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Landscape  
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**Landscape & Visual Impact Assessment**  
Taylors Lane LRD

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Project Ref: 19-039  
Client: Shannon Homes Dublin Unlimited Company  
Date: 28/03/2023

## LANDSCAPE AND VISUAL IMPACT ASSESSMENT

### 1.0 INTRODUCTION

This Landscape and Visual Impact Assessment has been prepared by Doyle + O’Troithigh Landscape Architecture. The purpose of this study is to appraise the existing landscape settings of the site and to assess the likely impacts arising from the proposed development and describe the proposed mitigation measures.

This assessment should be read in conjunction with the Photomontages prepared for the scheme by Digital Dimensions as enclosed with this application. (refer to Section 2.4 below also which reference the photomontages also for ease of review).

### 2.0 METHODOLOGY

#### 2.1 Study Criteria

This assessment has been based on the following guidelines:

- Environmental Protection Agency (EPA) publication ‘Guidelines on the Information to be contained in Environmental Impact Statements (2017) and the accompanying Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (2017); and,
- ‘Guidelines for Landscape and Visual Assessment’, 3rd Ed., The Landscape Institute and Institute of Environmental Management and Assessment, 2013

This assessment has involved:

- Undertaking a desk-top study of the site; including reviewing ordnance survey mapping and aerial photography;
- Reviewing the plans, sections and elevations of the proposed scheme;
- A review of statutory planning and other documentation in order to ascertain the local and wider; significance; and
- Initially visiting the site and surrounding area during the spring of 2019 with follow up visits in summer 2022 and spring 2023 and preparing a photographic record of views and landscape features.

#### 2.2 Nature of Impacts

Impact on landscape arising from development has two distinct but closely related aspects. The first is impact in the form of change to character of the landscape that arises from the insertion of the proposed development into the existing context. The second aspect is the visual impact; which depends on the degree and nature of change in the visual environment. It is recognised that the combined impact on character and views will draw responses, the significance of which will be partly informed by an individual’s subjective perception of how much the changes matter.

The assessment of landscape and visual impacts include:

- Direct impacts upon specific landscape elements and buildings within and adjacent to the site
- Effects on the overall pattern of the landscape elements that give rise to the character of the site and its surroundings
- Impacts upon any special features or interests in or around the site.
- Direct impacts of the scheme upon views in the landscape / townscape
- Overall impact on townscape character and visual amenity

#### 2.3 Significance Criteria

Whenever appropriate the following terms are used to describe the degree, quality and duration of an impact: (Note this is based on the EPA Advice Notes and Guidelines) and provided in table 1.0 below.

Table 1.0: Impact Significance Criteria

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

Terms used to describe the quality of change:

- Positive impact: A change that improved the quality of the environment
- Neutral impact: A change that does not affect the quality of the environment
- Negative impact: A change that reduces the quality of the environment

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

- Temporary impact: Lasting one year or less
- Short-term impact: Lasting one to seven years
- Medium-term impact: Lasting seven to fifteen years
- Long-term impact: Lasting fifteen to sixty years
- Permanent impact: Lasting over sixty years

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## 2.4 Photomontages

A collection of 11 photomontages have been prepared surrounding the site to fully illustrate the physical and visual nature of the proposed development. These have been prepared from publicly accessible locations that are representative of views of the scheme from surrounding areas. Existing views and proposed versions of each view have been provided and have been taken at the locations as referenced in Table 2.0 below. The photomontages as prepared by Digital Dimensions also reference the ‘outline’ built development line of the former SHD planning application (reference SHD ABP-307222-20) on the said lands, where the original proposed prevailing height of the built development was mainly 6 storeys. This has been referenced in order to provide a comparison between the reduced height scheme of the current LRD proposal and the former SHD scheme. Refer to supporting Photomontage Booklet for Reference as prepared by Digital Dimensions.

