

# LANDSCAPE & VISUAL IMPACT ASSESSMENT

Project: **KNOCKRABO PHASE 2, STRATEGIC HOUSING DEVELOPMENT**

Project No.: **Fi.04**

Prepared on behalf of: **KNOCKRABO INVESTMENTS DAC**

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## **1 Introduction**

This Landscape and Visual Impact Assessment (LVIA) report describes the existing receiving environment, contiguous landscape and the methodology utilised to assess the impacts. It assesses the visual extent of the Proposed Development and its visual effects on key views throughout the study area. It describes the landscape character of the application site and hinterland, together with the visibility of the site from significant viewpoints in the locality. The report summarises the impact of the Proposed Development on the visual and landscape amenity of the application site and contiguous area.

The following visual receptors are addressed in this assessment:

- Any designated protected views and views/scenic routes protected through development objectives in the Dun Laoghaire County Development Plan 2016 -2022;
- Local Amenity and Heritage Features;
- Local community views to assess the landscape and visual impact of the proposals on those who live and work in proximity to the Proposed Development as well as those utilising local amenities;
- Relevant local settlement nodes; and
- Major routes adjacent to the site.

### **1.1 Proposed Development**

The design for Knockrabo (Phase 2) SHD, Mount Anville Road, the subject of this assessment, consists of: 4No. apartment blocks ranging in height from 2-7 storeys over podium with balconies and winter gardens; an internal tenant amenity space; residential and visitor bicycle and car parking spaces, with the main vehicle entrance from Knockrabo Way off Mount Anville Road; ancillary site development works including piped infrastructure, 2No. sub-stations, public lighting, plant, bin stores, bike stores, boundary treatments and associated landscape works and planting to integrate the new development into the existing environment.

### **1.2 Photomontage Report**

This report should be read in conjunction with the Photomontage Report produced by Modelworks and included separately as part of this report.

## **2 Assessment Methodology**

Landscape and visual impact assessments are two separate but closely related topics. The assessment of visual impact focuses on the extent to which new developments can be seen. Visual analysis forms one part of a Visual Impact Assessment (VIA), the process by which the potential significant effects of a Proposed Development on the visual resource of an area are methodically assessed. In turn, VIA forms just one part of a Landscape and Visual Impact Assessment (LVIA). Landscape assessment focuses on the character of the landscape, examining responses which are felt towards the combined effects of the new development.

## 2.1 Desktop Study

The following documents and web resources were consulted for the desktop study:

- Dun Laoghaire Rathdown County Development Plan 2016-2022
- Goatstown Local Area Plan 2012
- National Parks and Wildlife Service – Interactive Mapping and Aerial Photography - [www.npws.ie](http://www.npws.ie);
- Ordnance Survey Ireland – Interactive Mapping and Aerial Photography – [www.osi.ie](http://www.osi.ie);
- The National Monuments (Amendment) Act 1994, Section 12; and
- <http://webgis.archaeology.ie/NationalMonuments/FlexViewer/>.

This LVIA has been prepared utilising the following guidance documents:

- Landscape and Landscape Assessment Draft Guidelines, Department of Environment, Heritage and Local Government (DoEHLG) 2000;
- *A Handbook on Environmental Impact Assessment – Guidance on the Environmental Impact*, Scottish Natural Heritage (SHN) - Assessment 2009. Appendix 1: Landscape and Visual Impact Assessment;
- Guidelines for Landscape and Visual Impact Assessment, The Institute of Environmental Assessment / Landscape Institute (2<sup>nd</sup> & 3<sup>rd</sup> Ed 2002, 2013).
- Guidelines on the Information to be contained in Environmental Impact Statements Environmental Protection Agency, Environmental Protection Agency, 2002;
- Revised Guidelines on the Information to be contained in Environmental Impact Statements. Draft 2015;
- Advice notes on current practices (in the preparation of an Environmental Impact Statement), Environmental Protection Agency, 2003;
- Advice notes for Preparing Environmental Impact Statements. Draft. Environmental Protection Agency, 2015;
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, Environmental Protection Agency, Draft August 2017.

## 2.2 Impact Significance Criteria

The impact significance and rating criteria used are those outlined in the EPA guidelines for preparing an EIS when quantifying the duration and magnitude of impacts. The quality of the impact is described as 'negative', 'neutral' or 'positive'.

		Existing Environment: Significance / Sensitivity			
		High	Medium	Low	Negligible
Magnitude of Change	High	Profound	Very Significant	Significant / Moderate	Moderate / Slight
	Medium	Very Significant / Significant	Significant / Moderate	Moderate	Slight / Not Significant
	Low	Significant / Moderate	Moderate / Slight	Slight / Not Significant	Not Significant / Imperceptible
	Negligible	Slight / Not Significant	Not Significant	Not Significant / Imperceptible	Imperceptible

**Table 1:** Classification of Impacts

The significance of impacts are described as follows:

- **Imperceptible:** An impact capable of measurement but without noticeable consequences.
- **Not significant:** An impact which causes noticeable changes in the character of the environment but without noticeable consequences.
- **Slight:** An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
- **Moderate:** An impact that alters the character of the environment in a manner that is consistent with existing and emerging trends.
- **Significant:** An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
- **Very Significant:** An impact which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the environment.
- **Profound:** An effect which obliterates sensitive characteristics.

In terms of duration, impacts are considered as follows:

- **Brief:** lasting up to one day
- **Temporary:** lasting up to one year
- **Short-term:** lasting one to seven years
- **Medium-term:** lasting seven to fifteen years

- **Long-term:** lasting fifteen to sixty years
- **Permanent:** lasting over sixty years

Impacts are considered at both the construction and operation stage and further aspects including do-nothing, worse-case, cumulative, interactive, indirect and residual impacts are also considered, where appropriate, in the assessment.

### 2.3 Definition of Visual Impacts

The following terminology, used in this visual assessment, is defined as follows:

**Visual Intrusion:** where a Proposed Development will feature in an existing view but without obstructing the view.

**Visual Obstruction:** where a Proposed Development will partly or completely obscure an existing view.

**Sensitivity and Significance:** The significance of impacts on the perceived environment will depend partly on the number of people affected, but also on value judgements about how much the changes will matter. In this respect, it is important to identify actual visual and physical connections between the site, its adjacent occupiers/land owners and those who interact with it from further afield, in the context of the existing and the proposed situations.

