

**Finlay Park , Naas
Landscape and Visual Impact Assessment**



**Prepared By Mullin Design Associates
Chartered Landscape Architects
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1 LANDSCAPE AND VISUAL ASSESSMENT

1.1 Introduction

This report has been prepared by Mullin Design Associates, Chartered Landscape Architects, to establish potential landscape and visual impacts/effects arising from a proposed residential development on lands located to the east of Finlay Park, Old Carragh Road, Naas (within the townland of Naas West), Co. Kildare.

The proposal comprises the construction of a 134 unit residential development with its associated roads & pedestrian infrastructure, services, open space and landscape treatment across c. 2.9 hectares of land to the west side of Naas town centre adjacent to the Grand Canal. (Figure 1.1 Location & Context)

The led author of this Landscape and Visual Assessment was Pete Mullin, BA (Hons) CMLI, MILI Chartered Landscape Architect and principal of Mullin Design Associates. Pete has produced several 100 Landscape and Visual Impact Assessments during 25 years in the profession covering a wide variety of annex 1 & 2 development typologies, including several large scale residential and mixed use developments.

Fig 1.0 –Masterplan Indicative Massing



This study has been structured in the following subsections:

- **Methodology** – explanation of how the assessment has been undertaken, with reference to methodology, terminology, assessment criteria, and planning policy.
- **Receiving Environment** - or Landscape and Visual Context – baseline description, classification and evaluation of the existing landscape character containing the application site and an assessment of visual amenity, with identification of visual receptors.
- **Project Description** – description of aspects of the proposed development which have the potential to cause a landscape and/or visual effect and measures which will be incorporated to mitigate or avoid greater potential effects.
- **Assessment of Impacts** – an outline of potential landscape and visual impacts with proposed mitigation measures and cumulative impacts.
- **Residual Impacts** and impact summary.

1.2 Methodology

1.2.1 Method of Assessment & Guidelines

The assessment of potential landscape and visual impacts for this development are based on the most up to date guidelines provided by The Landscape Institute, 'Guidelines for Landscape and Visual Impact Assessment', (3rd Edition) 2013; 'The Countryside Agency and Scottish Natural Heritage – Landscape Character Assessment Guidance for England and Scotland' 2002; and 'An Approach to Landscape Character Assessment' Natural England Oct 2014.

This assessment has been prepared in accordance with Environmental Protection Agency (EPA) "Guidelines on the Information to be contained in Environmental Impact Assessments" May 2002, "Advice Notes on Current Practice (in the preparation of Environmental Impact Assessments)" June 2002.

In addition, the EPA are currently revising the Guidelines and Advice Notes, therefore the assessment also follows the Guidelines on Information to be contained in Environmental Impact Assessment Reports (EIAR) May 2022.

Reference has been made to Naas Local Area Plan 2021-2027 and to Kildare County Council Development Plan 2017-2023, specifically Chapter 14 - Landscape, Recreation & Amenity, Landscape Character Assessment.

In addition reference has also been made to the Draft Kildare County Development Plan 2023 – 2029 (Specifically Chapter 13 - Landscape, Recreation & Amenity.)

Finally, as recommended by the Guidance for Landscape and Visual Impact Assessment 3rd Edition, the landscape and visual assessment incorporates both desk and field-based studies, and has been compiled and interpreted by an experienced landscape professional.

1.2.2 Planning Policy Context and Designations

The Naas Local Area Plan 2021-2027 (LAP)

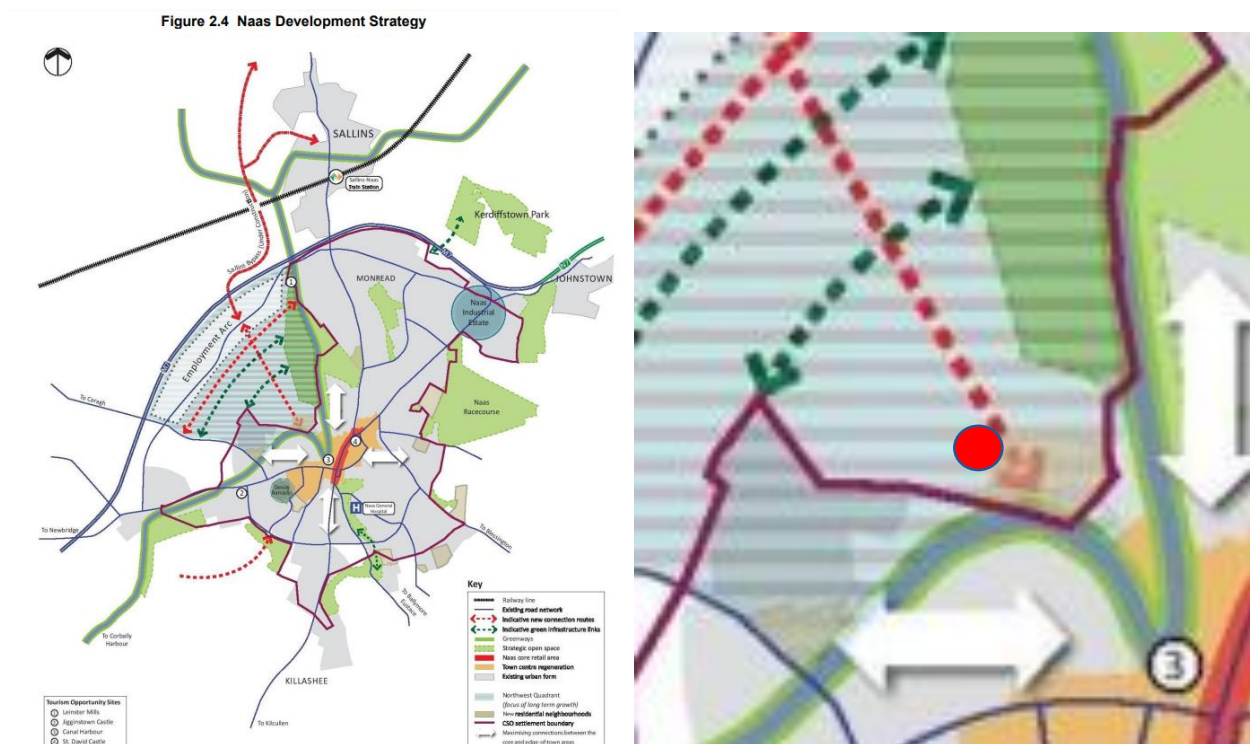
The Naas Local Area Plan sets out an overall strategy for the proper planning and sustainable development of Naas in the context of the Kildare County Development Plan 2017- 2023 (as varied), the National Planning Framework (2018), the Regional Spatial and Economic Strategy for the Eastern and Midland Region, and the Kildare County Council Climate Change Adaptation Strategy 2019-2024.

Vision for Naas

This Plan is underpinned by a strategic vision which is intended to guide the future growth of Naas in a sustainable manner, in a way that reflects the existing character and amenities of the area, the surrounding landscape, heritage and environment and improves the quality of life for the existing and future community.

The Vision for Naas is aligned with the time period for the Regional Spatial and Economic Strategy (RSES) to sustainably grow the Eastern and Midland Region to 2031 and beyond and will be realised over many plan periods. The figure below extracted from the development plan sets out the overarching strategy for Naas, including the lands associated with the subject application.

Figure 1.0 – Naas Development Strategy (Figure 2.4)



The subject site is located on lands zoned ‘C’ ‘New residential neighbourhoods’ and ‘F’ Open Space, with a Northwest to South east indicative new connection route shown along with, green infrastructure links. The canal corridor is allocated as Greenway.

Land Use Zoning

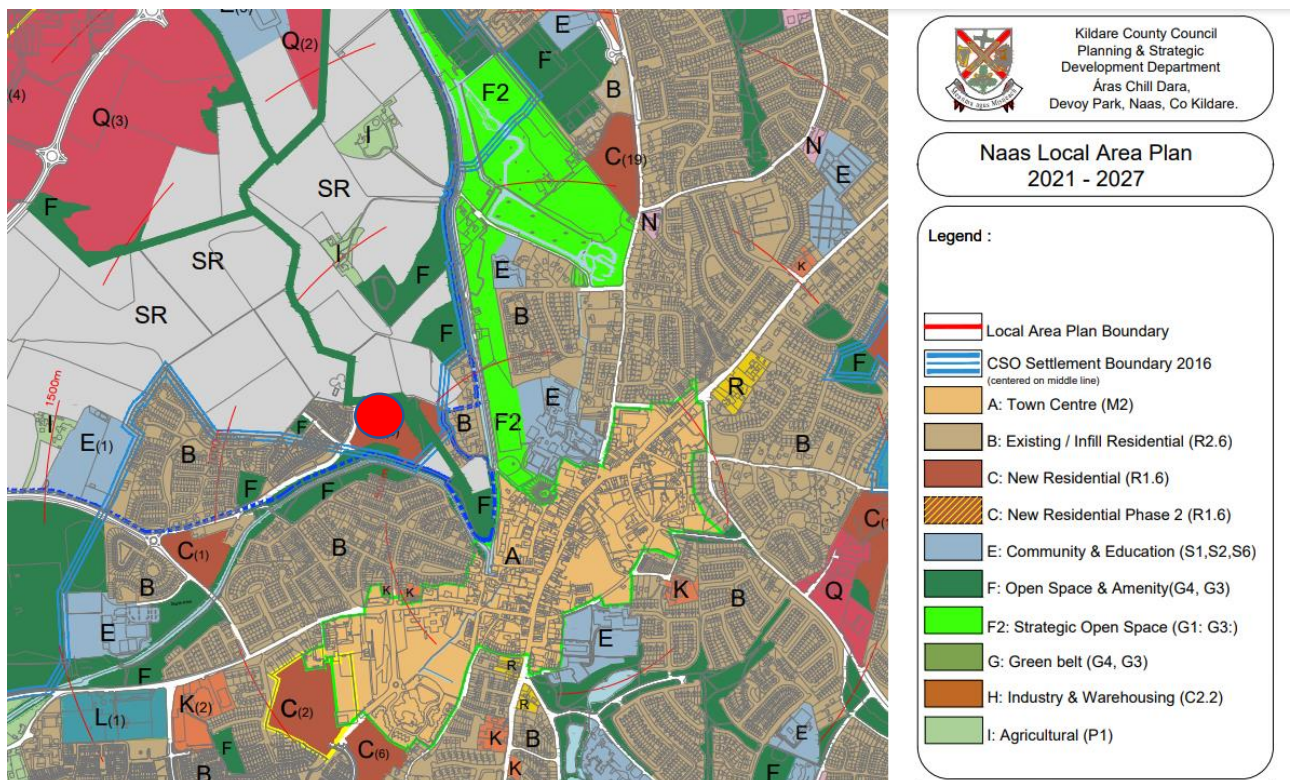
The two main texts referred to in relation to relevant policy guidance are:

Kildare County Development Plan 2017 – 2023

Naas Town Development Plan 2021-2027

The subject lands contain a land use zoning ‘Objective C – New Residential’ within Naas Town Development Plan 2021-2027; with zoning Objective F – Open Space & Amenity along both the eastern and southern boundaries of the application area.

Figure 2.0 – Landuse Zoning Map (Map 11.1)



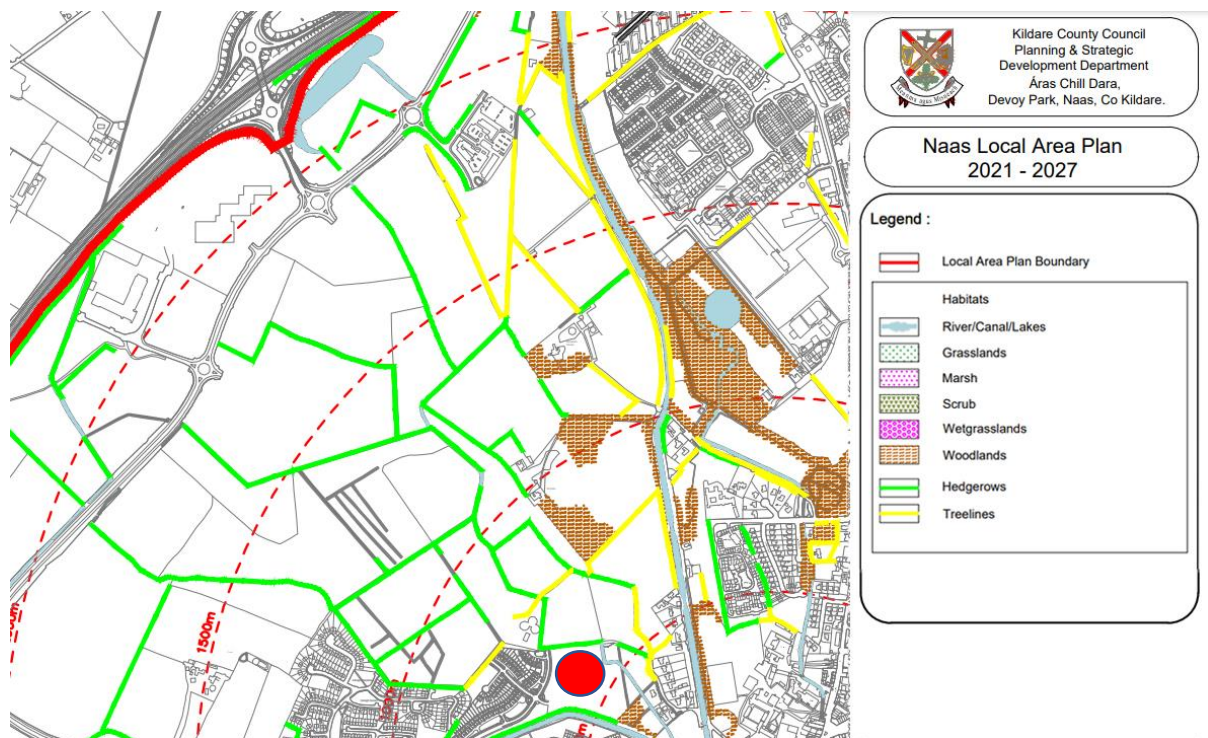
(Source: Naas Town Development Plan 2021-2027)

Green Infrastructure

Green Infrastructure is a strategically planned and managed network of natural features which supports native plant and animal species, while providing corridors for their movement. It also

maintains natural ecological processes and biodiversity, sustains air and water quality. Green Infrastructure through the provision of vital amenity and recreational spaces for communities, contribute to the health and quality of life of an area. Central to the concept of a Green Infrastructure network is its multifunctionality, performing several layered functions in a single shared space. Naas has a significant level of green infrastructure, with the presence of the Grand Canal, Oldtown Demesne, the Fairgreen Lakes and the hedgerows, treelines and other habitats throughout the town. The Grand Canal forms part of the Regional Green Infrastructure Network and links a number of towns, settlements and areas to form a strong linear network.

