



Doyle &
O'Troithigh
Landscape
Architecture

Landscape and Visual Impact Assessment
Clonkeen Road SHD

D&
O'T

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CLONKEEN SHD -LANDSCAPE AND VISUAL ASSESSMENT

1. INTRODUCTION

This Landscape and Visual Assessment has been prepared by doyle + o'troithigh landscape architecture. The purpose of this assessment was to review the existing landscape setting of the site, to assess the likely potential visual impacts arising from the proposed development on the existing landscape and describe proposed mitigation measures to reduce any likely adverse potential visual impacts on the receiving environment. This LVIA was prepared by David O'Sullivan, Landscape Architect, M. Ag. Sc. (HORT)., M.L.A, member of the Irish Landscape Institute and has experience in preparing a diverse range of Visual Impact Assessments covering residential, sports facilities, care homes, commercial and renewable energy. The Council of Europe defines 'Landscape as an area, as perceived by people, whose character is a result of action and interaction of natural and/or human factors'. The definition broadens the concept of landscape further than solely framed in terms of aesthetics and visual amenity. This definition of landscape is what will be used in this report.

This assessment should be read in conjunction with the 8 No. photomontages as prepared for the scheme by Dune Visuals and included in planning application. The views were taken in November 2020 when deciduous trees were dormant i.e., winter views, i.e., when there was little remaining deciduous foliage screening views. The photomontage positions were selected following a site visit to assess the extent of overlooking from adjoining properties and an assessment of locations around the site area where there was the potential of views of the development which could be considered as creating a visual impact.

2. RESEARCH METHODOLOGY

This assessment has been based on the following guidance:

- *'Guidelines on the Information to be contained in Environmental Impact Statements'*, Environmental Protection Agency, 2002.
- *'Revised Guidelines on the information to be contained in environmental impact statements' - Draft September 2015*
- *'Advice Notes on Current Practice in the preparation of Environmental Impact Statements'*, Environmental Protection Agency, 2002.
- *'Advice notes for preparing environmental impact statements' September 2015*
- *'Guidelines for Landscape and Visual Assessment'*, 3rd Ed., The Landscape Institute and Institute of Environmental Management and Assessment, 2013.
- *Urban Development & Building Heights*, Dept. of Housing Planning & Local Government 2018

This assessment has involved:

- Undertaking a desk-top study of the site; including reviewing Ordnance Survey mapping and aerial photography.
- Reviewing the plans, sections, and elevations of the proposed scheme.
- A review of statutory planning and other documentation in order to ascertain the local and wider significance from a visual perspective; and
- Visiting the site and surrounding area in Spring 2021 to assess the site's location and the local characteristics of the area to assist in the compilation of the LVIA Report.

2.1 Nature of Impacts

Impact on landscape arising from development has two distinct but closely related aspects: Form of change to character of the landscape that arises from the insertion of the proposed development into the receiving environment.

- Degree of change to character of the landscape that arises from the insertion of the proposed development into the receiving environment.
- It is recognised that the combined impact on character and views will draw responses, the significance of which will be partly informed by an individual’s subjective perception of how much the changes alters the existing context.
- The assessment of landscape and visual impacts includes:
- Direct impacts upon specific landscape elements and buildings within and adjacent to the site.
- Effect on the overall pattern of the landscape elements that give rise to the character of the site and its surroundings.
- Impacts upon any special features or interests in or around the site.
- Direct impacts of the scheme upon views in the landscape.
- Overall impact on landscape character and visual amenity.

2.2. Significance Criteria

Based on the EPA Advice Notes and Guidelines the following terms are used to describe the degree, quality and duration of an impact and are provided in Table 3.1 below.

Table 2.1: Impact Significance Criteria

Impact	Description
Profound	An impact which obliterates sensitive characteristics.
Significant	An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
Moderate	An impact that alters the character of the environment in a manner that is consistent with the existing and emerging trends.
Slight	An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
Imperceptible	An impact capable of measurement but without noticeable consequences.

Terms used to describe the quality of change are:

Positive impact: A change that improved the quality of the environment.

Neutral impact: A change that does not affect the quality of the environment.

Negative impact: A change that reduces the quality of the environment.

Terms relating to the duration of impacts as described in the EPA Guidelines are listed as follows:

Temporary impact: Lasting one year or less.

Short-term impact: Lasting one to seven years.

Medium-term impact: Lasting seven to fifteen years.

Long-term impact: Lasting fifteen to sixty years.

Permanent impact: Lasting over sixty years.

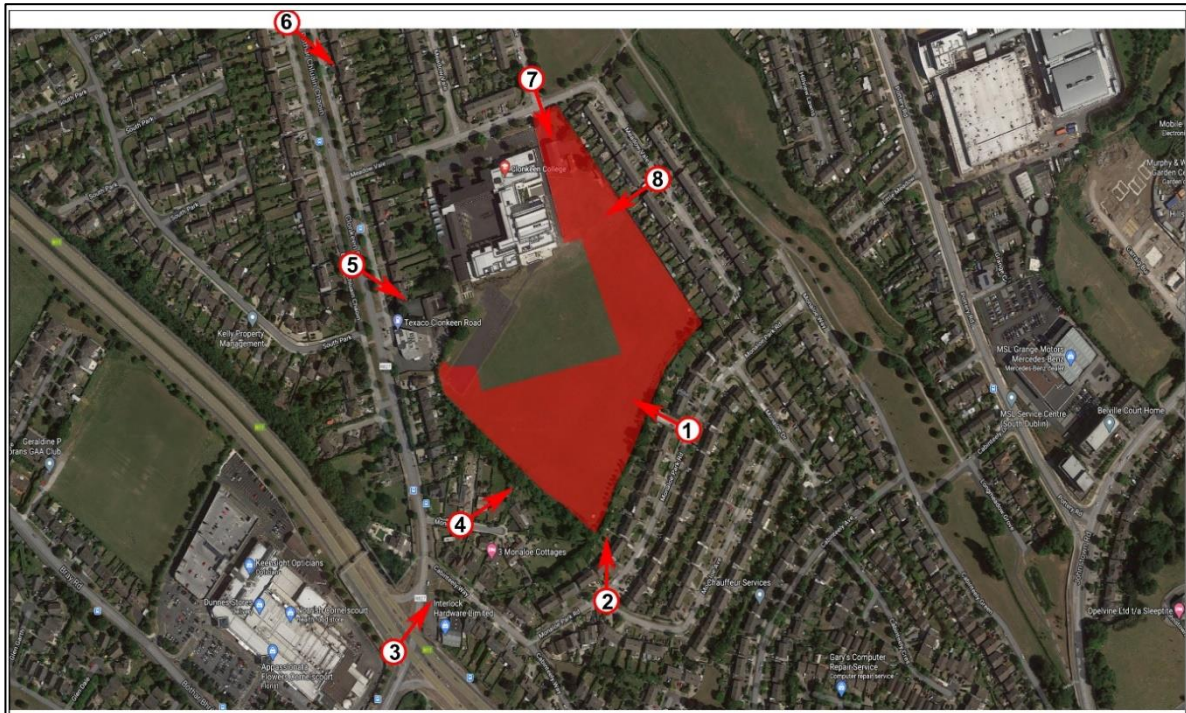


Fig A: Clonkeen SHD: Site Location and Context (Dune Visuals)

3. RECEIVING LANDSCAPE ENVIRONMENT

3.1 Policy and Planning Policy Considerations

The relevant designated sites, local authority designations, archaeological features and protected sites were assessed from a landscape and visual impact basis with respect to the development proposals as contained in this submission.

DESIGNATED SITES

National Heritage Sites – National Monuments

Ritual site (Ref. DU023-027001/2) – This natural spring and bush has been removed and therefore there would be no visual impact on this feature from the proposals.

Cist grave (Ref. DU023-0042) – Located at Beech Park Grove in a private garden. This feature is screened from the site by intervening buildings and therefore there would be no visual impact from the proposals.

Castle – Tower House (Ref. DU023-028) – The record shows that that this feature is now occupied by shops and therefore there would be no visual impact on this national Monument.



Fig B: Clonkeen SHD: Site Location and National Monuments & NIAH sites (My Plan Map)

National Inventory of Architectural Heritage (NIAH)

Milepost - NIAH Ref. 60230142 – This feature is set in the boundary wall of the housing estate and is screened from the site by intervening buildings.

Houses – NIAH Ref. 60230143/4 – The adjoining houses are approx. 300M to the south of the site and intervening buildings screen these listed buildings from the site.

Marfield House – NIAH Ref. 60230141 – This large house, now converted to apartments, is approx. 500M southeast of the site, was constructed in the late 1700s but is now surrounded modern housing. The house is screened from the site by intervening buildings and therefore there would be no visual impact on this listed building from the development proposals.