While our visual sense is generally acknowledged to represent the dominant contribution to our perception of place and its context, other factors also contribute. Hearing/sound, smell and a variety of social/cultural factors relating to the land-use, function or business conducted on the land (or indeed, memory) can sometimes over-rule or outweigh the visual aspects and lead to individual perceptions which could be described as relatively subjective. The purpose of this report is to objectively examine and assess the nature and extent of the visual impact created as a result of the development proposal.

### 2.5 Photomontage Methodology

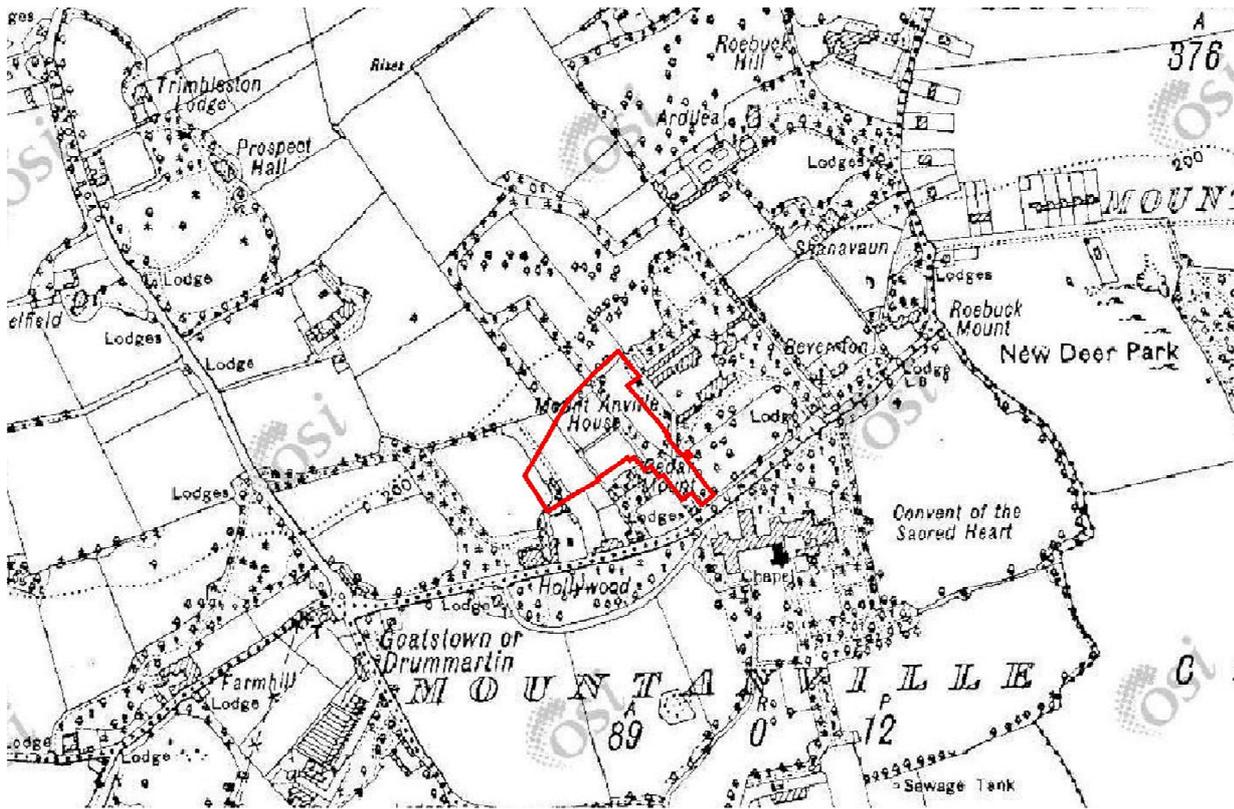
The methodology for preparation of photomontages is included with the Photomontage Report produced by Modelworks included separately as part of this submission.

## 3 Existing Environment

### 3.1 Site Description and Context

The subject site is located on Mount Anville Road (R112), between the junctions of Mount Anville Road with Roebuck Road to the north east, and Mount Anville Road with Goatstown Road (R825) to the west. The site is located on elevated land, between +59OD and +76OD.

The site is located within a residential area of south Dublin with institutional grounds in close proximity: Sacred Heart Convent and Secondary School to the south and University College Dublin to the north. A regional park, Deerpark, is situated to the east of the site and provides open space amenities. The surrounding environment was historically composed of mostly large individual dwellings surrounded by fields and parkland (refer to Figure 1). As the city of Dublin grew to the south, open space affiliated with some of the houses was developed and created a suburban character of mostly low density housing in development parcels.



**Figure 1:** Cassini map (1830-1930) showing large individual dwellings in Mount Anville area, with site outlined in red



**Figure 2:** Satellite image showing site (with red boundary) in context of current surrounding environment

The site is irregular in shape and generally comprises of an existing house, Cedar Mount House, and associated garden and grounds. The site consists of ground sloping northwards away from Mount Anville Road with an established tree line of mixed

species inside the boundary wall which runs parallel with the road. The boundary wall has two entrances opening on to Mount Anville Road: to the east, a lodge entrance which has significant granite block piers (Protected Structure No. 740, Appendix 4, DLRCC CDP 2016-2022), and to the west, an entrance composed of smaller piers and a wrought iron gate (Protected Structure No.796). Also along the boundary wall, the southern wall of an entrance lodge (Protected Structure No.740), forms part of the boundary with Mount Anville Road.



**Figure 3:** Lodge entrance, Protected Structure No.740

The immediate eastern boundary of the subject site adjoins the western zone of Phase 1 of the Knockrabo development, including landscaped parkland to the north west of Phase 1, permitted and constructed under DLRCC Reg. Ref D13A/0689.

Cedar Mount House, (Protected Structure No.783), a double storey historical building within the subject site, is fronted to the south by a lawn which is bordered to the south, east and west predominantly with a mix of mature trees.