Table 2.0 – Proposed Photomontage Locations in relation to the site

View	Description	Location in relation to site:
View 01	From Taylors Lane close to St. Endas School	East
View 02	From Palmer Park	South East
View 03	From Moyville	South
View 04	From R116 Edmonstown Road	South
View 05	From Cypress Avenue	South West
View 06	From R115 Scholarstown Road	South West
View 07	From R113 close to Ballyboden St. Enda’s GAA Club	North West
View 08	From The Rise, Boden Heath	North West
View 09	From Junction at roundabout of R113	North West
View 10	From Taylors Lane close to roundabout	North
View 11	From Taylors Lane opposite library	North East

## 3.0 RECEIVING ENVIRONMENT

### 3.1 Site Description

The site is located on a corner site at the junction of the R113 Taylors Lane Road and the Edmonstown Road R116. The subject lands are part of what was a religious institution and part was also used as a pitch and putt course. There is a range of buildings of 3-storey buildings on site which are of former religious purpose. The grounds around the buildings are mature parkland and are set out in lawns and there are groups of mature trees around the site (See site images in this Section)

A tree survey has been carried out and those mature trees suitable for retention will be protected to retain the character of site and to provide screening to existing developments nearby. A small drainage ditch passes through the site on the southern boundary (See image). There is a low wall and railing bounding the site with Taylors Lane and a curved pedestrian entrance feature close to the roundabout with clear views into the site from Taylors Lane. The boundary with the Edmonstown Road is composed of a 2M high wall with industrial style single storey buildings bounding this road further towards the southern end of the site. There are numerous housing estates surrounding the site. The Palmer Park estate to the east, Moyville estate to the south, the Brockwood estate to the southwest, Boden Heath to the west, Taylors Court to the northeast and Ballyboden Crescent to the north. Ballyboden Primary

Care Centre is located immediately to the south of the site. The topography of the area is relatively flat at approximately 75M OD along the Taylors Lane and 80M OD along the southern boundary but rises steeply on the adjoining land to the south. The topography of the general area rises to the south into the foothills of the Dublin Mountains. Marlay Park lies to the east as does Grange Golf Club. Edmonstown Golf Club lies to the south.

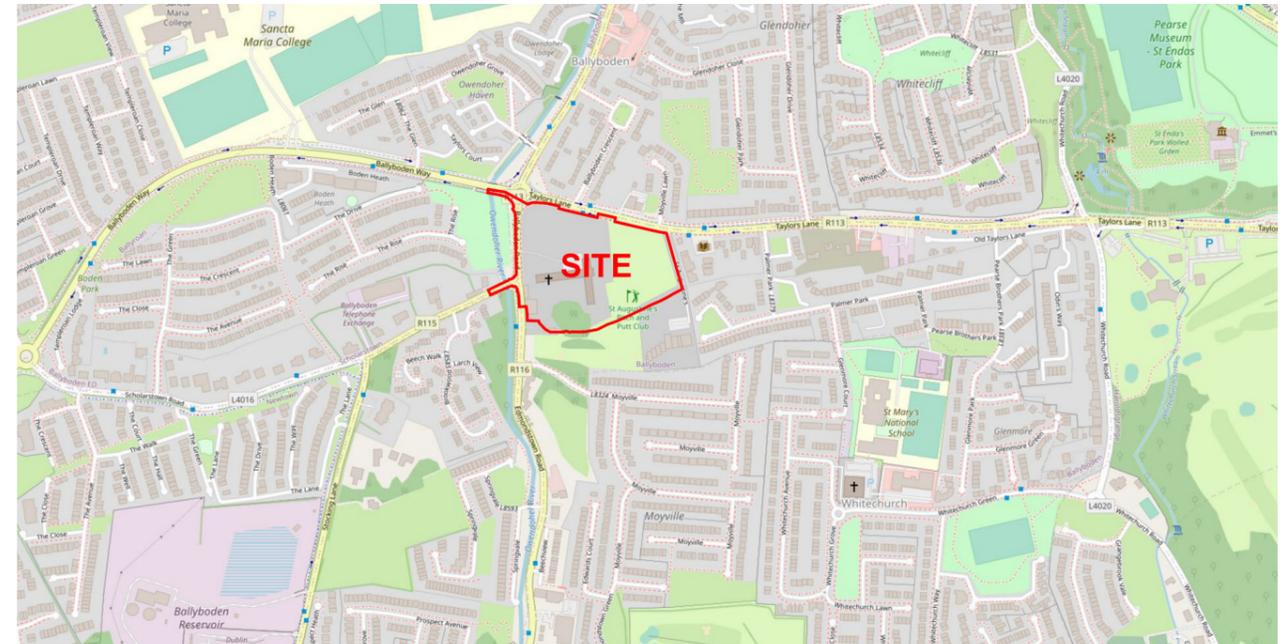


Fig. 3.0 – Site Context

### 3.2 Character and Visibility

The site is surrounded by established residential neighbourhoods served by a network of roads linking with the regional roads R116 and R113. The site lands and buildings are clearly visible to users of the Taylors Lane Road whereas views into the site from the Edmonstown Road are screened by the existing high boundary wall. The existing trees on site, including a range of mature evergreen stands, screen views from the south and east. The site is visually prominent as it is open to views from the Taylors Lane and from the R115 Ballyboden Road from Rathfarnam.