Johnstown House – NIAH Ref 60230139 – This mid 1800s house set in its own grounds has a commanding position in the local landscape. The house is approx. 600M to the west of the site but there is significant established residential development between the house and the site and while there may be some distant views of the upper levels of the proposed development there would be minimal negative visual impact on this listed building from the development.

DUNLAOGHAIRE RATHDOWN COUNTY DEVELOPMENT PLAN 2016–2022 (CDP)

Dun Laoghaire Rathdown Landscape Character Assessment

Zoning

The site is zoned Objective A *to protect and improve residential amenity*. The zoning map shows that there are no special landscape or visual designations associated with the site with respect to Tree Protection or Local Objectives.

Urban Development and Building Heights

In the Guidelines for Planning Authorities, The Dept. of Housing, Planning and Local Government, 2018 refers to the National Planning Framework and policy objectives to provide more compact forms of urban development. It quotes National Planning Objective 13 *'In urban areas, planning, and related standards, including in particular, building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to*

achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.’ It is proposed that this development adheres to these guidelines while respecting the environment and the case of this report the Landscape & Visual Impacts of the development.

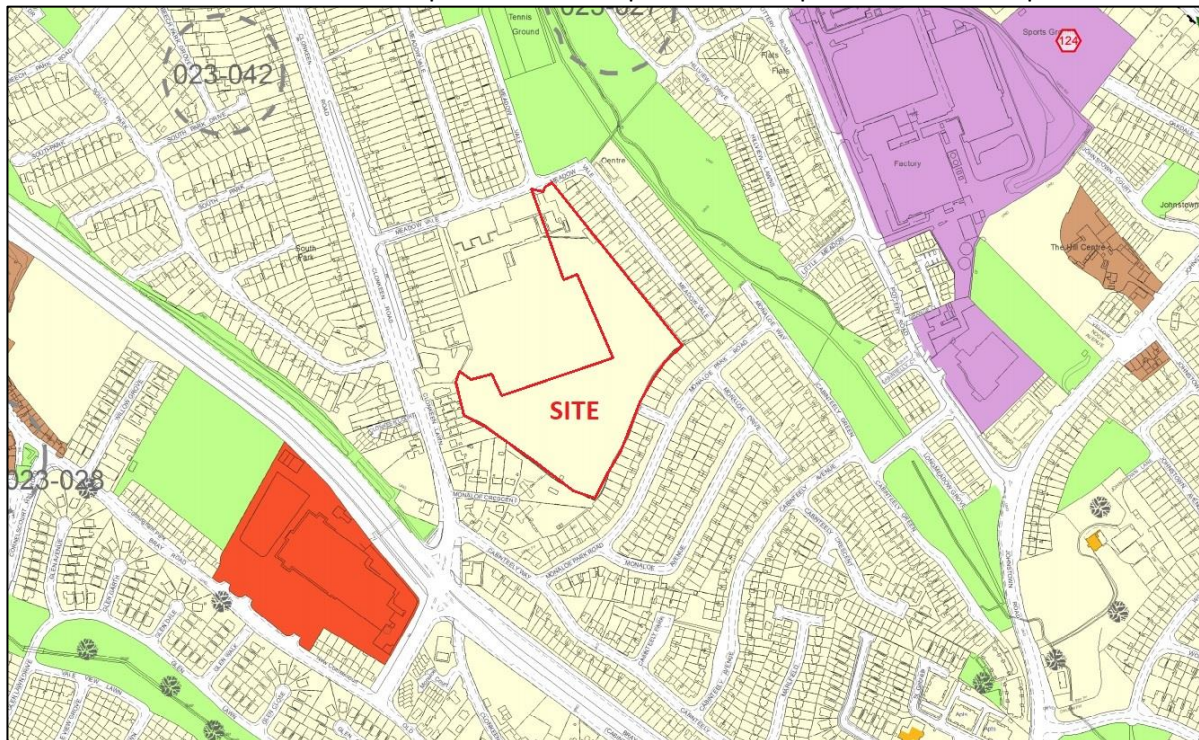


Fig C: Clonkeen SHD, Site Zoning (Dunlaoghaire Rathdown Development Plan – (extract Map 7)

Protected Views and Prospects

There are no nearby protected views or prospects that would be relevant to the site development.

Green County Strategy

The CDP Strategic Vision in relation to Landscape, Heritage and Biodiversity refer to the main headings, i.e.: -

- Balancing the needs of the County’s heritage with the need to develop the county in a positive and sustainable manner.
- Increase awareness of the County’s Landscape, Heritage and Biodiversity.
- The formulation of policies for the protection, enhancement, and management of the County’s heritage.
- Recognition of the importance of landscape in all areas of heritage.

Designated Natura 2000 Sites

There are a number of Designated Sites offshore from the south Dublin area: **-Rockabill to Dalkey Islands cSAC (Ref. No. 003000), South Dublin Bay cSAC (Ref. No. 00210), South Dublin Bay and River Tolka Estuary SPA (includes Booterstown Marsh) (Ref. No. 004024), Dalkey Islands SPA (Ref. No. 004172). Dalkey Coastal Zone and Killiney Hill pNHA (Ref. No. 001206).** Distance from these designated areas and the presence of intervening topography, buildings and vegetation means that would be no measurable visual impact from the proposals on these protected zones.

Pre-Planning Meetings with An Bord Pleanála / Dun Laoghaire Rathdown County Council

A formal pre-planning meeting took place on the 12th of November 2020 between representatives of Dun Laoghaire Rathdown County Council and the development company and consultants where scale and height of the apartments and topics including the visual impact on the surrounding properties and issues relating to public open space were discussed and a record of these discussions and opinion was submitted to the Bord on January 29th, 2021. A letter dated 22nd December 2020 was sent by the development company to An Bord Pleanála requesting a pre-application consultation with the Bord with regard to the Strategic Housing Development at the Clonkeen College lands. Subsequently a meeting took place on the 21st of March 2021 between representatives of the Bord, Dun Laoghaire Rathdown County Council and consultants and representatives of the development company where a range of topics were discussed relating to the proposed development including height design and layout, residential and visual amenity and open space which are relevant to this report.

The final design and layout of the site as submitted in this application reflects a design response to the issues as raised in the meetings with the Local Authority and with An Bord Pleanála.

Surrounding Environment

The site is located in Meadowvale, Deansgrange off Clonkeen Road (R827) to the rear of Clonkeen College. The lands formed part of the open space around the school and the proposed development is arranged around the perimeter of the site with the school's playing pitch between the school buildings and the development. The site is surround by established single and two-storey residential development and the Clonkeen linear park runs to the northeast of the site.

3.2 Site Description

The site lands of approx. 3.3 Ha. are set in grass and slope gently from the north (37M OD) to the southeast (35M OD). There are groups of trees on the southwest and southeast boundaries with less trees on the north-eastern boundary. The surrounding residential gardens also contain varying levels of screening vegetation. A tree survey was carried out on the existing trees on site to evaluate their health and proposed longevity. Very few of the existing trees on site require removal.

The proposed entrance area has a range of both hedges and generally young trees which include Lawson Cypress (*C. lawsonia*), Field Maple (*Acer campestre*), Rowan (*Sorbus aucuparia*), Birch (*Betula utilis*) and Norway maple (*Acer platanoides*). Most of these trees will be removed to facilitate the access road and service runs (See Independent Tree Surveys submission showing existing trees and those for removal).

A line of young Ash (*Fraxinus excelsior*) with some Sycamore (*Acer pseudoplatanus*) are located close to or behind the boundary railing on the south-eastern boundary. Behind this line of Ash is a mixed species hedgerow made up of Leyland Cypress, Ash, Elm, Elder and Hawthorn up to 6M in height. There are also some mature Ash and Elm trees up to 13M in height outside the site along this boundary.

The south-western boundary bounding Monaloe Crescent and Clonkeen Lawn has 3 No. Sycamore (*Acer pseudoplatanus*) trees to the rear of the steel boundary railing with Hedge No. H23 as described in the Tree Survey containing a range of native deciduous species along with Leyland Cypress forming a hedge of up to 6M in height.

With respect to overlooking of the adjoining houses, houses on eastern side include 2 storey houses on Clonkeen Lawn and single storey cottages on Monaloe Crescent which back onto the site. Existing

vegetation along the south-western boundary provide a certain amount of screening between the houses and the proposed development site. Monaloe Park Road runs parallel to the south-eastern boundary and the 2 storey houses back onto the site and again there are existing trees along this boundary which provide a level of screening of views into the site. The 2 storey houses on Meadow Vale on the north-eastern boundary back onto the site with little existing screening present along this boundary except for incidental ornamental trees and other vegetation.