**Figure 4:** Cedar Mount House, Protected Structure No.783

A driveway begins at the western gate entrance of Mount Anville Road, sweeps north to the front of Mount Cedar House and continues east to join Knockrabo Avenue, part of Phase 1. The rear of Cedar Mount House contains remnants of a formal garden and a substantial tree line on the eastern boundary of the house garden which appears to be the same line as a hedgerow depicted on the six inch Cassini map (refer to Figure 1). Another tree line forms the northern boundary of the house garden, running east west and contains a mature Monterey Cypress (No.0996, Tree Register of Ireland).

### **3.2 Topography and Drainage**

The site is located immediately north of Mount Anville Road, with the historical (eastern) entrance lodge to the site at approximately +76 OD. The topography of the immediate environs slopes down from the site to the north, east and west, with a more gentle slope to the south.

### **3.3 Vegetation**

The vegetation in the wider context is mixed. To the north of the site, vegetation is abundant in the Eastern Bypass Motorway road reserve which runs in a north-east to south-west alignment along the north western boundary of the site and swings south at the western boundary. The Eastern Bypass Motorway road reserve consists of managed grassland with some remnants of hedgerows, tree lines and scrub vegetation forming between tree lines to the north east of the site. Two trees within the road reserve have been recorded in the Tree Register of Ireland (TROI): 1No. *Sequoiadendron giganteum* (Golden Wellingtonia) and 1No. *Cupressus macrocarpa* (Monterey Cypress). Low density residential housing, Ardilea estate, north of the road reserve, has grassed verges and tree planting associated with suburban roadside vegetation.



**Figure 5:** Photo of Salzberg in Ardilea estate, showing character of roadside planting

Lands to the west of the site, beyond the Eastern Bypass Motorway road reserve, are currently in allotments owned and managed by Dun Laoghaire Rathdown County Council and accessed by pedestrians through an opening in the wall on Mount Anville Road, south west of the subject site. Ground between each allotment appears to be left in grass, and a margin of grass borders the allotments to the north west. Further west of the allotments a band of mature trees runs north-south, some of which border the rear gardens of houses in Hollywood Drive.

The Sacred Heart Convent and Secondary School, south of the site, separated from the site by Mount Anville Road, has mature trees lining the southern edge of the road and bordering the convent and school. Ancillary sport pitches and courts, open grassed spaces, vegetable allotment and managed open space make up most of the convent and school lands. A wedge shaped area of woodland and scrub exists along the western boundary of the convent and school lands, beginning at the junction of Goatstown Road and Mount Anville Road and continuing south to Lower Kilmacud Road. A number of tree lines consisting of mature and semi-mature specimens run through the convent and school lands.



**Figure 6:** Photo of entrance into Sacred Heart Convent, Mount Anville

To the north east of the site, Phase 1 of the Knockrabo development, the grounds are dominated by a number of mature trees including *Sequoiadendron giganteum* (Wellingtonia), *Fraxinus pendula* (Weeping Ash), *Fagus sylvatica* 'Purpurea' (Copper Beech), *Quercus robur* (Oak) and *Fagus sylvatica* (Beech). Other tree species which form part of the overall planting of this area include: *Aesculus hippocastanum* (Horse Chestnut), *Fagus sylvatica* (Beech), *Acer pseudoplatanus* (Sycamore), and *Thuja plicata* (Western Red Cedar). Screen planting along some of the boundaries of Phase 1 consists of hedges of *Cupressocyparis leylandii* (Leyland Cypress). Further to the north east, the land slopes down to the east towards a large, derelict, walled compound, composed of hard standing and surrounded by a concrete block wall. Vegetation within consists of sparse pockets of ruderal species along the inside of the boundary walls.

The subject site is located west of Deerpark, a regional park owned and managed by Dun Laoghaire Rathdown County Council and separated from the site by Mount Anville Road. Deerpark's western zone and that which is closest to the subject site is largely in managed grass with 3No. sports pitches marked out. Clusters of mature and semi-mature trees occur along the footpaths which navigate this part of the park. Mature woodland, some of which is legacy planting from the original Fitzwilliam estate, covers the eastern zone of Deerpark, from the artificial surface tennis courts in the central zone to North Avenue in the east.



**Figure 7:** Photo of Deerpark east boundary, on North Avenue

Vegetation within the site is mixed. Historically, the grounds appear to have been maintained with a formal character, including open lawn areas surrounded by trees, which have become overgrown. Existing trees are predominantly species which have remained since the original planting scheme associated with the grounds of Cedar Mount House. These are mostly located around the perimeter of the grounds and consist of a mix of: *Aesculus hippocastanum* (Horse Chestnut), *Fraxinus excelsior* (Ash), *Fagus sylvatica* (Beech), *Quercus robur* (Oak), *Acer pseudoplatanus* (Sycamore), and *Cupressus macrocarpa* (Monterey Cypress). More recent tree planting, in keeping with the character of the grounds, has included *Sequoiadendron giganteum* (Wellingtonia), *Larix* (Larch) and a number of Cedars. Many of the trees have an undergrowth of ornamental shrubs consisting of *Ilex aquifolium* (Holly), *Pittosporum tenuifolium* (Pittosporum), *Viburnum tinus*, *Laurel nobilis* (Bay Laurel), *Prunus laurocerasus* (Cherry Laurel) and *Buxus* (Box hedging).

A detailed Tree Survey has been carried out by Arborist Associated Ltd. and is included separately within the planning submission.

### 3.4 Contiguous Land Use

The contiguous land uses adjacent to the subject site are mixed. To the north, lies the Eastern Bypass Motorway road reserve which currently has no activities attached and is zoned 'Strategic Road Reservation' (Map 2, DLR CDP 2016-2022). The western boundary consists of a residential property and open allotments and is zoned 'To protect and/or improve residential amenity' (Map 1, DLR CDP 2016-2022). To the south, Mount Anville Road (R112) and across the road, Sacred Heart Convent and Secondary School (Mount Anville) which is zoned 'To protect and/or improve residential amenity' and 'institutional' (Map 2). The convent and school fall within the boundary of the Goatstown Local Area Plan boundary and contain Specific Local Objective 2 (Map 2, DLRCC CDP 2016-2022) 'To implement and develop the lands in Goatstown in accordance with the Goatstown LAP'. To the east is Phase 1 of the Knockrabo development, including apartment blocks, town-houses and semi-detached houses, with landscaped open space to the north of the blocks.