Figure 3.0 – Green Infrastructure Map (Map 7.1)



(Source: Naas Town Development Plan 2021-2027)

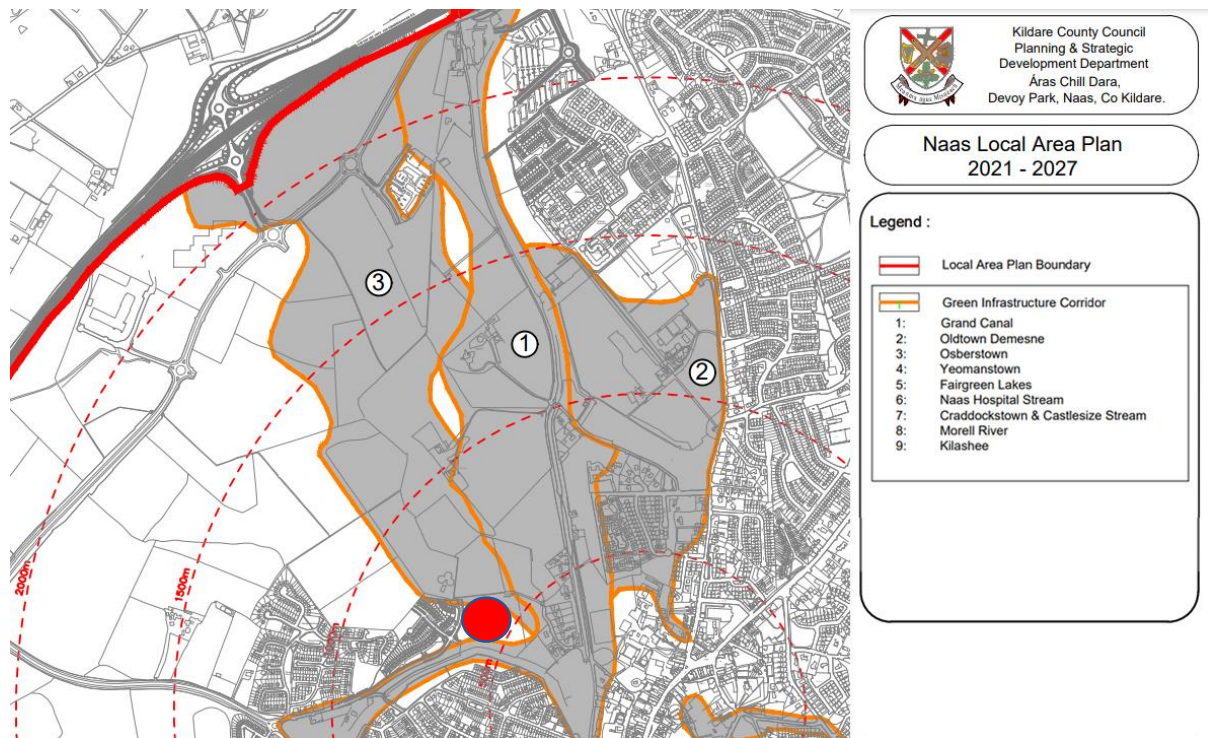
Green Infrastructure Corridors

Nine Green Infrastructure Corridors have been identified in the Habitat Survey and subsequent mapping of Naas (Map 7.2 refers). These have been named having regard to their most noticeable features. In most cases these green infrastructure routes connect to each other and the wider landscape outside of the Naas local area plan boundary. The purpose of the mapping of the Green Infrastructure Corridors is to highlight the need for developers to be aware of the sensitivity of the particular areas and to consider the retention of natural features and their linkages to the wider area in any development proposal.

The Green Infrastructure Corridors comprise the following: 1) Grand Canal. 2) Oldtown Demesne. 3) Osberstown. 4) Yeomanstown. 5) Fairgreen Lakes. 6) Naas Hospital Stream. 7) Craddockstown and Castlesize Stream. 8) Morell River. 9) Killashee.

The subject site is partially within the southern tip of Corridor 3 ‘Osberstown’ which extends Northward. Corridor 1 ‘Grand Canal’ wraps around the eastern and southern boundary of the site.

Figure 4.0 – Green Infrastructure Corridors Map (Map 7.2)



(Source: Naas Town Development Plan 2021-2027)

Policy NE1 – Green Infrastructure

It is the policy of the Council to protect, reinforce and strengthen the Green Infrastructure network in Naas and to strengthen links to the wider regional network.

It is an objective of the Council to:

NE 1.1 Protect identified key green infrastructure (Map 7.1) and ‘steppingstone’ habitats (according to their value), enhance where possible and integrate existing and new green infrastructure as an essential component of new developments and prohibit development that would fragment the green infrastructure network.

NE 1.2 Ensure that any proposal for development within or adjacent to the Grand Canal (pNHA) is located and designed to minimise its impact on the biodiversity, geological, water and landscape value

of the pNHA and, where possible, to integrate these important attributes into all such development schemes.

NE 1.3 Protect and enhance the built, natural and recreational potential of the Grand Canal Corridor within Naas and to encourage and promote sustainable access to and enjoyment of the Grand Canal.

NE 2.1 Increase tree planting and pollinator friendly planting, in accordance with the recommendations of the All-Ireland Pollinator Plan throughout Naas and in open spaces in new developments in order to enhance local biodiversity, visual amenity and surface water management.

NE 2.2 Protect trees and woodlands of particular amenity value, identified in the Naas Green Infrastructure Map (Map 7.1), from damage and/or degradation.

NE 3.1 Encourage the use of SuDS within public and private developments and within the public realm to minimise and limit the extent of hard surfacing and paving, in order to reduce the potential impact of existing and predicted flooding risks.

NE 3.2 Enhance and promote biodiversity and amenity and to ensure the protection of environmentally sensitive sites and habitats, including where flood risk management measures are planned.

NE 4.1 Enhance and protect the existing green infrastructure open spaces and recreation areas, and facilitate the development of new green infrastructure corridors, through the provision of additional open and amenity areas.

NE 4.2 Progress the development of a series of green routes/linear corridors that connect amenity and open space areas and the hinterland with new and established areas, with due regard for biodiversity constraints.

NE 4.3 Seek to develop habitat patches/ 'stepping stones' within the landscape, to maximise proper connectivity between urban and periurban parks and the surrounding rural landscape.

NE 4.4 Promote a network of paths and cycle tracks to enhance accessibility to the Green Infrastructure network, while ensuring that the design and operation of the routes responds to the ecological protection needs of each site.

Policy NE2 – Green Infrastructure

It is the policy of the Council to protect, strengthen and create additional features to the Green Infrastructure network through the planning application process.

Objectives

NE 5.1 Ensure that new development proposals protect and enhance the identified habitats detailed in the Green Infrastructure Map (Map 7.1).

Site specific ecology surveys should be carried out to inform proposed developments and assess and mitigate potential impacts.

NE 5.2 Require proposals for development to demonstrate how they integrate/respond to Green Infrastructure and contribute to the development and protection of overall Green Infrastructure assets

Protected Views

The NTDP 2021-2027 identifies a number of important and valued views which warrant protection in Naas. The Statement of Character report also highlights several views within the ACA that deserve to be protected.

Table 8.1 Views to and from bridges on the Grand Canal

View Reference Bridge Townland / Location

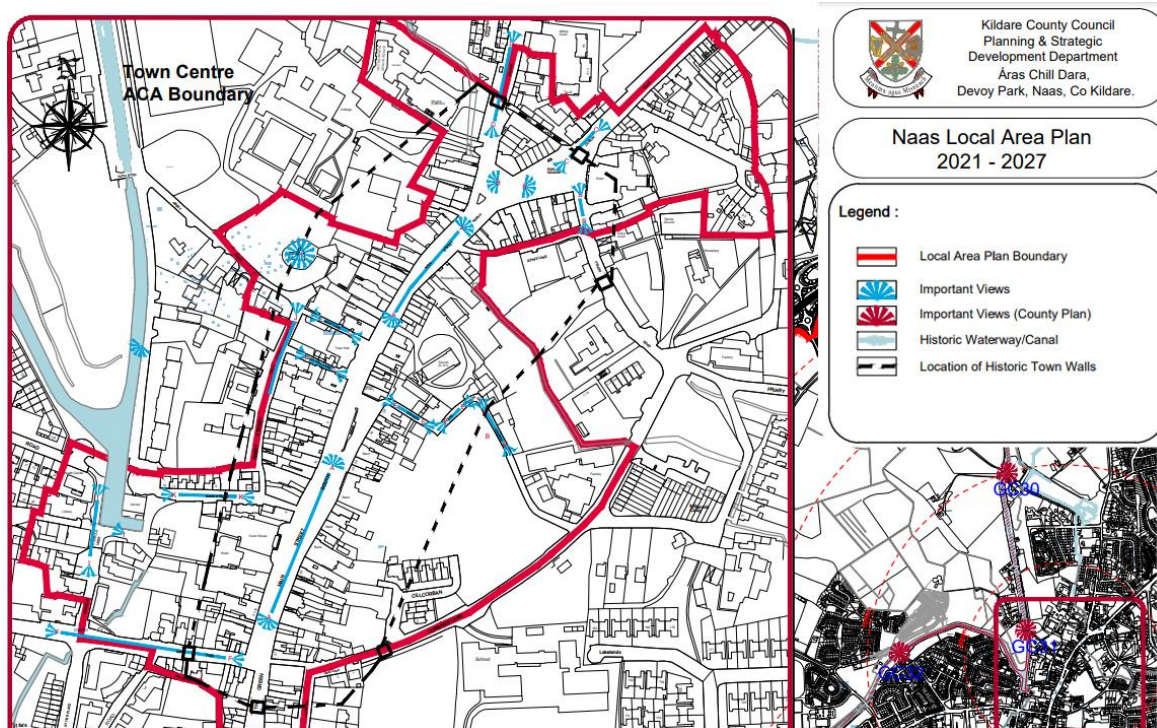
- GC 30 Preserve views to and from Tandy Bridge, Naas
- GC 31 Preserve views to and from Abbey Bridge, Naas
- GC 32 Preserve views to and from Ploopluck Bridge, Naas
- GC 33 Preserve views to and from Limerick Bridge, Naas

Table 8.2 Views within the ACA

(Principal Views are those marked with an *)

- A* View south along South Main Street and North Main Street
- B-D* Views to and from Poplar Square from the surrounding streets
- C* Views along the Dublin Road into and out of the ACA
- D* Views along the Sallins Road into and out of the ACA
- E Views along Church Lane in both directions
- F Views along New Row into and out of the ACA
- G Views along Fairgreen into and out of the ACA
- H Views from the summit of the North Moat over the nearby green and built-up areas
- I* Views around the harbour area, from Harbour View in the south and from the canals in the north and northwest
- J Views along Abbey Road to the North Moat
- K Views along Basin Street in both directions
- L Views along Moat Lane and Town Hall Lane in both directions

Figure 5.0 –Protected Views (Map 8.2)



Policy BH3 – Protected Views

It is the policy of the Council to ensure that the proposed location, siting and design of buildings and structures, protect the special character of protected views.

Objectives

It is an objective of the Council to:

BH 3.1 Protect the visual amenity and character of protected views in Naas as identified in this Plan and the Kildare County Development Plan.

BH 3.2 Require a Visual Impact Assessment of proposals/planning applications for development that may impact on the special character and visual amenity of protected views as part of the development management process

The Grand and Royal Canal Corridors.

Within Kildare Development Plan 2017-2023 under section 14.5 – ‘Areas of High Amenity’ specific reference is made to The Grand and Royal Canal Corridors.

The Grand Canal and the Royal Canal are extensive water corridors that flow through the county. The Grand Canal flows in an east to south-west direction and divides at Sallins into the Naas and Corbally

Branch, and is further divided in three branches at Robertstown; the Milltown Feeder, the Barrow Line and the continuation of the Grand Canal into neighbouring County Offaly.

The Royal Canal flows in an east to west direction along the northern boundary of the county through Leixlip, Maynooth and Kilcock and continues into County Meath.

The canal corridors and their adjacent lands have been landscaped and enhanced along the sections where the canals flow through urban areas. Canal locks are distinctive features of these water corridors. The smooth terrain, generally gentle landform and low canal bank grassland that characterise the canal corridors allow vistas over long distances without disruption, where the canal flows in a straight-line direction. Consequently, development can have a disproportionate visual impact along the water corridor and it can prove difficult for the existing topography to visually absorb development. The occurrence of natural vegetation, coniferous and mixed plantations adjacent to the water corridors can have shielding and absorbing qualities in landscape terms, by providing natural visual barriers.

Canal corridors are potentially vulnerable linear landscape features, as they are often highly distinctive in the context of the general landscape. In some cases landscape sensitivities may be localised or site-specific.

In addition the development plan describes important views to and from the county's

Waterways – including the Grand Canal:

River floodplains and canal banks are generally sensitive to development to varying degrees. Both the rivers and the canal corridors provide a contrast of form and colour on the landscape. The widths of rivers and canals vary throughout their corridors and with that the visual amenity also varies. In some areas the vegetation along the banks of water corridors has been cleared and pasturelands characterise the surrounding landscape while at other points debris and vegetation cover the banks. Debris material affects both the quality of the waters and the scenic views at some locations.

Urban and rural development has taken place along some sections of the canals and rivers, interrupting the integrity of these linear landscape features and in some cases significantly affecting their scenic amenity value. It is important that development does not further interrupt the integrity of river and canal corridors.

Table 14.9 (Relevant extract)

Views to and from bridges on the Grand Canal

<u>View Reference</u>	<u>Bridge Townland / Location</u>
GC30	Tandy Bridge Naas
GC31	Abbey Bridge Naas

GC32	Ploopluck Bridge Naas
GC33	Limerick Bridge Naas

The development plan also cites a number of key Landscape Objectives:-

LO 1 Have regard to the Landscape Sensitivity Factors in the vicinity of sites in the consideration of any significant development proposals.

