DFLA

LANDSCAPE & VISUAL IMPACT ASSESSMENT

KNOCKRABO PHASE 2, STRATEGIC HOUSING DEVELOPMENT

Project No.: **Re.17**

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

Prepared by: **DFLA**

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ISSUED FOR: INFORMATION/BILLING**/PLANNING/**TENDER/CONSTRUCTION

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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. This assessment has been prepared by Jim Bloxam, (MLA, MILI) Jim is a Senior Associate with DFLA and holds a Master's Degree in Landscape Architecture from University College Dublin (2007) and is a full Corporate Member of The Irish Landscape Institute. Jim has over 20 years experience of practice in Ireland, including the preparation of landscape and visual impact assessments. Jim has completed numerous LVIAs within Ireland, covering varied typologies from residential developments and road proposals to historic structures.

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 2022 -2028;
- 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) LRD, Mount Anville Road, the subject of this assessment, consists of: 3No. apartment blocks ranging in height from 2-8 storeys, 2no Duplex Blocks ranging in height from 3-4 storeys, 10no Houses ranging in height from 1-3 storeys, and the development of the existing Cedar Mount protected structure; associated childcare and community/leisure uses; 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, 1No. 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. Visual analysis forms part of a Visual Impact Assessment (VIA), the process by which the potential effects of a Proposed Development on visual receptors are methodically assessed. In turn, VIA forms part of a Landscape and Visual Impact Assessment (LVIA).

The Guidelines for Landscape and Visual Impact Assessment or GLVIA differentiates between the concepts of impact and effect, also used in this LVIA:

- **Impact:** The action being taken, including construction of the Proposed Development.
- **Effect:** The change or changes resulting from those actions.

The GLVIA also differentiates between a Proposed Development's landscape and visual effects. Any landscape and visual effects are inherently linked but are considered separately and are defined as such in this LVIA:

- **Landscape/townscape effects:** A development's effects on the landscape/townscape as a resource in its own right, with an understanding of the landscape resulting from a landscape character assessment. The GLVIA defines a townscape as '*the landscape within the built-up area, including the buildings, the relationships between them, the different types of urban spaces, including green spaces and the relationship between buildings and open spaces*.'
- **Visual effects:** A development's effects on specific views and on the general visual amenity experienced by people in the public realm.

2.1 Desktop Study

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

- Dun Laoghaire Rathdown County Development Plan 2022-2028
- National Parks and Wildlife Service – Interactive Mapping and Aerial Photography - www.npws.ie;
- Ordnance Survey Ireland – Interactive Mapping and Aerial Photography – 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 (2nd & 3rd Ed 2002, 2013).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency, 2022.

It is considered that in the assessment of the effects of the proposed development on the landscape and visual receptors that best practice guidance and methodology has been used.

2.2 Impact Significance Criteria

The assessment of potential landscape or visual effects involves determining the sensitivity of the landscape or visual receptors, the potential magnitude of change, duration and other effects on each receptor, and combining these to assess the significance of impacts and effects on each receptor. Each impact is finally described as 'negative', 'neutral' or 'positive'. The rating criteria used align with those outlined in the 2022 EPA guidelines for preparing an Environmental Impact Assessment Report or EIAR**.**

		Landscape or visual receptor sensitivity				
		Very High	**High**	**Medium**	**Low**	**Negligible**
Description of Effect: Character, Magnitude, Duration, Probability and Consequence	**Very high**	Profound	Very significant	Significant	Moderate	Slight
	High	Very significant	Significant	Significant	Moderate	Slight
	Medium	Significant	Significant	Moderate	Slight	Not significant
	Low	Moderate	Moderate	Slight	Not significant	Imperceptible
	Negligible	Slight	Slight	Not significant	Imperceptible	Imperceptible

Table 1. *Classification of significance of impact, as per the EPA's 2022 Guidelines*

The significance of landscape/townscape or visual impacts are described as follows and align with EPA definitions:

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

Table 2. *Categories of landscape and visual impact significance*

Any effects may be positive, negative or neutral, as per the EPA's 2022 Guidelines:

Positive	A change that improves the quality of the environment.
Neutral	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
Negative	A change that reduces the quality of the environment.

Table 3. *Categories of landscape and visual impact significance*

In terms of duration, effects are considered according to their longevity, timescale and repetition, as well as whether they are reversible and how frequent the effect will occur. Effects are also considered at multiple project phases, including both the construction and operation stage. Further considerations including cumulative, do-nothing and interactive effects are also considered, where appropriate, in the assessment.