### 3.5 Visual Analysis

The subject site is composed of a number of protected structures, mature and semi-mature vegetation and bitumen avenue.

The built fabric is spread around the site, along the boundary with Mount Anville Road and further north into the site. Due to the extent of existing vegetation, boundary wall and gate lodge along the boundary with Mount Anville Road (R112), views of the site are mostly concentrated from the north and east.

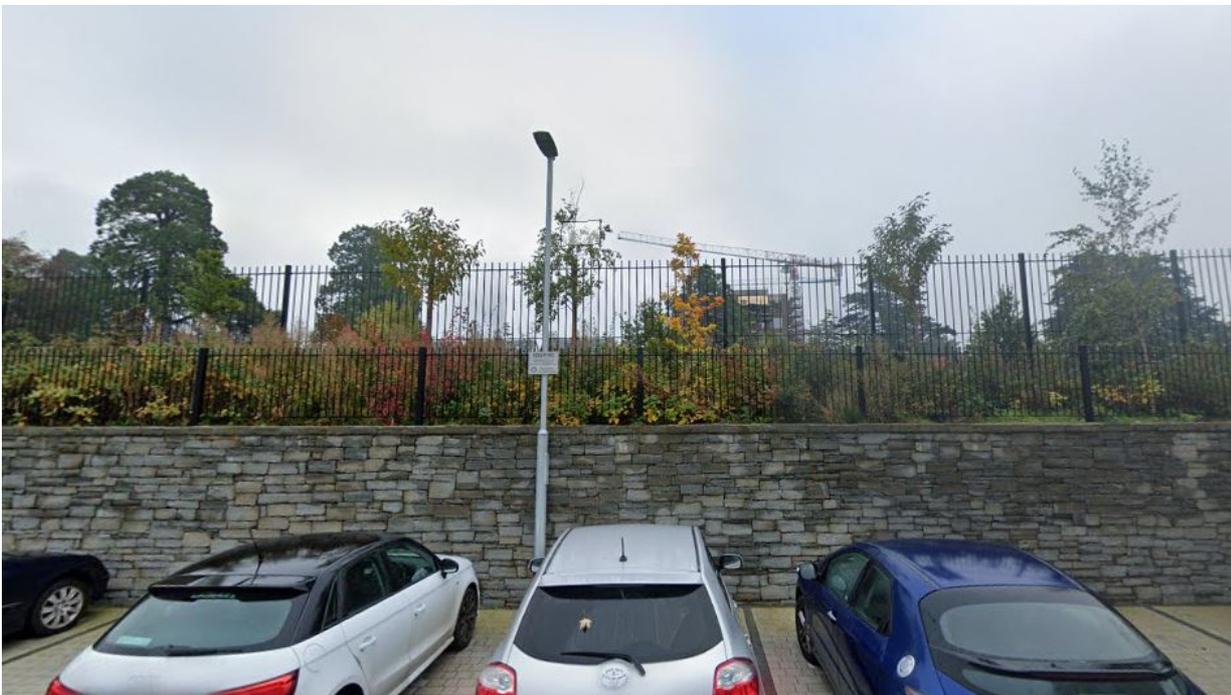


**Figure 8:** Photo of site boundary on Mount Anville Road (R112)



**Figure 9:** View from Goatstown Crescent looking towards subject site

The site has partial medium and long distance views from the west, Goatstown Close, due to the sloping of the ground to the south and south east. A stone wall, constructed along the edge of Goatstown Close blocks visual access to the site up to approximately 2 metres height.



**Figure 10:** View of subject site from Ardilea Crescent to the north of the site

The site is partially visible from the north, with medium and long distance views, owing to the open character of the lands reserved for the Eastern Bypass Motorway and the lands sloping down to the south.



**Figure 11:** Photo of Mount Cedar House as seen from Phase 1 of the Knockrabo development

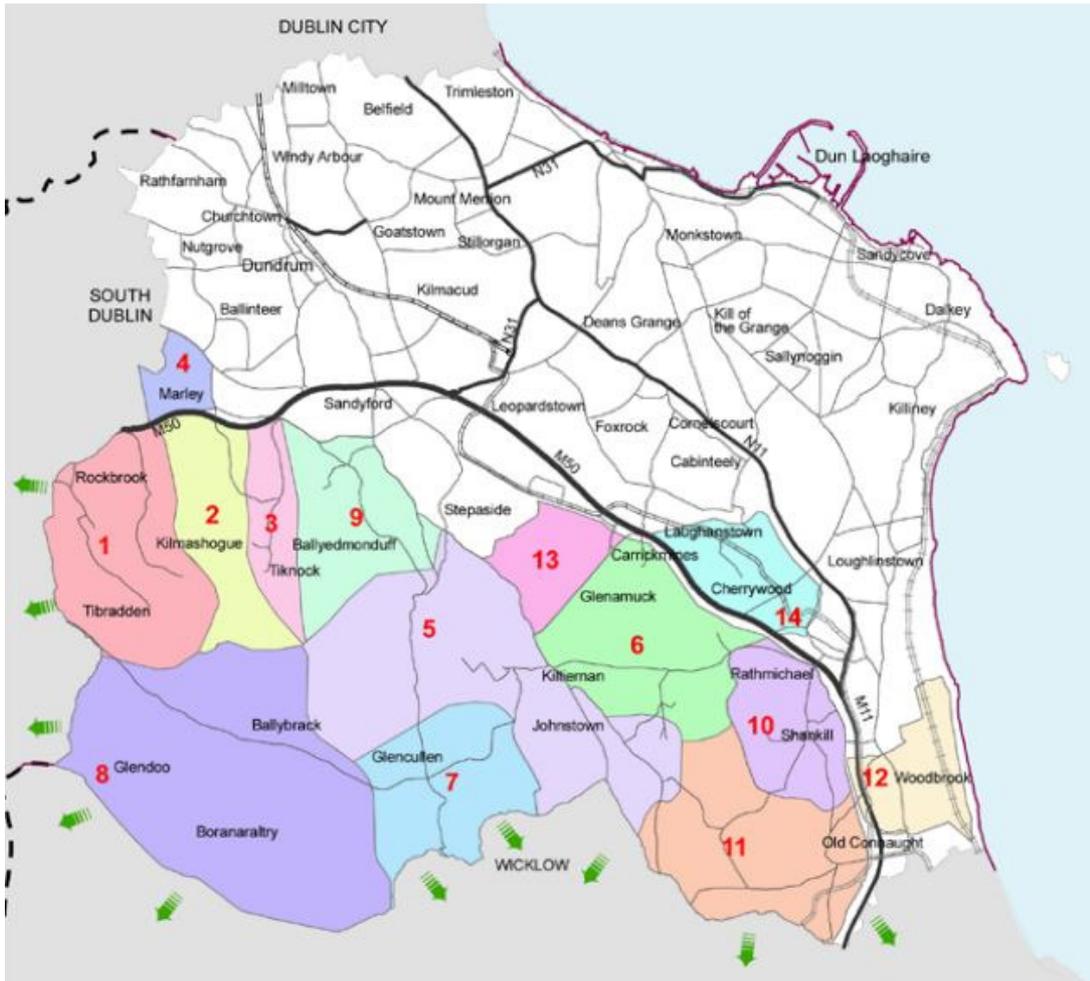
The site is visible from the east, Phase 1 of the Knockrabo development. A tree line running approximately north south from the east of the Cedar Mount House, partially obstructs views from the north east of the site.