SITE IMAGES

A selection of 6 No. views (See Fig. D below for locations) has been prepared to show the character of the existing site. The images were taken in June 2019 when the deciduous trees are in summer leaf form.



Fig D: Clonkeen SHD: Locations of Site Context Image Views (Microsoft Maps)



Image 01 – Clonkeen SHD: – View southeast with Meadow Vale houses on left and Monaloe Park Road behind the hedge line in the distance.



Image 02 – Clonkeen SHD: - View northeast along Monaloe Park Road boundary with the houses on Meadow Vale to the rear of the concrete block wall in the distance.



Image 03 – Clonkeen SHD: -View northwest along Monaloe Crescent and Clonkeen Lawn boundary



Image 04- Clonkeen SHD: -View east towards Meadow Vale Amgen facility in the distance.



Image 05 - Clonkeen SHD: -View southeast towards Monaloe Park Road



Image 06- Clonkeen SHD: -View north towards proposed entrance area with Meadow Vale houses on the right.

clear views of the apartment blocks. Similarly, the houses in Monaloe Crescent and Clonkeen Lawn that back out onto the site will have some views of the development particularly in the winter when the boundary trees have no leaves.

WESTERN RECEPTORS – These receptors are located on Clonkeen Road and part of Meadow Vale. The school buildings will screen most views of the development with only the upper levels of the taller apartment buildings visible.

ROADS – The houses on Clonkeen Road will screen views into the site with only glimpse views of the development at the Texaco filling station. The N11 passes within 200M of the site and there would be glimpse views of the taller apartment blocks over the houses on Monaloe Crescent.

WALKING ROUTES – There are no designated walking routes close to the site but the upgraded walking / cycling route through Clonkeen Park would have some distant glimpse views of the development. However, these views would be commensurate with ongoing local development which is visible from the park.

4.0. CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

Clonkeen Investments DAC intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 3.3 ha, on a site located at Lands Adjoining Clonkeen College, Clonkeen Road, Blackrock, Co. Dublin. The development, with a total gross floor area of c 33,851 sq. m, will provide 299 no. residential units and a 1 no. storey 353 sq m childcare facility with dedicated play area 231 sq. m. The development will consist of 18 no. ground floor 3-bedroom duplex apartments and 18 no. 2 bedroom apartments above and 12 no. ground floor 2-bedroom apartments with 12 no. 3 bedroom duplex apartments above. The 60 no. duplex units are arranged in 6 no. three storey blocks. The development will also consist of 239 no. apartment units (111 no. 1 bedroom apartments, 120 no. 2 bedroom apartments and 8 no. 3 bed apartments) arranged in 4 no. 6 storey blocks over 1 no. storey basement; public open space, communal open space and private open space (including all balconies, terraces and individual unit gardens at all levels); 614 sq. m communal resident facilities including concierge and welcome area (195 sq. m), residents' flexible work facility (219 sq. m), residents' lounge (100 sq. m) and residents' gym area (100 sq. m). The development will also provide for the demolition of the 2-no. storey office building ('St. Helen's', Meadow Vale - 470 sq. m) to facilitate new vehicular, pedestrian and cyclist access to the site, to the north of the proposed development via Meadow Vale. The development will also include the provision of 2 no. designated play areas; internal roads and pathways; bin stores; 248 no. car parking spaces, including 167 no. at basement level and 2 no. shared vehicle (GoCar) spaces, 388 no. bicycle parking spaces, and 10 no. motorcycle parking spaces at basement and surface level; hard and soft landscaping; plant; boundary treatments including the repair and replacement of some existing boundary treatments; the provision of new surface water and foul drainage pipes and any required pipe diversion works; internal foul pumping station; a new internal access road and paths; changes in level; services provision and related pipework, ducting and cabling; electric vehicle charging points; 4 no. stormwater attenuation tanks; 1 no. ESB substation; photovoltaic panels; SUDS including green roof provision; signage; provision for future pedestrian access to Monaloe Park to the east of the development, including the provision of a pedestrian bridge, extending over the drainage ditch; public lighting and all site development and excavation works above and below ground.

5.0 POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

The site is in a relatively enclosed area accessed off Meadow Vale. Housing bounds 3 sides of the site with the Clonkeen College campus to the north of the site. The housing that back onto the site will have visual impacts from the development particularly at the initial site development works and construction phase. The houses on the eastern side of the site have little existing boundary screening and the visual impacts will be greater than those on the southern and western boundaries where existing mature tree and garden vegetation provides a level of screening for the occupants. The lower 3-storey duplex units on the eastern boundary will minimise the level of negative visual impacts for these residents. The arrangement of the taller apartment blocks in the centre of the site with their gable facing the playing pitches reduces the potential visual impact on the school and playing pitches.

6. MITIGATION MEASURES

The mitigation proposals commenced at the design stage under the following headings: -

6.1 Design Stage

There are a number of measures that can and have been taken to ensure that the impacts of the proposed development on the surrounding area are minimised during construction and subsequent commission.

- Retention of existing trees and provision of additional boundary screening on the south-eastern and south-western boundaries of the site. Additional tree planting in the duplex gardens along the north-eastern boundary with Meadow Vale will help mitigate negative visual impacts for the existing residents.
- The placing of 3-storey duplex units on the eastern boundary to reduce the visual impact from taller buildings See attached extract from the Scott Tallon Walker Drawing No. 19013-PLA-490 which shows the relationship between the existing houses around the site and the proposed development.
- The inclusion of landscape pocket parks between the groups of 3-storey duplexes to break up the linear arrangement of buildings.
- Exterior lighting design that creates a safe and secure environment on site but respects neighbouring houses, wildlife and the nature of the surrounding landscape.
- A mixture of semi-mature native species deciduous and coniferous trees within and along the boundary of the development. See attached Doyle O'Troithigh Drawing No. LP-01-PP Overall Plan as attached and which forms part of the landscape package in this SHD application.
- The building design with the upper storey set back to soften the impact of the roof parapet level.

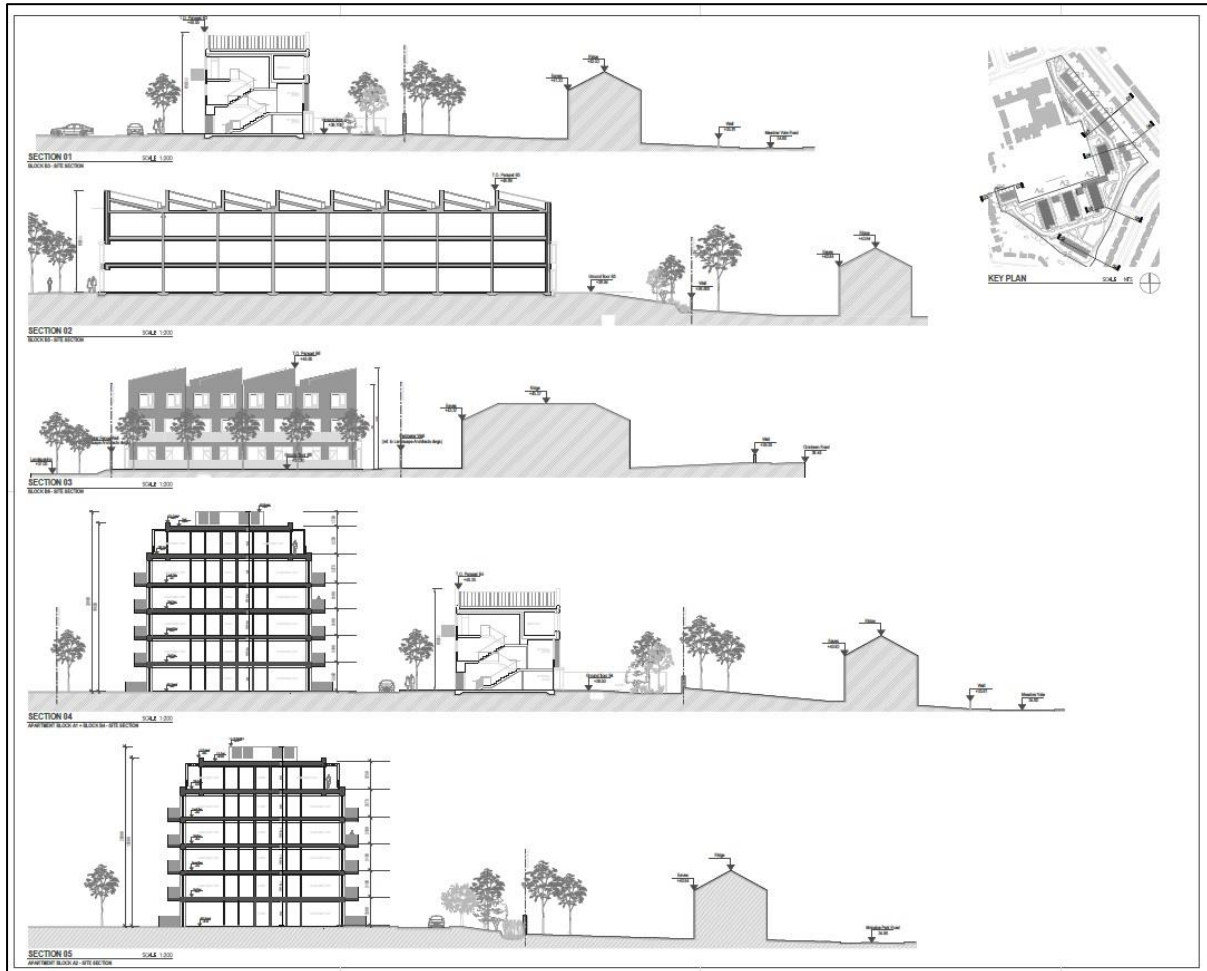


Fig. F – Clonkeen SHD: -Landscape Sections (Extract from Scott Tallon Walker Drg. No. 19013-PLA-490 which is part of the Planning drawings that will be submitted with this SHD application)