Momentary	Effects lasting from seconds to minutes
Brief	Effects lasting less than a day
Temporary	Effects lasting one year or less
Short-term	Effects lasting one to seven years
Medium-term	Effects lasting seven to fifteen years
Long-term	Effects lasting fifteen to sixty years
Permanent	Effects lasting over sixty years

Table 4. *Duration of Landscape and Visual impact*

The magnitude of change considers the scale or degree of change imposed on a landscape or view by a development, as well as the duration and reversibility of any effects:

Very High	Total loss, major alteration to or extensive intrusion of key elements/ features/ characteristics in the baseline (existing) landscape or view and/or the introduction of totally uncharacteristic elements with the receiving landscape.
High	Partial loss, alteration to or intrusion of one or more key elements/ features/ characteristics in the existing landscape or view and/or the introduction of the elements that may be prominent but not uncharacteristic within the receiving landscape.
Medium	Minor loss, alteration to or partial intrusion of one or more key elements/ features/ characteristics in the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape.
Low	Very minor loss or alteration to or partial intrusion of one or more key elements/ features/ characteristics in the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape.
Negligible	No loss or alteration to, or barely discernible intrusion, of one or more key elements/ features/ characteristics in the existing landscape or view and/or the introduction of no elements or elements that are not uncharacteristic within the receiving landscape—approximating a 'no change' scenario.

Table 5. *Categories of magnitude of landscape and visual change*

2.3 Assessment of Landscape Effects

Landscape receptors are the physical or natural resource, special interest or viewer group that will experience an effect. The sensitivity of a landscape receptor is based on its vulnerability to change, which is a function of its land use, landscape patterns and scale, visual enclosure, distribution of visual receptors

and the value placed on the landscape. Trends of change in the landscape, townscape and relevant policy are also considered.

Very high	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.
High	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.
Medium	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.
Low	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.
Negligible	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 6. *Categories of landscape sensitivity*

2.4 Assessment of Visual Effects

Terminology used in 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 sensitivity of a visual receptor depends on how people use and experience the area and the extent to which their attention will be focussed on views and visual amenity while in said area.

The significance of impacts on the perceived environment will depend partly on the number of people affected, but also on value judgments 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/landowners 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 a visual receptor's sensitivity as well as the visual effect of the Proposed Development.

Very high	Receptors with viewers primarily focused on views from this particular location, such as visitors to popular destinations identified for their outstanding views or residents in close or medium proximity whose primary view will be in the direction of the development.
High	Receptors with viewers in medium proximity to the viewpoint, at influential heritage, tourist or recreational areas, even where the view may not be the primary focus, or scenic routes.
Medium	Receptors with viewers who have some susceptibility to a change in view, including views from local recreational areas or moderately scenic routes.
Low	Receptors with viewers engaged in activities where the focus is not the landscape or view; for example, commuting, views from a workplace, or views from a sports facility where the sport does not relate to the landscape.
Negligible	Receptors with viewers engaged in activities where the focus is not the landscape or view; for example, commuting, views from a workplace, or views from a sports facility where the sport does not relate to the landscape.

Table 7: *Categories of visual receptor sensitivity*

2.5 Choice of Views

The views were chosen to accurately represent the likely visual effect from all directions. Views are from the public domain, particularly those from main roads and access routes. The views submitted are considered the most important and representative, having regard to the requirement to examine the greatest likely effects.

2.6 Photomontage Methodology

This report should be read in conjunction with the Verified Photomontage and CGI Report produced by Modelworks and included separately within this planning application.