## **4 Planning Context**

Landscape Planning Policy for the area is laid out in the Dun Laoghaire County Development Plan, 2016-2022. Other relevant planning policy for the subject site is contained in the Goatstown Local Area Plan 2012.

### **4.1 Landscape Character**

There are fourteen Landscape Character Areas (LCA's) identified in the Dun Laoghaire Rathdown CDP 2016-2022 (Appendix 7) however none of the LCAs relate directly to the subject site. The closest Landscape Character Area is Marley (LCA 4) and is located 3.4km to the south west.



**Figure 12:** Image of Landscape Character Areas as mapped in Dun Laoghaire Rathdown CDP 2016-2022

Five Historic Landscape Character Areas (HCLAs) have been completed and included in the Dun Laoghaire Rathdown CDP 2016-2022, however none of the HCLAs relate directly to the subject site. The closest HCLA is Barnacullia and is located 4.55km to the south.

**4.2 Landscape Sensitivity**

The sensitivity of the site is a function of its lands use, landscape patterns and scale, visual enclosure, distribution of visual receptors, and the value place on the landscape. Trends of change in the landscape and relevant policy are also taken into account.

The sensitivity of the site and receiving environment is classified as *medium* (refer to Table 2) (definition derived from the GLVIA and EPA Guidelines): “Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong, or has evidence of alteration, degradation or erosion of elements and characteristics. The landscape character is such that there is some capacity for change in the form of development. These areas may be recognised in landscape policy at local or county level and the principle management objective may be to consolidate landscape character or facilitate appropriate, necessary change”.

<b>Sensitivity</b>	<b>Description</b>
<b>Very high</b>	Areas where the landscape exhibits very strong, positive character with valued elements, features and characteristics that combine to give an experience of unity, richness and harmony. The landscape character is such that its capacity to accommodate change in the form of development is very low. These attributes are recognised in landscape policy or designations as being of national or international value and the principle management objective for the area is protection of the existing character from change
<b>High</b>	Areas where the landscape exhibits strong, positive character with valued elements, features and characteristics. The landscape character is such that it has limited/low capacity to accommodate change in the form of development. These attributes are recognised in landscape policy or designations as being of national, regional or county value and the principle management objective for the area is the conservation of existing character.
<b>Medium</b>	Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong, or has evidence of alteration, degradation or erosion of elements and characteristics. The landscape character is such that there is some capacity for change in the form of development. These areas may be recognised in landscape policy at local or county level and the principle management objective may be to consolidate landscape character or facilitate appropriate, necessary change.
<b>Low</b>	Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character is such that it has capacity for change; where development would make no significant change or would make a positive change. Such landscapes are generally unrecognised in policy and the principle management objective may be to facilitate change through development, repair, restoration or enhancement.
<b>Negligible</b>	Areas where the landscape exhibits negative character, with no valued elements, features or characteristics. The landscape character is such that its capacity to accommodate change is high; where development would make no significant change or would make a positive change. Such landscapes include derelict industrial lands or extraction sites, as well as sites or areas that are designated for a particular type of development. The principle management objective for the area is to facilitate change in the landscape through development, repair or restoration.

