

Landscape and Visual Impact Assessment

RE: Mountgorry, Swords

APPLICANT: Bartra Propco 23 Limited

20th September 2024

Prepared by Margaret Egan MILI
Áit Urbanism + Landscape Ltd.

Introduction

This Landscape and Visual Impact Assessment report has been undertaken by Áit Urbanism and Landscape as a stand-alone report. It will assess the landscape and visual impact of the proposed

development for a Large-scale Residential Development (LRD) at the site fronting the Swords to Malahide Road (R106), in Mountgorry, Swords, Co. Dublin.



Site Location of the proposed development site with indicative boundary line in red

Landscape and Visual Impact Assessment

This Landscape and Visual Impact Assessment report describes the existing receiving environment, the contiguous landscape and the methodology utilised to assess the impacts. It assesses the visual extent of the proposed development and the proposal's visual effects on key views throughout the study area. It describes the landscape and urban character of the subject 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 subject site and its immediate area.

The following visual receptors addressed in this assessment:

- Key views from designated sites of national or international importance where relevant
- Designated protected views and views/scenic routes protected through development objectives in the Fingal Development Plan 2023-2029 if applicable
- 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
- Major routes adjacent to the site
-

METHODOLOGY

Overview

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

Desktop Study

Site assessments were undertaken in June 2023. Desktop studies were undertaken to evaluate the existing site conditions such as topography, vegetation, settlement patterns, contiguous land use, drainage, landscape, and urban character as well as overall visibility of the site from surrounding areas. Information was also collated on protected views, scenic routes, special and protected landscapes etc.

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

- Fingal Development Plan 2023-2029 <https://www.fingal.ie/development-plan>
- <https://fingalcoco.maps.arcgis.com/apps/webappviewer/index.html>
- Fingal Development Plan 2017-2023 <https://www.fingal.ie/development-plan> Chapter 9 – Natural Heritage (Landscape Character Assessment)
- Ordnance Survey Ireland – Interactive Mapping and Aerial Photography www.osi.ie

This LVIA has been prepared utilising the following guidance documents:

- ‘Guidelines on the Information to be Contained in Environmental Impact Statements’ Environmental Protection Agency, 2002
- ‘Advice notes on current practices (in the preparation of an Environmental Impact Statement), Environmental Protection Agency, 2003
- ‘Advice notes for Preparing Environmental Impact Statements. Draft’. Environmental Protection Agency, 2015.
- ‘Landscape and Landscape Assessment Draft Guidelines’, Department of Environment, Heritage and Local Government (DEHLG) 2000
- ‘Guidelines for Landscape and Visual Impact Assessment’, The Landscape Institute & I.E.M.A., UK, 2013.
- ‘Environmental Impact Assessment Handbook’, Scottish Natural Heritage (SNH), Version 5, 2018. Appendix 2: Landscape and Visual Impact Assessment.
- DoEHLG, ‘The Landscape and Landscape Assessment Draft Guidelines for Planning Authorities’.

The Glossary of Impacts used in the assessment of impacts are as per EPA Guidelines:

Quality of Impacts

Positive Impact/Effects

A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).

Neutral Impact/Effects

No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.

Negative Impact/Effects

A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).

Significance of Impacts/Effects

Imperceptible Impact/Effect

An impact/effect capable of measurement but without noticeable consequences.

Not Significant

An impact/effect which causes noticeable changes in the character of the environment but without significant consequences.

Slight Impact/Effect

An impact/effect which causes noticeable changes in the character of the environment without affecting its sensitivities.

Moderate Impact/Effect

An impact/effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.

Significant Impact/Effect

An impact/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 most of a sensitive aspect of the environment.

Profound Impact/Effect

An impact which obliterates sensitive characteristics.

Duration of Impact/Effect

Momentary Impact/Effects

Effects lasting from seconds to minutes.

Brief Impact/Effects

Effects lasting less than a day.

Temporary Impact/Effects

Effects lasting less than a year.

Short-term Impact/Effect

Impact/Effect lasting one to seven years.

Medium-term Impact/Effect

Impact/Effect lasting seven to fifteen years.

Long-term Impact

Impact/Effect lasting fifteen to sixty years.

Permanent Impact/Effect

Impact lasting over sixty years.

Reversible Impact/ Effects

Effects that can be undone, for example through remediation or restoration.

Temporary Impact/Effects

Impact lasting for one year or less.

Types of Impacts

Indirect Impact/Effects (a.k.a. Secondary or Off-site Effects)

Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.

Cumulative Impact/Effects

The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.

'Do Nothing Impact'

The environment as it would be in the future should the subject project not be carried out.

'Worst case' Impact/Effect

The effects arising from a project in the case where mitigation measures substantially fail.

Indeterminable Impact/Effect

When the full consequences of a change in the environment cannot be described.

Irreversible Impact/Effect

When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.

Residual Impact/Effect

The degree of environmental change that will occur after the proposed mitigation measures have taken effect.

Synergistic Impact/Effects

Where the resultant effect is of greater significance than the sum of its constituents (e.g., combination of SOx and NOx to produce smog).

Other terminology used within this chapter is set out below.

Definition of Visual Impacts

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

Visual Intrusion: where a proposed development will feature in an existing view but without obstructing the view.

Visual Obstruction: where a proposed development will partly or completely obscure an existing view.

Sensitivity and Significance: The significance of impacts on the perceived environment will depend partly on the number of people affected, but also on value 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 relevance of these non-visual aspects to our perception of our environment and the impact made by proposed changes is considered in other sections of this assessment document. The purpose of this section is to objectively examine and assess the nature and extent of the visual impact created as a result of the development proposal.

Photomontage Methodology

A photomontage is defined as:

‘A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs. Photomontages are generated using computer software.’ (‘Visual Representation of Wind Farms - Good Practice Guidance,’ Scottish Natural Heritage (SHN) -. 2006)

Choice of Views

The views were chosen to accurately represent the likely visual impact from all directions. Views from the Public Domain were given priority, particularly those from main roads and access routes. The views submitted are considered to be the most important and representative, having regard to the requirement to examine the greatest likely impacts.

Photography of Site

(See photomontage document by Modelworks)

Each of the nine chosen views were photographed using a high-resolution digital camera set horizontally using a surveying level to eliminate any possible distortion and to make an accurate match with the computer rendering.

The direction of view was recorded for each shot, together with its position on the ground. The camera positions are then surveyed by GPS to establish their x, y, and z coordinates to an accuracy of +/- 25mm. These positions are then plotted onto Ordnance Survey maps and their distance and angle from the proposed development is recorded to ensure an accurate match with the computer model. The horizontal angle (field) of views for every shot is 67° (unless otherwise stated), therefore if each montage is printed to the same width, there is a consistency of scale and comparative size. It should be noted that this angle (field) of view is considerably less than the human eye viewing angle but greater than a 50 mm lens on a 35 mm camera. It is chosen as the most suitable compromise. The index marks on each photo indicate the size of photo which would be produced by a 50 mm lens on a 35 mm SLR (commonly regarded as a “normal” lens).

Size of Print and Viewing Distance

When the angle of view (field of view) is known, then the correct size of print to view is a function of this angle and distance from the eye. When the photomontages are printed at approximately A3 size (in width), and if they are viewed at approximately 300mm, (normal reading distance) objects seen in the image will appear at approximately the same scale as if viewed in reality from the location from which the photograph was taken.

Rendered View

Rendered views of the proposed development were generated to match the site views. This is achieved by programming in all of the data recorded at the time the site photos were taken i.e., surveyed position in relation to the development, angle of view and direction of view. This ensures that the size, position, and height of the proposed development in the photograph is correct to at least an accuracy of 0.33%, i.e., +/- 1mm on an A3 print. Careful consideration is given to the direction of sunlight, time of day, weather conditions and distance of the viewer, so that the photomontage will match reality in terms of lighting, sharpness, density of colour etc.

Photomontages

Each of the nine rendered view of the proposed development is superimposed onto its matching photograph. The mathematical accuracy is then checked visually by ensuring that existing prominent features which are also modelled, line up exactly in the photo. Careful consideration is given to establishing which existing (retained) landscape features are in the foreground and therefore mark the proposal and those which are in the background.

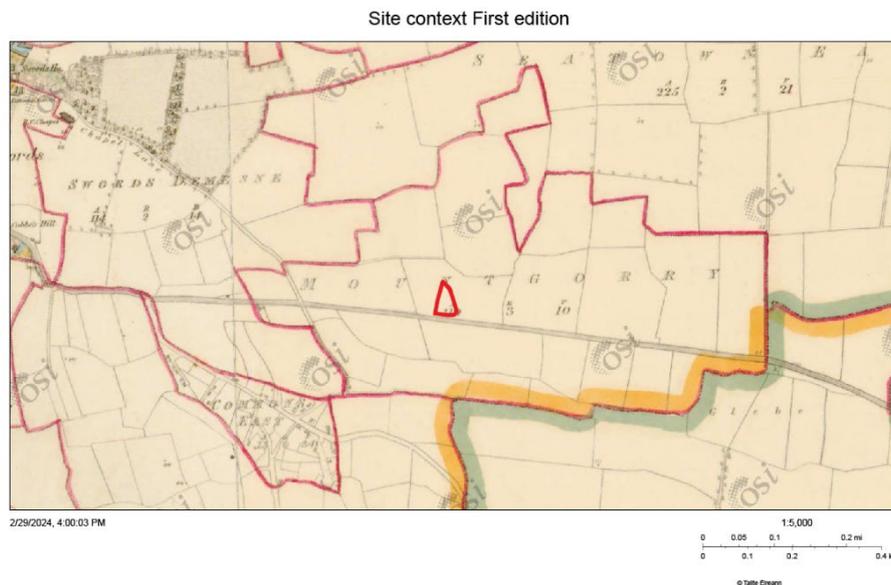
The Existing Site Context

The subject site is located in the townland of Mountgorry in the parish of Swords. The site measures approximately .873ha and presents as an irregular triangular shaped field under rough grass with scrub. There is a mixed woodland running along the western and northern boundary of the site. The boundary to the east is a simple timber post and top rail fence with wire mesh. The southern boundary is defined by a metal traffic barrier adjacent to scrub and some smaller tree/hedge planting in the south-west of the site.

There is an area of open space immediately west of the site associated with the Seamount View residential estate. To the north is the Swords Business Park, to the east, an Applegreen service station and cul-de-sac used for parking by users of the service station.

Historical Landscape Context

The lands at Mountgorry in the parish of Swords, are located to the east of lands formerly known as Swords Demesne, covering an area of approximately 40 ha. The landscape appears as predominantly as a low lying agricultural landscape setting as depicted in the First Edition Map below, surveyed between 1829 and 1834. The Swords Road, Drynam Road (Commons East), Cliffords Lane and Church Lane remain on the same alignment today.