3 Description of Receiving 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.

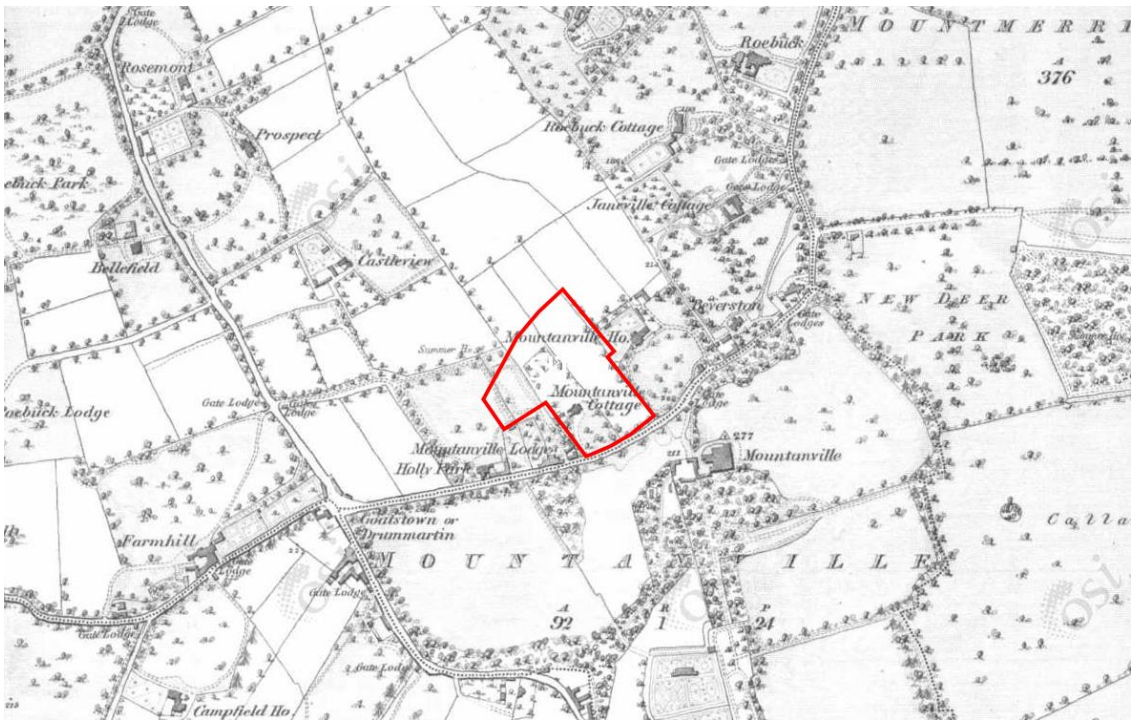

***Figure 1**: 6 inch OSI Map (1837) showing large individual dwellings in Mount Anville area, with site outlined in red*

***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 2022-2028), 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 gentler 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 2022-2028). However, this bypass will not be progressed, with Dun Laoghaire Rathdown County Council currently exploring options to identify future uses of this area. 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 2022-2028). 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). 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 Close 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.

3.6 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 6) (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”.

4 Planning Context

Landscape Planning Policy for the area is laid out in the Dun Laoghaire County Development Plan, 2022-2028. This sets out objectives for the lands of the Site and surrounding areas, which are predominantly subject to zoning objective A that seeks 'to protect and/or improve residential amenity while protecting and the existing residential amenities'.