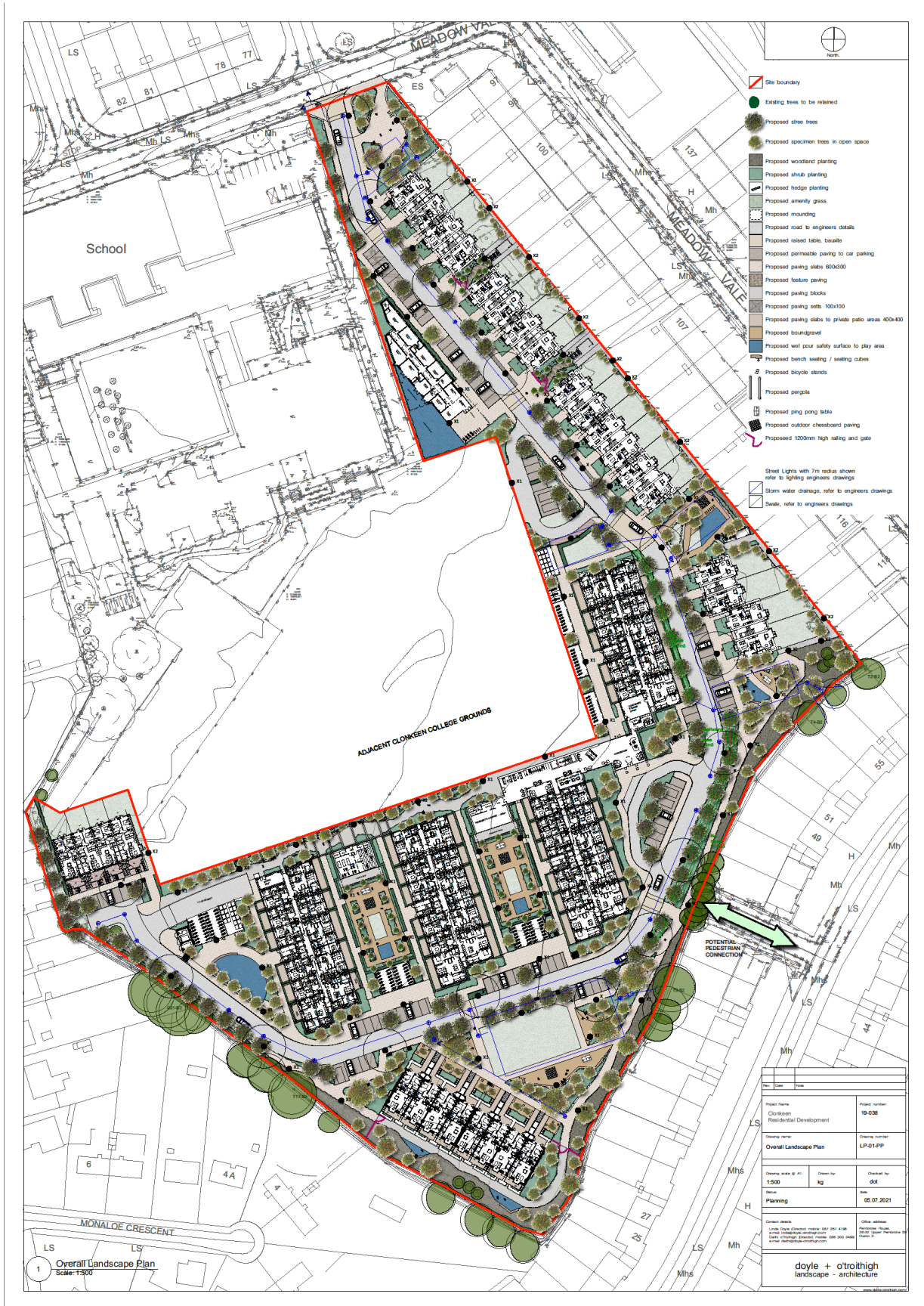


Fig. G – Clonkeen SHD: -Landscape Plan LP-01-PP Overall (Doyle O’Troithigh Landscape Architects)

6.2 Construction Stage

This mitigation process was developed to address any residual adverse effects of the development.

- The protection of existing retained trees and screening vegetation on the site boundaries to BS 5837:2012 standards with the Root Protection Area (RPA) protected by secure fencing for the duration of the development.
- Soil stripping and correct stockpiling method will ensure that where existing topsoil is to be reused it is stripped and stored in dry conditions and placed in a suitable area of the site where it is not trafficked or contaminated with building spoil.
- Site works are carried out in consideration of neighbouring school, houses and roadways and are site warning signage are properly maintained.
- Planting operations are carried out to the best horticultural practices and an irrigation and weed control maintenance operations are put in place during the defects liability period.

6.3. Operational Stage

Grass cutting, tree, shrub and hedge maintenance and leaf and litter clearing are the main operations carried out in such a development. Periodic tree surveys are also important where there are existing mature trees retained on site to ensure the safety of residents and public where trees adjoining housing and roadways.

7.0 PREDICTED IMPACTS OF THE PROPOSED DEVELOPMENT

The impacts on the landscape will be almost total removal of the existing grass area and a selection of existing trees around the entrance area and the excavation of the site to accommodate the undercroft parking level. A comprehensive landscaping plan will see the site remodelled in terms of minor soil grading and extensive replacement tree and shrub planting. The visual impacts of the proposed development can be divided into short term construction impacts and operational impacts. The site clearance and level reduction works will have the most negative visual impacts on the houses backing onto the site particularly Meadow Vale on the eastern side of the site. The visual impacts at the construction stage will impact on a wider area as the buildings rise above the existing surrounding buildings. The proposed development will also be clearly visible from the school buildings and grounds but with a substantial separation distance and proposed tree planting mitigation the visual impacts will be mitigated on completion of the development.

7.1 Construction Phase Impacts

Consideration shall be made to mitigate any potentially adverse construction related impacts on the surrounding lands. The normal operations at construction phase would include the erection of visually sensitive site hoarding including the area around the school playing pitches, site excavation followed by a period of construction activity.

The operation of a well-managed organised and planned construction site following a specific Construction Management Plan, with adequate control of construction traffic and working activity, will be key to avoiding and or minimising impact. Other control measures will include:

- Adequate measures to protect the existing vegetation and retained features on site and on neighbouring lands.

- Warning signage as per the Traffic Management Plan.
- Use of hoarding for screening works as appropriate.
- Ensure all construction operations are carried out during daylight hours but where site lighting is required it will be directed away from adjoining roadways and dwellings.

7.2 Operational Stage Impacts

Once completed the development should integrate visually with the existing landscape and the newly planted trees and shrubs should develop and anchor the development in its surrounds.

Once established the proposed planting should provide additional screening of the new development. The existing trees and retained vegetation on site would be maintained subject to the relevant Wildlife Acts and subject to BS 5387: 2012 Standards.

7.3 Photomontage Analysis

A set of 8 no. photomontages have been prepared surrounding the site to fully illustrate the visual nature of the proposed development. The views were taken in November 2020 when there was a very small amount of end of autumn deciduous leaf on the trees, and the views can be considered as winter views where there is only minor screening afforded from the deciduous trees. The views have been prepared from publicly accessible locations that are representative of views of the site from the surrounding areas. These photomontages together with a site location map are presented in Appendix 1 (See also the Dune Visuals photomontage submission with this application for full sized photomontage images). For each of the views taken a Photomontage has been prepared illustrating the development within the defined view. Since parts of the development will not be visible from some of the viewpoints red lines are used to indicate the relative positions of the proposed site buildings.