**Table 2:** *Categories of Landscape Sensitivity (GLVIA 2013)*

### 4.3 Natural Heritage – Environmental Designations

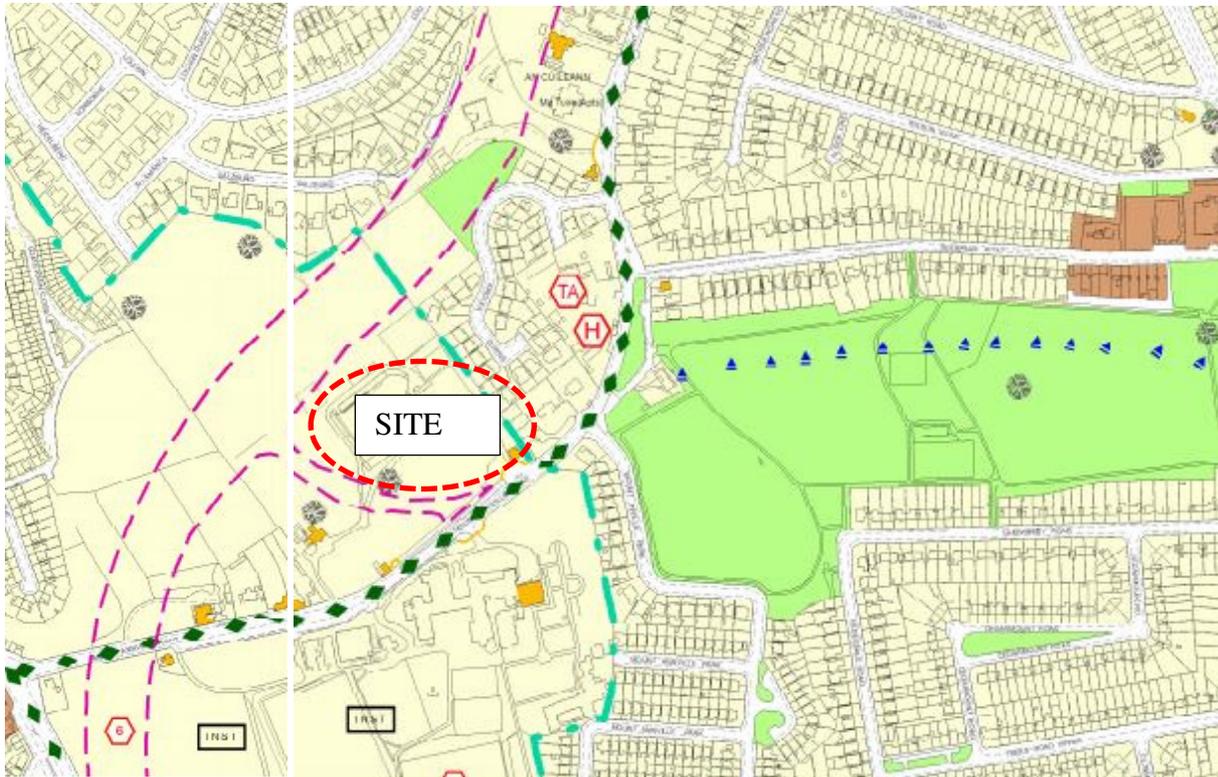
This section outlines the closest areas to the site with environmental designations:

Name	Designation Number	Distance/orientation to site
Dublin Bay SPA	Site No.00210	2.67km east of the site
South Dublin Bay and River Tolka Estuary SPA includes Booterstown Marsh SPA	Site No. 004024	2.42km north east of the site
Wicklow Mountains SPA	Site No. 002122	5.77km south of the site
South Dublin Bay SAC	Site No. 00210	2.67km east of the site
Rockabill to Dalkey SAC	Site No. 003000	8.83km south east of the site
Knocksink Wood SAC	Site No. 00725	6.46km south of the site
Ballyman Glen SAC	Site No. 000713	7.56km south of the site
Wicklow Mountains SAC	Site No. 002122	5.77kms south of the site
Fitzsimons Wood pNHA	Site No. 001753	1.11kms west of the site
South Dublin Bay pNHA	Site No. 00210	2.67kms east of the site
Booterstown Marsh pNHA	Site No. 001205	2.42kms north east of the site
Dingle Glen pNHA	Site No. 001207	3.79km north east of the site
Dalkey Coastal Zone Killiney Hill pNHA	Site No. 001206	5.99km south of the site
Loughlinstown Woods pNHA	Site No. 001211	5.99kms south east of the site
Ballybetagh Bog pNHA	Site No. 001202	4.95kms south of the site

**Table 3:** Closest environmental designation sites to subject site, Protected Sites, National Parks and Wildlife Service

#### 4.4 Protected Views and Prospects

The Dun Laoghaire Rathdown County Development Plan 2016-2022 notes a number of views to be protected. Those closest to the site are from Deerpark, looking north and east towards Dublin Bay (refer to Figure 13). The with the orientation of the view markers are towards the north and east, away from the subject site.



**Figure 13:** Extract from Map 1 and Map 2 (joined), Dun Laoghaire Rathdown County Development Plan 2016-2022, showing Protected Views with blue triangles pointing north and north east, in relation to subject site

#### 4.5 Architectural Conservation Areas

The Dun Laoghaire Rathdown County Development Plan 2016-2022 designates a number of Architectural Conservation Areas (ACAs). Those relevant to the subject site are outlined in Table 4.

Castle Cottages, Roebuck Road	691m north of the site
Balally Terrace Cottages, Sandyford Road	1.72kms south east of the site
Sydenham Villas, Dundrum	1.11kms to south west
Sydenham Road, Dundrum	1.11kms to south west

**Table 4.** Closest Architectural Conservation Areas to subject site, *Dun Laoghaire Rathdown County Development Plan 2016-2022*

Castle Cottages is situated on Roebuck Road and is situated at a lower topographical than the subject site. Due to this local topography and the nature of the immediate built environment, Castle Cottages is not considered to be visually impacted by the development of the subject site.



**Figure 14:** Photograph of Castle Cottages, Roebuck Road

#### 4.6 Protected Trees and Woodlands

While no Tree Protection Orders as such are located in the Dun Laoghaire Rathdown County Development Plan 2016-2022 Map 1 and 2, areas containing trees or woodlands which are to be protected or preserved are mapped. These areas, within the subject site and proximate to the subject site, are noted below in Table 5. Of the existing trees surveyed on the subject site, 3No. trees are registered with the Tree Register of Ireland.

Location	Distance to site / orientation to site
Grounds of Cedar Mount House	0
Grounds of Sacred Heart Convent	385m south west, 210 south, 335m south east
Grounds of Roebuck Hill House	515m north east
Deerpark	760m east
End of Goatstown Crescent	230m north west
Grounds of Ardilea Lodge	360m north east

**Table 5.** Areas of Trees or Woodlands to be Protected Proximate to the Subject Site, Dun Laoghaire Rathdown County Development Plan 2016-2022

#### 4.7 Protected Structures

There are 14No. protected structures located within, and proximate to, the subject site, which are noted in the Record of Protected Structures, Appendix 4, Dun Laoghaire Rathdown County Development Plan 2016-2022, refer to Table 6 below.