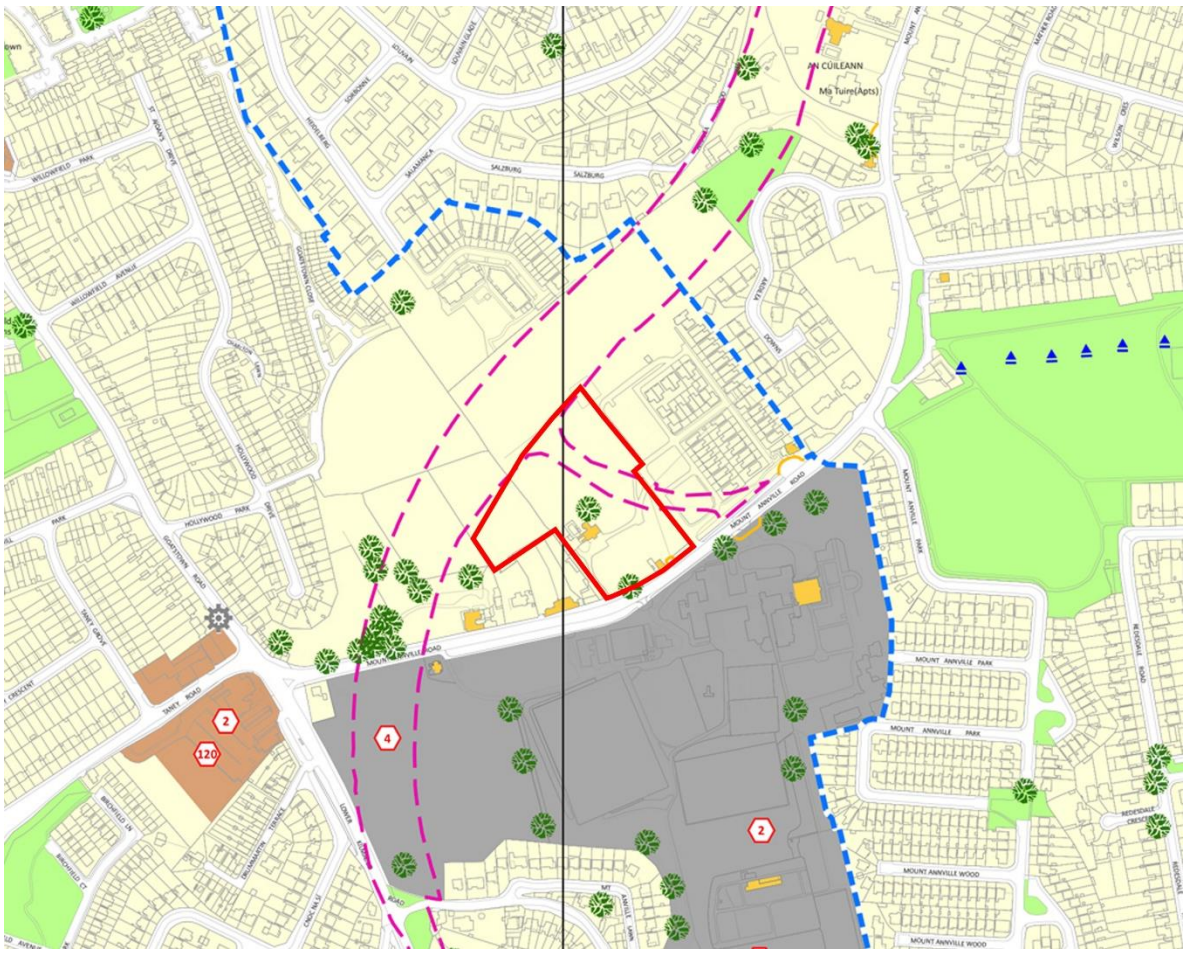

***Figure 12**: Extract from Map 1 and Map 2 (joined at vertical black line), Dun Laoghaire Rathdown County Development Plan 2022-2028,*

4.2 Landscape Character

There are fourteen Landscape Character Areas (LCA's) identified in the Dun Laoghaire Rathdown CDP 2022-2028 (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.

