghpatrick	High	Low	Minor-moderate	Low	Minor-moderate	Not significant
Navan	High	No change	No impact	No change	No impact	Not significant
Castletown	High	No change	No impact	No change	No impact	Not significant
Bohermeen	High	Negligible	Negligible	Negligible	Negligible	Not significant
Summerhill	High	No change	No impact	No change	No impact	Not significant
Drumree	High	No change	No impact	No change	No impact	Not significant
Dunsany	High	No change	No impact	No change	No impact	Not significant
Oristown	High	No change	No impact	No change	No impact	Not significant
Trim	High	No change	No impact	No change	No impact	Not significant
Gibstown	High	Low	Minor-moderate	Low	Minor-moderate	Not significant
Dunderry	High	Medium	Moderate	Medium	Moderate	Significant (outskirts of settlement)
Robinstown	High	Medium	Moderate	Medium	Moderate	Significant (outskirts of settlement)
Bective	High	Low	Minor-moderate	Low	Minor-moderate	Not significant
Kilmessen	High	Negligible	Negligible	Negligible	Negligible	Not significant
<b>Transport corridors and paths within 5km of the development</b>						
Receptor	Sensitivity	Construction		Operation		Significance
		Magnitude of change	Impact	Magnitude of change	Impact	
R164	Low	Medium	Minor	Medium	Minor	Not significant
R162	Low	Low	Minor	Low	Minor	Not significant
R165	Low	No change	No impact	No change	No impact	Not significant
N52	Low	Medium	Minor	Medium	Minor	Not significant
R163	Low	Medium	Minor	Medium	Minor	Not significant
R147	Low	Medium	Minor	Medium	Minor	Not significant
M3	Low	Medium	Minor	Medium	Minor	Not significant
N51	Low	Medium	Minor	Medium	Minor	Not significant
R161	Low	Medium	Minor	Medium	Minor	Not significant

R154	Low	Medium	Minor	Medium	Minor	Not significant
R125	Low	Medium	Minor	Medium	Minor	Not significant
R156	Low	Low	Negligible	Low	Negligible	Not significant
Boyne Valley Driving Route, Co Meath	Moderate	Medium	Moderate	Medium	Moderate	Significant (localised)
Proposed walking route along the river Blackwater, Co. Meath	Moderate	Medium	Moderate	Medium	Moderate	Significant (localised)
Lough an Leigh walk, Co. Cavan	Moderate	Low-negligible	Minor-moderate	Low-negligible	Minor-moderate	Not significant
Dun na Ri Forest park walks, Co. Cavan	Moderate	No change	No impact	No change	No impact	Not significant
Boyne Ramparts Heritage Walks, Co. Meath	Moderate	No change	No impact	No change	No impact	Not significant
Trim Sli na Slainte	Moderate	No change	No impact	No change	No impact	Not significant
<b>Views from unscreened individual properties</b>						
Receptor	Sensitivity	Construction		Operation		Significance
		Magnitude of change	Impact	Magnitude of change	Impact	
Unscreened properties within 500m	High	Between Low and High	Between Minor-moderate and Major	Between Low and High	Between Minor-moderate and Major	Significant
Unscreened properties within 500m-1km	High	Between Negligible and Medium	Between Negligible and moderate	Between Negligible and Medium	Between Negligible and Moderate	varying in significance and reducing to not significant beyond approximately 600-800m
Unscreened properties within 1km-1.5km	High	Between No impact and Negligible	Between No impact and Minor-moderate	Between No change and Negligible	Between No impact and Minor-moderate	Not significant
Unscreened properties further than 1.5km	High	Negligible	Negligible	Negligible	Negligible	Not significant
<b>Scenic viewpoints within 5km of development (up to 10km for elevated viewpoints)</b>						
Receptor	Sensitivity	Magnitude of change	Impact	Magnitude of change	Impact	Significance
SV 8 (Cavan)	High	Low	Minor-moderate	Low	Minor-	Not significant

					moderate	
13 (Meath)	High	Low	Minor-moderate	Low	Minor-moderate	Not significant
15 (Meath)	High	Negligible	Negligible	Negligible	Negligible	Not significant
16 (Meath)	High	No change	No impact	No change	No impact	Not significant
17 (Meath)	High	Low	minor-moderate	Low	minor-moderate	Not significant
18 (Meath)	High	No change	No impact	No change	No impact	Not significant
19 (Meath)	High	No change	No impact	No change	No impact	Not significant
20 (Meath)	High	No change	No impact	No change	No impact	Not significant
21 (Meath)	High	No change	No impact	No change	No impact	Not significant
40 (Meath)	High	No change	No impact	No change	No impact	Not significant
42 (Meath)	High	No change	No impact	No change	No impact	Not significant
44 (Meath)	High	Negligible	Negligible	Negligible	Negligible	Not significant
47 (Meath)	High	No change	No impact	No change	No impact	Not significant
50 (Meath)	High	No change	No impact	No change	No impact	Not significant
52 (Meath)	High	Negligible	Negligible	Negligible	Negligible	Not significant
77 (Meath)	High	No change	No impact	No change	No impact	Not significant
80 (Meath)	High	No change	No impact	No change	No impact	Not significant
85 (Meath)	High	No change	No impact	No change	No impact	Not significant
86 (Meath)	High	Medium	Moderate	Medium	Moderate	Significant

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