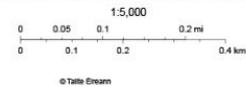


By the early 1990's the landscape of Swords has changed substantially. Suburban development, both residential and commercial has moved north of Dublin City into the suburbs of north Dublin. The former N1 has been replaced with the R132, Swords Road and Swords By-Pass in 2003. The construction of the M1 motorway, between 1985 and 2007 created a highly strategic road linking with Dublin City and Dublin Port with Belfast. New secondary routes opened up other remaining agricultural lands in the north of Dublin to development. The subject site appears as a parcel of greenfield lands remaining from the previous agricultural landscape setting.

Site context 2006



2/29/2024, 4:00:54 PM

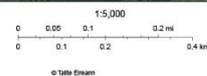


GeoPave
© Taithe Eireann. Unauthorised reproduction infringes Taithe Eireann and Government of Ireland copyright. Not suitable for Commercial, Legal or Publication purposes.

Site context 2013



2/29/2024, 3:59:19 PM



GeoPave
© Taithe Eireann. Unauthorised reproduction infringes Taithe Eireann and Government of Ireland copyright. Not suitable for Commercial, Legal or Publication purposes.

Apart from some new residential builds between 2013 and 2024, land development has remained relatively static locally. Lands to the immediate east of the M1 remain in agricultural use. There have been some new additions to the business park to the north of the subject site and the Applegreen Service Station, built in 2015 is visible below. Tree planting along the M1 is more robust.



Vehicular and Pedestrian Circulation

In terms of road infrastructure, the M1 is approximately 68m to the east of the site. The R106 (Malahide Road) runs along the southern boundary of the site with a roundabout located to its south-east, connecting with Mountgorry Way (L12142) to the south and to the local access road/cul-de-sac to the north (Applegreen service station).

Vehicular and Pedestrian Circulation Analysis

LEGEND

-  Pedestrian Access
-  Site Boundary



Vehicular Circulation Analysis

LEGEND

- Site Boundary



Contiguous Land Use

The subject site is located approximately 900m east of Swords town centre. Lands to the north of the site and west of the M1 motorway are predominantly commercial in the form of Swords Business Park. Lands to the immediate south, are for the most part residential in the form of two to three storey apartment blocks along the R106, St Werbergs, and Mountgorry Wood. Further south and accessed via Mountgorry Way, Cliffords Lane and Drynam Road, are the residential housing estates of Milesian Grove and Foxwood with areas of public open space. There is one large commercial yard and carpentry workshop to the south-west of the site on the R106.

Land Use Analysis

LEGEND

- Existing Residential Use
- Existing Educational Use
- Allotments - Community Use
- Existing Commercial Use
- Existing Recreational Use
- Existing Agricultural Use
- Existing Open Space
- Site Boundary



The site is accessible by bus with the nearest stops located on Malahide Road c. 10-50m from the site boundary. These stops provide access to a variety of bus services including Go Ahead Routes 102/A/P/T and Swords Express Routes 506 & 507 with extensive additional routes accessible within a 10-minute walking distance, including Dublin Bus routes 42, 43 and 142, as set out in detail in the Transport Assessment prepared by O'Connor Sutton Cronin. The site is also located less than 1km walk from the proposed MetroLink Swords Central Station on the R132. The site is close to Swords Pavilions Shopping Centre, Swords Business Park, Airside Business Park, several school facilities, Malahide Castle and golf courses.

Trees and Vegetation

Trees and Vegetation

LEGEND

- Existing Agricultural Land
- Existing Hedgerows
- Existing Community Allotments
- Existing Sport and Recreational Areas
- Site Boundary
- Existing Trees



Tree Survey

A tree survey was undertaken by CMK Arboricultural Consultant. The bulk of the trees and woodland visible along the western boundary of the site are located within the neighbouring lands, forming the eastern boundary to Seamount Estate. Seven trees are located within the site, mainly scattered along the west and one to the south. The trees are generally in either fair or good condition with one in very poor condition. Four of the seven trees are Willow (*Salix alba*), one Ash (*Fraxinus excelsior*), one Sycamore (*Acer pseudoplatanus*) and one Birch (*Betula pendula*). None of the seven trees surveyed are of arboricultural significance.

Ecology and Habitats

A Preliminary Ecological Appraisal (PEA) of the subject site has been undertaken by Enviroguide Consulting.

The habitats recorded on site during field surveys have been identified as primarily rank grassland comprising of :

- Dry Meadows and Grassy Verges (GS2) habitat
- Scrub (WS1) habitat was recorded within the north and along the west and southern boundaries of the site.
- Buildings and Artificial Surfaces (BL3) habitat (pedestrian pathway along the south of the subject site)

Bramble (*Rubus fruticosus* agg.) was identified as the main species within this habitat, in areas to the north and south of the site. Other species noted within this habitat include young willow (*Salix alba*) and small to medium stands of butterfly bush (*Buddleja davidii*) scattered throughout the north of the scrub habitat on the site.

Oak (*Quercus robur*) and Norway maple (*Acer platanoides*) are present along the west of the site, outside the site boundary but overhang the site in places along the western boundary.

- There are no rare or protected flora species on the site.
- There are two medium impact invasive species recorded on site (Butterfly Bush and Sycamore)

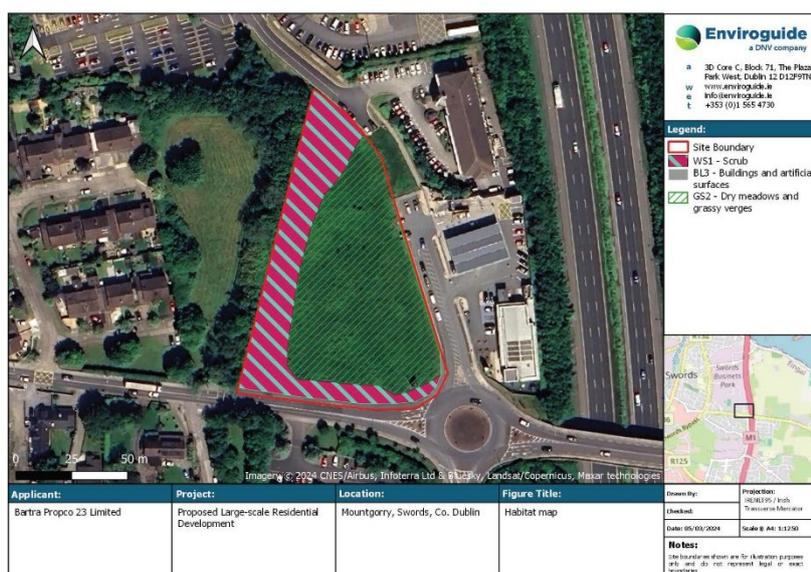


FIGURE 3. MAP OF HABITATS AT THE SITE OF THE PROPOSED DEVELOPMENT.

The Preliminary Ecological Appraisal (PEA) concludes that there are no protected or notable habitats present on site. The site is a suitable habitat for birds, bats and small mammals, with the potential for supporting foraging, commuting and nesting. Given the presence of these poor-quality habitats and negligible ecological value, both precautionary and enhancement measures are recommended to provide a biodiversity net gain in the operational phase of the proposed development. The PEA states, based on its overall assessment that the proposed development will not have a significant impact upon any protected site, habitats, flora or fauna species.

Visual Analysis

The site presents as a relatively flat open landscape, under rough grass, a remnant of former agricultural lands. It is bounded on the west and north by a metal palisade fence, with a woodland belt (outside the site boundary). A low metal traffic barrier runs along the length of the southern boundary. A timber post and top rail with wire mesh forms the boundary along the eastern perimeter of the site. The site is predominantly open, with views out to the north to the Swords Business Park, to the east to the Applegreen service station, to the south to the predominantly residential areas contiguous to the Swords Road (R106). There is visual enclosure created by the existing woodland that is located outside the site boundary to the west, screening views into the adjacent open space and residential enclave of Seamount. There is little visual merit to the site, with an appearance of wasteland and visual clutter in the form of signage and post and overhead wire infrastructure.



View looking north-east from the southern boundary of the site



View looking south along the eastern boundary of the site



View looking east along the southern boundary of the site along the R106



View looking north through the site



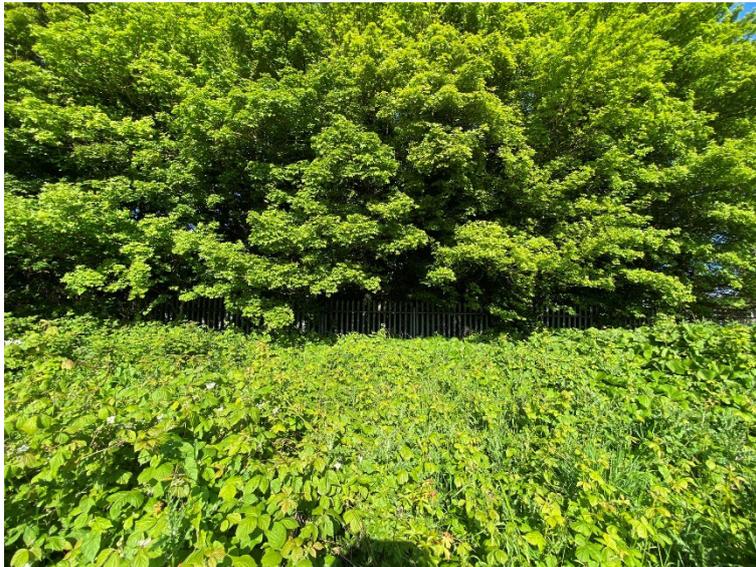
View looking west towards the site from the Applegreen service station