No.	Name	Description	Distance to site
829	Hollywood House, Mount Anville Road	House	164m south west
861	Saint Judes, Mount Anville Road	House	750m west
819	The Garth, Mount Anville Road	External facade	620m north east
740	Knockrabo Gate Lodge (East), Mount Anville Road	Entrance gates and piers	180m east
740	Knockrabo Gate Lodge (East), Mount Anville Road	Gate Lodge	190m east

796	Knockrabo ~Gate Lodge (West), Mount Anville Road	Entrance gates and piers	0
796	Knockrabo Gate Lodge (West), Mount Anville Road	Gate Lodge	0
812	Thendara, Mount Anville Road	External façade only	100m south west
385	Roebuck Hill House, Mount Anville Road	House	509m north
783	Cedar Mount House, Mount Anville Road	House	0
484	Ardilea Gate Lodge, Mount Anville Road	Entrance Gateway	415m north
484	Ardilea Gate Lodge, Mount Anville Road	Gate Lodge	415m north
806	Convent of Sacred Heart, Mount Anville Road	House including Belvedere Tower	218m south east
806	Convent of Sacred Heart, Mount Anville Road	Entrance gates and piers	140m east

**Table 6:** Extract from Appendix 4: Record of Protected Structures/ Record of Monuments and Places/Architectural Conservation Areas, Dun Laoghaire Rathdown County Development Plan 2016-2022

## 5 Predicted Impacts

### 5.1 Impact on Existing Vegetation

#### 5.1.1 Construction Phase

Existing trees will need to be removed to facilitate the development. Arborist Associates Ltd. have assessed and produced a Tree Survey Report and Arboricultural Assessment included separately as part of this submission. Of the 37 surveyed entries, the development proposal requires the removal of 16 no. trees: 3 no. are of high quality with a Category A rating (having the potential to contribute to the tree cover of the grounds for the long-term and consists of trees of all age classes from semi-mature to mature); 1 no. of moderate quality with a Category B rating (having the potential to contribute to the tree cover of the grounds for the medium term and consists of trees of all age classes from semi-mature to mature); 8 no. are of moderate quality with a Category C rating (having the potential to provide tree cover for the short to medium term, and not be seen as a considerable constraint on the development of the lands but for retention where viable); and, 4 no. are of Category U value (having little or no potential and removal would be seen necessary as the most appropriate management option). Additionally, 2 no. hedges are proposed for removal.

The impact on existing trees will be *negative, moderate and permanent*.

### 5.1.2 Operational Phase

There are no predicted impacts on the existing vegetation in the operational phase.

## 5.2 Impact on Landscape Character

### 5.2.1 Construction Phase

Site hoarding, construction traffic, ground disturbance and temporary structures required for construction will have a *negative, moderate and short-term impact*.

### 5.2.2 Operational Phase

Given the overgrown nature of the site, in particular the boundaries, the proposed landscape design will likely have a *positive, moderate and permanent impact*.

## 5.3 Impact on Views

### 5.3.1 Construction Phase

Site hoarding, temporary structures required for construction, ground disturbance and construction traffic will have a *negative, moderate and short-term impact* on views.

### 5.3.2 Operational Phase

Ten key views were chosen to illustrate the visual impact of the Proposed Development – refer to the Photomontage Report produced by Modelworks. The Photomontage Report includes a view location plan showing the points the views were taken from. Each view is illustrated as existing and proposed and the views are numbered 1 to 10. The views include long, mid and short-distant views.

#### **View 1** *From Mount Anville Road (R112) looking north west towards the subject site*

The proposed development will be partially screened by existing vegetation along Mount Anville Road and by large existing trees in the subject site itself. The quality, composition and character of the view is altered from the existing view where site hoarding dominates. The view is not altered inappropriately and is consistent with the surrounding built fabric, particularly the Knockrabo Phase 1 development, immediately east of the Proposed Development and seen on the right of the view. The impact will be *moderate, positive and long-term*. The duration is considered long term as when the proposed tree planting matures it will provide further screening of the buildings.

#### **View 2** *From front lawn, Cedar Mount House, looking north west towards the subject site*

The proposed development will be partially screened at ground level by the large existing tree group east of Cedar Mount House and by Cedar Mount House itself. The proposed development is visible above the existing roof line of Cedar Mount House to the east and west of the chimneys. The proposed development is visible to the east and west of Cedar Mount House above a boundary wall to the rear of the house. Much of the long range view to the west of Cedar Mount House has become more apparent due to recent clearance of vegetation, and this view will be blocked by the proposed development. The composition and character of the view is altered, however, not inappropriately and in accordance with emerging trends and the surrounding built context. The impact will be *moderate, negative and long term*.

**View 3** From Knockrabo Phase 1 open space, looking south west towards the subject site

The proposed development will largely be blocked by the existing apartment block, constructed as part of Knockrabo Phase 1. The northern facades of the proposed developments are visible in the view adjoining the public open space. The composition of the view is altered, however not inappropriately and the quality and composition of the view remain unchanged. The large existing tree in the middle ground of the view screens the proposed development further. The impact is considered *moderate, neutral and permanent*.

**View 4** From Ardilea Crescent, looking south towards the subject site

The proposed development will be partially screened by topography, the large existing trees in the subject site that dominate the view and the existing buildings of the Ardilea Crescent residential block. There will be a moderate visual intrusion above the retaining wall and railing in the middle ground of the view. However, the scale, massing and materiality of the proposed development is not inappropriate and is in accordance with the surrounding built context. The composition of the view is altered, however, the quality and character of the view remain the same. The impact will be *slight, neutral and long-term*. The duration is considered long term as when the proposed tree planting along the northern boundaries of the site matures it will provide further screening of the proposed development.

**View 5** From Goatstown Close, looking east towards the subject site

The proposed development will be partially screened by existing trees in the subject site and existing retaining wall of the allotment lands. Due to the local topography there will be a moderate visual intrusion above the wall line. However, the scale, massing and materiality of the proposed development is in accordance with the surrounding built context. The impact will be *slight, neutral and long-term*. The duration is considered long term as when the proposed tree planting along the western and northern boundaries of the site matures it will provide further screening of the proposed development.