### 3.3 Landscape Policy Context

The South Dublin Development Plan 2022-2028 has a range of landscape related objectives and recommendations for new developments in its civic area. The site is zoned ‘RES:: to Protect and/or improve residential amenity’. Residential is permitted in Principle. Child care facilities and Shop (Neighbourhood) are Open for Consideration. The proposed development is therefore in accordance with the zoning as set out in Table 12.2. (Refer to Fig. 4.0 below)



Fig. 4.0 – Extract of Land Use Zoning Objectives (with Subject Site noted)

**Green Infrastructure**

It is the vision of the Council to promote the development of an integrated GI network for South Dublin County working with and enhancing existing biodiversity and natural heritage, improving our resilience to climate change and enabling the role of GI in delivering sustainable communities to provide environmental, economic and social benefits.

- **GI Objective 1:**  
To establish a coherent, integrated and evolving GI Network across South Dublin County with parks, open spaces, hedgerows, trees including public street trees and native mini woodlands (Miyawaki-Style), grasslands, protected areas and rivers and streams and other green and blue assets forming strategic links and to integrate and incorporate the objectives of the GI Strategy throughout all relevant land use plans and development in the County.
- **GI Objective 3:**  
To facilitate the development and enhancement of sensitive access to and connectivity between areas of interest for residents, wildlife and biodiversity, and other distinctive landscapes as focal

features for linkages between natural, semi natural and formalised green spaces where feasible and ensuring that there is no adverse impact (directly, indirectly or cumulatively) on the conservation objectives of Natura 2000 sites and protected habitats outside of Natura 2000 sites.

- **GI Objective 4:**  
To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.
- **GI Objective 7:**  
To develop linked corridors of small urban ‘Miyawaki’ native mini-woodlands, a minimum of 100 sq. m. in size, to capture carbon and encourage biodiversity in suitable existing built-up areas, in low grade parkland, and other areas of zoned lands where deemed suitable and appropriate.

**Heritage & Landscape**

It is the policy of the Council to Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly.

- **NCBH19 Objective 1:**  
To ensure the protection of all structures (or parts of structures) and the immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures.
- **NCBH19 Objective 2:**  
To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Protection Guidelines for Planning Authorities, DAHG (2011 or any superseding documents) including the principles of conservation.

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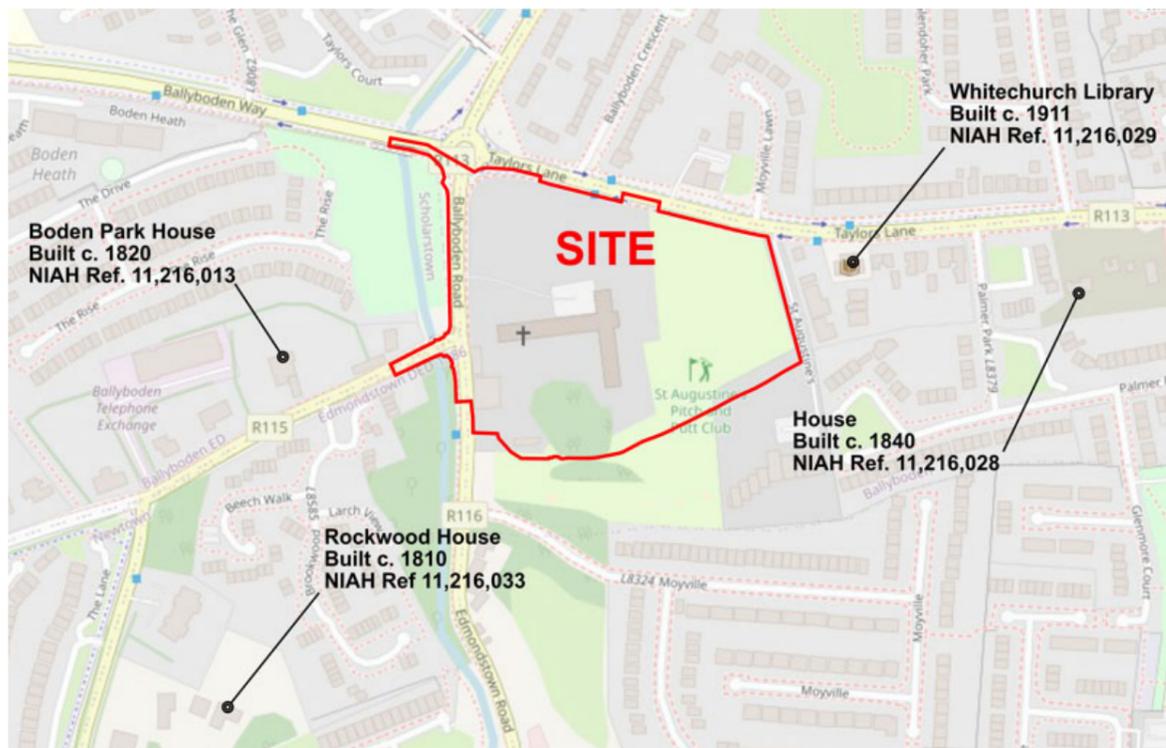