LO 2 Ensure landscape assessment will be an important factor in all land-use proposals.

LO 3 Investigate the feasibility of preparing a Landscape Conservation Area Assessment within the county to identify any area(s) or place(s) within the county as a Landscape Conservation Area, in accordance with the Planning and Development Act 2000 (as amended).

LO 4 Protect the visual and scenic amenities of County Kildare's built and natural environment.

LO 5 Preserve the character of all important views and prospects, particularly upland, river, canal views, views across the Curragh, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty.

LO 6 Preserve and protect the character of those views and prospects obtainable from scenic routes identified in this Plan, listed in Table 14.5 and identified on Map 14.3.

LO 7 Encourage appropriate landscaping and screen planting of developments along scenic routes. Where scenic routes run through settlements, street trees and ornamental landscaping may also be required.

LO 8 Prepare further detailed guidance in relation to views and prospects available along scenic routes occurring within the boundaries of Local Area Plans.

LO 9 Plant gateway roundabouts within the county with innovative design themes, having regard to traffic safety.

LO 10 Review and update the County Landscape Character Assessment in accordance with all relevant legislation and guidance documents and to ensure consistency with the forthcoming National Landscape Character Assessment.

LO 11 Prepare a Historic Landscape Characterisation of the county

Other sections of the development plan of relevance to the Landscape and Visual section include 14.11 Recreation and Amenities.

Landscape Character

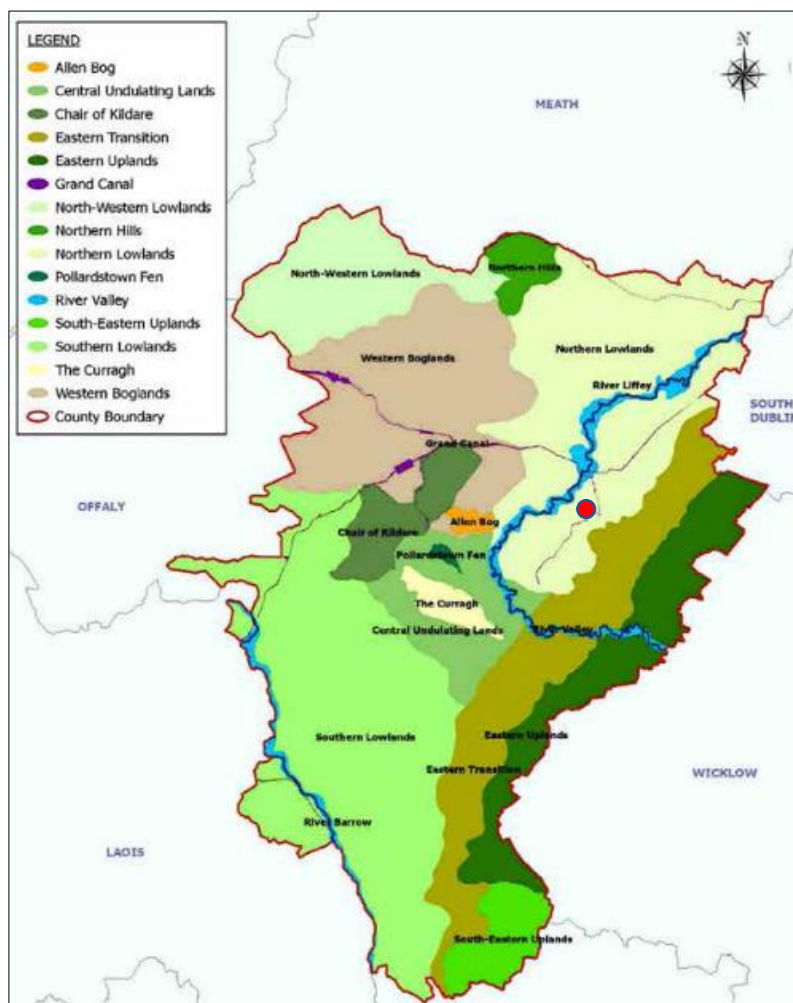
The landscape within which the subject site is located is relatively level, with localised undulations including the historic centre of Naas. The general character area is marked by a variety of land uses including residential, commercial, recreation, infrastructure and agricultural.

Landscape Character Assessment (LCA):

“The Kildare LCA focused on characterisation i.e. the discernment of the character of the landscape based on its land cover and landform, but also on its values, such as historical, cultural, religious and other understandings of the landscape.” (Source: Kildare County Development Plan 2017 – 2023)

The landscape character of Naas and its immediate hinterland is classified as ‘Northern Lowlands Landscape Character Area’ within the Kildare County Development Plan 2017 – 2023. This is typified by its flat terrain with gently sloping topography in particular locations, such as that of the subject site and the adjoining lands.

Figure 6.0 – Landscape Character Area



Landscape Sensitivity:

Kildare County Development Plan 2017 - 2023 defines 'landscape sensitivity' *"as a measure of the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and values. It is determined using the following factors: slope, ridgeline, water bodies, land use and prior development."*

Within the KCDP 2017 - 2023 the 'Northern Lowlands Landscape Character Area' is identified as Class 1 – Low Sensitivity which this document describes as "areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area."

1.2.3 Assessment Sequence

This landscape & visual Assessment was undertaken in the following stages:

- Desk Study (Stage 1)
 - 1 Analysis of Baseline data, maps and plans;
 - 2 Consultation of Policy Documentation;
 - 3 Zone of Visual Influence (Theoretical);
 - 4 Identification of Potential Visual Receptors;

- Field Study
 - 5 Confirmation of Visual Receptors;
 - 6 Photo Survey from Visual Receptors;
 - 7 Zone of Visual Influence (Actual/Field);
 - 8 Confirmation of Landscape Character;
 - 9 Establish Landscape Sensitivity;

- Desk Study (Stage 2)
 - 10 Analysis of Field Survey data;
 - 11 Viewpoint Analysis;
 - 12 Consider Mitigation and,

- Desk Study (Stage 3)
 - 13 Report Preparation.

1.2.4 Assessment Criteria

In accordance with guidance the aim of this landscape and visual impact assessment is to identify, evaluate and predict potential key effects arising from the proposed development. The assessment combines sensitivity with predicted magnitude of change, to establish the significance of residual landscape and visual effects. These are based on pre-defined criteria as set out in Tables 1.1 to 1.5 below.

Table 1.1 - Landscape Sensitivity Criteria

Class	Criteria
High	<p>Landscape characteristics or features with little or no capacity to absorb change without fundamentally altering their present character.</p> <p>Landscape designated for its international or national landscape value.</p> <p>Outstanding example in the area of well cared for landscape or set of features.</p>
High-Medium	<p>Landscape characteristics or features with a low capacity to absorb change without fundamentally altering their present character.</p> <p>Landscape designated for regional or county-wide landscape value where the characteristics or qualities that provided the basis for their designation are apparent. Good example in the area of reasonably well cared for landscape with notable landscape features.</p>
Medium	<p>Landscape characteristics or features with moderate capacity to absorb change without fundamentally altering their present character.</p> <p>Landscape designated for its local landscape value or a regional designated landscape where the characteristics and qualities that led to the designation of the area are less apparent or are partially eroded or an undesignated landscape which may be valued locally – for example an important open space.</p> <p>An example of a landscape or a set of features which is neutral or mixed character.</p>
Medium-Low	<p>Landscape characteristics or features which are reasonably tolerant of change without detriment to their present character.</p> <p>No landscape designation present or of medium to low local value, or an example of a common or un-stimulating landscape or set of features and conditions.</p>
Low	<p>Landscape characteristics or features which are tolerant of change without detriment to their present character.</p>

	No designation present or of low local value. An example of monotonous unattractive visually conflicting or degraded landscape or set of features.
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Table 1.2 - Visual Sensitivity Criteria

Class	Criteria
High	Users of outdoor recreational facilities, on recognised national cycling or walking routes or in national designated landscapes. Dwellings with views orientated towards the proposed development.
High-Medium	Users of outdoor recreational facilities, in locally designated landscapes or on local recreational routes that are well publicised in guide books. Road and rail users in nationally designated landscapes or on recognised scenic routes, likely to be travelling to enjoy the view.
Medium	Users of primary transport road network, orientated towards the Development, likely to be travelling for other purposes than just the view. Dwellings with oblique views of the proposed development.
Medium-Low	People engaged in active outdoor sports or recreation and less likely to focus on the view. Primary transport road network and rail users likely to be travelling to work with oblique views of the Development or users of minor road network.
Low	People engaged in work activities indoors, with limited opportunity for views of the Development. Road users on minor access roads travelling for other purposes than just the view.

Table 1.3 - Landscape Magnitude Criteria

Class	Criteria
Very High	Very extensive, highly noticeable change, affecting most key characteristics and dominating the experience of the landscape; and, Introduction of highly incongruous development.
High	Extensive, noticeable change, affecting many key characteristics and the experience of the landscape; and, Introduction of many incongruous elements.

Medium	Noticeable change to a significant proportion of the landscape, affecting some key characteristics and the experience of the landscape; and Introduction of some uncharacteristic elements.
Low	Minor change, affecting some characteristics and the experience of the landscape to an extent; and, Introduction of elements that are not uncharacteristic.
Very Low	Little perceptible change.

Table 1.4 - Visual Magnitude Criteria

Class	Criteria
Very High	The development would dominate the existing view.
High	The development would cause a considerable change to the existing view over a wide area or an intensive change over a limited area.
Medium	The development would cause moderate changes to the existing view over a wide area or noticeable change over a limited area.
Low	The development would cause minor changes to the existing view over a wide area or moderate changes over a limited area.
Very Low	No real change to perception of the view. Weak, not legible, and/ or indiscernible.

Table 1.5 - Categories of Landscape and Visual Significance of Effect

Degree of significance	Description of Landscape Effect	Description of Visual Effect
Major	Substantial alteration to elements/features of the baseline (pre-development) conditions. Notably affect an area of recognised national landscape quality. Substantial alteration to the character, scale or pattern of the landscape.	Major/substantial alteration to elements/features of the baseline (pre-development) conditions. Where the proposed development would cause a very noticeable alteration in the existing view. This would typically occur where the proposed development closes an existing view of a landscape of regional or national importance

		and the proposed development would dominate the future view.
Moderate-Major	This category is a combination of descriptions of Major listed above and Moderate below. These combinations are discussed within the assessment of each landscape or visual receptor when they occur.	
Moderate	Alteration to elements/features of the baseline conditions. Affects an area of recognised regional landscape quality. Alteration to the character, scale or pattern of the local landscape.	Alteration to one or more elements/features of the baseline conditions such that post development character/attributes of the baseline will be materially changed. This would typically occur where the proposed development closes an existing view of a local landscape and the proposed development would be prominent in the future view.
Moderate-Minor	This category is a combination of descriptions of Moderate listed above and Minor below. These combinations are discussed within the assessment of each landscape or visual receptor when they occur.	
Minor	A minor shift away from baseline conditions. The Development partially changes the character of the site without compromising the overall existing landscape character area.	A minor shift away from baseline conditions. This occurs where change arising from the alteration would be discernible but the underlying character / composition / attributes of the baseline condition will be similar to the pre-development. It would also occur where the proposed development newly appears in the view but not as a point of principal focus or where the proposed development is closely located to the viewpoint but seen at an acute angle and at the extremity of the overall view.
Negligible	No or very little change from baseline conditions.	Where there is no discernible improvement or deterioration in the existing Landscape Character Area or the view.

	Change not material, barely distinguishable or indistinguishable.	
No Effect	The Development would not affect the landscape receptor.	The Development would not affect the view.

The significance of identified landscape and visual effects is established through a simple matrix, which measures the magnitude of change against landscape or visual sensitivity. The resulting impacts are classed Major, Moderate-Major, Moderate, Minor, Negligible/None.

Therefore, as the sensitivity of a landscape increases from Low to High, and the Magnitude of Change increases from Very Low to Very High the predicted impacts also increase.

The example matrix table below is used to summarise the findings from the criteria tables. By combining sensitivity (along the top) with predicted magnitude of change (along the side) a predicted impact/ effect is reached. This format is applicable to both landscape impacts and visual impacts.

Table 1.6 Matrix Example

Example Matrix (Professional judgement applied at every stage of assessment and matrix only used to check consistency.)		Sensitivity				
		High	High / Medium	Medium	Medium - Low	Low
Magnitude	Very High	Major	← →	Major	← →	Mod-major
	High	Major	← →	Mod-major	← →	Moderate
	Medium	Mod-major	← →	Moderate	← →	Minor
	Low	Moderate	← →	Minor	← →	Negligible
	Very Low	Minor	← →	Negligible	← →	Negligible / None

Intermediate sensitivity ratings (as per the criteria) would lead to a series of effects that lie between those stated above if a matrix was applied to the assessment. Professional judgement is then used to determine the degree of effect. e.g. high-medium sensitivity combined with medium magnitude would equate to a

Moderate+ effect and a decision needs to be made to determine if this effect is Moderate or Moderate-Major. Intermediate magnitude ratings can also be arrived at during the assessment and a similar method is also applied here.

Effects above Moderate are considered Significant (presented in dark grey in the example matrix).

Where intermediate effects are arrived at, particular care should be taken at the upper and lower limits of the significance threshold i.e. between Moderate and Moderate-Major (presented in lighter grey in the example matrix). These effects may require additional explanation as to why the decision was made to judge the effect as either significant or not significant.

In addition to the impacts which sensitivity combined with the magnitude of change generate, there are a number of other factors which are taken into account when preparing the landscape and visual assessment.

Development is often viewed as permanent and/or perceived to have a negative impact, it is therefore important to emphasise that change created by development can result in beneficial outcomes, and may also be temporary, short-term or indeed reversible.

This assessment also considers and identifies both the 'Type' and 'Duration' of the potential impacts. The following terminology has been used where appropriate.

Type of Visual Impacts

- **Beneficial (B):** A positive impact which will improve or enhance the landscape character or viewpoint.
- **Neutral (N):** A neutral impact which will neither enhance nor detract from the landscape character or viewpoint.
- **Adverse (A) :** A negative impact which will have an adverse effect on the existing landscape character or viewpoint.

Duration of Impacts

- **Temporary:** Impacts lasting one year or less.
- **Short-term:** Impacts lasting one to seven years.
- **Medium-term:** Impacts lasting seven to twenty years.
- **Long-term:** Impacts lasting twenty to fifty years.
- **Permanent:** Impacts lasting over fifty years.