**View looking north-west towards the northern portion of the site
from the adjacent Applegreen service station**



View looking south -east from the western boundary of the site



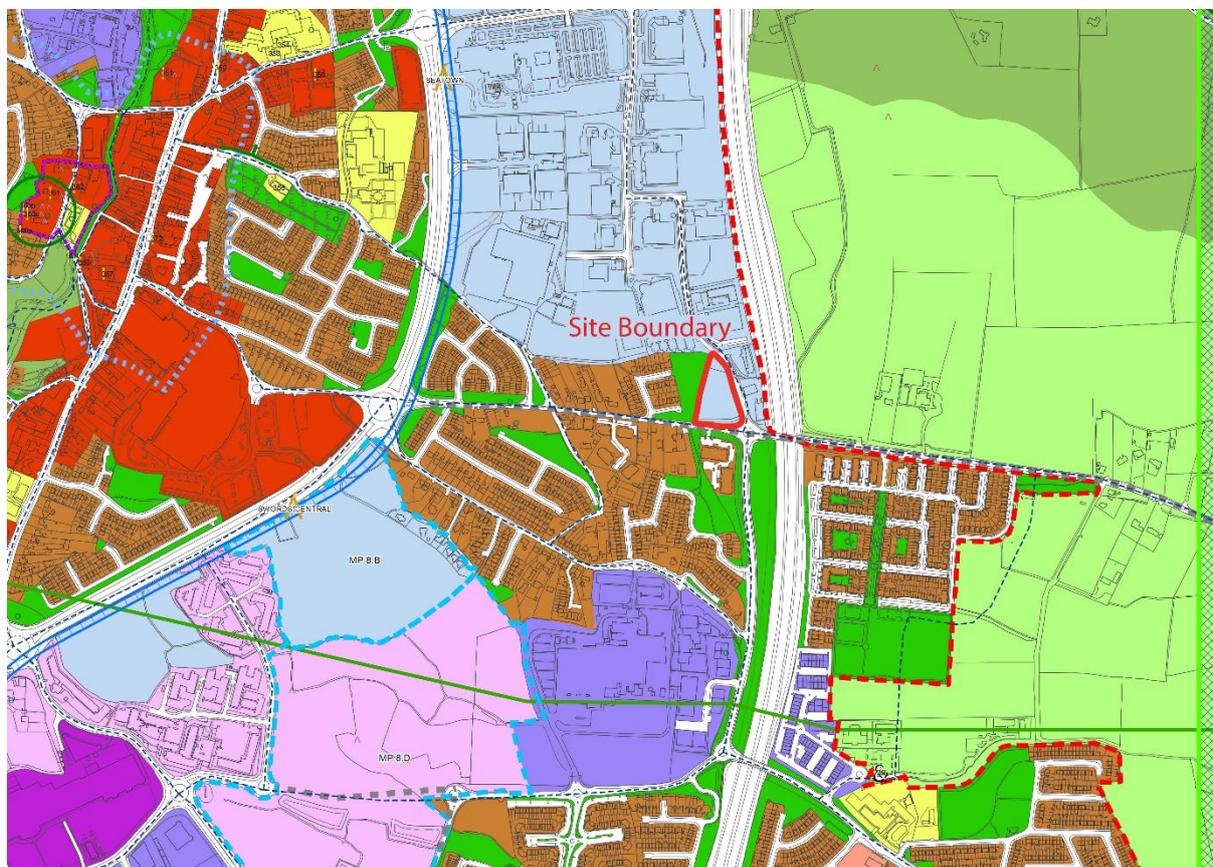
View of existing groundcover, scrub, western boundary palisade fence line and woodland



View looking southwest within the site towards western boundary of the site

Planning Context

Landscape Planning policies and objectives relevant to the assessment of the impacts of the proposed development are laid out in the Fingal County Development Plan 2023-2029 (FCDP).



Fingal County Development Plan 2023-2029 Zoning Map Sheet 8

<p>Fingal Development Plan 2023 - 2029</p> <p>SWORDS</p> <p>Sheet No.8</p>	<p align="center">Zoning Objectives</p>	
	<p>CI - Community Infrastructure</p> <p>GB - Greenbelt</p> <p>GE - General Employment</p> <p>HA - High Amenity</p> <p>HT - High Technology</p> <p>LC - Local Centre</p> <p>MC - Major Town Centre</p> <p>MRE - Metro and Rail Economic Corridor</p> <p>OS - Open Space</p> <p>RA - Residential Area</p> <p>RC - Rural Cluster</p> <p>RS - Residential</p> <p>RU - Rural</p> <p>RW - Retail Warehousing</p>	<p>Provide for and protect civic, religious, community, education, health care and social infrastructure</p> <p>Protect and provide for a Greenbelt</p> <p>Provide opportunities for general enterprise and employment</p> <p>Protect and enhance high amenity areas</p> <p>Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment</p> <p>Protect, provide for and/or improve local centre facilities</p> <p>Protect, provide for and/or improve major town centre facilities</p> <p>Facilitate opportunities for high density mixed use employment and commercial development and support the provision of an appropriate quantum of residential development within the Metro and Rail Economic Corridor</p> <p>Preserve and provide for open space and recreational amenities</p> <p>Provide for new residential communities subject to the provision of the necessary social and physical infrastructure</p> <p>Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster</p> <p>Provide for residential development and protect and improve residential amenity</p> <p>Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage</p> <p>Provide for retail warehousing development</p>

Fingal County Development Plan 2023-2029 Sheet 8 Zoning Map Legend

The subject site is zoned **MRE** (Metro and Rail Economic Corridor):

Facilitate opportunities for high-density mixed-use employment and commercial development and support the provision of an appropriate quantum of residential development within the Metro and Rail Economic Corridor.

The vision for this zoning is as follows:

Provide for an area of compact, high intensity/density, employment generating activity with associated commercial and residential development which focuses on the MetroLink, or rail or light rail stations within settings of exemplary urban design, public realm streets and places, which are permeable, secure and within a high-quality green landscape. Landmark buildings will provide strong quality architectural features, which respect and enhance the character of the area into which they sit. The designated areas will form sustainable districts which possess a high degree of connectivity and accessibility and will be developed in a phased manner subject to the necessary provision of social and physical infrastructure.

USE CLASSES RELATED TO ZONING OBJECTIVE		
Permitted in Principle		
Agricultural Buildings	Agri-Tourism	Bed and Breakfast ³
Boarding Kennels ³	Burial Grounds ²⁹	Childcare Facilities ³
Community Facility	Farm Shop ²⁰	Golf Course
Guest House ³	Health Practitioner ³	Holiday Home/Apartments ⁷
Office Ancillary to Permitted Use	Open Space	Recreational/Sports Facility
Research and Development ¹⁴	Residential ⁴	Restaurant/Café ¹³
Veterinary Clinic ²¹	Campsite ²⁵	

Fingal County Development Plan 2023-2029 (FCDP) Ch.13

Sustainable Placemaking and Quality Homes

The County’s identity and sense of place contribute directly to its economic success and its attractiveness as a place to live and work. For Fingal to maintain and enhance its competitive position, it must continue to put its sense of identity and place at the centre of its strategic activities.

The public realm has a key role to play in this process and the Council is dedicated to enhancing and improving the unique built and natural heritage of the County and to providing well-designed, sustainable places. The public realm can be defined as those parts of the County where people can gain unrestricted access for the purpose of passing through, meeting, visiting and enjoying. It is where we come together as a community, not merely a place for functional movement. Particularly in the aftermath of the Covid-19 pandemic, we as a community have a better understanding of the importance of public realm and the economic, social and environmental benefits it can contribute to an area. (FDP3.5.2)

Policy SPQHP3 – Successful Public Realms	Promote, develop, and implement policies and initiatives which shape and deliver quality accessible and sustainable public realms, which can facilitate a variety of uses, throughout Fingal including enhancement of existing and developing centres in accordance with the principles of good urban design.
Policy SPQHP6 – Urban Design	Enhance and develop the fabric of existing and developing centres in accordance with the principles of good urban design.
Policy SPQHP7 – Clean Air and Noise Reduction	Promote a clean air and noise reduction approach to public realm in town and village centres through pedestrianisation of streets and/or restriction of through traffic where possible and appropriate.

Objective SPQHO4 – Public Realm Strategies	Prepare Public Realm Strategies, where appropriate, liaising closely with residents and other relevant stakeholders.
Objective SPQHO5 – Amenity of Town and Village Centres	Enhance the amenity of existing town and village centres, minimising clutter and proliferation of street furniture and provide guidance on public realm design, including wirescape, shopfront design, street furniture, climate resilient and pollinator friendly planting, signage and the adequate provision of bins and recycling options.
Objective SPQHO6 – Universal Design Approach	Promote and facilitate a Universal Design for all developments.

Objective SPQHO7 – Vibrant Town and Village Centres	Support measures required to create vibrant town and village centres with high quality public realms.
--	---

Private, Semi-Private and Public Open Space

In meeting the amenity requirements of residents, appropriate levels of private, semi-private and communal open space must be achieved in new residential developments and in assessing proposals regarding the extension of existing residential schemes. It is also important that new development does not negatively impact the private open space amenities enjoyed by adjacent developments.

Policy SPQHP36 – Private and Semi-Private Open Space	Policy SPQHP36 – Private and Semi-Private Open Space Ensure that all residential development within Fingal is provided with and has access to high quality private open space and semi-private open space (relative to the composition of the residential scheme) which is of a high-quality design and finish and integrated into the design of the residential development.
Policy SPQHP37 – Open Space Hierarchy	Ensure that all residential development in Fingal is served by a clear hierarchy and network of high quality public open spaces providing for active and passive recreation purposes which is easily accessible and integrated with local communities.
Objective SPQHO35 – Private Open Space	Require that all private open spaces for houses and apartments/duplexes including balconies, patios, roof gardens and rear gardens are designed in accordance with the qualitative and quantitative standards set out set out in Chapter 14 Development Management Standards.
Objective SPQHO36 – Public open Space	Public open space provision in new residential developments must comply with the quantitative and qualitative standards set out in Chapter 14 Development Management Standards.

Compact Growth, Consolidation and Regeneration

Policy SPQHP38 – Compact Growth, Consolidation and Regeneration	Promote compact growth in line with the NPF and RSES through the inclusion of specific policies and targeted and measurable implementation measures that:
--	---

	<ul style="list-style-type: none"> • Encourage infill/brownfield development • Focus growth on the County's designated strategic development areas identified in the Metropolitan Area Strategic Plan • Promote increased densities along public transport corridors.
Objective SPQHO43 – Contemporary and Innovative Design Solutions	Promote the use of contemporary and innovative design solutions subject to design respecting the character and architectural heritage of the area.

Fingal's Greenbelt

Policy SPQHP58 – Preservation of Greenbelts	Preserve Greenbelts in Fingal in order to safeguard valuable countryside; to ensure that existing urban areas within Fingal do not coalesce to ensure that citizens can enjoy the County's natural amenities and to strengthen and consolidate greenbelts around key settlements.
Objective SPQHO101 – Strengthening of Greenbelt Lands	Strengthen greenbelt lands by identifying opportunities for infill development and consolidation within existing towns to reduce the need to zone additional greenfield lands and ensure the preservation of strategic greenbelts between our towns and villages.
Objective SPQHO102 – Development within the Greenbelts	Promote development within the Greenbelts which has a demonstrated need for such a location, and which protects and promotes the permanency of the Greenbelt, and the open and rural character of the area.

Community Infrastructure and open space

Allotments, Community Gardens and Community Initiatives

Policy CIOSP13 – Open Space/Parks	Continue the development of a hierarchy of multifunctional active and passive recreational open spaces and facilities to serve all age cohorts.
--	---

<p>Policy CIOSP14 – Sports, Recreation and Play Amenities</p>	<p>Support sports, recreational and play amenities in the County for all ages and abilities; encourage sporting and recreational organisations to achieve their aims and goals and support platforms for new and alternative sports to develop</p>
<p>Objective CIOSO36 – Variety of Open Space</p>	<p>Provide a wide variety of resiliently designed, sustainably managed and accessible public open spaces, including allotments, community gardens, parklands and sporting facilities, on a hierarchical basis throughout the County in order to achieve a choice of open space facilities. Best practice Green Infrastructure Guidelines should be used to determine the location and type of open spaces to be provided</p>
<p>Objective CIOSO38 – Public Open Space Provision</p>	<p>Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.</p>
<p>Objective CIOSO41 – Accessible and Safe Open Space</p>	<p>Ensure public open space is accessible and safety is prioritised by incorporating passive surveillance.</p>
<p>Objective CIOSO44 – Playgrounds</p>	<p>Facilitate the provision of appropriately scaled children’s playground facilities within new and existing residential development in line with the Council’s Play Policy.</p>
<p>Objective CIOSO49 – Smaller Developments and Open Space</p>	<p>Require an equivalent financial contribution in lieu of open space provision in smaller developments where the open space generated by the development would be so small as not to be viable.</p>
<p>Objective CIOSO51 – Permeability</p>	<p>Ensure permeability and connections between public open spaces including connections between new and existing spaces, in consultation with residents</p>
<p>Objective CIOSO52 – Trees</p>	<p>Protect, preserve and ensure the effective management of trees and groups of trees.</p>
<p>Objective CIOSO53 – Open Space and Privacy</p>	<p>Ensure all areas of private open space have an adequate level of privacy for residents through the minimisation of overlooking and the provision of screening arrangements.</p>

Connectivity and Movement Greenway Network

With significant coastline, canals, extensive parklands and rural hinterland and a generally attractive and walkable environment, Fingal has the potential to develop an extensive network of strategic Greenway routes for walking and cycling which will become an attractive component of Fingal's integrated transport network. Greenways can serve recreational, commuter and functional users. As such, they offer the potential for a wide range of economic, social, health and environmental benefits.