Fig. 5.0 – Subject Lands and Adjacent Listed NIAH Properties

### Photoviews of the Existing Site



SITE VIEW 01 – View from North Eastern Boundary across front of site



SITE VIEW 02 – View from South Western Boundary across Site

### NIAH Listed Properties close to the Site

**Boden Park House** lies 130M to the west of the site and is surrounded by residential development. Existing tree stands between the listed house and the site screen views to the site.

**Rockwood House** is 250M to the south west of the site and intervening trees and houses screen views of the site.

**Whitechurch Library** fronts onto Taylor's Lane and is approximately 50M from the eastern boundary of the site. There is a strong line of trees which screen views between this listed structure and the site.

**Listed House** – this listed property lies approximately 200M to the east of the site. Intervening buildings and vegetation screen views of this property from the site.



SITE VIEW 03 – View of Stream on Southern Boundary of Site

## 4.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The proposal is for a mixed-use development comprising of the demolition of the former institutional buildings and associated out-buildings, and the construction of 402 no. apartments (in a mix of 1, 2 and 3 bed units), retail units, creche, meeting and communal rooms, car and cycle parking, bin stores, substations, pedestrian and vehicular accesses and open spaces and all associated works, as described in the statutory notices.

There will be open space of 5400 M2 with amenity for both public and private use. There will be 265 basement car parking spaces and 25 surface spaces. There will be 1054 basement bicycle spaces with provision for visitor bike parking around the buildings. The building blocks will be set back from the Taylors Lane Road where a selection of mature trees suitable for retention will be retained in an open space landscaped area with integrated water detention basins. There is also a wayleave for an existing watermain which passes through the front of the site. The traffic access into the site will be from the Edmonstown Road onto a central spine road ('Main Avenue') with surface parking and access to the 3 No. basement car parks. There will be pedestrian access from Edmonstown Road and 3 No. pedestrian access routes from Taylor's Lane Road. The existing poor condition exotic conifers (Lawson Cypress) overhanging the drainage ditch on the southern boundary will be removed to allow the natural regeneration of the drainage ditch incorporating a new native woodland and understorey which will provide a sustainable ecological corridor in the future.

## 5.0 POTENTIAL IMPACTS

### Construction Phase

It is considered that the proposed development has potential for some visual impact considering the site's location close to residential housing. The site will be screened by hoarding at the commencement of construction work. There will be some negative visual impacts from the removal of the existing site buildings and trees particularly along Taylors Lane and Ballyboden Road. The height of the buildings will require the use of several tower cranes which will be visible from viewpoints in the surrounding area. The removal of the evergreen trees along the drainage ditch will create a short term negative visual impact but the proposed replacement woodland planting and the creation of an ecologically sustainable ecological feature on the southern boundary of the site.

### Operational Phase

The extent and height of the completed buildings will potentially create some initial negative response. The retention of an open parkland setting to the front and the enhancement of the entrance feature close to the roundabout along with creating an inviting public open space to the wider public will help mitigate the visual impact of the change.

## 6.0 POTENTIAL CUMULATIVE IMPACTS

There are no planning applications in the adjoining areas for large scale development at the time of writing and therefore there are no cumulative impacts envisaged with this development.