1.3 Receiving Environment

The Landscape is about the relationship between people and place. Understanding the character of a landscape allows us to identify its 'sense of place', and what distinguishes it from other places. All landscape has economic, social and environmental value; landscape characterisation provides a mechanism and baseline from which landscapes can be valued and their sensitivity and capacity to accommodate various development typologies gauged. Collectively this information assists with positive decision making when considering future appearance and function. This section establishes the landscape and visual context (or baseline) of the proposed development.

1.3.1 Desk Study

Desk studies generally involve analysis and interpretation of available print material relating to a site's context and the proposed development within that context. It is a way of focusing the study prior to detailed field work and landscape investigation. In this instance, variable scale Ordnance Survey maps and satellite imagery were studied along with 3D Data Terrain Models along with Landscape Character Assessments.

Although general in nature the desk study stage of the project assists in the clarification of the following considerations;

- **The general topography, vegetative cover, visible water, and sites of potential historic or cultural interest. Refer to Figure 1.1 – Location & Context**

Study of the available map information indicates that the site is located in a peri-urban area on the North-western periphery of Naas. The site is located within Kildare Council landscape character area 'Northern Lowlands' describing the low-lying, relatively level topography of the region which is heavily influenced by the River Liffey.

Whilst there are numerous hedgerows, with the exception of fragments and clusters associated with golf course and former estate landscapes, the area has generally little in terms of significant woodland cover. The landscape expresses a strong North eastern / south west axis in terms of visible infrastructure including:-

M7 / N7 corridor

Grand Canal

ESB Pylon lines

Railway

R445

Obvious visible waterbodies are the River Liffey and the Grand Canal network.

- **Identification of primary investigation area or Zone of Theoretical Visual Influence (ZTVI).**

Refer to Figure 1.2

The ZTVI is determined using topographical data only and does not account for the influence of intervening vegetation, fences, buildings, localised topographic variation etc. It is therefore generally accepted that refinement is required through field survey and analysis. The ZTVI (Figure 1.2) relates to the tallest elements within the proposal, namely the c.17m high 4 and 5-storey apartment blocks. The ZTVI illustrates that there is a general spread of visual influence in all directions.

- **The potential relationship between the development and any residential settlements, dwellings and the surrounding transportation network.**

The subject site is on the western periphery of Naas adjacent to the Grand Canal.

As the site is centrally located with the Naas Town Development Plan there are numerous existing residential and commercial development in close proximity.

The site is part of the Northwest Quadrant Masterplan lands within Naas Town Development plan 2021-2027.

- **Landscape & Visual Designations, Protected areas and significant viewpoints.**

The site is not located within any landscape designation.

There are a number of protected viewpoints & prospects focused primarily along the Grand Canal which are of most relevance to the proposed development.

1.3.2 Field Study

Desk studies are important to establish the basic approach to landscape and visual assessment, and setting out principle issues/ areas to be investigated. However, it is only through field work that an accurate understanding of potential influence of a proposed development can be fully determined.

Most importantly field study helps to clarify the eye level visual envelope of the development. This exercise refines the computer generated ZTVI models to more accurately reflect the actual visual envelope of the development.

The area was visited and surveyed during early Autumn with foliage cover beginning to diminish. It should be noted that as foliage cover further diminishes into the Winter and Spring, visibility of the site would partially increase. The influence of foliage cover and its seasonal variability has been

factored into the findings, with a worst case scenario considered – i.e. vegetation cover at its lightest.

In addition to the information revealed during the desktop analysis, the field study work investigates and considers a number of critical issues, which have been factored into the assessment conclusions:

- Confirmation of the landscape character associated with the study area, sense of place, quality and value of the surrounding landscape as described in the published County Development Plans;
- Localised topography variation and woodland / hedgerow cover;
- Effects of localised planting, walls, earthworks;
- Relationship with sites of Cultural heritage;
- Relationship of other development throughout the area and particular how the development would integrate with the existing settlement pattern;
- Potential eye level perceptions (local residents – frequent, passive tourism – occasional); and,
- General landscape dynamic (assessing the potential pressures and evolution of the surrounding landscape).

1.3.3 Baseline Study – Site description

The subject site is currently composed of open lands, partially disturbed from construction works relating to adjoining housing. The southern boundary is composed of a fragmented hedgerows with maturing trees which separate the site from the Grand Canal. The western boundary is defined by a closeboard fence which separates the site from existing of housing (which forms an earlier phase of the application development. The Northern boundary is formed by a ditch/watercourse with fragmented hedgerow, and the east boundary is currently open to unimproved rough pasture.

1.3.4 Baseline Study - Landscape Character

The Landscape is about the relationship between people and place. Understanding the character of a landscape allows us to identify its 'sense of place', and what distinguishes it from other places. All landscape has economic, social and environmental value; landscape characterisation provides a

mechanism and baseline from which landscapes can be valued and their sensitivity and capacity to accommodate various development typologies gauged.

An accurate description of the landscape character areas associated with the subject site was originally prepared by Kildare County Council in 2004 with up to date iteration contained within the Kildare County Development Plan 2017-2023. The Landscape Character Assessment (LCA) is referenced within Chapter 14 - Landscape, Recreation & Amenity, providing a summary.

The original Landscape Character Assessment provides a reasonable landscape character baseline. The subject site is located within the LCA named 'Northern Lowlands– Naas and environs' which is one of five Character areas that make up a wider major landscape typology described as 'Lowland Plains and Boglands'.

The Northern Lowlands LCA is described as:-

'The lowland plains of County Kildare principally comprise fertile lands with relatively high levels of local population and intensive land management. The slope and topography of areas occur in a shallow / gradual transition; the area is generally characterised by flat terrain and low vegetation. Concentrations of tillage lands in this lowland area tend to be characterised by extensive views across large fields with low, maintained hedges.'

In terms of sensitivity to development this LCA is categorised as having '**Low Sensitivity**'

Low sensitivity landscapes are described as robust landscapes which are tolerant to change, and which have the ability to accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.

1.3.5 Baseline Study – Visual

When establishing the extent of a development proposal's visibility there are a number of recognised stages:

- The first is generally conducted through desk study via utilisation of digital terrain models or printed mapping to generate a ZTVI. This provides the assessor with a worst-case scenario of potential visibility, recognising that the exercise does not account for potential screening

influence of vegetation, manmade structures or indeed low level localised topographical variation.

- With ZTVI prepared, the next stage is to consider potential visual receptors. Again, this can initially be carried out as a desk study to identify potential properties, road intersections, historic (cultural heritage) sites or OS marked viewpoints etc which may be important to the assessment.
- The next stage generally is to test and refine desk study analysis in the field. Consideration of the surrounding landscape from a high point within the proposed development site is often a logical starting point for field work. From an elevated location, the assessor (comparing with ZTVI mapping) can identify points in the wider landscape from which the site is most likely to be visible. This exercise is known as intervisibility and forms the basis of defining the actual visual envelope.
- The final stage is to consider visibility of the subject site from the surrounding landscape. This generally involves assessment and photography from fixed key locations as identified, along with sequential views experienced along pedestrian and vehicle routes.

It would obviously be impossible (indeed unnecessary) to assess potential visibility from every possible angle or potential viewpoint. Therefore, the recognised practice is to identify a selection of viewpoints considered representative of a range of views and viewer types, including residences, transport routes, recreational routes, visitor attractions, main landscape character types and a variety of distances, aspects, elevations, extents, and sequential routes. These are known as ‘key visual receptors’ and provide a reliable sample of impressions across the study area. Based on field survey and analysis of ZTVI (Figure 1.4) the location of key visual receptors was identified for the study – these are listed in Table 1.7 and illustrated on Figure 1.3.

Table 1.7 –Visual Receptors

Description	Grid Reference	Address (near)	Receptor Type
Vp1	N 88712 19574	Sarto Park	Residential/ Public Amenity
Vp2	N 88452 19487	Ploopluck Bridge	Public Amenity / Designated
Vp3	N 88288 19229	R409 Bridge	Sequential (Primary Road)
Vp4	N 88587 19611	Old Caragh Road	Local Road / Oblique Residential
Vp5	N 89103 19354	Grand Canal Harbour Basin	Public Amenity

Vp6	N 89101 19606	Abbey Bridge.	Public Amenity / Designated
Vp7	N 89155 19948	Millbridge Way	Local Road / Oblique Residential
Vp8	N 88080 20974	Junction 9a	Sequential (Primary Road)
Vp9	N 89254 19498	Abbey Street	Minor Road / ACA Heritage
Vp10	N 89000 20418	Tandys Bridge.	Public Amenity / Designated

It should be noted as a basic visual principal, any type of development in the landscape will become less perceptible with distance. This simply equates to a reduction of the significance of potential visual impacts as one moves further away. The following distance categories have been considered appropriate.

Viewpoint Distance 0-2km

It is generally accepted that a development located approximately 2km or less from a viewer would be close enough to allow identification of some detail. Any positions within this range with open uninterrupted views of a development would generally receive the greatest visual impacts.

Viewpoint Distance 2-5km

At this distance, visibility of a development site becomes more general, with viewers in open uninterrupted positions able to identify general form, colour/tone and textural contrast, but losing the more focused detail achievable from closer positions. Effects at this distance are generally less than those found between 0-2km.

Viewpoint Distance 5-15km+

Beyond 5km visual prominence quickly diminishes. Certain circumstances/light conditions etc. have potential to allow certain types of development and material finishes to be perceived. The development increasingly becomes part of the general background/distance views. Upwards of 15km distance and developments quickly become minor features within the landscape and considered imperceptible to the average human eye. The development in effect becomes part of the general background/distance views.

Figures 1.4 to 1.13 illustrate the key visual receptors identified, with visual assessment from each included.

1.4 Characteristics of the Proposed Development

The proposed residential development is composed of an interconnected grouping of apartment blocks predominantly four storeys with some five storey elements essentially in rectangular form. Internal elevations overlook a landscaped podium plaza, whilst the external elevations face Northward over predominately agricultural lands, Southward towards the Grand Canal and residential development beyond, Eastward over undeveloped lands with Grand Canal and Naas Town centre beyond ; and finally Westward over recent residential properties (constructed by the applicant)

The development includes a number of public open spaces offering a series of ‘pocket/linear parks’ which will effectively break up the massing of the development in visual terms as well as offer opportunities for formal and informal play and amenity. In terms of open space this notably will include utilization of lands adjacent to the Grand Canal to the South.

Landscape treatment in these spaces will assist with the characterisation objectives, create focal points for orientation and aid with positive placemaking.

All existing structure planting associated with the site boundaries will be retained and augmented with new native tree species. As the proposed landscape treatment matures it will assist with the integration of the development into this context.

1.5 Identification of Likely Significant Impacts

1.5.1 Landscape Impacts

Landscape assessments attempt to measure the sensitivity of specific landscape resources and describe the significance of changes to that landscape occurring as a result of a proposed development. More importantly, they should also identify opportunities during the design process focused on minimising potential landscape and visual impacts (mitigation) through positive iterative design intervention. This can include exerting influence on the development layout and arrangement, determining sympathetic approaches to realising the development proposal, i.e. suggested phasing, massing, buffer planting etc.

Landscape and visual impacts are intrinsically linked; therefore, measures to reduce landscape impacts such the introduction of green infrastructure will generally assist with reduction of visual impacts and vice versa.

It is understood that development of this type results in permanent change and may fundamentally alter the appearance of a landscape. However, it should be clarified that, localised alteration of appearance does not necessarily equate to long-term or permanent negative impacts to the overall landscape character unit. It is therefore essential that a holistic view is taken with proposals of this nature, not only assessing potential impact during the construction phases, but critically how it will appear when fully implemented and the new planting / landscaping mature.

In this case the site is located within a landscape character area which is clearly influenced and indeed defined by the urban influence of Naas – whilst this development will alter the localised character of the site itself, it is unlikely to significantly alter the wider landscape character within which the development is located.

Table 1.8 - Landscape Sensitivity Summary (within visual envelope)

Consideration Factor	Comment	Significance
Landscape designations	The application site is not located within a nationally designated landscape, however there are a number of designated viewpoints along the Grand Canal.	Nationally Important
Landscape scale	Complex, small scale and intimate along the canal corridor. Occasion open views from localised elevated locations.	Important locally

Consideration Factor	Comment	Significance
Landscape quality	The surrounding landscape is considered of moderate quality.	The landscape, although overall of reasonable quality, cannot be considered to be pristine or unable to accommodate development.
Landscape value	The site is within a broader landscape considered to be of Low landscape value/sensitivity.	The site is composed of lands previously influenced by adjoining housing development with the remained in unimproved pasture land.
Public ownership and popularity	The site and much of the surrounding area is under private ownership.	With the exception of the canal corridor, the site and the immediate surrounding area contain few public recreation resources.
Landscape capacity	The site is located in a low-lying level landscape with mature hedgerows and clusters of woodland which increase the potential capacity to accommodate the proposal.	The screening potential of the level topography and existing vegetation, raises the capacity of the area to accommodate development. Introduction of additional trees / hedgerow planting will further improve capacity.

1.5.2 Lighting

Consideration of potential impacts arising from lighting both during the construction phase and following implementation (i.e. lighting associated with the ongoing development) forms an important aspect of the landscape and visual assessment.

1.5.3 Lighting Construction Phase

The principal lighting impacts which are often associated with construction sites and would be relevant at this location are as follows:

- Temporary floodlighting particularly during the winter months;
- Temporary security lighting;
- Lighting at height associated with construction of structures;
- Lighting in the contractors compound and car parking areas;
- Light spill and glare towards surrounding residential receptor areas
- Light spill which could impact ecology
- Glare from illuminated advertisements.

Assessment of potential landscape impacts have been divided into two stages:-

- 1 Construction Phase (Including Establishment)
- 2 Post Construction Phase (Completion)

1.5.4 Landscape Impacts - Construction Phase (Including Establishment)

The criteria tables 1.1 – 1.5 within section 1.2.3 Assessment Criteria provide definitions of sensitivity and magnitude of change which in turn establish a mechanism to determine potential significance of landscape and visual effects/ impact.

Landscape Sensitivity Criteria –Construction / Establishment Phase

Landscape sensitivity remains the same whether considering the construction phase, or the post-construction phase.