<p>Policy CMP7 – Pedestrian and Cycling Network</p>	<p>Secure the development of a high-quality, connected and inclusive pedestrian and cycling network and provision of supporting facilities / infrastructure across the County, including the upgrade of the existing network and support the integration of walking, cycling and physical activity with placemaking including public realm improvements, in collaboration with the NTA, other relevant stakeholders, local communities and adjoining Local Authorities in the context of the impact of development schemes with cross boundary impacts and opportunities where appropriate. Routes within the network shall have regard to NTA and TII national standards and policies.</p>
<p>Policy CMP8 – Greenway Network</p>	<p>Secure the development of an expanded Greenway network in collaboration with relevant stakeholders including the NTA, adjoining landowners, local communities and adjoining Local Authorities where appropriate and encourage and facilitate opportunities for enhanced linkage and connectivity to adjoining towns and villages and their services, amenities, attractions and public transport nodes and to cross-County, Regional and National Greenway projects.</p>
<p>Objective CMO6 – Improvements to the Pedestrian and Cyclist Environment</p>	<p>Maintain and improve the pedestrian and cyclist environment and promote the development of a network of pedestrian/cycle routes which link residential areas with schools, employment, recreational destinations and public transport stops to create a pedestrian/cyclist environment that is safe, accessible to all in accordance with best accessibility practice.</p>
<p>Objective CMO12 – Walking and Cycling and</p>	<p>Ensure that new walking and cycling routes are designed, insofar as possible, to function as links in the County's green infrastructure network and that adequate replacement and additional planting of</p>

Green Infrastructure Network	native species and pollinators is provided and that SuDS approaches are used to treat surface water run-off.
-------------------------------------	--

Accessibility and Universal Design

Universal design is the design of the environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age or ability. The need for equality of access to all aspects of the built environment for all individuals is recognised by Fingal County Council as essential for equal opportunities and the development of an inclusive society is a recurring theme in this Plan.

Policy CMP13 – Accessible Pedestrian and Cyclist Environment	Promote and facilitate a network of pedestrian and cycle routes and public realm that is universally accessible for all ages and abilities in accordance with best accessibility practice.
Objective CMO19 – Optimising Accessibility for All	Support and facilitate improvements to the pedestrian and cycle network and public realm that prioritise the removal of barriers to active movement, to improve connectivity and permeability and optimise accessibility for all users.
Objective CMO20 – Signal Control and Pedestrians	Minimise wait times at signalised pedestrian crossings in order to prioritise pedestrian usage. Except in exceptional circumstances, either Green Person Authority or ‘on demand’ green for pedestrians shall be provided on all stand-alone (‘mid-block’) pedestrian crossings within the lifetime of this Plan.
Objective CMO21 – Wayfinding	Support the delivery of way-finding systems with an emphasis around highly trafficked urban areas and routes between public transport interchanges and visitor attractions.

Green Infrastructure and Natural Heritage

Key policy objectives centre on integrated planning for green infrastructure and Ecosystem Services (NPO 58; NPO 62; RSO 10; RPO 7.12) and enhanced green infrastructure is a key strategic outcome. The NPF also states that: Green Infrastructure planning will inform the preparation of regional and metropolitan strategies and City and County Development Plans by: Assisting in accommodating growth and expansion, while retaining the intrinsic value of natural places and natural assets; Providing increased certainty in planning by proactively addressing relevant environmental issues;

Encouraging more collaborative approaches to plan-making by enabling examination of the interactions between future development requirements and the capacity of receiving areas and ensuring that sufficient and well-planned green spaces, commensurate in scale to long-term development requirements, are designated in statutory plans.

Policies and Objectives

Policy GINHP1 – Resilient Design	Promote an awareness of the benefits of resilient design and the multi-functional nature of green infrastructure. Apply multi-functional principles of green infrastructure to inform the Development Management process in terms of design and layout of new residential areas, business/industrial development and other significant projects while maximising the multi-functional nature of green infrastructure by ensuring the development of synergies between Public Open Space, Biodiversity, SuDS/Water Sensitive Design, Climate Change and Active Travel objectives.
Policy GINHP2 – Protection of Green Infrastructure	Ensure that areas and networks of green infrastructure are identified, protected, enhanced, managed and created to provide a wide range of environmental, social and economic benefits to communities.
Policy GINHP3 – Greening of Developments	Encourage measures for the ‘greening’ of new developments including the use of green roofs, brown roofs, green walls and water harvesting. Where feasible require new developments to incorporate greening elements such as green roofs, brown roofs, green walls, green car parking and SuDs (e.g. clean water ponds fed by rainwater via downpipes).

Objective GINHO1 – Urban Greening Plans	Develop and implement Urban Greening Plans for Balbriggan, Swords and the wider Dublin 15 area within the lifetime of the Development Plan.
--	---

Green Infrastructure Themes

Policy GINHP4 – Green Infrastructure Themes	Ensure the green infrastructure strategy for Fingal protects and enhances existing green infrastructure resources and plans for future
--	--

	green infrastructure provision which addresses the five main themes identified in this Plan, namely: Biodiversity, Parks, Open Space and Recreation, Sustainable Water Management, Archaeological and Heritage landscapes, Landscape.
--	---

Biodiversity

Policy GINHP5 – Green Infrastructure Network	Develop the green infrastructure network to ensure the conservation and enhancement of biodiversity, including the protection of European Sites, the provision of accessible parks, open spaces and recreational facilities (including allotments and community gardens), the sustainable management of water, the maintenance of landscape character including historic landscape character and the protection and enhancement of archaeological and heritage landscapes.
Objective GINHO2 – Fragmentation	Reduce fragmentation and enhance the resilience of Fingal’s green infrastructure network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider green infrastructure network.
Objective GINHO3 – Biodiversity in Open Space	Make provision for biodiversity within public open space and include water sensitive design and management measures (including SuDS) as part of a sustainable approach to open space design and management.
Objective GINHO4 – Green Infrastructure and Development	Resist development that would fragment or prejudice the County’s strategic green infrastructure network.

Parks, Open Space and Recreation

This theme is defined as lands zoned open space and/or in use as public open space. The Council has established 2,000 hectares of public open space that are increasingly managed in a sustainable manner to ensure that future generations can enjoy the benefits of these amenities for recreation, health and wellbeing.

Policy GINHP6 – Multi-Functionality	<p>Ensure delivery of multifunctional green and civic spaces that meet community needs, promote active and passive recreation, flood and surface water management and local habitat improvements. The multi-functionality of spaces will be balanced against the need to protect and enhance local habitat and the recreational and functional requirements of parks.</p>
Objective GINHO7 – Provision of Open Space	<p>Provide a range of accessible new parks, open spaces and recreational facilities accommodating a wide variety of uses (both passive and active), use intensities and interests.</p>
Objective GINHO8 – Routes	<p>Provide attractive and safe routes linking parks and open spaces and other related features such as cultural sites and heritage assets as an integral part of green infrastructure provision, where appropriate and feasible.</p>
Objective GINHO9 – Greenways and Net Gain	<p>Ensure that all greenway developments have a biodiversity net gain. Nature conservation and opportunities for biodiversity enhancement will be a key part of these infrastructure projects and nature conservation will be considered throughout the lifetime of the project and into the future, following project completion.</p>

Sustainable Water Management

Policy GINHP7 – Protection	<p>Protect and enhance the natural, historical, amenity and biodiversity value of the County’s watercourses, flood plains, riparian corridors, wetlands and coastal area through long-term and liaison with relevant Prescribed Bodies where appropriate.</p>
Objective GINHO14 – Green Roofs	<p>Objective GINHO14 – Green Roofs Seek the provision of green roofs and green walls as an integrated part of Sustainable Drainage Systems (SuDS) and which provide benefits for biodiversity, wherever possible.</p>
Objective GINHO15 – SuDS	<p>Limit surface water run-off from new developments through the use of appropriate Sustainable Urban Drainage Systems (SuDS) using nature-based solutions and ensure that SuDS is integrated into all new development in the County.</p>

Landscape

Policy GINHP9 – Landscape Character	Ensure green infrastructure provision responds to and reflects landscape character including historic landscape character, conserving, enhancing and augmenting the existing landscapes and townscapes of Fingal which contribute to a distinctive sense of place.
--	--

Green Infrastructure and Planning

A key objective of green infrastructure planning is that green infrastructure management and provision is integrated with plans for growth and development. All proposals for development must take account of the County’s strategic green infrastructure resources and ensure that these are protected, managed and enhanced as new development takes place.

Policy GINHP10 – Green Infrastructure and Development	Seek a net gain in green infrastructure through the protection and enhancement of existing assets, through the provision of new green infrastructure as an integral part of the planning process, and by taking forward priority projects including those indicated on the Development Plan Green Infrastructure maps during the lifetime of the Development Plan.
Objective GINHO19 – Green Networks	Create an integrated and coherent green infrastructure for the County by requiring the retention of substantial networks of green space in urban, urban fringe and adjacent countryside areas to serve the needs o
Objective GINHO20 – Green Infrastructure and Recreation	Where new residential development is proposed, seek, where appropriate to maximise the use and potential of existing parks, open spaces and recreational provision, by upgrading and improving the play and recreational capacity of these existing facilities through development contributions in lieu of new open space or play provision.
Objective GINHO21 – Integration of Green Infrastructure	Avoid the fragmentation of green spaces in site design and to link green spaces /greening elements to existing adjacent green infrastructure / the public realm where feasible and to provide for ecological functions.

Objective GINHO22 – Network Fragmentation	Resist development that would fragment or prejudice the County’s strategic green infrastructure network.
--	--

Natural Heritage

Biodiversity includes everything from trees to weeds, from mammals to birds, from coast to countryside. Fingal hosts a wealth of wildlife including many threatened habitats and plant and animal species which are protected by law.