Table 7.1: Photoview Locations, Clonkeen SHD

View	Description	Location
1	View northwest from Monaloe Park Road	Southeast
2	View north from Monaloe Park Road	South
3	View northeast from N11 Bray Road	Southwest
4	View northeast from Monaloe Crescent	Southwest
5	View southeast from Clonkeen Road	Northwest
6	View southeast from Clonkeen Road	Northwest
7	View southeast from Meadow Vale	Northwest
8	View southwest from Meadow Vale	Northeast

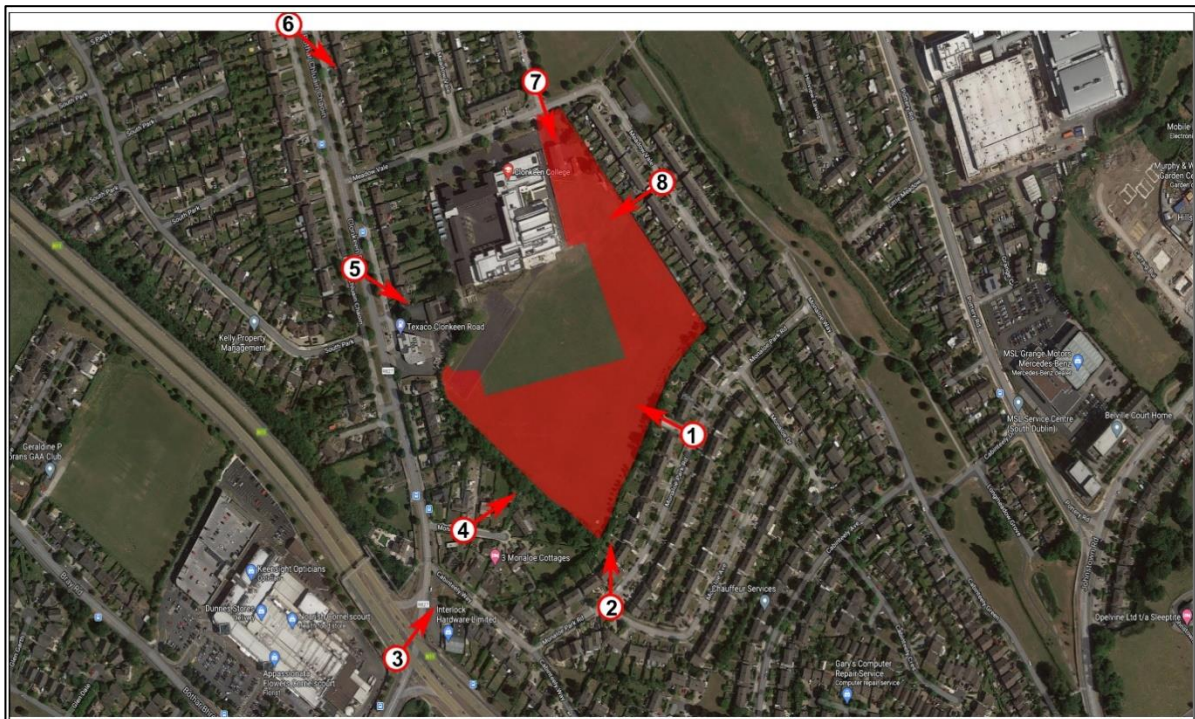


Fig. H – Clonkeen SHD – 8 Photomontage locations (Dune Visuals) – See also Dune Visuals Submission.

Photomontage View 1:	
View northwest from Monaloe Park Road	
Existing View	
<p>Monaloe Park Road runs parallel to the south-eastern boundary of the site and the houses back onto the site. This view shows a spur road between the houses with the boundary wall of the site at the end of the road. A line of deciduous trees provides a level of screening towards the site which will be more extensive in spring / summer/ autumn time. Part of the school buildings are visible in the distance.</p>	
Proposed View	
<p>The proposed view shows one of the apartment blocks partially screened behind the boundary trees. Additional tree planting is proposed for this location (See Doyle O’Troithigh Drawing LP-01-PP) which will further screen the development from this viewpoint.</p>	
Impact (Construction Stage)	Moderate negative short-term visual impact
Impact (Operation Stage)	Slight negative long term visual impact

Photomontage View 2: View north from Monaloe Park Road	
Existing View This angled view along Monaloe Park Road shows the existing two-storey houses backing onto the site. The existing boundary vegetation is partially visible between the houses. The view coincides with the corner of the proposed site.	
Proposed View A small section of the proposed development is visible between the houses behind the boundary vegetation. The red line shows the extent of the buildings behind the houses with the taller apartment building partially visible behind the existing houses and boundary trees.	
Impact (Construction Stage)	Slight negative short-term visual impact
Impact (Operation Stage)	Imperceptible neutral long-term visual impact

Photomontage View 3: View northeast from N11 Bray Road	
Existing View This view is across the busy intersection on the N11 towards the site 200M to the northeast. The roofs of the existing single storey houses on Monaloe Crescent are visible in the middle distance with the site boundary trees to the rear. In the distance sections of the new National Rehabilitation Hospital and the Amgen facility on Pottery Road are visible. The buildings and construction cranes of the new residential apartments on Johnstown Road are partially visible on the right of the image. A section of Killiney Hill is also visible on the right of the image.	
Proposed View The stepped upper levels of the proposed apartment blocks are visible above the low-level houses on Monaloe Crescent and the red line identifies the position of the rest of the site buildings. The existing evergreen and deciduous boundary trees partially screen the development from this viewpoint.	
Impact (Construction Stage)	Moderate negative short-term visual impact
Impact (Operation Stage)	Imperceptible neutral long-term visual impact

Photomontage View 4: View northeast from Monaloe Crescent	
Existing View The view shows the single storey houses backing onto the site with the evergreen and deciduous boundary trees visible to the rear of the houses. A small section of Killiney Hill is visible on the right with the construction cranes on Johnstown Road partly visible in the in the distance.	
Proposed View The tops of the three storey duplex units are visible above the roofs and the stepped upper levels of the apartment buildings are visible on the left of the image. The boundary trees provide some screening to the new development.	
Impact (Construction Stage)	Significant negative short-term visual impact
Impact (Operation Stage)	Slight negative to imperceptible neutral long term visual impact

Photomontage View 5: View southeast from Clonkeen Road	
Existing View Clonkeen Road is a busy regional road with wide tree lined margins and associated access roads. This view is approx. 100M to the northwest of the site. The line of houses on Clonkeen Road is interrupted by the presence of the filling station.	
Proposed View Most of the site buildings are screened by the Clonkeen Road houses and there are glimpse views of the 3 storey duplex units and the upper levels of the apartment blocks to the rear. Tree planting along the boundary will screen views into the site.	
Impact (Construction Stage)	Slight negative short-term visual impact
Impact (Operation Stage)	Imperceptible neutral long-term visual impact

Photomontage View 6: View southeast from Clonkeen Road	
Existing View The viewpoint is approx. 400M northwest of the site. The view shows the Clonkeen Road houses and the wide tree lined margins on either side.	
Proposed View The red line identifies the position of the proposed buildings with one of the blocks partly visible above the roofs of the houses. The screening of the houses along Clonkeen Road means that there would be minimal negative visual impacts from the proposals on this viewpoint.	
Impact (Construction Stage)	Slight negative short term visual impact
Impact (Operation Stage)	Imperceptible neutral long-term visual impact

Photomontage View 7: View southeast from Meadow Vale	
Existing View This view is taken from Meadow Vale and the edge of Clonkeen Park open space and shows part of the 2 storey school buildings on the right and an administration building at the proposed entrance area.	
Proposed View The development proposals show the administration building removed and a line of 3-storey duplex units lining the entrance roadway. The taller apartment block is visible to the rear. Semi mature tree planting at the entrance softens the built form at the entrance.	
Impact (Construction Stage)	Slight negative short term visual impact
Impact (Operation Stage)	Imperceptible neutral long-term visual impact

Photomontage View 8: View southwest from Meadow Vale	
Existing View These houses on Meadow Vale run parallel to the north-eastern boundary of the site and back out onto the development. The land drops noticeably between the site and the meadow Vale roadway. The existing tree hedge planting in the gardens close to the site boundary is visible between the houses with Three Rock Mountain also partially visible in the distance.	
Proposed View The proposed view shows the 3-storey duplex units to the rear of the existing houses with tree planting in the pocket park between the duplex units and in the rear gardens. The level difference between the site and the viewpoint accentuates the height of the proposed buildings relative to the viewer.	
Impact (Construction Stage)	Moderate negative short term visual impact
Impact (Operation Stage)	Slight negative long term visual impact

8.0 RESIDUAL IMPACTS

The proposed development complies with the Green County Strategy as referenced in Section 3 above respecting the cultural and heritage objectives as set out in the County Development plan. The project will also comply with the SUDS requirements by the use of green roofs and attenuation proposals. Native species and pollinator friendly species planting proposals as set out in the Landscape Masterplan and Planting Plan will encourage biodiversity in a site that will be comprehensively cleared and excavated.