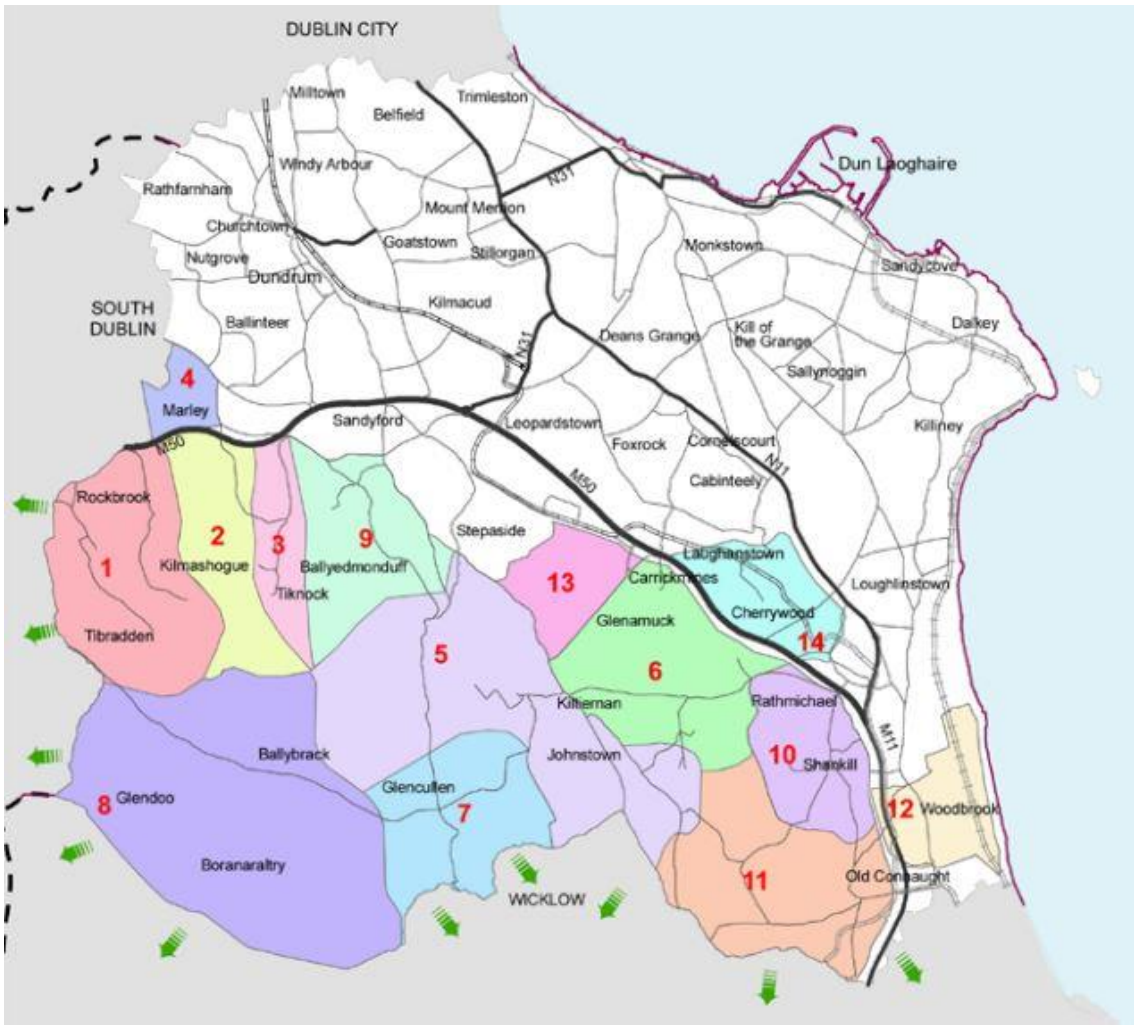

***Figure 13**: Image of Landscape Character Areas as mapped in Dun Laoghaire Rathdown CDP 2022-2028*

Several Historic Landscape Character Areas (HCLAs) have been completed and included in the Dun Laoghaire Rathdown CDP 2022-2028, however none of the HLCAs relate directly to the subject site. The closest HCLA is Barnacullia and is located 4.55km to the south.

4.3 Natural Heritage – Environmental Designations

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

***Table 8**: Closest environmental designation sites to subject site, Protected Sites, National Parks and Wildlife Service*

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

4.4 Protected Views and Prospects

The Dun Laoghaire Rathdown County Development Plan 2022-2028 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 orientation of the view markers are towards the north and east, away from the subject site.