Policy GINHP11 – Biodiversity Action Plan	Support the adoption and implementation of the Fingal Biodiversity Action Plan, implementation of the National Biodiversity Action Plan 2017– 2021 and the All-Ireland Pollinator Plan 2021–2025 and any superseding plans.
Policy GINHP12 – Protected Sites	Protect areas designated or proposed to be designated as Natura 2000 sites (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, and Refuges for Fauna.
Policy GINHP13 – Fingal Ecological Network	Support the development of the Fingal Ecological Network in line with the Fingal Biodiversity Action Plan.
Policy GINHP14 – Biodiversity Net Gain Guidance	Promote biodiversity net gain in new developments and develop a planning guidance document on Biodiversity Net Gain.
Policy GINHP15 – Biodiversity in Buildings Guidance	Promote the inclusion of swift, swallow, house martin, house sparrow, starling, bat and insect boxes and structures in and on building facades and develop a guidance document on how to incorporate these structures into buildings.
Policy GINHP16 – Rewilding and Pollinator Initiatives	Promote and support rewilding and pollinator initiatives in Fingal.

Objective GINHO27 – National Parks and Wildlife Service	Support the National Parks and Wildlife Service, in the maintenance and achievement of favourable conservation status for the habitats
--	--

	and species in Fingal by taking full account of the requirements of the Habitats and Birds Directives, in the performance of its functions.
Objective GINHO28 – Protection of Natural Heritage Areas	Ensure that development does not have a significant adverse impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Habitat Directive Annex I sites and Annex II species contained therein, and on rare and threatened species including those protected by law and their habitats.
Objective GINHO29 – Biodiversity and Open Space	Ensure that the management of the Council’s open spaces and parks is pollinator-friendly, provides more opportunities for biodiversity, and is carried out without the use of pesticides where possible.
Objective GINHO30 – Infrastructure and Net Biodiversity Gain	All greenway and infrastructure projects are to have a net biodiversity gain and this principle shall be incorporated from the start of the project.
Objective GINHO31 – Invasive Species	Continue the control programs of invasive species with all relevant stakeholders and landowners to control the key invasive species.
Objective GINHO32 – Development and Invasive Species	Ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, the applications will be required to submit a control and management program for the particular invasive species as part of the planning process and to comply with the provisions of European Communities (Birds and Natural Habitats) Regulations 2011 and EU Regulations 1143/2014.

Protection of Trees and Hedgerows

There is extensive evidence for the wide range of services and value of trees and hedgerows including establishing a sense of place and providing healthy environments. Trees also contribute to visual amenity in built-up areas and by adding significant visual interest in more rural areas. Hedgerows often mark historic field patterns and townland boundaries and significantly enhance the landscape character of rural areas. Trees and hedgerows also perform a vital role as wildlife habitats, biodiversity corridors and essential green elements in the County’s green infrastructure network. They have a further crucial role in improving urban air quality and carbon sequestration (capturing and storing carbon), contributing to the mitigation of climate change.

Policy GINHP21 – Protection of Trees and Hedgerows	Protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in line with the adopted Forest of Fingal-A Tree Strategy for Fingal.
Policy GINHP22 – Tree Planting	Provide for appropriate protection of trees and hedgerows, recognising their value to our natural heritage, biodiversity and climate action and encourage tree planting in appropriate locations.
Objective GINHO45 – Hedgerow Categorisation	Develop a ‘Hedgerow Categorisation and Management Appraisal Tool’ and associated appropriate planning and management requirements for Development Management purposes to ensure a sustainable future for retained hedgerows in the context of new developments.
Objective GINHO46 – Tree Removal	Ensure adequate justification for tree removal in new developments and open space management and require documentation and recording of the reasons where tree felling is proposed and avoid removal of trees without justification.
Objective GINHO47 – Woodland Development Schemes	Promote and support woodland development schemes by identifying suitable areas to establish and enhance woodlands for biodiversity, climate change and recreational purposes in partnership with local communities in line with the adopted Forest of Fingal-A Tree Strategy for Fingal.
Objective GINHO48 – Wildlife Act and Roads Act	The Council shall comply with the requirements set out in the Wildlife Act and Roads Act in the context of its maintenance programmes and housing, recreational and infrastructure developments.

Landscape

The National Landscape Strategy for Ireland 2015–2025 recognises the importance of landscape protection and its relationship with biodiversity and climate change. The RSES recognises the need for national and regional landscape character assessments to be carried out to promote better landscape management and planning in the region, consistent with NPO 61 of the NPF and RPO 7.27 of the RSES.

(pg356)

Policy GINHP24 – National Landscape Strategy	Support the aims and objectives of the European Landscape Convention by implementing the relevant objectives and actions of the National Landscape Strategy 2015–2025.
---	--

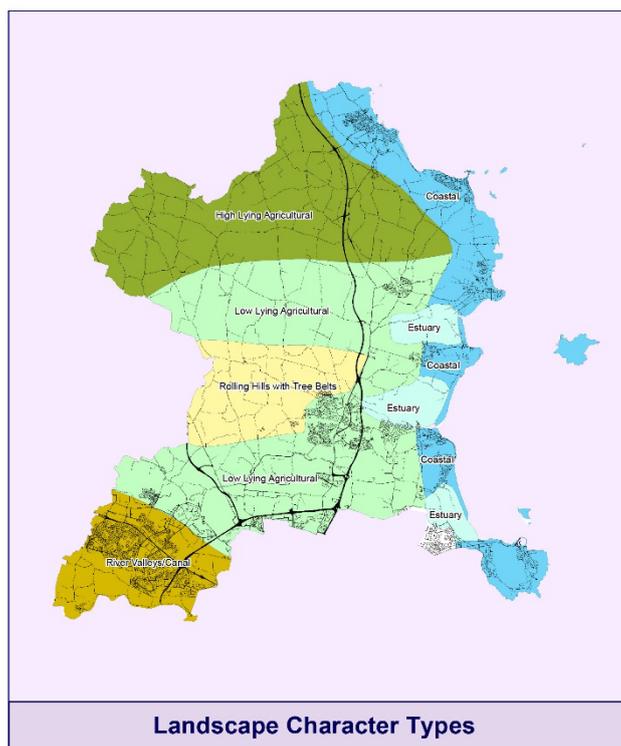
High Amenity Zoning

A High Amenity zoning (HA) has been applied to areas of the County of high landscape value. These are areas which consist of landscapes of special character in which inappropriate development would contribute to a significant diminution of landscape value in the County. (pg362)

Policy GINHP28 – Protection of High Amenity Areas	Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.
Objective GINH067 – Development and High Amenity Areas	Ensure that development reflects and reinforces the distinctiveness and sense of place of High Amenity areas, including the retention of important features or characteristics, taking into account the various elements which contribute to its distinctiveness such as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquillity.

Landscape Character Assessment

In terms of Landscape Character, the proposed development site lies within an area categorised as ‘*Low Lying Agricultural*’ Landscape Character Type.



**Fingal Development Plan (FDP) 2017-2023 , (FDP) 2011 - 2017
Green Infrastructure, Sheet No.14**

Table LC01: Landscape Character Assessment Summary - Character, Value and Sensitivity

Landscape Character Types	Landscape Value	Landscape Sensitivity
Rolling Hills Type	Modest	Medium
High Lying Type	High	High
Low Lying Type	Modest	Low
Estuary Type	Exceptional	High
Coastal Type	Exceptional	High
River Valley and Canal Type	High	High

Table LC011 Landscape Character Assessment Summary, Fingal Development Plan 2017-2023 , Chapter 9 – Natural Heritage (Landscape Character Assessment)

Term	Definition
Negligible/None	Key Characteristics of the landscape are highly vulnerable to development. Development would result in a significant change in landscape character and should be avoided if possible.
Low	Key characteristics of the landscape are vulnerable to change. There may be limited opportunity to accommodate development without changing landscape character. Great care would be needed in locating development.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character. Care would be needed in locating development.
Medium/High	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character. Care is still needed to avoid adversely affecting key characteristics where they occur.
High	Key characteristics of the landscape are robust and would not be adversely affected by development. The landscape is likely to be able to accommodate development without a significant change in landscape character

¹⁴⁴ This particular capacity assessment and criteria are adapted from the South Downs National Park Petersfield Area capacity assessment, 2013.

Landscape Character Assessment – Capacity Definition – South Downs National Park Petersfield Area Capacity Assessment 2013

Mountgorry: Landscape Character

Given the current nature, visual presentation and context of the land-use, the landscape sensitivity generally would be considered low, and therefore its capacity for change and improvement considered high. There are three identified habitats present on the subject site; Dry Meadows and Grassy Verges (GS2) habitat, Scrub (WS1) habitat recorded within the north and along the west and south boundaries of the site and Buildings and Artificial Surfaces (BL3) habitat (pedestrian pathway along the south of the subject site), none of which are of ecological significance.

The landscape condition can be described as flat, with some vertical structures such as ESB poles/overhead wired, large signage etc. The site is bounded by a service station and business park to the east and north. Contiguous land use to the south and west is predominantly residential, with open space in the ownership of Fingal directly abutting the site to the west.

In general, the landscape sensitivity of the general locale of the site and its immediate contiguous land uses would be considered low given its urban nature, adjacent to primary, secondary and tertiary road infrastructure, with low – midrise architecture locally.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Medium	High

Development Management Standards

Hierarchy and Accessibility

Table 14.11 below outlines the public open space hierarchy and accessibility standards. The standards allow the provision of a wide variety of accessible public open spaces to meet the diverse needs of the County's residents. For all developments with a residential component a mix of public open space types should be provided where achievable.

Pocket Parks	
Type of Public Open Space	(Class 2 as per Development Contribution Scheme) Facilities for smaller children, but not necessarily formal play facilities. Have an important visual and social function also. Pocket parks must not be to the side or back of houses and must be adequately overlooked.
Size of Park /Open Space	Between 500 sq.m – 0.2 hectares.
Distance from homes	Within 100–200 metres walking distance of homes.
Level of Play provision	LAP (Local Area for Play). Minimum 10m x 10m to approximately 20% of public open space depending on calculated provision.
Age group catered for	Intended primarily for children up to the age of 6, though it will be used by older children at different times of the day or evening.
Description of Play Space	Accessible and inclusive landscaped areas for play. Imaginatively designed and contoured, using as far as possible natural materials such as logs or boulders with associated planting which create an attractive setting for play.
Small Parks	
Type of Public Open Space	(Class 2 as per Development Contribution Scheme) Depending on their size, these will accommodate playground facilities, kick about areas, and passive recreation.
Size of Park /Open Space	Between 0.2 – 2 hectares.
Distance from homes	Within 500–1000 metres walking distance of homes.
Level of Play provision	LEAP (Local Equipped Area for Play) Minimum activity zone of 200 square metres.
Age group catered for	Intended, in the context of play, for use by children up to the age of 12.
Description of Play Space	Accessible and inclusive landscaped areas for play. Imaginatively designed and contoured, using as far as possible natural materials such as logs or boulders in combination with traditional play equipment and associated planting. Where natural landscape such as woodland is in proximity to the play space, this should be incorporated and play opportunities dispersed throughout the available space as appropriate.