With reference to Table 1.1 ‘Landscape Sensitivity Criteria’ it is considered that the definition of **Low** is most suited to the landscape associated with the subject site. The assessment will therefore be based on this landscape definition (definition extract below).

Low - Landscape characteristics or features which are tolerant of change without detriment to their present character.

Landscape sensitivity is combined with the magnitude of change generated by a development to establish the overall impact / effect.

In addition to the definitions outlined within the criteria tables, magnitude of change can also be influenced by the following:

- Potential for mitigation including advanced screening measures
- Development typology, its phasing and duration.
- Relationship with similar development type in the area.
- The population numbers directly impacted.

Landscape Magnitude Criteria – Construction / Establishment Phase

The construction phase of this development does not only include establishment operations such as vegetation clearance, access establishment, site offices and compound establishment, but the implementation of advanced landscape screening works – notably along the Northern and Southern boundaries to augment existing structure planting.

Table 1.3 ‘Landscape Magnitude Criteria’ during the construction /establishment phase is predicted to be within the ‘**Medium**’ category as defined in Table 1.3 (extract of definition below) :-

Medium Noticeable change to a significant proportion of the landscape, affecting some key characteristics and the experience of the landscape; and Introduction of some uncharacteristic elements.

Table 1.6 - Assessment of landscape impacts (Construction / Establishment Phase)

		Sensitivity				
		High	High - Medium	Medium	Medium – Low	Low
Magnitude	Very High	Major	← →	Major	← →	Mod-major
	High	Major	← →	Mod-major	← →	Moderate
	Medium	Mod-major	← →	Moderate	← →	Minor
	Low	Moderate	← →	Minor	← →	Negligible
	Very Low	Minor	← →	Negligible	← →	Negligible

Therefore with **Low** landscape sensitivity combined with **Medium** magnitude of change it is considered that the proposal development would generate a **Minor** impact on the landscape character area during the Construction/ Establishment Phase of the development.

1.5.5 Landscape Impacts - Post Construction / Operational Phase

The criteria tables 1.1 – 1.5 within section 1.2.3 Assessment Criteria provide definitions of sensitivity and magnitude of change which in turn establish a mechanism to determine potential significance of landscape and visual effects/ impact.

Landscape Sensitivity Criteria – Post Construction /Operational Phase

Landscape sensitivity remains the same whether considering the construction or post construction phases.

Therefore as above with reference to Table 1.1 ‘Landscape Sensitivity Criteria’ it is considered that the sensitivity definition of **Low** is most suited to the landscape associated with the subject site.

Low - Landscape characteristics or features which are tolerant of change without detriment to their present character.

Landscape sensitivity is combined with the magnitude of change generated by a development to establish the overall impact / effect.

In addition to the definitions outlined within the criteria tables, magnitude of change can also be influenced by the following:

- Potential for mitigation including advanced screening measures
- Development typology, its phasing and duration.
- Relationship with similar development type in the area.
- The population numbers directly impacted.

Landscape Magnitude Criteria – Post Construction / Operational Phase

The Post Construction phase essentially sees the occupation of the site with completed properties being handed over to occupants.

By this stage all approved landscape treatments would be implemented including street trees and planting associated with proposed internal public open spaces.

It is considered that the category of **Medium** as defined in Table 1.3 ‘Landscape Magnitude Criteria’ is most appropriate for the initial Post construction phase, however it is worth noting that over time it is expected that this would further diminish as the development and its associated landscape matures and become an integral feature in this landscape:-

Medium Noticeable change to a significant proportion of the landscape, affecting some key characteristics and the experience of the landscape; and Introduction of some uncharacteristic elements.

Table 1.8 - Assessment of landscape impacts (Post Construction / Operational Phase)

		Sensitivity				
		High	High - Medium	Medium	Medium – Low	Low
Magnitude	Very High	Major	← →	Major	← →	Mod-major
	High	Major	← →	Mod-major	← →	Moderate
	Medium	Mod-major	← →	Moderate	← →	Minor
	Low	Moderate	← →	Minor	← →	Negligible
	Very Low	Minor	← →	Negligible	← →	Negligible

Therefore with **Low** landscape sensitivity combined with **Medium** magnitude of change it is considered that the proposal development would generate a **Minor** impact on the landscape character area during the post construction phase. This would typically diminish over time as proposed landscape treatment matures.

1.5.6 Visual Impacts - Construction Phase (Including Establishment)

Visual impacts have been illustrated by assessment from specific viewpoints. Figures 1.4 to 1.13.

The figures illustrate key identified visual receptors, with potential visual impacts assessed from each position. Further detail on the visual impacts from each position is provided in each of the figures. Table 1.10 below provides a summary of predicted visual impacts from each of the selected viewpoints during Construction / Establishment Phase.

These viewpoints are largely representative of worst-case scenario views of the proposed development, therefore, it is important to emphasise that as viewers move away from these receptors, the magnitude of change and potential visual effects will diminish.

Table 1.10 - Summary of Visual impacts (Construction/ Establishment Phase)

Viewpoint No.	Receptor Type	Visual Sensitivity	Magnitude of Change	Effect /Impact
Viewpoint 1 Sarto Park	Residential / Public Amenity	High-Medium	Medium	Moderate (A)
Viewpoint 2 Ploopluck Bridge	Public Amenity / Designated View - Sequential	High	Low	Moderate (A)
Viewpoint 3 R409 Bridge	Primary Road - Sequential	Medium-Low	Low	Minor (A)
Viewpoint 4 Old Caragh Road	Minor Road - Sequential	Medium-Low	Medium	Moderate (A)
Viewpoint 5 Harbour Basin	Public Amenity	High	Low	Moderate (A)
Viewpoint 6 Abbey Bridge.	Public Amenity / Designated View - Sequential	High	Low	Moderate (A)
Viewpoint 7 Millbridge Way	Minor Road - Sequential	Medium-Low	Very Low	Negligible (A)
Viewpoint 8 Junction 9a	Primary Road - Sequential	Medium-Low	Very Low	Negligible (A)
Viewpoint 9 Abbey Street	Minor Road / Heritage ACA	Medium-Low	Very Low	Negligible (A)
Viewpoint 10 Tandys Bridge.	Public Amenity / Designated View - Sequential	High	Very Low	Minor (A)

Predicted visual effects arising from the proposals at the selected key visual receptors during the construction / establishment phase would range from **Moderate** to **Negligible** with impact type being considered **Adverse** (A).

Of these receptors, **None** are considered within the ‘Significant’ category – i.e. Predicted visual effects Moderate – Major or greater.

1.5.7 Visual Impacts - Post Construction / Operational Phase

Visual impacts have been illustrated by assessment from specific viewpoints. Figures 1.4 to 1.13. and submitted photomontages.

The figures illustrate key identified visual receptors, with potential visual impacts assessed from each position. Further detail on the visual impacts from each position is provided in each of the figures.

Table 1.11 below provides a summary of predicted visual impacts from each of the selected viewpoints during operational/ extraction phases

These viewpoints are generally representative of worst-case scenario views of the proposed development, therefore, it is important to emphasise that as viewers move away from these receptors, the magnitude of change and potential visual effects will generally diminish.

Table 1.11 - Summary of Visual impacts (Post Construction/ Operational Phase)

Viewpoint No.	Receptor Type	Visual Sensitivity	Magnitude of Change	Effect /Impact
Viewpoint 1 Sarto Park	Residential / Public Amenity	High-Medium	Low	Minor (N)
Viewpoint 2 Ploopluck Bridge	Public Amenity / Designated View - Sequential	High	Low	Moderate (N)
Viewpoint 3 R409 Bridge	Primary Road - Sequential	Medium-Low	Low	Negligible (N)
Viewpoint 4 Old Caragh Road	Minor Road - Sequential	Medium-Low	Low	Minor (N)
Viewpoint 5	Public Amenity	High	Low	Moderate (N)

Viewpoint No.	Receptor Type	Visual Sensitivity	Magnitude of Change	Effect /Impact
Harbour Basin				
Viewpoint 6 Abbey Bridge.	Public Amenity / Designated View - Sequential	High	Low	Moderate (N)
Viewpoint 7 Millbridge Way	Minor Road - Sequential	Medium-Low	Very Low	Negligible (N)
Viewpoint 8 Junction 9a	Primary Road - Sequential	Medium-Low	Very Low	Negligible (N)
Viewpoint 9 Abbey Street	Minor Road / Heritage ACA	Medium-Low	Very Low	Negligible (N)
Viewpoint 10 Tandys Bridge.	Public Amenity / Designated View - Sequential	High	Very Low	Minor (N)

Predicted visual effects arising from the proposals at the selected key visual receptors during the construction / establishment phase would range from **Moderate** to **Negligible** with impact type being considered **Neutral (N)**.

Of these receptors, **None** are considered within the 'Significant' category – i.e. Predicted visual effects Moderate – Major or greater.

1.5.8 Impact on Human Health

1.5.9 Construction / Establishment phase

The construction phase of development's landscape proposals will principally comprise of the following:

- Establishment of site access / offices and compound
- Erection of protective fencing for trees and hedgerows to be protected and retained;
- Site clearance working, including any permitted felling and removal of sections of existing hedgerow and trees;
- Topsoil stripping and temporary storage;

- Cycle/ pedestrian pathway construction
- Earthworks and groundworks along boundaries;
- Introduction of individual feature trees, hedgerow, shrub & groundcover species, wildflower meadow and grassland.
- Lighting installation (along cycle/ pedestrian pathways)

Consideration was given to the avoidance of impacts and risks to human health during the design of the proposed scheme, for the duration of the construction and operational phases. The works involved in the construction phase of the development will be carried out in accordance with the highest performance standards and in line with health and safety requirements, in order to mitigate against any accidents occurring on site. The construction phase will involve an increase in construction traffic and activities in the local area for the duration of the implementation of the landscape proposals, which is likely to have a slight and neutral impact on human health.

14.5.6. Post Construction / Operational phase

There are many physical and visual beneficial impacts that the proposed green open spaces, natural play areas and planting (tree, hedgerow, wildflower meadows and grasslands) are likely to have on human health once the scheme is complete.

Environmental – human health benefits: The planting (trees, shrubs, wildflowers, grasses) proposals are likely to result in the following environmental improvements that would have a positive impact on human health:

- Regulating effect on air temperature
- Improving air quality
- Stabilising effect on soils by reducing the likelihood of soil erosion

Amenity (physical and visual) – human health benefits: This development has proposed a number of elements that will improve the amenity value of the subject lands and the surrounding area, which are likely to have a positive impact on human health:

- Through the implementation of the planting proposals as part of this development, it will have the possibility to provide an improvement to the visual amenity offered by this site, to those in the local and surrounding areas.
- This proposed scheme, by increasing the quantum of trees and hedgerows on the subject lands, will create greater visual continuity between the site and the surrounding landscape.

- Natural play areas, external exercise equipment, cycle and pedestrian pathways are proposed throughout the scheme, which would improve the local and wider area's access to amenity and recreational opportunities.
- Connectivity to the Grand Canal and wider county Green Infrastructure will have a positive outcome.

Therefore, due to the increase in quantity and variety of planting species and their associated benefits, the improved amenities and recreational opportunities which are proposed as part of this development, the anticipated impact on human health will be **Moderate** and **Beneficial (B)** in the long term.

1.6 Mitigation Measures

The purpose of mitigation is to where possible avoid, reduce and offset any significant negative (adverse) effects on the environment arising from a proposed development. If good environmental planning and design principles are applied, together with a flexible approach to design, a high degree of mitigation can be built into a development proposal from the outset.

Mitigation measures may be considered under two categories:

1. Primary mitigation measures - These are an intrinsic part of a proposal, achieved through iterative design development (i.e. Designing out potential issues);
2. Secondary mitigation measures - Designed to specifically targeted to address remaining negative (adverse) effects of the final development proposal.

The focus of this assessment is to identify potential landscape and visual effects generated by the construction of new structures and the proposed operations at this site and recommend mitigation to minimise those effects.

The current development layout for the subject site includes open space and play areas which will offer a balance to the massing of the build elements, with proposed structure planting assisting with the integration of the development into this context.

In landscape and visual terms the distribution of open space throughout the proposed layout offer positive outcomes for the development site by avoiding uniform, uninterrupted spread of built development across the entire application area.

The open space also offers potential to accommodate vertical landscape elements such as feature avenue planting, hedgerows, earthworks and individual parkland trees which greatly enhance the potential to screen and habitat potential.

Existing boundary planting along the East, North and Western boundaries to be retained and augmented with addition structure planting. All external boundaries shall be augmented with additional woodland planting, in particular significant screening will be introduced along the Northern and Southern boundaries. (Adjacent to the Canal)

Whilst a portion of ornamental species is typical and acceptable within residential projects, to offer colour, seasonal variation and focal points, the majority of structure planting throughout the scheme will focus on native species which are informed by the landscape character area.

In addition a number of the proposed trees are described as 'legacy trees' these are taller growing species which when mature will reach 15-20m. These will offer additional long term benefit in relation to climate change objectives as well as visual integration of the development into this context.

Green infrastructure connectivity across and around the site is a key landscape objective, utilising the proposed open spaces as opportunity for wildlife corridors and habitats and connecting into the wider green infrastructure of the town and surrounding countryside.

1.7 Interactions

These effects are typically interactive, i.e. arising from the combined action of a number of different environmental topic areas. For example, the removal of trees not only have potential to generate landscape and visual impact, but can also have an ecological impact.

There are a number of topic areas where interaction impacts can occur along with Landscape and Visual, with key interactive effects in this case being:

Noise /Air Quality

Potential noise and air quality impacts are generally most prevalent during construction phases. Whilst these would have no visual impacts, they can alter people's perception of the areas landscapes character. Measure to minimise noise and air quality impacts will reduce perceived landscape character impacts.

Post construction noise and air quality impacts would diminish and would be limited to typical traffic and day to day usage and human occupation and typical of this peripheral development site.

Population and Human Health (Community and Socio-Economics,

During construction the development works will generate employment although this may not all be local, however post construction various community and socio- economic benefits will typically emerge – not only in terms of employment, but also in terms of new open spaces, cycleways and play parks combining to create public amenity and connectivity.

Biodiversity

With the exception of a number of existing hedgerows and trees to the south of the site the biodiversity value associated with the site is relatively limited.

The proposed landscape plan offers opportunities to improve the biodiversity through habitat creation within proposed opens space and peripheral boundary areas.