The residual impacts of this development will be associated with the replacement of a grassed site with 3 storey / 6 storey residential blocks and the visual impacts of the development on the adjoining housing. The Guidelines for Planning Authorities, The Dept. of Housing, Planning and Local Government, 2018 policy objectives to provide more compact forms of urban development influence

the extent of the accommodation and height of the buildings. Restricting the taller apartment blocks to the centre of the site with gables facing the school grounds allows for the lower 3-storey units to be arranged around the perimeter where existing screening is present reducing the visual impacts. The proposed apartment buildings will be clearly visible from the school but the separation of the proposed buildings from the school by the width of the pitch and the provision of a Palladin fence with planting on the site side and a wall where private areas abut the boundary. Significant semi mature tree planting along the apartment open space area adjoining the playing pitch will mitigate the visual impact when viewed from the school.

The site clearance and construction works will provide the greatest visual impact. Once completed, the design of the building and the brickwork finish will provide a contemporary finish to the development. The proposed landscape design includes a range of planting material on the boundaries including semi mature native species trees. The development on completion will have a level of screening in place to mitigate against the loss of the site vegetation but it will take time for the trees to provide full screening of the buildings. There will be some residual views of the upper levels of the building from the surrounding houses with the houses on the north-eastern boundary with little existing screening having a level of negative visual impact arising from the development proposals.

9.0 REFERENCES

- *'Guidelines on the Information to be contained in Environmental Impact Statements'*, Environmental Protection Agency, 2002.
- *'Advice Notes on Current Practice in the preparation of Environmental Impact Statements'*, Environmental Protection Agency, 2015.
- *'Guidelines for Landscape and Visual Assessment'*, 3rd Ed., The Landscape Institute and Institute of Environmental Management and Assessment, 2013.
- *Urban Development & Building Heights*, Dept. of Housing Planning & Local Government 2018

Appendix 1 Proposed Views - See Dune Visuals submission for final Photomontage locations and existing and proposed views. (Note As the proposed development will not be visible in some of the views red lines on photomontage views indicates position of the development).

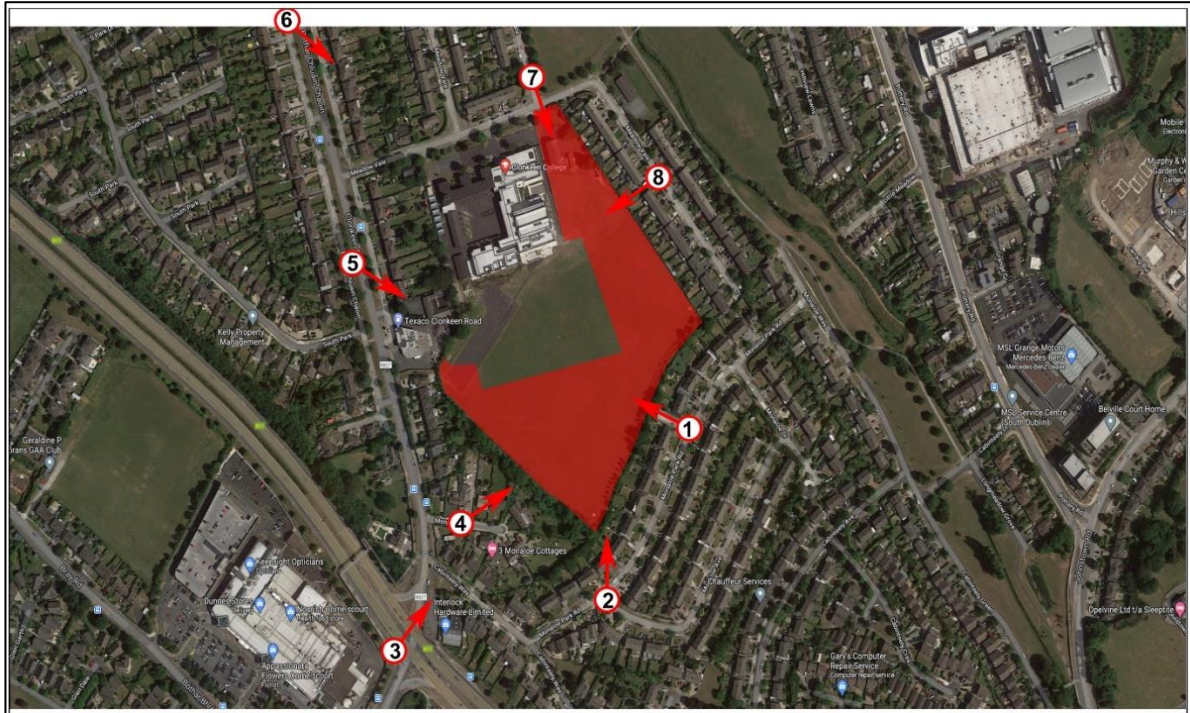


Fig. 1 – Clonkeen SHD –8 No. Photomontage Locations (Dune Visuals) – See also Dune Visuals submission with full sized views.

Table 1.1: Photoview Locations, Clonkeen Road SHD

View	Description	Location
1	View northwest from Monaloe Park Road	Southeast
2	View north from Monaloe Park Road	South
3	View northeast from N11 Bray Road	Southwest
4	View northeast from Monaloe Crescent	Southwest
5	View southeast from Clonkeen Road	Northwest
6	View southeast from Clonkeen Road	Northwest
7	View southeast from Meadow Vale	Northwest
8	View southwest from Meadow Vale	Northeast



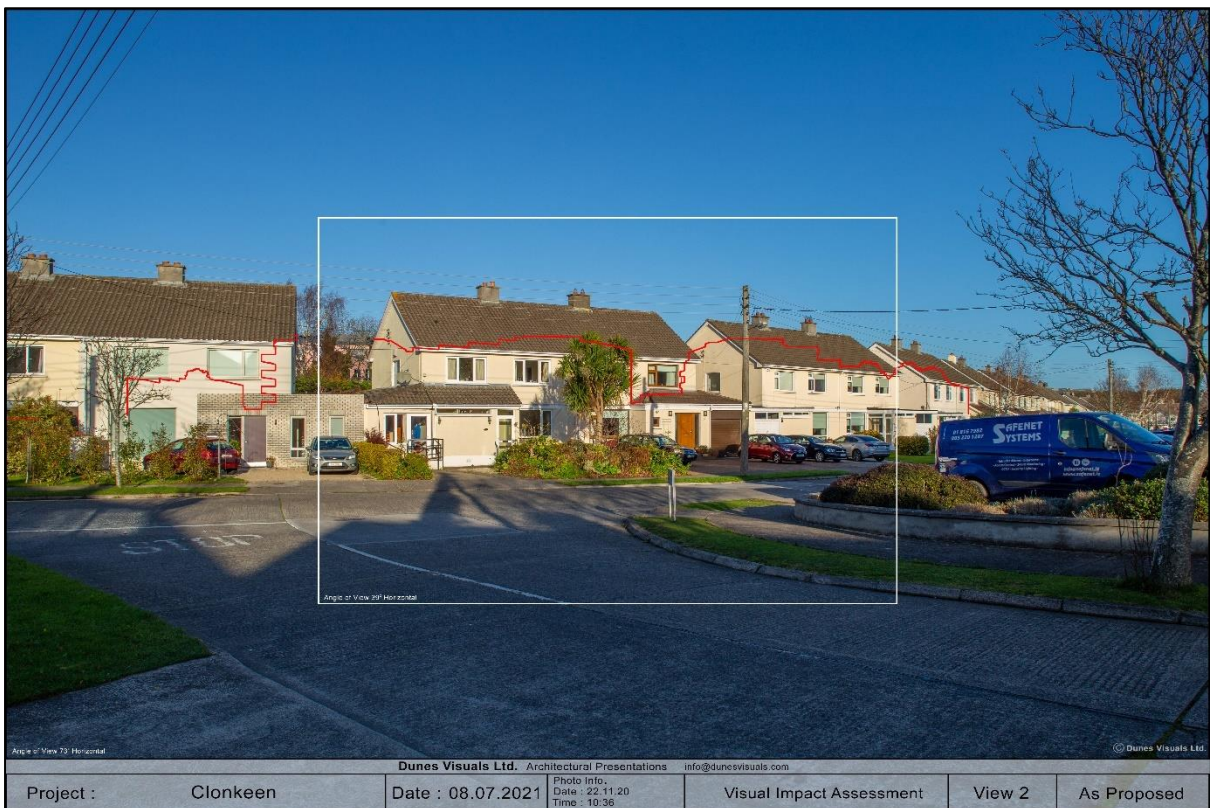
View 01 – Existing - View northwest from Monaloe Park Road.