Table 14.11: Public Open Space and Play Space Hierarchy and Accessibility Standards

Local Parks	
Type of Public Open Space	(Class 1 as per Development Contribution Scheme) Accommodate playground facilities and a number of playing fields. Passive recreational and biodiversity areas will also be accommodated in these parks.
Size of Park /Open Space	Between 2 hectares – 20 hectares.
Distance from homes	Within 500–1000 metres walking distance of homes.
Level of Play provision	LEAP (Local Equipped Area for Play) Minimum activity zone of 400 square metres.
Age group catered for	Intended, in the context of play, for use by young and older children.
Description of Play Space	<p>Accessible and inclusive landscaped areas for play.</p> <p>Imaginatively designed and contoured, using as far as possible natural materials such as logs or boulders in combination with traditional play equipment and associated planting. Where natural landscape such as woodland is in proximity to the play space this should be incorporated and play opportunities dispersed throughout the available space as appropriate.</p> <p>Provision for older children up to 17 years old such as hangout zones with bespoke seating and wi-fi connectivity in combination with such features as a MUGA or skating elements.</p> <p>The play space should reflect local heritage or folklore by linking design to local theme.</p>
Urban Neighbourhood Parks	
Type of Public Open Space	(Class 1 as per Development Contribution Scheme) A wide variety of facilities and uses can be provided here due to their size. Biodiversity areas will also be accommodated in these parks.
Size of Park /Open Space	Between 20 hectares – 50 hectares.
Distance from homes	Within 1000–1500 metres walking distance of homes.
Level of Play provision	NEAP (Neighbourhood Equipped Area for Play). Minimum activity zone of 1,000 sq. metres comprising an area for play equipment and structures and a hard-surfaced area of at least 465 sq. metres (the minimum needed to play 5 aside football).
Age group catered for	Intended for use by accompanied young children and older children of relative independence, who have the freedom to range further from home.

Table 14.11: Public Open Space and Play Space Hierarchy and Accessibility Standards (cont'd)

Description of Play Space	<p>Accessible and inclusive landscaped areas for play.</p> <p>Imaginatively designed and contoured, using as far as possible natural materials such as logs or boulders in combination with traditional play equipment with associated planting. Where natural landscape such as woodland is in proximity to the play space this should be incorporated and play opportunities dispersed throughout the available space.</p> <p>Provision for older children up to 17 years old such as hangout zones with bespoke seating and wi-fi connectivity. The larger space available in such provision should facilitate extended provision of MUGA and other informal, non-structured activity such as a skate park, BMX track or Callisthenics equipment. The play space should reflect local heritage, or folklore by linking design to a local theme.</p>
Type of Public Open Space	Regional Parks
	(Class 1 as per Development Contribution Scheme) Provide for a large range of uses. Formal and informal play areas, passive recreation areas, biodiversity areas and often a distinct attraction will be available on site.
Size of Park /Open Space	Over 50 hectares.
Distance from homes	Within 15 km.
Level of Play provision	'Destination' Playground Popular facilities include meeting areas and youth shelters within local open space, floodlit multi-games areas and skateboard parks.
Age group catered for	Intended as a destination where all ages will find a broad range of amenities to enjoy both as family units and independently.
Description of Play Space	Within regional parks, all ages of the community can be catered for with the provision of the features of LAPS, LEAPs and NEAPs on a larger scale. The play spaces should reflect local heritage. The park landscape should also be evaluated for its potential to offer natural play and adventurous opportunities.

Table 14.11: Public Open Space and Play Space Hierarchy and Accessibility Standards (cont'd)

Land use	Minimum public open space standards
Overall standard	2.5 hectares per 1000 population
New residential development on greenfield sites/LAP lands	12% - 15% of site area
New residential development on infill/ brownfield sites	12% of site area

(Target minimum amount of 15% except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply.)

Objective DMSO52 – Public Open Space Provision
Public open space shall be provided in accordance with Table 14.12.
Objective DMSO53 – Financial Contribution in Lieu of Public Open Space
Require minimum open space, as outlined in Table 14.12 for a proposed development site area (Target minimum amount of 15% except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply) to be designated for use as public open space. The Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement to allow provision for the acquisition of additional open space or the upgrade of existing parks and open spaces subject to these additional facilities meeting the standards specified in Table 14.11. Where the Council accepts financial contributions in lieu of open space, the contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1 in addition to the development costs of the open space.

Table 14.12: Recommended Quantitative Standards (Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities 2009)

The Proposed Development

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

Bartra Propco 23 Limited intend to apply for permission for development for a Large-scale Residential Development (LRD) at this c. 0.8731 Ha site fronting the Swords to Malahide Road (R106), Mountgorry, Swords, Co. Dublin. The site is bounded to the west by open space, with Seamount View Housing Estate further beyond, to the south by the R106, to the east by an access road to the Applegreen Service Station and to the north by Swords Business Park.

The development's surface water drainage network shall discharge from the site into the respective existing manhole located along the access road to the east of the site. The development site area and drainage work areas will provide a total application site area of c. 0.8792 Ha.

The proposed development will principally consist of the construction of 123 No. residential units (55 No. one bed apartments and 68 No. two bed apartments). The development will be provided in a courtyard block arrangement ranging in height from part 4 No. to part 5 No. storeys. The proposed development has a gross floor area of c. 10,281 sq m.

The proposed development will also provide vehicular access from the access road to the east; 24 No. car parking spaces; bicycle parking spaces; motorcycle parking spaces; pedestrian/cycle entrances at the south-west and north of the site, and along the western boundary connecting into the adjoining open space; a footpath and bicycle path around the south, east and north of the site perimeter and a shared cycle/pedestrian path along the western boundary; balconies and terraces facing all directions; hard and soft landscaping; boundary treatments; green roofs; lift overrun; PV panels; lighting; ESB substation; switchroom; plant; and all associated works above and below ground.

Landscape Strategy and Landscape Masterplan

The landscape proposals will consist of various landscape features. The design aims to implement as much green landscape as possible to enhance the biodiversity and aesthetic amenity of the site. The ground floor units will have access to their own private space either front or back. Low to medium sized hedges coupled with several types of ground cover planting will create either the buffer to the private space or the planting areas in front of the buildings.

Within both the central courtyard and the landscape found at the perimeter, there will be a main pedestrian route that serves all the building entrances. In order to soften the landscapes, various type of trees and plants will be used. These will also contribute to the biodiversity aspect allowing small animals to flourish in the environment. Incorporating elements of play is vital in creating a successful landscape. There will be a designated play zone that will have play equipment piece such as slides and swings.

Social Hub

The social hub within the internal courtyard can be found opposite the formal play area. This allows parents and guardians to watch over the children as they play. This space can also be used as place to rest and socialise as the space is quite open on the south side but closed with trees and plants on the north side. This creates a sense of place and provides a sense of security for the users. The winding wall with benches / seating allows people to face each other while also creating smaller sub-spaces within the seating arrangement.

Woodland Garden

The woodland garden can be found within the internal courtyard adjacent to the sheltered bicycle parking. The area will contain informal paths surrounded by dense trees and planting to enhance the woodland effect and natural setting. The woodland grove is designed to be able to incorporate certain landscape features such as woodland timber paths, stepping stones, play boulders, informal steps and fairy doors to strengthen the value of the woodland area.

Open Lawn and Detention Basin

The main open lawn space is located at the northern end of the site adjacent to the natural play area. The space can be used as an open area for kicking football or enjoying the summer sun. The location of the open space will not be negatively impacted by the shadows of the proposed building which allows the users of the space to enjoy the southerly sun. The open lawn area will also act as the main SUDS feature in the development. The centre of the lawn will sink in gradually to allow water run off to drain into the sunken space during heavy periods of rainfall. Due to the fact that the lawn functions as an amenity feature along with a SUDS function, the space is valuable and contributes to the overall design of the scheme.

Communal Open Space

The southern communal open space provides an enclosed space with sunny aspect for sitting out and for children to play in. It is directly accessible from adjoining apartments and from the Residents Amenity area. It will incorporate seating, lawn areas and sensory planting.

(Please refer to the Landscape Masterplan and Landscape Report by Áit Urbanism + Landscape for further details).



Copyright : All creative artwork, landscape symbology, text, legends and illustrations used in our drawings and reports are the intellectual property of ait urbanism + landscape, ltd. and are not to be reproduced by others.

NOTES:
This drawing is to be read in conjunction with the 23FG03 - Landscape Report

KEY

Hard Landscape

- Paving: To be paved and CNC areas. FC: concrete blocks in open store surfaces.
- Permeable resin bound gravel
- Play space: Soft play rubber surfacing
- Private Terraces: 20 kg ball toping
- Path through Public Open Space: Asphalt (20kg)
- Road: Asphalt (20kg)
- Outdoor Quad: Special Concrete Aggregate
- Footpaths: In-situ, concrete, asphalt finish
- Reinforced Grass: Joints cycle in recess in Public Open Space
- Cyclists: To be Consulting Engineers' Rules on Asphalt
- Low Wall: In-situ concrete
- Shared Surface

Soft Landscape

- Existing Tree Canopy from Neighbouring Site
- Proposed Woodland
- Existing Trees to be retained
- Proposed specimen trees
- Proposed heavy standard trees
- Proposed small trees
- Clipped evergreen hedging
- Pollinator Friendly Planting: Full sun area
- Pollinator Friendly Planting: Shade area
- Meadow grassland
- Mown amenity grassland

Site Furniture

- Seating: "Recessed seating with back and armrests"
- Cycle stands: Steel fixed purpose made
- Proposed railing to POD: 1.1m height steel railing
- Existing railing: steel purpose made

Planting Schedule

Proposed Trees

2m	A1	Alnus glutinosa
2.5m	B1	Betula pendula
3m	C1	Corylus avellana
4m	D1	Castanopsis sativa
5m	E1	Malus sylvestris
6m	F1	Prunus avium
7m	G1	Prunus domestica
8m	H1	Quercus robur
9m	I1	Salix caprea

NO. 1	DATE	BY	CHKD BY
1	15/03/2023	AIT	AIT
2	15/03/2023	AIT	AIT
3	15/03/2023	AIT	AIT
4	15/03/2023	AIT	AIT

NO.	DATE	BY	CHKD BY
1	15/03/2023	AIT	AIT
2	15/03/2023	AIT	AIT
3	15/03/2023	AIT	AIT
4	15/03/2023	AIT	AIT

ait
urbanism + landscape

CLIENT: Batters Property 23
PROJECT: Mountney, Swords
DRAWING: Landscape Masterplan

ISSUE STATUS
Planning Issues
23FG03-DR-0000
R04

Landscape Masterplan

Potential Impacts of the Proposed Development

Construction Stage

The visual impacts due to construction will be short term, terminating upon completion of the development. There is potential for a moderate and negative short-term impact during construction from the following elements associated with construction and demolition work:

- Dust
- Site huts
- Building materials
- Ground disturbance (e.g., topsoil, stockpiles, etc.)
- Site hoarding/security fencing
- Construction/demolition work

There is potential for moderate and negative short-term visual impacts from the use of temporary buildings, machinery necessary for construction works at proposed works, as well as stockpiling of materials.