## 7.0 MITIGATION MEASURES

### Design Phase

Consideration of the impact on landscape and visual aspects has been integral in the design and layout of the scheme. A number of mitigation measures have been addressed including:

- Reference to SDCC Chapter 4 Green Infrastructure Policies and Objectives with the inclusion of Sustainable Drainage Systems (SuDS) integrated into the landscape.
- Provision of open spaces for future interaction of the said and adjoining developments
- The use of high quality hard and soft landscape materials befitting of a new residential scheme and suitable to the existing landscape
- Integrating the landscape elements of this extensive development into the surrounding built environment and connecting pathways and cycleways.
- Retention of select existing trees on, and adjoining, the site and their landscape and screening value and integration into the landscape design with additional planting.
- An intensive landscape scheme adopting specimen streetscape trees, open space trees, compensatory woodland planting, extensive and intensive roof and podium planting along with ornamental planting, pollinator friendly bulbs and species rich amenity lawns.

### Construction Phase

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Consideration shall be made to mitigate any potentially adverse construction-related effects on immediately adjoining neighbours, particularly to those with views into the site from Taylors Lane Road and the housing estates to the east, north and west of the site.

The housing estates to the north of the site and users of the Taylors Lane Road are the most likely to experience some level of negative visual impact during the construction phase

- Adequate measures to protect existing retained vegetation and particularly the mature retained trees to the front of the site. The existing lines of screen trees to the east (on adjoining property) and south will also provide valuable screening during the course of the construction works.
- Use of hoarding for screening works as appropriate.
- Directing site lighting away from surrounding properties
- Phasing development to reduce impacts on adjoining residential properties.

minimising negative landscape and visual impacts arising from the operation of the proposed development.

The design and layout of the proposed open space is considered appropriate in terms of its character, zoning and context. The proposed scheme (Refer to Figure 5.0) includes for a series of measures that will ensure a long-term positive impact are listed as follows:

- Incorporating new open spaces to the north of the development and retaining existing high value trees which will act as a separation between the buildings and Taylors Lane Road.
- New tree and hedge planting along the frontage and to the rear subject to the limitation of space available due to the watermain wayleave along the front of the site.
- Retention and enhancement of the existing curved pedestrian entrance close to the roundabout and the integration of additional pedestrian access points along Taylors Lane Road.
- The existing poor condition exotic conifers (Lawson Cypress) overhanging and shading the drainage ditch on the southern boundary will be removed to allow the natural regeneration of the drainage ditch incorporating a new native woodland which will provide a sustainable ecological corridor in the future.
- Addressing the requirements in full of the Green Space Factor requirements along with Green Infrastructure protection, enhancement and mitigation.

## 8.0 PREDICTED IMPACTS

11 No. photomontages (Refer to the existing and proposed images below (and Digital Dimensions booklet of Photomontages as included within the application.) have been prepared to illustrate the physical and visual character of this residential development within its surrounds. A location map of the views is represented in Fig. 7.0.

In each instance the existing view is illustrated together with the proposed development as seen from the same viewpoint. A description of the visual impact from each viewpoint is illustrated in Table 7.0 below.

As noted above, the photomontages as prepared by Digital Dimensions also reference the 'outline' built development line of the former SHD planning application (reference SHD ABP-307222-20) on the said lands, where the original proposed prevailing height of the of the development was mainly 6 storeys. This has been referenced in order to provide a comparison between the reduced height scheme of the current LRD proposal and the former SHD scheme. Refer to for Photomontage Booklet for Reference as prepared by Digital Dimensions and which is enclosed within this application.



Fig. 6.0 – Taylors Lane Development – Proposed Landscape Plan

### Operational Phase

Consistent and effective maintenance of hard and soft landscape areas, (in particular entrance areas, open space areas) together with quality site and building management are key to avoiding or

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Fig. 7.0 – Taylors Lane Development – Location Map of 11 Views

Table 8.0– Taylors Lane Development – Description of the Visual Impact from each Viewpoint