1.7.1 Cumulative Impacts Arising from other Developments

In addition to the interactions, outline above, cumulative effects may arise from the combined effects of others similar developments. In combination with the subject development being assessed there can be increased impact on a single receptor.

This can include multiple impacts of the same or similar type from a number of developments upon the same receptor.

There are no developments of note within the immediate area of the site.

1.8 Residual Impacts

In addition to the consideration of the layout, the implementation of landscape proposals as illustrated in the submitted landscape planning drawings will greatly assist with the appropriate integration of this development into its setting. However it is expected that residual glimpsed and partial views of the development would continue to be achieved from a number of locations surrounding the site.

The intention is to transform the existing landuse typology to one which continues to deliver positive placemaking attributes. This would include public access and connectivity through the site and notably, significant open spaces and pedestrian walkways, cycleways and play areas.

The development proposals would not involve the introduction of new and uncharacteristic features into the local or wider landscape character area.

Whilst the proposals would result in some disruption to visual amenity (notably during the construction phase) it is considered that there are opportunities for beneficial amenity and biodiversity outcomes during the post construction phase of development.

Landscape sensitivity associated with this site is considered **Low**.

In terms of magnitude of change this will be largely **Medium** during the construction period resulting in an adverse **Minor** landscape impact. Once construction has been complete and full landscape scheme implemented, the magnitude of change would be **Medium**, however impacts would reduce to neutral and **Minor**. It should be noted that over time with maturing of associated landscape impacts will further diminish.

Selected visual receptors are considered representative of typical views of the proposed development site. As illustrated and described in Figures 1.4 – 1.13 visual sensitivity at receptors range from **Medium-Low** to **High**.

Visual effects during construction and post construction are set out in Tables 1.10 & 1.11.

The effects post construction range from **Moderate** to **Negligible**

It should be noted as viewers move away from these key receptors visual sensitivity and magnitude of change diminish, resulting in visual impacts over the majority of the Zone of Theoretical Visual Influence (ZTVI) being in the **Minor** to **Negligible** range.

1.8.1 Limitations and Assumptions

There were no limitation encountered or assumptions made during the compilation of this assessment.

1.9 Bibliography

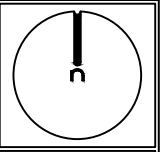
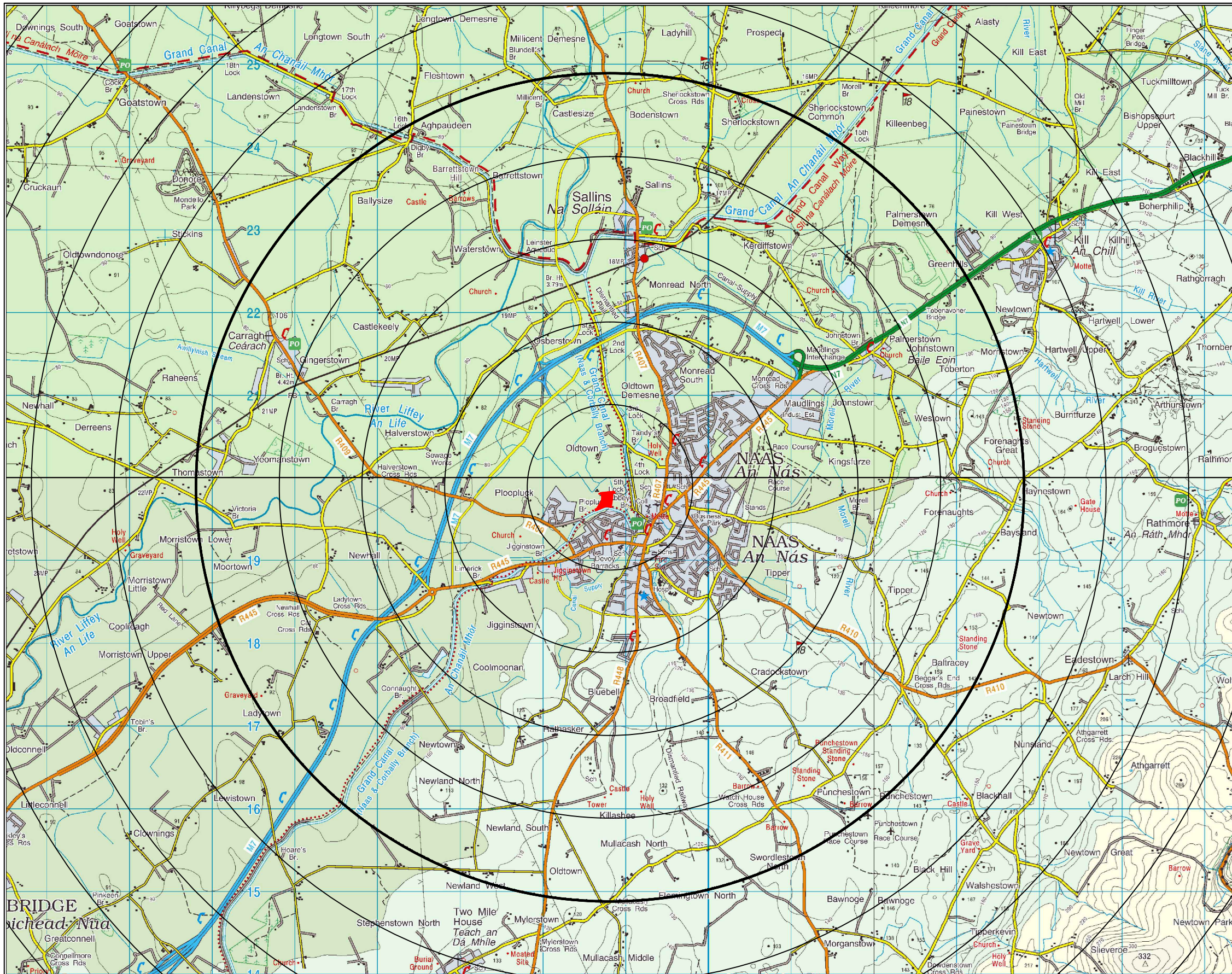
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1.10 Conclusion

Through a combination of advanced screening and woodland planting the overall landscape and visual impacts will be minimised.

Typically impacts will be greatest during the initial establishment phase. As proposed landscape treatment matures impact will diminish.

It is considered that landscape and visual impacts at this site are below the threshold considered to be 'significant'.



- legend**
-  Site Boundary
 -  Distance from Site in Kilometers

Location and Context **fig.1.0**

Finlay Park, Naas, Co Kildare

client
Westar Group

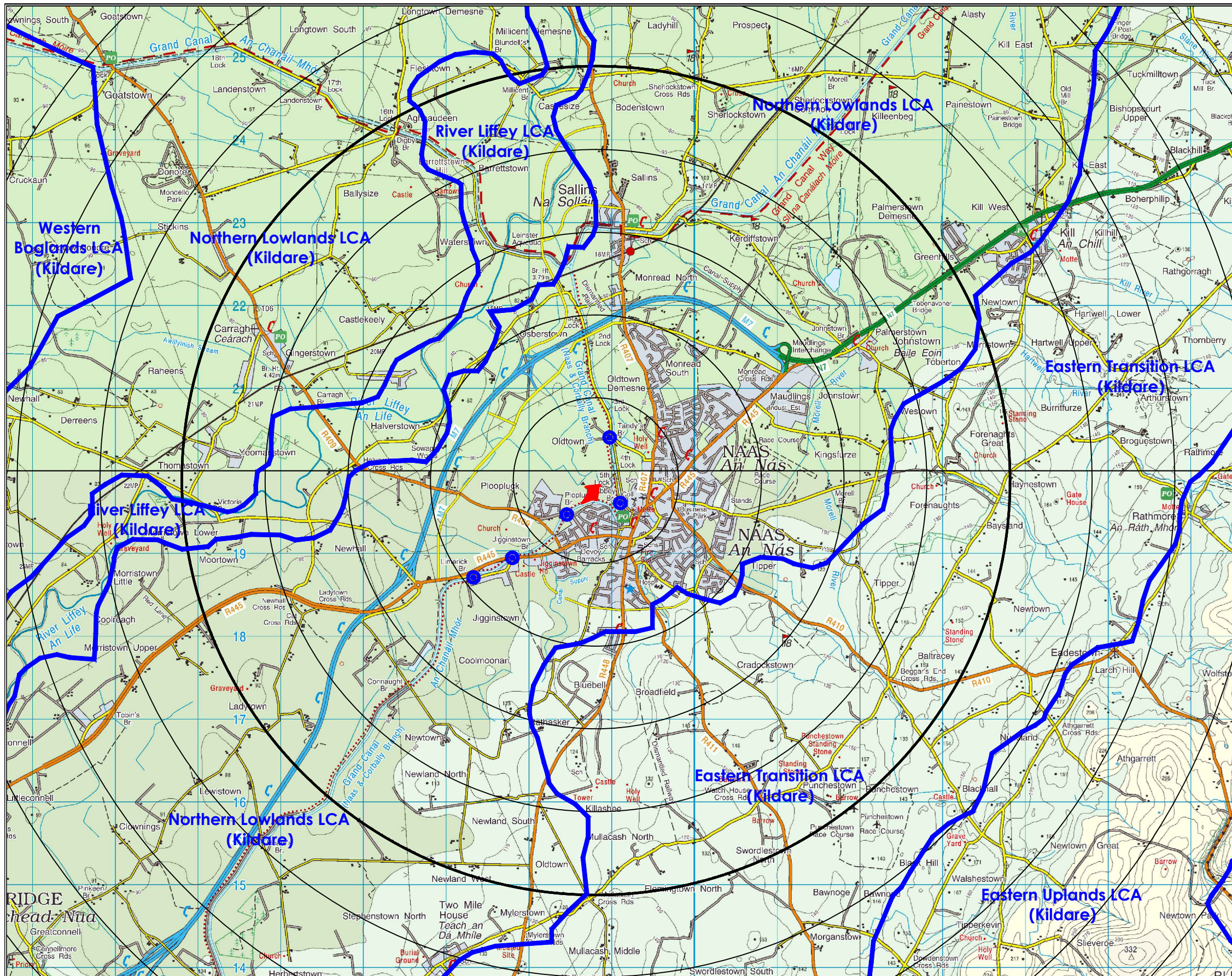
date
Nov. 22

scale
1:50000@A3

by
pjm

notes

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Landscape Character Type

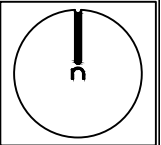
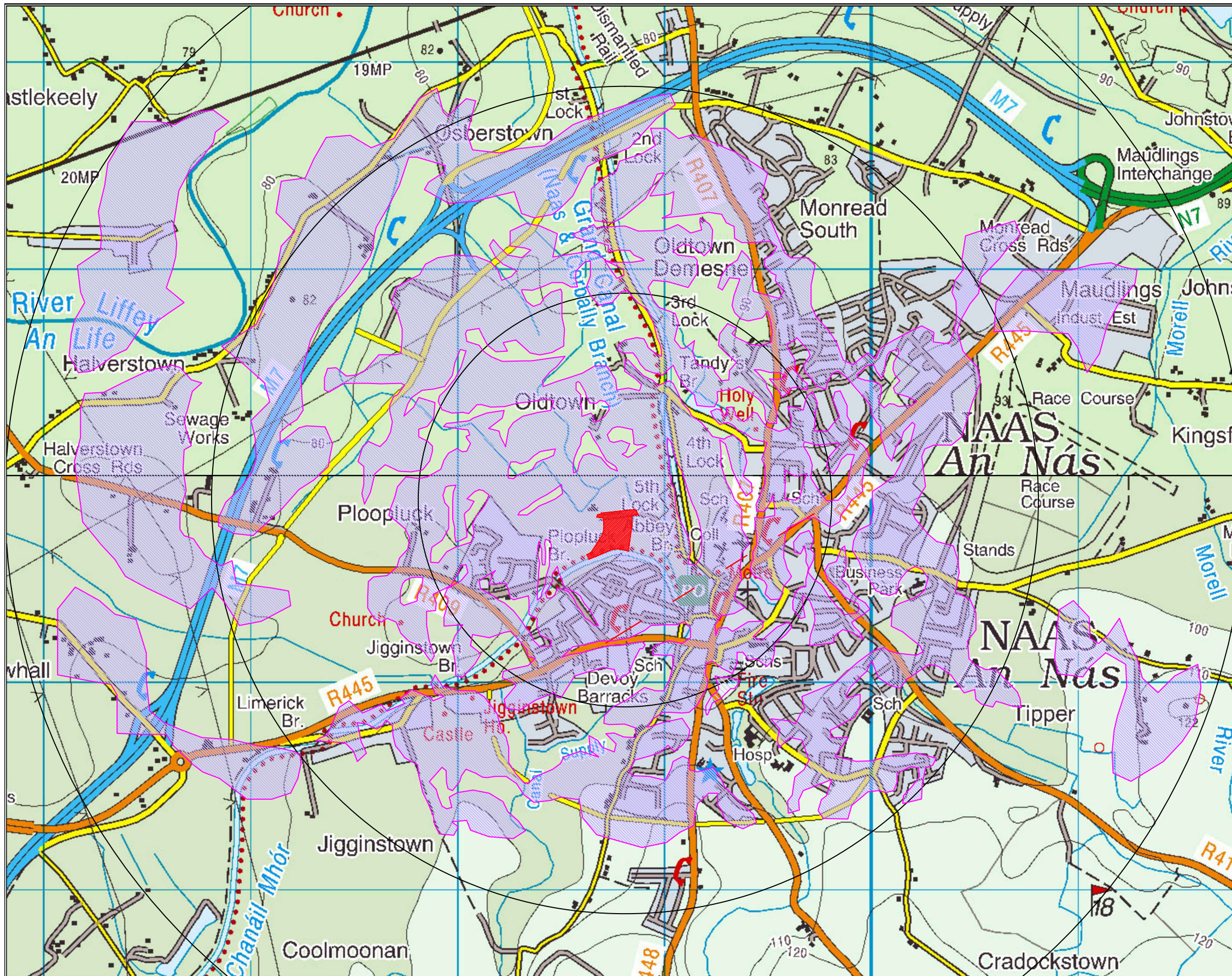
The subject site is within Landscape Character Area - **Northern Lowlands**
 Kildare County Council Development Plan 2017-2023
 Chapter 14 - Landscape, Recreation & Amenity
 Landscape Character Assessment

Major Landscape Type:- Lowland Plains and Boglands
 Landscape Character Area :- Northern Lowlands- Naas and environs
 Description:- The lowland plains of County Kildare principally comprise fertile lands with relatively high levels of local population and intensive land management. The slope and topography of areas occur in a shallow / gradual transition; the area is generally characterised by flat terrain and low vegetation. Concentrations of tillage lands in this lowland area tend to be characterised by extensive views across large fields with low, maintained hedges

Landscape Sensitivity Classification to Landscape Character Areas
 Landscape Character Area:- Northern Lowlands- Naas and environs
 Sensitivity:- Class 1-Low Sensitivity
 Description:- Areas with the capacity to generally accommodate a wide range of uses without significant adverse effects on the appearance or character of the area.