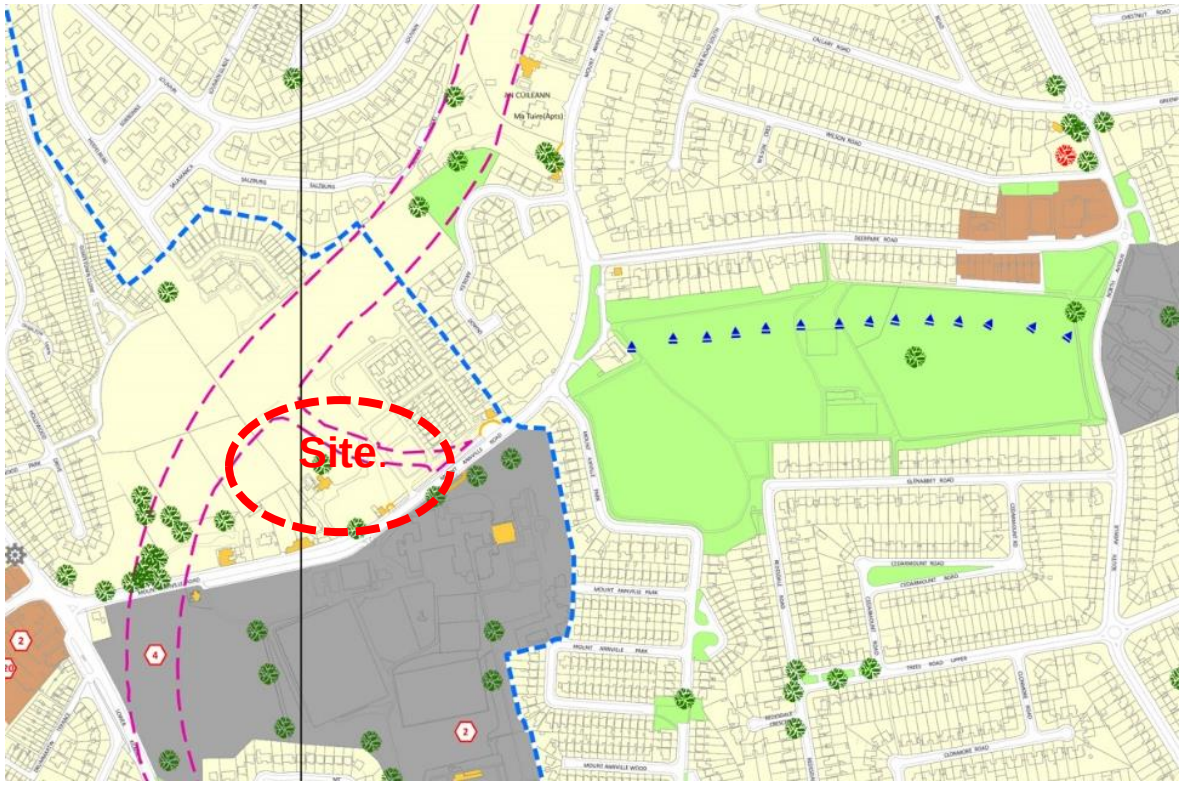

***Figure 14**: Extract from Map 1 and Map 2 (joined), Dun Laoghaire Rathdown County Development Plan 2022-2028, showing Protected Views with blue triangles pointing north and north east, in relation to subject site*

4.5 Architectural Conservation Areas

The Dun Laoghaire Rathdown County Development Plan 2022-2028 designates a number of Architectural Conservation Areas (ACAs). Those relevant to the subject site are outlined in Table 9.

Name	Distance to Site
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 9.** Closest Architectural Conservation Areas to subject site, Dun Laoghaire Rathdown County Development Plan 2022-2028*

Castle Cottages is the closest ACA, and 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 15**: Photograph of Castle Cottages, Roebuck Road*

4.6 Protected Trees and Woodlands

There are several Tree Preservation Orders located in the Dun Laoghaire-Rathdown County Development Plan 2022-2028 Maps 1 and 2, and areas containing trees or woodlands which are to be protected or preserved are also mapped. There are no specific tree preservation orders in the subject site. However there are several areas of trees and woodland within and proximate to the subject site that are designated within the County Development Plan as being subject to an objective to preserve and protect (Map 1 and Map 2, County Development Plan 20222-2028) , as noted below in Table 10. 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 10. *Areas of Trees or Woodlands to be Protected Proximate to the Subject Site, Dun Laoghaire Rathdown County Development Plan 2022-2028*

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 2022-2028, refer to Table 11 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 11: *Extract from Appendix 4: Record of Protected Structures/ Record of Monuments and Places/Architectural Conservation Areas, Dun Laoghaire Rathdown County Development Plan 2022-2028*

5 Potential Effects

The potential effects are those that the Proposed Development and its impacts could have **without consideration of landscape and/or public realm mitigation or amelioration**—i.e. without landscape works. These effects have been compiled to identify any areas where the Proposed Development may be injurious to the landscape or visual character of the area.

For this section, the development is considered separately from any proposed landscape works. This enables recognition of suitable landscape mitigation measures.

5.1 Potential Effects on Existing Vegetation

5.1.1 Construction Phase

Existing trees will need to be removed to facilitate the development. In summary, 29no trees are due to be removed in total, of which 7no are in poor condition and are recommended to be removed as part of active tree management measures. Arborist Associates Ltd. have assessed the existing trees and vegetation and produced a Tree Survey Report and Arboricultural Assessment that includes further detail and is submitted as part of this application.

5.1.2 Operational Phase

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

5.2 Potential Effects 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 current land zoning designation, and the moderate magnitude of change within the site and the medium sensitivity, the proposed development will likely have a *moderately negative and long-term effect* on the landscape.

5.3 Potential Effect 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.

No.	Description	Receptor
View 1	From Mount Anville Road (R112) looking north west towards the subject site	Approximates views from the public road directly adjacent to the south of the site.
View 2	From front lawn, Cedar Mount House, looking north west towards the subject site	Approximates views from within the curtilage of Cedar Mount House, a protected structure.
View 3	From Knockrabo Phase 1 open space, looking south west towards the subject site	Approximates views from existing amenity space within the existing development to the east.
View 4	From Ardilea Crescent, looking south towards the subject site	Approximates views from an existing residential area circa 140m to the north.
View 5	From Goatstown Close, looking east towards the subject site	Approximates views from a residential zone circa 130m to the west.
View 6	From Taney Road/Goatstown Road Junction, looking east towards the subject site	Approximates views from an existing residential area circa 300m to the west of the site.
View 7	From Foster Avenue/Roebuck Road junction, looking south towards the subject site	Approximates views from a residential area circa 600m to the north-east of the site.
View 8	From Deerpark, looking west towards the subject site	Approximates views from public amenity space within Deerpark.
View 9	From Eden Park Road/Lower Kilmacud Road junction, looking north towards the subject site	Approximates views from public road circa 550mm to the south of the site.
View 10	From Goatstown Road/Roebuck Road junction, looking south towards the subject site	a public road circa 1km to the north of the site.
View 11	From Mount Anville Road adjacent to The Garth residential property looking north-east	Approximates views from The Garth and Thendara
View 12	From Mount Anville Road adjacent to Hollywood House looking north-east	Approximates views from Mount Hollywood House and The Chimes