There is the potential for a moderate and negative short term visual impact on views into the site.

The main stages of the construction phasing will include the following:

- Site preparation works
- Site establishment and erection of temporary structures
- Diversion and connection of services and utilities
- Construction of foundations and structures
- Mechanical and electrical installation
- Fit-out and external works

Operational Stage

The potential impacts from the proposed development, once it is operational and construction is complete, will arise from the presence of a new residential development in the form of a courtyard block arrangement ranging in height from part 4 to part 5 storeys in height.

Mitigation Measures

Construction Phase

The following mitigation measures will be implemented:

- Height of temporary stockpiles to be restricted to a practicable minimum to avoid impact on local sensitive receptors
- Hoarding will be erected around site boundaries to reduce visual impact of construction works
- Plant will be held in designated compound on site
- Visual impacts during the construction phase will be mitigated somewhat by appropriate site management measures and work practices to ensure the site is kept tidy, dust is kept to a minimum, and that public areas are kept free from building material and site rubbish.
- Appropriate site hoardings will be put in place around the perimeter of the site where required to minimise the landscape and visual impact.

Operational Phase

The major visual remediation of the project will be accomplished through the following mitigation measures which have been incorporated into the design:

- Through the positioning of various elements of the development on site to enhance the appearance of the development as a whole through the design of the site layout and built form
- The architectural treatments on the façade of the proposed development which include high quality materials are proposed throughout with a combination of different tones of brick and metal balconies
- The creation of high-quality public realm and private communal space for the use and amenity of users of the development
- A pedestrian/cyclist friendly streetscape, featuring street trees with underplanting adjacent to ground floor units, which is DMURS compliant

Residual Impacts

As outlined above, mitigation measures will be implemented to reduce the landscape and visual impact of the proposed development. Control of individual building forms, materials and colour will ultimately be determined by the Planning Authority. Negative impacts generated in the construction phase will be mitigated using best practice in construction standards. The landscape and visual impacts will be negative and moderate in the short-term during the construction stage and will move to neutral and moderate at pre-establishment of proposed planting. In general, the landscape and visual impacts will be positive and moderate in the long term.

All planted installations within the project will be subject to an on-going maintenance programme and monitoring by a qualified landscape contractor, to ensure its satisfactory establishment. Given the low visual quality and visual degradation of the site itself, the proposed development, together with the comprehensive landscape design, will create a positive visual and landscape impact at local level.

Visual Impact Assessment

Photomontages

Nine photomontages were undertaken to assess the landscape and visual impact of the proposed development on the local and wider landscape. Screening of potential impacts on the local and wider environment was undertaken through an initial desktop study to identify key views in the public realm in tandem with the identification of sensitive receptors within the local and wider area.

The views were identified, which form part of this assessment are a combination of short, medium and long-distance views.

Baseline photography and the preparation of digital photomontages has been undertaken by Modelworks and was undertaken in January 2024 when trees were not in leaf.

Their methodology for undertaking the photomontage production is contained within the photomontage document which accompanies this report. The A3 photomontages should be viewed in A3 Landscape format, in conjunction with the following visual analysis.



Viewpoint Location Map

Existing Viewpoint 1



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 13:11 Canon 5D Mark II 24 mm Lens	<i>location:</i> E 719172.775 N 746580.048	<i>viewpoint:</i> View 01 Existing <i>issued:</i> 04-03-2024
--------------------	------------------------------------	--	---	--

View No. 1	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Low Lying Agricultural/Urban Fringe	Low	Low	Low	Modest/Medium	High

This viewpoint is taken looking south-east towards the proposed development site from the main internal access road in the Swords Business Park which located to the north of the site. The view depicts a business park setting with internal road access, grassed verges and substantial matured hedgerow, trees and ornamental shrub planting and road lighting infrastructure. The woodland to the north, north-west of the subject site is visible in the background of view. The built environment of the business park is visible to left of view.

Proposed View 1



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 13:11 Canon 5D Mark II 24 mm Lens	<i>location:</i> E 719172.775 N 746580.048	<i>viewpoint:</i> View 01 Proposed <i>issued:</i> 21-08-2024
--------------------	------------------------------------	--	---	--

Impact Assessment

The upper floors of a portion of a portion of the northern façade of proposed development will be visible from this viewpoint. Existing boundary planting to the south of the business park and west of the proposed development will screen a substantial portion of the new built environment from view. A slight staggering of the roof line, along with a variety of buff tone and darker brick finishes along with balcony breakouts will assist in reducing the overall massing of the proposed development from this viewpoint location. The overall landscape character sensitivity is considered low, with a medium landscape value and high capacity for change.

View No. 1	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Not significant	Long term

Existing Viewpoint 2



Angle of View 73° Horizontal (24 mm Lens) Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:49 Canon 5D Mark II 24 mm Lens	<i>location:</i> Seamount View E 719089.366 N 746423.306	<i>viewpoint:</i> View 02 Existing <i>issued:</i> 04-03-2024
--------------------	------------------------------------	--	---	--

View No. 2	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Low Lying Agricultural/ Urban Fringe	Low	Low	Low	Modest/Medium	High

This viewpoint is taken looking east/north-east from an internal road within the Seamount View residential area to the west of the site. The view depicts a suburban residential cul-de-sac with two storey semi-detached houses, set back the access road, with grassed verges and private gardens, some open, some enclosed by boundary wall. One mature coniferous tree is visible in the middle-distance adjacent to a large area of open space with substantial tree/woodland beyond.

Proposed View 2



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:49 Canon 5D Mark II 24 mm Lens	<i>location:</i> Seamount View E 719089.366 N 746423.306	<i>viewpoint:</i> View 02 Proposed <i>issued:</i> 21-08-2024
--------------------	------------------------------------	--	---	--

Impact Assessment

A small portion of the upper floor of the proposed development will be visible from this viewpoint. The bulk of the scheme will be screened from view by the built environment of the two-story houses to the right of view.

View No. 2	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Imperceptible	Long Term

Existing Viewpoint 3



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:41 Canon 5D Mark II 24 mm Lens	<i>location:</i> Seamount View E 719113.384 N 746358.014	<i>viewpoint:</i> View 03 Existing <i>issued:</i> 04-03-2024
--------------------	------------------------------------	--	---	--

View No. 3	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Low Lying Agricultural/ Urban Fringe	Low	Low	Low	Modest/Medium	High

This viewpoint is taken looking east/north-east from an internal road further south within the Seamount View residential area to the west of the site. Two storey houses within this residential area are visible to the left of view. An area of grassed open space is visible to the right of view. The southern end of the large open space to the west of Seamount is visible in the middle distance with substantial tree plantings.

Proposed View 3



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:41 Canon 5D Mark II 24 mm Lens	<i>location:</i> Seamount View E 719113.384 N 746358.014	<i>viewpoint:</i> View 03 Proposed <i>issued:</i> 21-08-2024
--------------------	------------------------------------	--	---	--

Impact Assessment

The proposed development will be visible from this viewpoint. Approximately 50% or 2.5 floors of part 4 and part 5 storey residential development will be visible from this viewpoint. The lower floors will be screened by the existing trees/woodland that bound the site. The selection of proposed materials en façade such as buff and darker brick tones for contrast, along with balcony breakouts will assist in enhancing the visual interest of the built environment and reduce its overall massing. Further screening will develop during the growth season when trees are in leaf. The overall landscape sensitivity is considered low, with a medium landscape value and high capacity for change.

View No. 3	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Slight to Moderate	Long Term

Existing Viewpoint 4



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:15 Canon 5D Mark II 24 mm Lens	<i>location:</i> Swords Road looking East E 719004.297 N 746352.273	<i>viewpoint:</i> View 04 Existing <i>issued:</i> 04-03-2024
--------------------	------------------------------------	--	--	--

View No. 4	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Low Lying Agricultural/Urban Fringe	Low	Low	Low	Modest/Medium	High

This view is taken looking east along the Swords Road (R106) towards the subject site. The land use locally is predominantly residential in a suburban context. This is a regional road with a variety of two storey stand alone private residential properties and three storey higher density apartments visible from this viewpoint. There are a variety of boundaries along the route, from brick and concrete blockwork of varying height, as well as metal fences. There is road lighting infrastructure visible along the length of the road as well as overhead wire infrastructure. Given the inconsistency of boundary treatments along the road, the view is visually poor. Existing mature tree planting within the wider landscape adds some visual relief.

Proposed View 4



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:15 Canon 5D Mark II 24 mm Lens	<i>location:</i> Swords Road looking East E 719004.297 N 746352.273	<i>viewpoint:</i> View 04 Proposed <i>issued:</i> 21-08-2024
--------------------	------------------------------------	--	--	--

Impact Assessment

A small portion of the upper floors of the southern elevation of the proposed development will be visible from this viewpoint. The bulk of the proposed development will be screened from view by distance, the intervening built environment and vegetation. There will be further screening during the growing season when trees are in leaf.

The buff-coloured brick work finish is apparent from this view and will tie in with the colour tones utilised within the existing built environment. The overall landscape sensitivity is considered low with a medium landscape value and high capacity for change. Therefore, the visual impacts will be neutral and slight in the long term.

View No. 4	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Slight	Long Term

Existing Viewpoint 5



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:22 Canon 5D Mark II 24 mm Lens	<i>location:</i> Mountgorry Wood E 719050.477 N 746266.836	<i>viewpoint:</i> View 05 Existing <i>issued:</i> 04-03-2024
--------------------	------------------------------------	--	---	--

View No. 5	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Low Lying Agricultural/ Urban Fringe	Low	Low	Low	Modest/Medium	High

This view is taken looking north-east toward the proposed development site from the internal access road within Mountgorry Woods, a residential enclave of three storey apartments, part of which are visible to the left of view. Adjacent stand-alone private dwellings of varying heights, but predominantly two storey, are visible through the boundary tree line in the middle distance. The view presents a suburban setting with low to medium rise residential land use.

Proposed View 5



Angle of View 73° Horizontal (24 mm Lens) Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:22 Canon 5D Mark II 24 mm Lens	<i>location:</i> Mountgorry Wood E 719050.477 N 746266.836	<i>viewpoint:</i> View 05 Proposed <i>issued:</i> 21-08-2024
--------------------	------------------------------------	--	---	--

A portion of the upper floors of the proposed development will be partially visible in the middle distance. The bulk of the scheme will not be visible from this viewpoint due to distance from the site, the intervening built environment, intervening topography and vegetation. The outline of the extent of the proposed development is outlined in red. Further screening will occur during the growing season then trees and vegetation is in leaf. The overall landscape sensitivity is considered low, with a medium landscape value and high capacity for change. Therefore the visual impact will be neutral and imperceptible in the long term

Impact Assessment

View No. 5	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Imperceptible	Long Term

Existing Viewpoint 6



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:04 Canon 5D Mark II 24 mm Lens	<i>location:</i> Milesian Avenue E 719192.836 N 746120.519	<i>viewpoint:</i> View 06 Existing <i>issued:</i> 04-03-2024
--------------------	------------------------------------	--	---	--

View No. 6	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Low Lying Agricultural/Urban Fringe	Low	Low	Low	Modest/Medium	High

This view is taken looking north/north-east from an internal access road with the residential area of Milesian Avenue located approximately 200m south, southwest of the subject site. This residential enclave is made up of two storey semi-detached houses set within a large area of open space. There is substantial semi-mature and mature tree coverage in the middle distance along the boundary line with the adjacent residential area of St. Werbergs, which is comprised of two blocks of three storey apartments, which are visible through the boundary plantings in the middle distance right of view.