	<b>Photomontage View 01</b> From Taylors Lane close to St. Endas School
<b>Existing View</b>	The site is approximately 1Km distant from this viewpoint. The tall Poplar and Monterey Pine trees on site are visible in the distance. The existing buildings on the site are not visible in this view.
<b>Proposed View</b>	The proposed buildings are partially visible in the distance obscuring some of the site's taller trees. The tower cranes will be visible above the site from this location during the construction phase.
<b>Impact (Construction Stage)</b>	Short term slightly negative visual impact.
<b>Impact (Operation Stage)</b>	Imperceptible long-term visual impact
	<b>Photomontage View 02</b> From View 02 – From Palmer Park
<b>Existing View</b>	Palmer Park is a residential development and this view from rising ground is approximately 100M from the south western corner of the site. The densely packed Cypress trees on the southern boundary are visible to the rear of the house in the image.
<b>Proposed View</b>	The proposed development will be screened by the intervening vegetation and therefore there would be no visual impact from this location.
<b>Impact (Construction Stage)</b>	Imperceptible visual impact
<b>Impact (Operation Stage)</b>	Imperceptible long-term visual impact

	<b>Photomontage View 03</b> From Moyville
<b>Existing View</b>	This view from the Moyville Estate is approximately 120M from the southern boundary of the site. The trees visible to the rear of the houses are located in the St Augustine's property to the rear of the site.
<b>Proposed View</b>	The proposed development will be screened by the intervening vegetation and housing, and therefore there would be no visual impact from this location.
<b>Impact (Construction Stage)</b>	Imperceptible short-term visual impact
<b>Impact (Operation Stage)</b>	Imperceptible long-term visual impact

	<b>Photomontage View 04</b> From R116 Edmonstown Road
<b>Existing View</b>	The site south western boundary is approximately 50M from this location and the existing cluster of industrial style site buildings are visible bounding the roadway.
<b>Proposed View</b>	The proposed buildings are located close to the roadway and are partially obscured by intervening vegetation and built boundaries. In recent years the character of this road edge has changed with the introduction of the Ballyboden Primary Care Centre and associated boundary wall and railings.  The height of the proposed buildings and the proximity to the roadway creates a change in scale and character to the location. However, it is important to note the proposed development shall remove the industrial style units along the road edge and shall be set back sufficiently to adopt a quality boundary edge in the form of a consistent line of fastigiate trees with a granite stone faced wall and railing arrangement along the footpath line.
<b>Impact (Construction Stage)</b>	Significant short-term negative visual impact
<b>Impact (Operation Stage)</b>	Moderate long-term neutral visual impact

	<b>Photomontage View 05</b> From Cypress Avenue
<b>Existing View</b>	This viewpoint is approximately 130M from the south western corner of the site. The residential estate has a significant number of mature trees planted throughout the area.
<b>Proposed View</b>	The proposed development will be screened by the intervening vegetation and housing, and therefore there would be no visual impact from this location.
<b>Impact (Construction Stage)</b>	Imperceptible short-term visual impact
<b>Impact (Operation Stage)</b>	Imperceptible long-term visual impact

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<b>Photomontage View 06</b> From R115 Scholarstown Road	
<b>Existing View</b>	This view is taken from the junction of Scholarstown Road with Stocking Lane approximately 270M from the western boundary of the site. Intervening trees screen views of the site from this location.
<b>Proposed View</b>	The proposed development will be screened by the intervening vegetation and therefore there would be no visual impact from this location.
<b>Impact (Construction Stage)</b>	Imperceptible short-term visual impact
<b>Impact (Operation Stage)</b>	Imperceptible long-term visual impact

<b>Photomontage View 10</b> From Taylors Lane close to roundabout	
<b>Existing View</b>	This viewpoint is taken from close to Ballyboden Crescent and there are partial views into the site through the existing trees.
<b>Proposed View</b>	The necessary removal of the existing trees on site open up views of the proposed buildings from this viewpoint offering an open and welcoming amenity space. The proposed tree planting will create part screening over time as well as adding interest and framing views.
<b>Impact (Construction Stage)</b>	Significant short-term negative visual impact
<b>Impact (Operation Stage)</b>	Moderate long-term positive visual impact

<b>Photomontage View 07</b> From R113 close to Ballyboden St. Enda's GAA Club	
<b>Existing View</b>	The entrance into Ballyboden St Endas GAA Club is approximately 350M from the north-western corner of the site. Intervening trees screen views of the site.
<b>Proposed View</b>	The proposed development will be screened by the intervening vegetation and therefore there would be no visual impact from this location.
<b>Impact (Construction Stage)</b>	Imperceptible short-term visual impact
<b>Impact (Operation Stage)</b>	Imperceptible long-term visual impact