**View 6** From Taney Road/Goatstown Road Junction, looking east towards the subject site

The proposed development will predominantly be screened by existing local infrastructure, residential units and existing vegetation. The quality, character and composition of the view remains unchanged. The impact is considered slight, neutral and long-term. The duration is considered long term as when the proposed tree planting along the western boundary of the site matures it will provide further screening of the building and tree planting will integrate with the existing trees in the middle ground of the view to block the proposed development in full.

**View 7** From Foster Avenue/Roebuck Road junction, looking south towards the subject site

The proposed development will be blocked by existing buildings and vegetation on Mount Anville Road. Due to local topography and the sweep of Mount Anville Road the building line of the proposed development will not be visible. There will be *no impact*.

**View 8** From Deerpark, looking west towards the subject site

The proposed development will be blocked by the existing buildings along Mount Anville Park bounding Deerpark to the west and vegetation associated with the convent. There will be *no impact*.

**View 9** From Eden Park Road/Lower Kilmacud Road junction, looking north towards the subject site

The proposed development will be blocked by existing residential units and local vegetation associated with residential gardens. There will be *no impact*.

**View 10** From Goatstown Road/Roebuck Road junction, looking south towards the subject site

The proposed development will be blocked by existing vegetation in the middle ground of the view. There will be *no impact*.

## **6 Mitigation Measures**

### **6.1 Existing Vegetation**

#### **6.1.1 Construction Phase**

Existing vegetation on the site is limited and the value of the vegetation that does exist is minimal. The following mitigation measures are proposed:

- Install proposed tree, hedge, groundcover, and lawn areas in accordance with drawing 203 *Landscape Plan* by Dermot Foley Landscape Architects, submitted separately as part of this application.

#### **6.1.2 Operational Phase**

The following mitigation measures are proposed:

- Maintain all vegetation in accordance with industry best practice.
- Install replacement planting for any plants that fail during the 18-month maintenance and defects liability period;
- Site to be monitored regularly for signs of invasive species.

### **6.2 Landscape Character**

#### **6.2.1 Construction Phase**

The following mitigation measures are proposed:

- Creation of an improved character of the site by installing proposed planting in accordance with the proposed landscape plans;
- Construct the proposed landscape design so that the site integrates into surrounding context

#### **6.2.2 Operational Phase**

The following mitigation measures are proposed:

- Maintain and manage all proposed vegetation to ensure the creation and definition of a new landscape character for the site
- Site to be monitored regularly for signs of invasive species.

### **6.3 Views**

#### **6.3.1 Construction Phase**

The following mitigation measures are proposed:

- Construct changes to topography and retaining elements in accordance with the proposed landscape plan
- Plant tree species and sizes as per the proposed landscape plan in order to screen the development, integrate the new proposals into the existing tree-scape, and create an appropriate landscape at ground level

### 6.3.2 Operational Phase

The following mitigation measures are proposed:

- Maintain all proposed vegetation to ensure that sight lines are retained across the site where required e.g. pedestrian route along the northern boundary;
- Maintain and manage proposed tree planting to ensure that it matures in accordance with industry best practice

## 7 Conclusion

It is considered the initial development will have a significant effect on the existing predominantly overgrown character of the site. The landscape and visual change will be most pronounced during the mobilisation and construction stage, when activity is unfamiliar and when the existing character of the lands is altered by the removal of excess ground material and vegetation. The changes arising from the initial site development and construction works will have moderate negative landscape and visual effects, predominantly from the east and north, due to the visual enclosure of the site.

The proposed development provides for a positive, detailed, site-specific response to site and local context. The open space network provides for an attractive and diverse range of amenity and recreational opportunities, designed to link and integrate seamlessly with the existing high quality Knockrabo Phase 1 development adjacent. Equally the open space network enhances the strong urban design framework for the site. Existing development in Phase 1, Knockrabo, and in Ardilea Crescent has laid down a high quality precedent which the proposed development will consolidate. As a whole the proposed development will make a significant contribution to the townscape of the wider area and the future context of the surrounding lands. Likewise, the proposed network of open spaces will make a significant and positive contribution to the emerging landscape character, biodiversity, amenity and recreational opportunities for the future residents of the development.

The magnitude of change which would result from the proposed development is medium. It would introduce buildings to the site, however not necessarily uncharacteristic or inappropriate in the context. The character of the landscape would thus be altered by the development, but the area in which this would be experienced would be somewhat limited by the visual enclosure of the site and would be predominantly limited to the existing Knockrabo Phase 1 development immediately east of the subject site and to the north of the site.

Except for the views from the immediate environs of the site, particularly along Mount Anville Road and the existing open space north east of the subject site, the proposed development will have slight to no impact. The proposed development would create a visual intrusion in short distance views, but not inappropriately or uncharacteristic in the context. The design of the buildings and open space are of a high quality and would be a well considered continuation and follow the urban design framework established by the Knockrabo Phase 1 development. For most short and mid distance views, as proposed boundary tree planting matures over time, the buildings will be further screened and integrated with the existing landscape vegetation, characteristic of the area.

## 8 References

*Dun Laoghaire Rathdown County Development Plan 2016-2022*

*Goatstown Local Area Plan 2012*

*National Parks and Wildlife Service – Interactive Mapping and Aerial Photography* - [www.npws.ie](http://www.npws.ie);

*Ordnance Survey Ireland – Interactive Mapping and Aerial Photography* – [www.osi.ie](http://www.osi.ie);

*The National Monuments (Amendment) Act 1994*, Section 12;

<http://webgis.archaeology.ie/NationalMonuments/FlexViewer/>;

*Landscape and Landscape Assessment Draft Guidelines*, Department of Environment, Heritage and Local Government (DoEHLG) 2000;

*Guidelines for Landscape and Visual Impact Assessment*, The Institute of Environmental Assessment / Landscape Institute (2nd & 3rd Ed 2002, 2013);

*A Handbook on Environmental Impact Assessment – Guidance on the Environmental Impact*, Scottish Natural Heritage (SHN) - Assessment' 2009. Appendix 1: Landscape and Visual Impact Assessment.