- Landscape Objectives** - It is an objective of the Council:
- LO 1 Have regard to the Landscape Sensitivity Factors in the vicinity of sites in the consideration of any significant development proposals.
 - LO 2 Ensure landscape assessment will be an important factor in all land-use proposals.
 - LO 3 Investigate the feasibility of preparing a Landscape Conservation Area Assessment within the county to identify any area(s) or place(s) within the county as a Landscape Conservation Area, in accordance with the Planning and Development Act 2000 (as amended).
 - LO 4 Protect the visual and scenic amenities of County Kildare's built and natural environment.
 - LO 5 Preserve the character of all important views and prospects, particularly upland, river, canal views, views across the Curragh, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty.
 - LO 6 Preserve and protect the character of those views and prospects obtainable from scenic routes identified in this Plan, listed in Table 14.5 and identified on Map 14.3.
 - LO 7 Encourage appropriate landscaping and screen planting of developments along scenic routes. Where scenic routes run through settlements, street trees and ornamental landscaping may also be required.
 - LO 8 Prepare further detailed guidance in relation to views and prospects available along scenic routes occurring within the boundaries of Local Area Plans.
 - LO 9 Plant gateway roundabouts within the county with innovative design themes, having regard to traffic safety.
 - LO 10 Review and update the County Landscape Character Assessment in accordance with all relevant legislation and guidance documents and to ensure consistency with the forthcoming National Landscape Character Assessment.
 - LO 11 Prepare a Historic Landscape Characterisation of the county

<p>Legend</p> <p> Site Boundary</p> <p> Distance from Site in Kilometers</p>	<p> Composite Plan of Landscape Character Areas identified in the following council development plans:- Meath, Kildare, Finglas, South Dublin</p> <p> Kildare Development Plan Scenic Routes and Protected Views</p> <p>Subject site is within Kildare Northern Lowlands - Low Sensitivity Kildare County Development Plan 2017-2023</p>	<p>Landscape Analysis</p> <p>fig.1.1</p> <p>Finlay Park, Naas, Co Kildare</p> <p>mda mullin design associates Headoffice: 559 Ormeau Road, Rosefield, Belfast, B17 3JA mail@mullindesignassociates.com T. 0044 289029 6843 chartered landscape architects</p>		
<p>client Westar Group</p>	<p>date Nov. 22</p>	<p>scale 1:50000@A3</p>	<p>by pjm</p>	<p>notes</p>



Visual Catchment

The visibility assessment concentrates on publicly accessible areas such as roads, access lanes and public rights of way, along with residential properties; and sites of public significance.

When establishing the extent of site visibility and identifying key visual receptors, a high point within the proposed development was visited. The purpose of this is to establish what may be visible from this location and therefore establish from which points in the wider landscape the site may be visible. This is known as intervisibility and forms the basis of the site's visual envelope.

The subject site is located in a topographically level region with frequent mature hedgerows and woodland block throughout. The influence of existing urban structures surrounding the site will be significant, with existing buildings and boundaries reducing the potential visual envelope. The visual terms the result of the above conditions combined with the proposed development typology is a Zone of Theoretical Visual Influence which is relatively compact with all potential views being confined within 2km radius.

As a basic visual principal, any type of development in the landscape will become less perceptible with distance. This simply equates to a reduction of the significance of potential visual impacts as one moves further away.

Viewpoint Distance 0-2km

Although this is difficult to quantify, it is acceptable to state that a site located approx 2km or less from a viewer is considered close enough to allow identification of significant detail. Any positions in this range with open uninterrupted views of the site would generally receive the greatest visual impacts.

Viewpoint Distance 2-5km

The visibility of the site becomes more general, with viewers in open uninterrupted positions able to identify general form, occasionally colour/tone and textural contrast, but losing the more focused detail achievable closer.

Viewpoint Distance 5-15km

Visual prominence quickly diminishes. In certain circumstances/light conditions etc have potential to allow certain types of development and material finishes to be perceived. The development increasingly becomes part of the general background/distance views.

Viewpoint Distance 15km+

Upwards of this distance the development quickly becomes a minor feature within the landscape and considered imperceptible to the average human eye. The development in effect becomes part of the general background/distance views.

legend

Site Boundary

Zone of Theoretical Visual Influence (ZTVI)

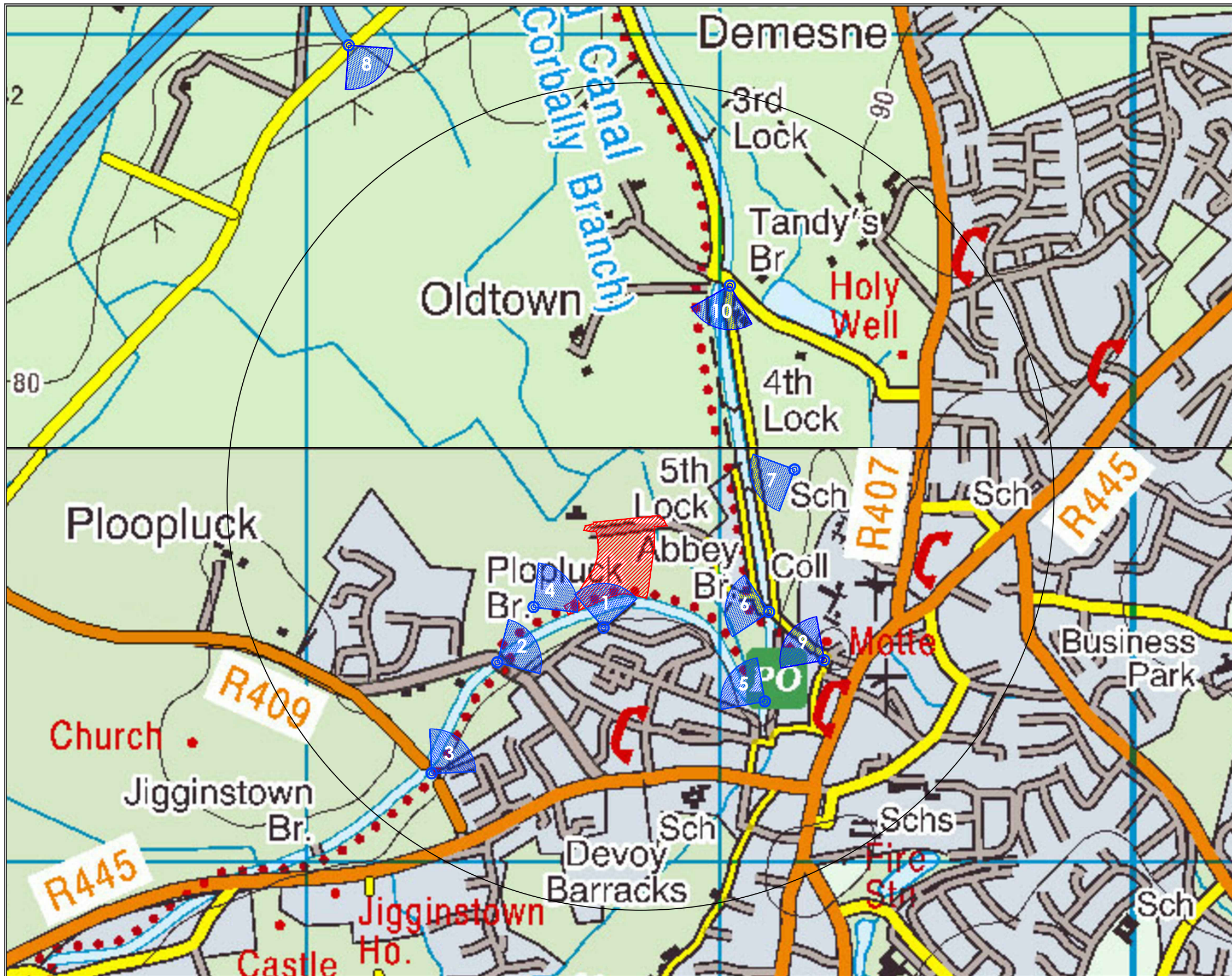
Distance from Site in Kilometers

Visual Analysis (ZTVI) **fig.1.2**

Finlay Park, Naas, Co Kildare

client Westar Group	date Nov. 22	scale 1:20000@A3	by pjm	notes
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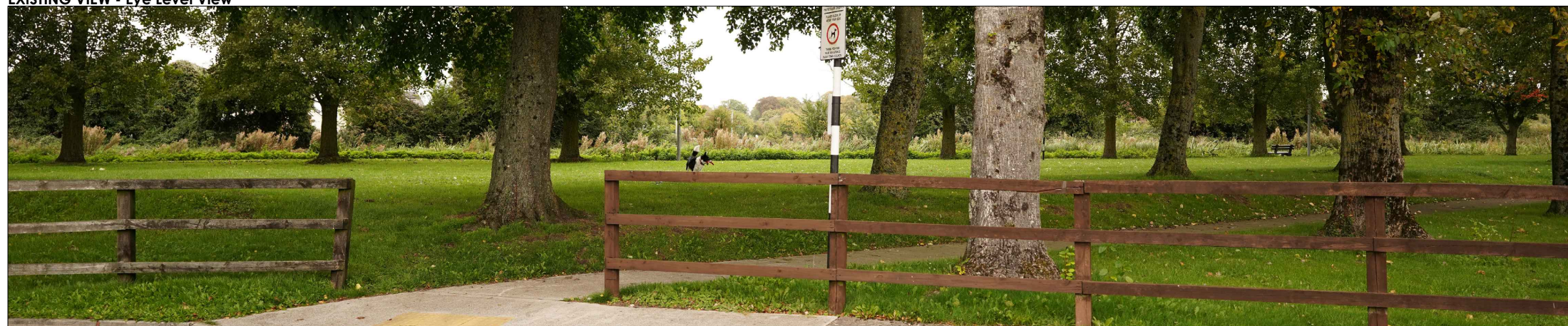
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Vp2	N 88452 19487	288452	219487	53.218668	-6.6763906
Vp3	N 88288 19229	288288	219229	53.216377	-6.6789166
Vp4	N 88587 19611	288587	219611	53.21976	-6.6743355
Vp5	N 89103 19354	289103	219354	53.217365	-6.6666835
Vp6	N 89101 19606	289101	219606	53.219629	-6.6666431
Vp7	N 89155 19948	289155	219948	53.222692	-6.6657393
Vp8	N 88080 20974	288080	220974	53.232089	-6.6815484
Vp9	N 89254 19498	289254	219498	53.218633	-6.6643831
Vp10	N 89000 20418	289000	220418	53.226941	-6.6679285

legend Site Boundary Visual Receptors Distance from Site in Kilometers		Photo Viewpoint Locations fig. 1.3 Finlay Park, Naas, Co Kildare		
client Westar Group	date Nov 22	scale 1:10000@A3	by pjm	notes

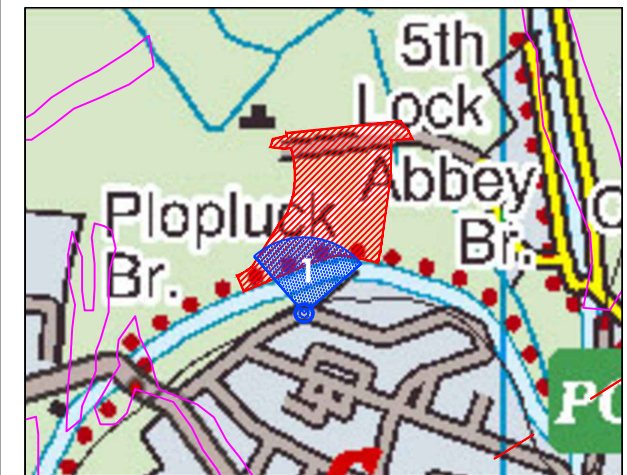
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EXISTING VIEW - Eye Level View*

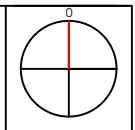


EXISTING VIEW - Panoramic 24mm Focal Length



Location:
 Grid Reference: N 88712 19574
 Distance to Site Boundary: 75m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Residential
 Camera: Sony ILCE-7RM3A
 ISO Speed: ISO-400

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



Viewpoint 1 North from Sarto Park. Visual receptor located on a residential road to the South side of the Grand canal. From this location glimpsed views of the development would be achieved, however due to intervening existing structure planting the proposals would be largely obscured. Proposals include additional hedgerow and woodland planting with localised earthworks to reinforce screening. These measures will further assist with the visual integration of the development.

Predicted Residual Landscape & Visual Effect of Application from this Viewpoint				Predicted Effect		Mitigation	
Viewpoint	Duration	Landscape & Visual Sensitivity	Magnitude (Construction Phase)	(Construction Phase)	(Post Construction)	(Post Construction)	
1	Phased & Permanent	Low (Landscape) Medium-High (Visual)	Medium Medium	Minor Moderate	Medium Low	Minor Minor	From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.