<b>Photomontage View 11</b> From Taylors Lane opposite library	
<b>Existing View</b>	The viewpoint is approximately 50M from the north-eastern corner of the site. The Whitechurch Library building is a listed building and therefore the visual impact of the proposed development would be relevant to the building and its setting.
<b>Proposed View</b>	The upper levels of the proposed buildings are slightly visible in part over the avenue of evergreen trees on the adjoining property. The listed library building is effectively screened from the site development by the trees.
<b>Impact (Construction Stage)</b>	Moderate short-term negative visual impact
<b>Impact (Operation Stage)</b>	Moderate long-term neutral visual impact

<b>Photomontage View 08</b> From The Rise, Boden Heath	
<b>Existing View</b>	The Rise residential estate lies approximately 100M to the west of the site and the tall Poplar trees on the site's western boundary are visible in this view.
<b>Proposed View</b>	The proposed development is partially visible above the existing trees. The construction cranes will be the most visually intrusive aspect of the project. The Poplar trees scheduled for removal are removed from this view however the intervening vegetation offers substantial screening at this location.
<b>Impact (Construction Stage)</b>	Moderate negative short-term visual impact
<b>Impact (Operation Stage)</b>	Moderate long-term neutral visual impact

<b>Photomontage View 09</b> From Junction at roundabout of R113	
<b>Existing View</b>	The viewpoint is approximately 50M from the north-western corner of the site. The existing buildings are partially visible behind the mature trees along the Taylor's Lane Road frontage.
<b>Proposed View</b>	The proposed development will create a significant visual impact particularly during the construction phase. The existing retained trees on site and the proposed tree planting will help anchor the development in the landscape over time.
<b>Impact (Construction Stage)</b>	Significant short-term negative visual impact
<b>Impact (Operation Stage)</b>	Moderate long-term neutral visual impact

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View 01- Existing – From Taylors Lane close to St. Endas School



View 02- Existing – From Palmer Park



View 01- Proposed – From Taylors Lane close to St. Endas School



View 02- Proposed – From Palmer Park

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View 03- Existing – From Moyville



View 04- Existing – From R116 Edmonstown Road



View 03- Proposed – From Moyville



View 04- Proposed – From R116 Edmonstown Road

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View 05- Existing – From Cypress Avenue



View 06 – Existing – From R115 Scholarstown Road



View 05- Proposed – From Cypress Avenue



View 06- Proposed – From R115 Scholarstown Road

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View 07 – Existing – From R113 close to Ballyboden St. Enda's GAA Club



View 08 – Existing – From The Rise, Ballyboden



View 07 – Proposed – From R113 close to Ballyboden St. Enda's GAA Club



View 08 – Proposed – From The Rise, Ballyboden

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View 09 – Existing – From Junction at roundabout of R113



View 10 – Existing – From Taylors Lane close to roundabout



View 09 – Proposed – From Junction at roundabout of R113



View 10 – Proposed – From Taylors Lane close to roundabout



View 11 – Existing – From Taylors Lane opposite library



View 11 – Proposed – From Taylors Lane opposite library

### 9.0 DO NOTHING' SCENARIO

Given that the lands are zoned for residential development and are located in an area where in-fill residential development is ongoing and close to existing transport infrastructure and shopping / restaurants and schools it is likely that the lands would not remain undeveloped for very long. Any residential development similar to this proposed scheme is likely to result in a similar level of impact on the surrounding landscape and visual environment.

### 10.0 WORST CASE SCENARIO

The worst-case scenario would be that the development stalled during construction and the site would be left unfinished for a period of time. Given the current accommodation shortage and the likelihood that this will be the situation for some time and given the value of the site and any level of construction works would be considered a valuable asset, it is unlikely therefore that the site would be left for a lengthy period unfinished.

### 11.0 MONITORING & REINSTATEMENT

Post construction, all soft landscape areas shall be top soiled (to the required depths), cultivated and seeded or planted in line with the landscape proposals. Should any plants fail during the first 12 months post construction, replacement planting shall be carried out within the following planting season (i.e. November to March) as necessary.

### 12.0 DIFFICULTIES IN COMPILING INFORMATION

There were no specific difficulties encountered during the preparation the landscape and visual impact assessment.

### 13.0 REFERENCES

- Environmental Protection Agency (EPA) publication 'Guidelines on the Information to be contained in Environmental Impact Statements (2017) and the accompanying Advice Notes on Current Practice in the Preparation of Environmental Impact Statements (2017); and,
- 'Guidelines for Landscape and Visual Assessment', 3rd Ed., The Landscape Institute and Institute of Environmental Management and Assessment, 2013



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