Table 12: *Summary of viewpoint receptors*

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 *slight, 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 *not significant, neutral and long term.*

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 *not significant, 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 *not significant, 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 *not significant, 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. The impact is considered *imperceptible, neutral and long term.*

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. The impact is considered *imperceptible, neutral and long term.*

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. The impact is considered *imperceptible, neutral and long term.*

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. The impact is considered *imperceptible, neutral and long term.*

View 11 *From Mount Anville Road adjacent to The Garth and Thendara looking north-east towards the subject site*

The greatest effect on views occurs to the rear of these residential properties. Views from the rear of these properties are estimated, though based on a study of the existing topography, an understanding of the distance of the visual receptor from the proposed development, and the proposed height of the development. The two storey residential buildings of the proposed development are the closest element to the receptors and are partly obscured by existing interceding vegetation and a boundary wall in the property's rear gardens. The upper floors of the higher proposed residential apartment blocks within the proposed development will be partially visible, although obliquely to the north-east, with the most impact being from upper floor windows to the rear of the properties. These taller blocks are also partly obscured by interceding existing vegetation in rear gardens and in the curtilage of the proposed development. Views of the proposed development from Mount Anville Road are obscured by the existing properties. The impact is considered *not significant**,** negative and long-term.*

View 12 *From Mount Anville Road adjacent to Hollywood House and The Chimes, looking north-east towards the site.*

The greatest effect on views occurs to the rear of these residential properties. Views from the rear of these properties are estimated, though based on a study of the existing topography, an understanding of the distance of the visual receptor from the proposed development, and the proposed height of the development. The proposed two storey units within the proposed development will be partially visible in views directly to the south, though somewhat obscured by existing vegetation and a boundary wall within the rear gardens of the existing properties. The higher elements of the residential blocks within the proposed development will be partially visible, obliquely to the east and at a greater distance, and again partially obscured by existing vegetation. Views from the upper floor windows will be most impacted. Views of the proposed development from Mount Anville Road are obscured by the existing properties. The impact is considered *not significant**,** negative and long-term.*

6 Mitigation Measures

6.1 Mitigating Effects on 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 will be implemented:

- Install proposed tree, hedge, groundcover, and lawn areas in accordance with drawing Re.17-DR-2001 *Landscape Plan* by DFLA, submitted separately as part of this application.
- The retention and protection of existing mature trees on site where possible, following best practice and recommendations by the project arborist.

6.1.2 Operational Phase

The following mitigation measures will be implemented:

- Maintain all vegetation in accordance with industry best practice.
- Install replacement planting for any plants that fail during the 12-month maintenance and defects liability period;
- Site to be monitored regularly for signs of invasive species.

6.2 Mitigating Effects on Landscape Character

6.2.1 Construction Phase

The following mitigation measures will be implemented:

- 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.
- The retention and protection of existing mature trees on site contributes to the mitigation of adverse effects by the proposed development on the existing character of the landscape.

6.2.2 Operational Phase

The following mitigation measures will be implemented:

- Maintain and manage all proposed vegetation to ensure the creation and definition of a new landscape character for the site
- The development has a series of new public and communal open spaces with a substantial schedule of new trees proposed (188no. in total) to replace the existing trees removed and to improve the species mix and the proportion of native species which is in line with good arboricultural, horticultural and ecological practice.
- Extended public open space to the north of the site, to form continuous parkland with public open space of Phase 1 development;
- Native planting to assist with the biodiversity metric of the site post-development;

- Retention of significant site boundaries, protected structures and substantial existing walls within the site;
- Site to be monitored regularly for signs of invasive species.

6.3 Mitigating Effects on Views

6.3.1 Construction Phase

The following mitigation measures will be implemented:

- 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 will be implemented:

- Maintain all proposed and existing 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 and existing tree planting to ensure that it matures in accordance with industry best practice

7 Residual Effects

7.1 Construction Phase – Landscape and Visual

It is unavoidable that the proposed development in a mixed, but predominantly low density urban area, but which has an emerging context of higher density development, will have some effects on the landscape and views. 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. Existing trees will need to be removed to facilitate the development. Arborist Associates Ltd. have assessed this and produced a Tree Survey Report and Arboricultural Assessment included separately as part of this submission. The changes arising from the initial site development and construction works, including site hoarding, construction traffic, ground disturbance and temporary structures required for construction will have a *negative, moderate and temporary to short-term impact*, predominantly from the east and north, due to the visual enclosure of the site.