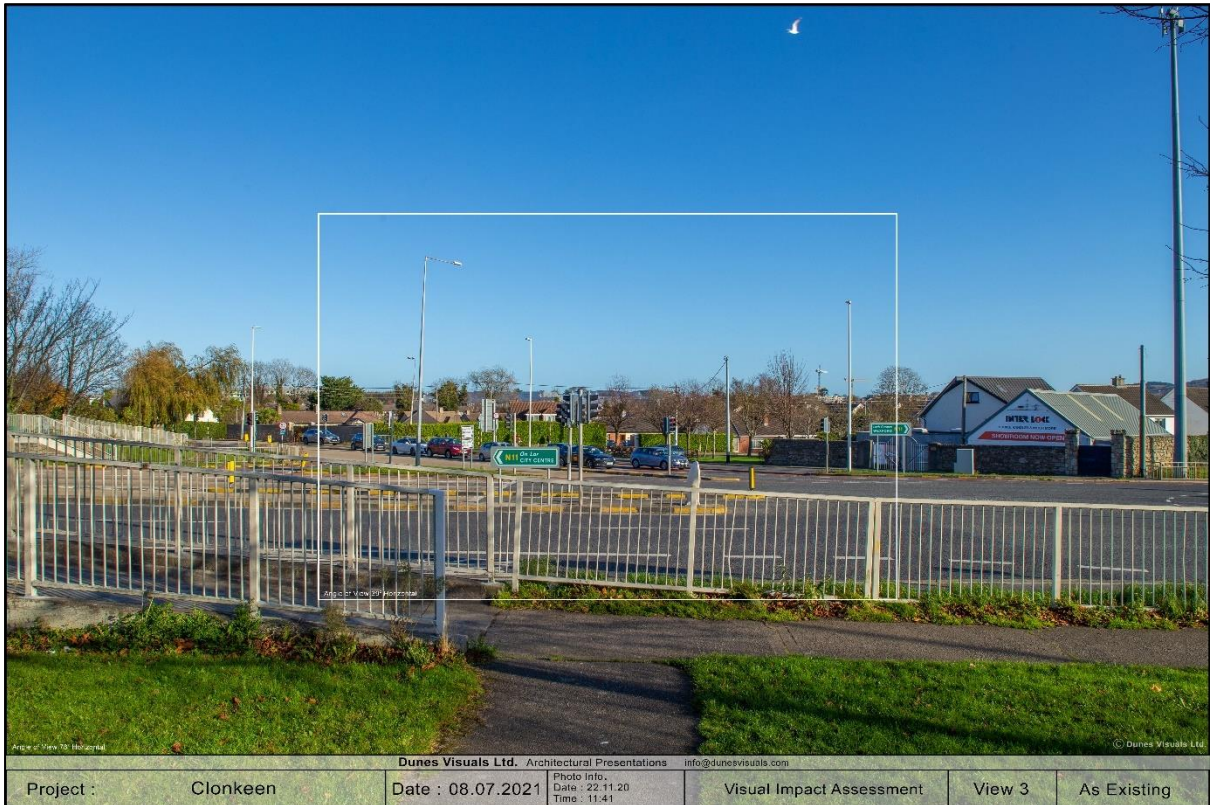
View 01 – Proposed - View northwest from Monaloe Park Road



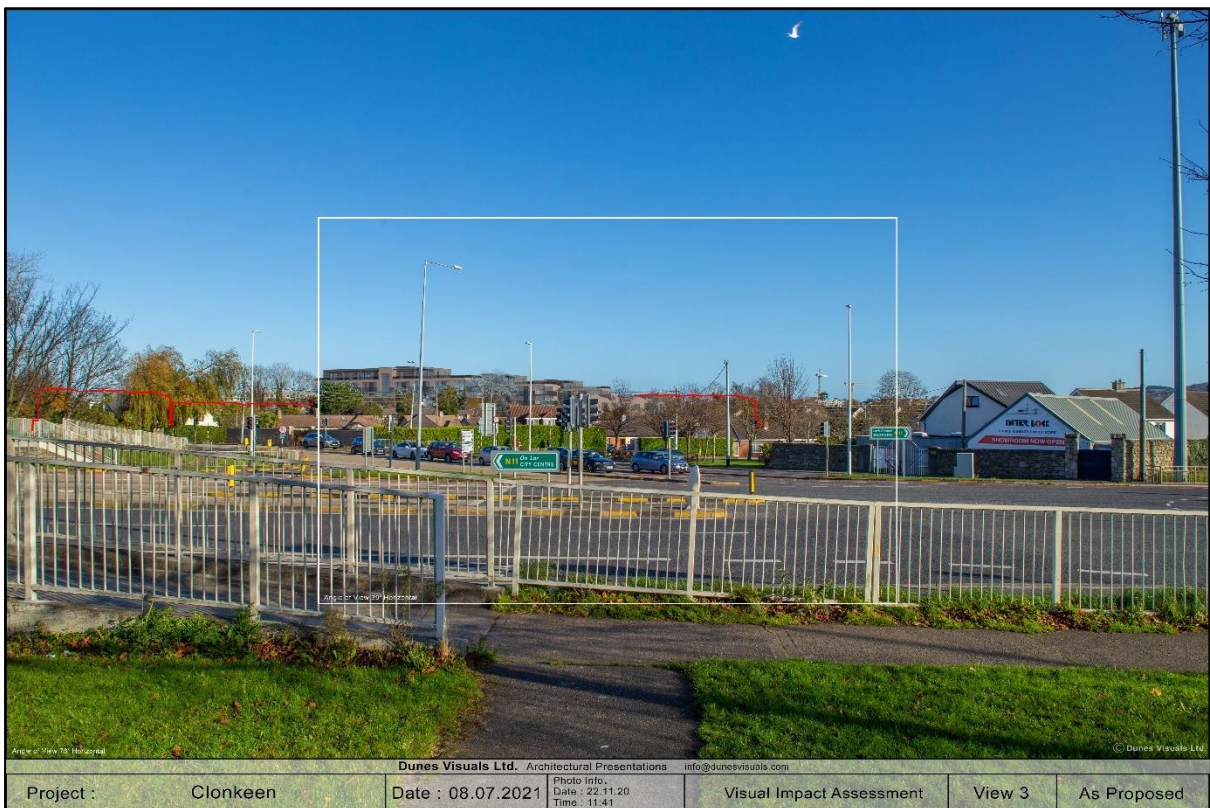
View 2 – Existing - View north from Monaloe Park Road.



View 2 – Proposed - View north from Monaloe Park Road (Red outline shows proposed buildings)



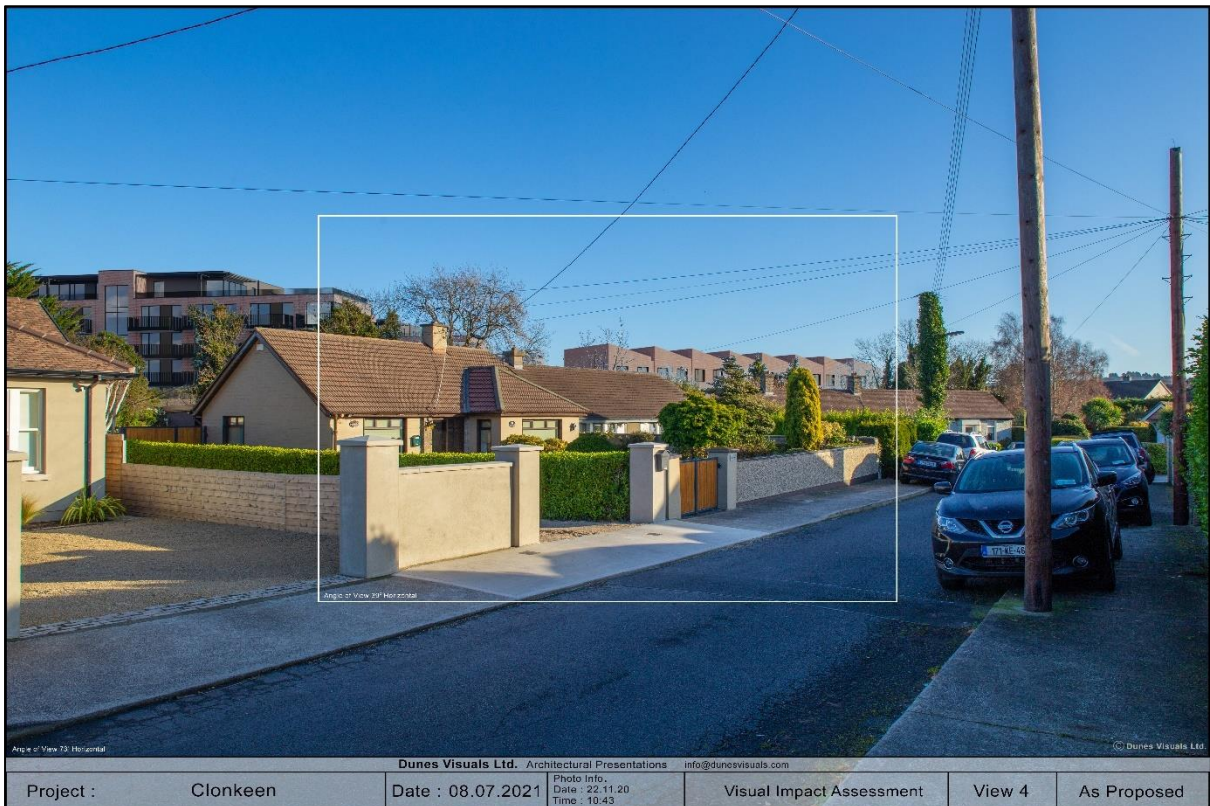
View 3 – Existing - View northeast from N11 Bray Road.