Proposed View 6



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 12:04 Canon 5D Mark II 24 mm Lens	<i>location:</i> Milesian Avenue E 719192.836 N 746120.519	<i>viewpoint:</i> View 06 Proposed <i>issued:</i> 21-08-2024
--------------------	------------------------------------	--	---	--

There will be a glimpse view of the upper levels of the proposed development in the middle distance. The bulk of the scheme will not be visible from this viewpoint due to distance from the site, the intervening built environment, intervening topography and vegetation. Further screening will occur during the growing season then trees and vegetation is in leaf. The outline of the extent of the proposed development is outlined in red. The overall landscape sensitivity is considered low, with a medium landscape value and high capacity for change. Therefore the visual impact will be neutral and imperceptible in the long term.

Impact Assessment

View No. 6	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Imperceptible	Long Term

Existing Viewpoint 7



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 11:37 Canon 5D Mark II 24 mm Lens	<i>location:</i> Mountgorry Way E 719296.093 N 746198.282	<i>viewpoint:</i> View 07 Existing <i>issued:</i> 04-03-2024
--------------------	------------------------------------	--	--	--

View No. 7	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Low Lying Agricultural/Urban Fringe	Low	Low	Low	Modest/Medium	High

This viewpoint is taken looking north, northeast along Mountgorry Way toward the subject site. The landscape character can be described as peri-urban, located to the west of the M1 motorway. Motorway plantings are visible to the right of view. The Applegreen service station which is located to the east of the subject site is visible in the middle distance with the built environment of the Swords Business Park beyond. To the left of view is the three storey St Werbergs residential apartment blocks with boundary trees and hedgerow plantings visible along the road infrastructure of Mountgorry Way. Roundabout signage indicates the presence of the roundabout at the intersection of the Swords Road in the middle distance right of view. Road lighting infrastructure and traffic barriers along each side of the road add visual clutter to the view.

Proposed View 7



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 11:37 Canon 5D Mark II 24 mm Lens	<i>location:</i> Mountgorry Way E 719296.093 N 746198.282	<i>viewpoint:</i> View 07 Proposed <i>issued:</i> 21-08-2024
--------------------	------------------------------------	--	--	--

A portion of the south and southern elevations of the proposed part four and part five storey development will be visible from this viewpoint. There will be substantial screening of the lower floors by existing trees and vegetation along Mountgorry Way and within the St. Werbergs site. The selection of proposed materials en façade such as buff and darker brick tones for contrast, along with balcony breakouts, setbacks and modulations on the facades will assist in enhancing the visual interest of the built environment and reduce its overall massing. Further screening will develop during the growth season when trees are in leaf. The overall landscape sensitivity is considered low, with a medium landscape value and high capacity for change.

Impact Assessment

View No. 7	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral to Positive	Slight to Moderate	Long Term

Existing Viewpoint 8



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 11:19 Canon 5D Mark II 24 mm Lens	<i>location:</i> Swords Road looking West E 719373.869 N 746303.827	<i>viewpoint:</i> View 08 Existing <i>issued:</i> 04-03-2024
--------------------	------------------------------------	--	--	--

View No. 8	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Low Lying Agricultural/Urban Fringe	Low	Low	Low	Modest/Medium	High

This viewpoint is taken looking northwest towards the subject site from the Swords Road, over the M1. The landscape character of the view can be described as peri-urban. The Swords Road bridge structure over the M1, with its associated safety railings and general road lighting infrastructure are indicative of an urban edge. The Applegreen service station is visible to the right of view in the middle distance through the M1 motorway boundary plantings. The roundabout at the intersection of the Swords Road and Mountgorry Way is visible in the centre of the view. Prominent signage on the subject site is visible adjacent to the roundabout. A portion of the upper levels of St. Werbergs apartments is visible to the left of view through the canopy of the motorway/road tree plantings.

Proposed View 8



Angle of View 73° Horizontal (24 mm Lens) Angle of View 38° Horizontal (50 mm Lens)

MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 11:19 Canon 5D Mark II 24 mm Lens	<i>location:</i> Swords Road looking West E 719373.869 N 746303.827	<i>viewpoint:</i> View 08 Proposed <i>issued:</i> 04-09-2024
--------------------	------------------------------------	--	--	--

Impact Assessment

The proposed development will be visible from this viewpoint. The eastern and southern elevations of the proposed part four and part five storey development will be visible along with new street tree plantings along the Swords Road and access road to the east of the site. A portion of the lower levels of the eastern elevation will be screened from view by the existing road and railing infrastructure present along with the built environment of the Applegreen service station and the canopies of trees along the M1.

The selection of proposed materials en façade such as buff and darker brick tones for contrast, along with balcony breakouts, setbacks and modulations on the facades will assist in enhancing the visual interest of the built environment and reduce its overall massing. Further screening will develop during the growth season when trees are in leaf. The overall landscape sensitivity is considered low, with a medium landscape value and high capacity for change.

View No. 8	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral to Positive	Moderate	Long Term

Existing Viewpoint 9



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 11:28 Canon 5D Mark II 24 mm Lens	<i>location:</i> Swords Road looking West E 719489.886 N 746289.203	<i>viewpoint:</i> View 09 Existing <i>issued:</i> 04-03-2024
--------------------	------------------------------------	--	--	--

View No. 9	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Low Lying Agricultural/Urban Fringe	Low	Low	Low	Modest/Medium	High

This viewpoint is taken looking west, northwest toward the subject site from further east along the Swords Road. The landscape character of the view can be described as peri-urban. The view is dominated by road infrastructure of the Swords Road itself as it rises up over the M1, with safety railings, road signage and general road lighting infrastructure which are indicative of an urban edge.

The roof top of the Applegreen service station is partially visible in the middle distance through the M1 motorway boundary plantings, as is the upper levels of the built environment of the one of the units at Swords Business Park. Prominent signage on the subject site is visible through the roadside railings. The upper floors of medium to high density apartments on Waterside Road are visible to the left of view.

Proposed View 9



MODEL WORKS	<i>project:</i> Mountgorry, Swords	<i>photography:</i> 17-01-2024 11:28 Canon 5D Mark II 24 mm Lens	<i>location:</i> Swords Road looking West E 719489.886 N 746289.203	<i>viewpoint:</i> View 09 Proposed <i>issued:</i> 21-08-2024
--------------------	------------------------------------	--	--	--

The proposed development will be visible from this viewpoint. The upper two to three floors of the eastern and some of the southern elevations of the proposed part four and part five storey development will be visible along with some views of new street tree plantings along the Swords Road. The lower levels of the eastern elevation will be screened from view by the Swords Road infrastructure as it rises over the M1, by the intervening built environment of the Applegreen service station and the canopies of trees along the M1.

The selection of proposed materials en façade such as buff and darker brick tones for contrast, along with and balcony breakouts, setbacks and modulations on the facades will assist in enhancing the visual interest of the built environment and reduce its overall massing. Further screening will develop during the growth season when trees are in leaf. The overall landscape sensitivity is considered low, with a medium landscape value and high capacity for change.

Impact Assessment

View No. 9	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral to Positive	Moderate	Long Term

Conclusion

The subject site is located in the townland of Mountgorry in the parish of Swords. The site measures approximately .873ha and presents as an irregular triangular shaped field under rough grass with scrub. There is a mixed woodland running along the western and northern boundary of the site. The boundary to the east is a simple timber post and top rail fence with wire mesh. The southern boundary is defined by a metal traffic barrier adjacent to scrub and some smaller tree/hedge planting in the south-west of the site.

There is an area of open space immediately west of the site associated with the Seamount View residential estate. To the north is the Swords Business Park, to the east, an Applegreen service station and cul-de-sac used for parking by users of the service station.

The site presents as a relatively flat open landscape, under rough grass, a remnant of former agricultural lands. It is bounded on the west and north by a metal palisade fence, with a woodland belt (outside the site boundary). A low metal traffic barrier runs along the length of the southern boundary. A timber post and top rail with wire mesh forms the boundary along the eastern perimeter of the site. The site is predominantly open, with views out to the north to the Swords Business Park, to the east to the Applegreen service station, to the south to the predominantly residential areas contiguous to the Swords Road (R106). There is visual enclosure created by the existing woodland that is located outside the site boundary to the west, screening views into the adjacent open space and residential enclave of Seamount. There is little visual merit to the site, with an appearance of wasteland and visual clutter in the form of signage and post and overhead wire infrastructure. There are three habitats identified within the site, none of which are of ecological significance. However, precautionary and enhancement measures have been recommended to provide a biodiversity net gain in the operational phase of the proposed development.

The subject site is zoned **MRE** (Metro and Rail Economic Corridor) in the Fingal County Development Plan 2023-2029 (FCDP).

In terms of Landscape Character, the proposed development site lies within an area categorised as 'Low Lying Agricultural' Landscape Character Type. Given the current nature, visual presentation and context of the land-use, the landscape sensitivity generally would be considered low, and therefore its' capacity for change and improvement considered high. The landscape condition can be described as flat, with some vertical structures such as ESB poles/overhead wired, large signage etc.

The site is bounded by a service station and business park to the east and north. Contiguous land use to the south and west is predominantly residential. In general, the landscape sensitivity of the general

locale of the site and its immediate contiguous land uses would be considered low given its urban nature, adjacent to primary, secondary and tertiary road infrastructure, with low to mid-rise architecture locally.

The proposed development will consist of the construction of 123 No. residential units in a courtyard block arrangement ranging in height from part 4 No. to part 5 No. storeys. The landscape strategy and landscape masterplan provide for a multi-layered approach to the both the public realm and communal spaces for the users of the development.

The overall sensitivity of the site is low, with a medium landscape value and high capacity for change. The ‘Quality of Impact’ of the proposed development is determined to be neutral in six of the nine representative viewpoints; and neutral to positive in three of the viewpoints. The ‘Significance of Impact’ ranges between ‘Not Significant’ to ‘Moderate’ through viewpoints one to nine. It is therefore determined that the proposed development will not have a significant impact on the existing landscape or visual amenity of the subject site.

	Quality of Impacts	Significance of Impacts	Duration Of Impact
View No. 1	Neutral	Not significant	Long Term
View No. 2	Neutral	Imperceptible	Long Term
View No. 3	Neutral	Slight to Moderate	Long Term
View No. 4	Neutral	Slight	Long Term
View No. 5	Neutral	Imperceptible	Long Term
View No. 6	Neutral	Imperceptible	Long Term
View No. 7	Neutral to Positive	Slight to Moderate	Long Term
View No. 8	Neutral to Positive	Moderate	Long Term
View No. 9	Neutral to Positive	Moderate	Long Term