7.2 Operational Phase

Overall, the proposed development will have a *slight, positive and long term effect* on the landscape. 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.

The national (and DLRCC) policy of compact growth demands that suitable sites be redeveloped at a sustainable density. This means introducing a higher density typology of apartment development to the site, which in turn means that the composition of views from the surrounding area must change. 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 a *not significant to imperceptible 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.

Description	Significance	Sensitivity	Magnitude	Duration	Quality
Landscape	Moderate	Medium	Medium	Long-term	Positive
View 1	Slight	Low	Medium	Long-term	Positive
View 2	Moderate	Medium	Medium	Long-term	Negative
View 3	Not significant	Low	Low	Long-term	Neutral
View 4	Not significant	Low	Low	Long-term	Neutral
View 5	Not significant	Low	Low	Long-term	Neutral
View 6	Not significant	Low	Low	Long-term	Neutral
View 7	Imperceptible	Low	Negligible	Long-term	Neutral
View 8	Imperceptible	Low	Negligible	Long-term	Neutral
View 9	Imperceptible	Negligible	Negligible	Long-term	Neutral
View 10	Imperceptible	Negligible	Negligible	Long-term	Neutral
View 11	Not Significant	Low	Low	Long-term	Negative
View 12	Not Significant	Low	Low	Long-term	Negative

Table 13: *Summary of assessment of landscape and visual effects with mitigation measures*

8 Monitoring

The landscape design will be subject to a detailed design and construction process supervised by a qualified Landscape Architect to help ensure that the design is implemented in accordance with best practice. A suitably qualified Arborist will be retained to supervise the implementation of tree protection measures in accordance with best practice.

As part of the operational phase, monitoring of the completed landscape works will be undertaken on a regular basis. Planting and landscape design will be subject to a defects and maintenance period for initial establishment. If any replacement trees or plantings are required, these works will be carried out during this period.

9 Interactions

9.1 Biodiversity

Proposed planting, including native species and species listed in the All-Ireland Pollinator Plan, will have a long-term positive effect on the biodiversity of the Site and the receiving landscape.

9.2 Land, Soil and Geology

There is potential for importation of soil to the Site to affect the quality of existing and surrounding soil. Suitable mitigation measures, such as working in accordance with industry best practice BS4428:1989 and BS3882:2007, will reduce any such effect.

9.3 Air, Dust and Climatic Factors

Proposed planting is likely to have a positive effect on air quality and climate for the Site and receiving landscape.

9.4 Cultural Heritage and Archaeology

The development will be partially visible from the protected structures on Mount Anville Road (Thendara, The Garth, The Chimes) and will potentially have a slight negative effect on some views from these protected structures.

10 Cumulative effects

Potential effects can act cumulatively with other effects from developments in the surrounding landscape.
The likely cumulative effects on the landscape include:

- Removal of some trees and vegetation during the construction phase of development;
- Overall increase in biodiversity and tree planting as landscaping associated with any new development matures;
- Increased connectivity of green spaces, open spaces and public realm;
- Improved sense of landscape character.

The following cumulative effects on views are likely:

- Neutral effects on mid- to long-range views given the topography, dense vegetation and tree planting in the vicinity, as well as variations in topography.

11 Do-Nothing Effect

The Site is currently an amalgamation of fragments of the large private suburban gardens associated with the former Knockrabo House and Cedar Mount House to the west. The lands were formally used by the Bank of Ireland as a sports ground and underwent extensive remodelling in the past to accommodate flat sports surfaces and built structures. The proposed site is currently predominantly subject to zoning objective A that seeks 'to protect and/or improve residential amenity while protecting and the existing residential amenities'.

It is therefore likely in the future that similar development will take place on this land. Any such development will likely have a broadly similar set of landscape and visual effects. If future development did not take place, the Site would retain its current character as described in Sections 3.1 and 4.2.

12 Difficulties Encountered in Compiling

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

13 Conclusion

In conclusion, the proposed development is a considered response to the opportunity and constraints presented by the site and receiving environment, and relevant policy from local to national level. The development would consolidate, and result in a net improvement in, the landscape character of the area, with no significant negative impacts. The proposed development will have no significant adverse effects on the views, landscape character or receiving environment.

8 References

Dun Laoghaire Rathdown County Development Plan 2022 - 2028

National Parks and Wildlife Service – Interactive Mapping and Aerial Photography - www.npws.ie;

Ordnance Survey Ireland – Interactive Mapping and Aerial Photography – 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.