View 3 – Proposed - View northeast from N11 Bray Road (Red outline shows proposed buildings)



View 4 – Existing – View northeast from Monaloe Crescent.



View 4 – Proposed – View northeast from Monaloe Crescent.



View 5 – Existing – View southeast from Clonkeen Road.



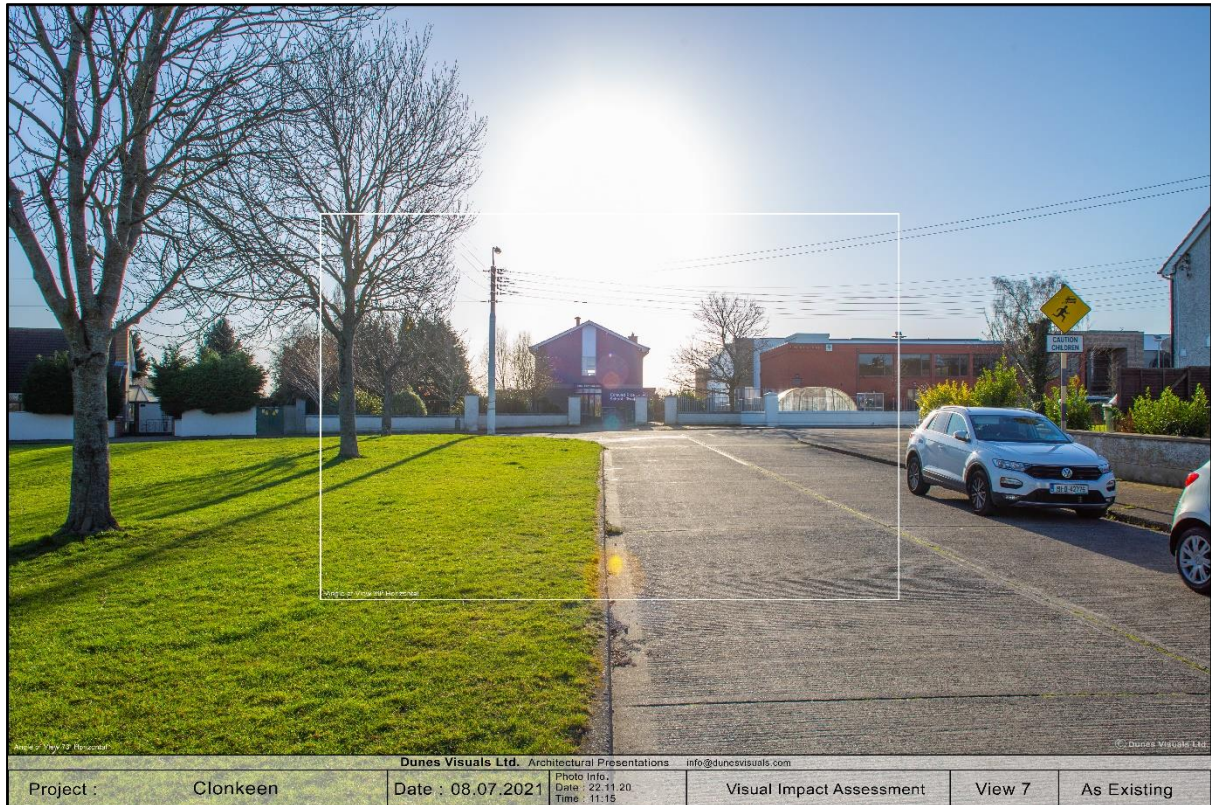
View 5 – Proposed – View southeast from Clonkeen Road (Red outline shows proposed buildings).



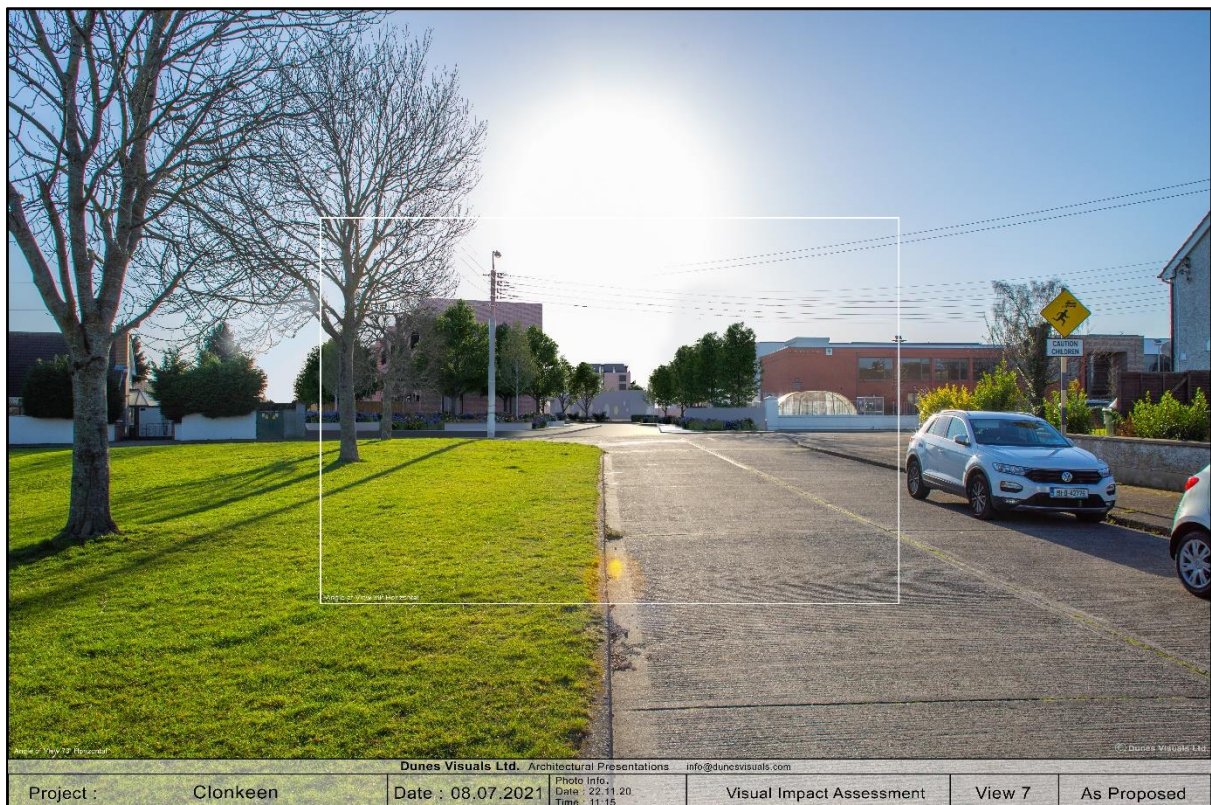
View 6 – Existing - View southeast from Clonkeen Road.



View 6 – Proposed - View southeast from Clonkeen Road (Red outline shows proposed buildings).



View 7 – Existing - View southeast from Meadow Vale.



View 7 –Proposed - View southeast from Meadow Vale (Red outline shows proposed buildings).



View 8 – Existing - View southwest from Meadow Vale.



View 8 – Proposed - View southwest from Meadow Vale (Red outline shows proposed buildings).



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Doyle & O'Troithigh
Landscape Architecture
Pembroke House
28–32 Upper Pembroke St.
Dublin 2

mail@doyle-otroithigh.com
+353 (0)1 608 7782