Photo Viewpoint 1 **Fig.1.4**

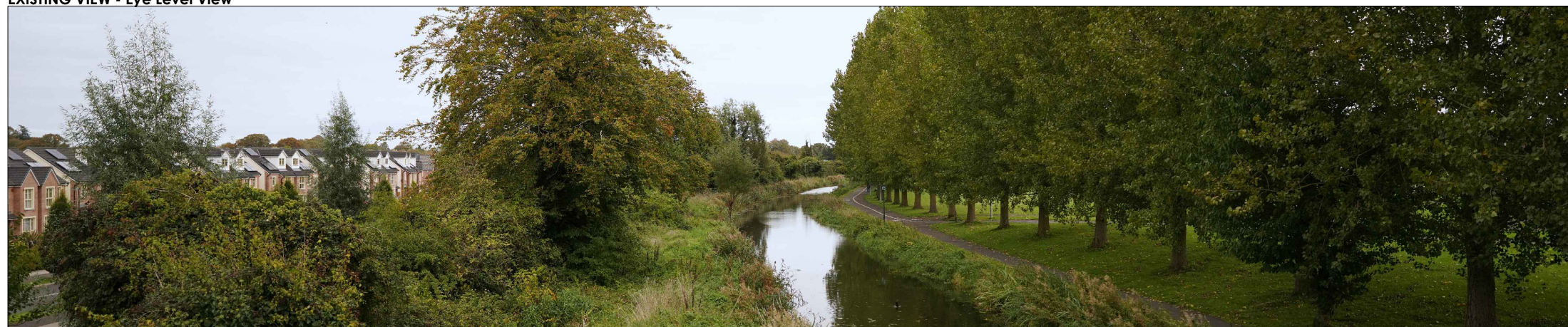
Finlay Park, Naas, Co Kildare

client: Westar Group date: Nov 22 scale: NTS@A3 by: pjm * Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm

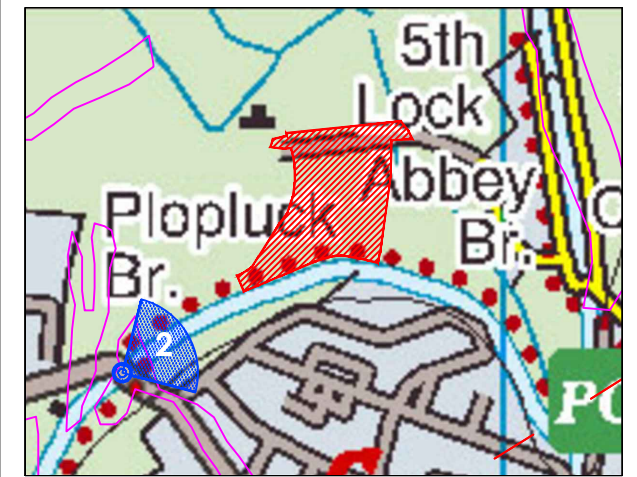
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EXISTING VIEW - Eye Level View*

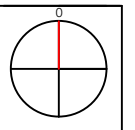


EXISTING VIEW - Panoramic 24mm Focal Length



Location:
 Grid Reference: N 88452 19487
 Distance to Site Boundary: 210m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Designated Viewpoint
 Camera: Sony ILCE-7RM3A
 ISO Speed: ISO-400

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



Viewpoint 2 East from Plopluck Bridge. This visual receptor is one of the 'Protected Views' identified within the Naas Local Plan 2021-2027 - 'GC 32 Preserve views to and from Plopluck Bridge'. From this location glimpsed views of the development would be achieved, however due to intervening existing structure planting along the canal, the proposals would be largely obscured. Proposals include additional hedgerow and woodland planting with localised earthworks to reinforce screening. These measures will further assist with the visual integration of the development.

Predicted Residual Landscape & Visual Effect of Application from this Viewpoint				Mitigation	
Viewpoint	Duration	Landscape & Visual Sensitivity	Magnitude (Construction Phase)	Predicted Effect (Construction Phase)	Effect Type (Post Construction)
2	Phased & Permanent	Low (Landscape) High (Visual)	Medium Low	Minor Moderate	Neutral

From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.

client: Westar Group

date: Nov 22

scale: NTS@A3

by: pjm

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm

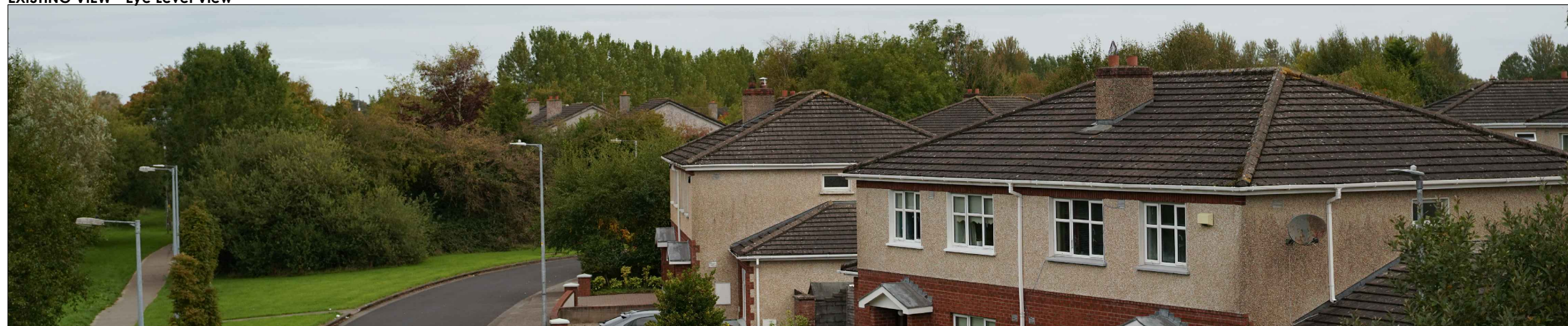
Photo Viewpoint 2 **Fig.1.5**

Finlay Park, Naas, Co Kildare

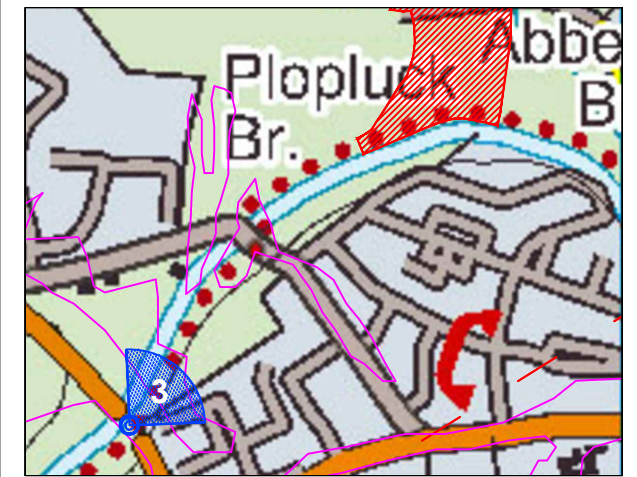
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EXISTING VIEW - Eye Level View*



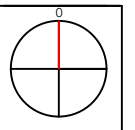
EXISTING VIEW - Panoramic 24mm Focal Length



Location:
 Grid Reference: N 88288 19229
 Distance to Site Boundary: 505m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Primary Road
 Camera: Sony ILCE-7RM3A
 ISO Speed: ISO-400

Viewpoint 3

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



Viewpoint 3 East from R409 Bridge over Grand Canal. Whilst this bridge is not recognized within the Naas Local Plan 2021-2027 as a protected view, it offers an elevated viewpoint along the canal for pedestrians and vehicle drivers. From this location views of the development would be indiscernible due to existing intervening structure planting along the canal. In addition the proposals include new hedgerow and woodland planting with localised earthworks which will further reinforce screening and integration of the development.

Viewpoint		Landscape & Visual Sensitivity		Predicted Effect (Construction Phase)		Predicted Effect (Post Construction)		Effect Type (Post Construction)		Mitigation	
3	Phased & Permanent	Low (Landscape) Medium-Low (Visual)	Medium Low	Minor Minor	Medium Low	Minor Negligible	Neutral	From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.			

Photo Viewpoint 3 **Fig.1.6**

Finlay Park, Naas, Co Kildare

client
Westar Group

date
Nov.22

scale
NTS@A3

by
pjm

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm

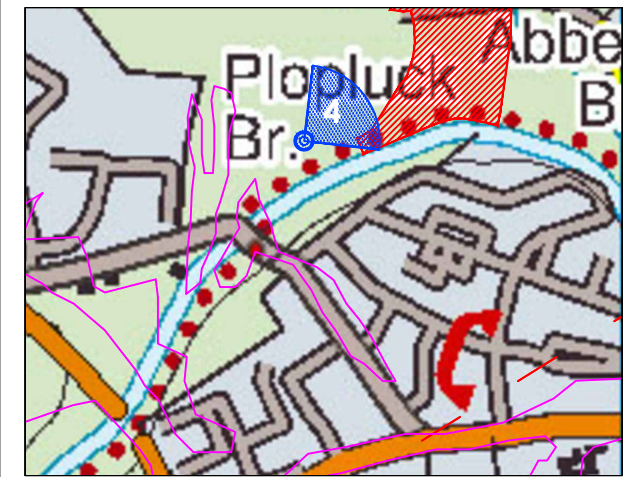
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EXISTING VIEW - Eye Level View*

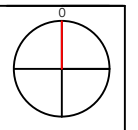


EXISTING VIEW - Panoramic 24mm Focal Length



Location:
 Grid Reference: N 88587 19611
 Distance to Site Boundary: 124m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Minor Road
 Camera: Sony ILCE-7RM3A

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



Viewpoint 4 East from Old Caragh Road. Visual receptor located on a residential road to the west of the subject site. From this location the development would be clearly visible, however existing structure planting along the road and proposed planting associated with the development will break up the visual massing. Proposals include new structure planting with localised earthworks to reinforce screening. These measures will further assist with the visual integration of the development. It is important to note that this receptor is within a recently developed area. These proposals effectively form a future phase of development.

Photo Viewpoint 4 **Fig.1.7**

Predicted Residual Landscape & Visual Effect of Application from this Viewpoint				Mitigation	
Viewpoint	Duration	Landscape & Visual Sensitivity	Magnitude (Construction Phase)	Predicted Effect (Construction Phase)	Effect Type (Post Construction)
4	Phased & Permanent	Low (Landscape) Medium-Low (Visual)	Medium Medium	Minor Moderate	Neutral

From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.

client Westar Group	date Nov.22	scale NTS@A3	by pjm
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* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm

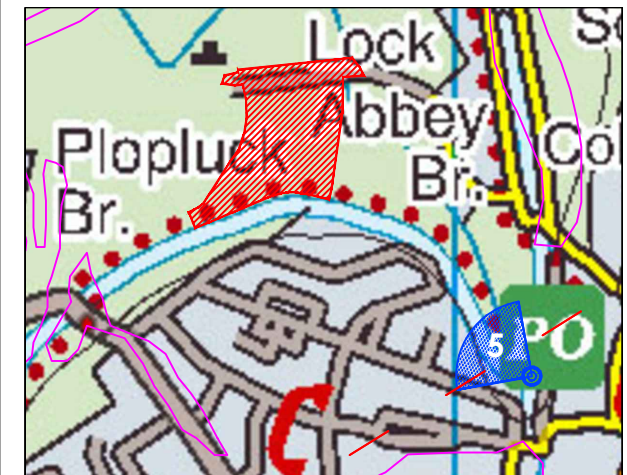
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EXISTING VIEW - Eye Level View*



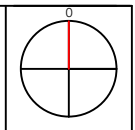
EXISTING VIEW - Panoramic 24mm Focal Length



Location:
 Grid Reference: N 89103 19354
 Distance to Site Boundary: 435m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Tourist Area
 Camera Type: Sony ILCE-7RM3A
 ISO Speed: ISO-400

Viewpoint 5
 N 89103 19354
 435m
 90 Degrees
 Tourist Area
 Sony ILCE-7RM3A
 ISO-400

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



Viewpoint 5 West from Naas Grand Canal harbour basin . This is a popular intersection/ landmark on the route of the Grand Canal. From this location glimpsed views of the development would be achieved, however due to intervening existing structure planting along the canal the proposals would be largely obscured. Proposals include additional hedgerow and woodland planting with localised earthworks to reinforce screening. These measures will further assist with the visual integration of the development.

Predicted Residual Landscape & Visual Effect of Application from this Viewpoint				Mitigation	
Viewpoint	Duration	Landscape & Visual Sensitivity	Magnitude (Construction Phase)	Predicted Effect (Construction Phase)	Mitigation
5	Phased & Permanent	Low (Landscape) High (Visual)	Medium Low	Minor Moderate	From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.

client Westar Group	date Nov.22	scale NTS@A3	by pjm	* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm
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Photo Viewpoint 5 **Fig.1.8**

Finlay Park, Naas, Co Kildare

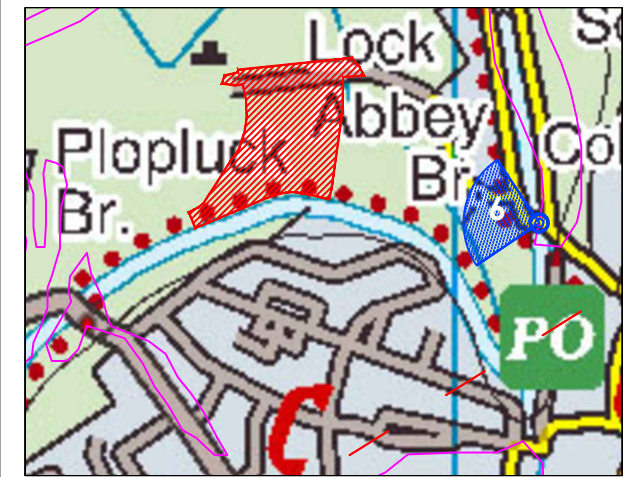
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EXISTING VIEW - Eye Level View*



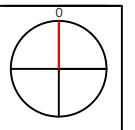
EXISTING VIEW - Panoramic 24mm Focal Length



Location:
 Grid Reference: N 89103 19354
 Distance to Site Boundary: 307m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Protected View
 Camera Type: Sony ILCE-7RM3A
 ISO Speed: ISO-400

Viewpoint 6

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



Viewpoint 6 West from Abbey Bridge. This visual receptor is one of the 'Protected Views' identified within the Naas Local Plan 2021-2027 - 'GC 31 Preserve views to and from Abbey Bridge. From this location glimpsed views of the development would be achieved, however due to intervening existing structure planting along the canal the proposals would be largely obscured. Proposals include additional hedgerow and woodland planting with localised earthworks to reinforce screening. These measures will further assist with the visual integration of the development.

Viewpoint		Landscape & Visual Sensitivity		Predicted Effect (Construction Phase)		Predicted Effect (Post Construction)		Effect Type (Post Construction)		Mitigation	
6	Phased & Permanent	Low (Landscape)	High (Visual)	Medium	Low	Minor	Moderate	Neutral	From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.		

client	Westar Group	date	Nov.22	scale	NTS@A3	by	pjm	* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm			
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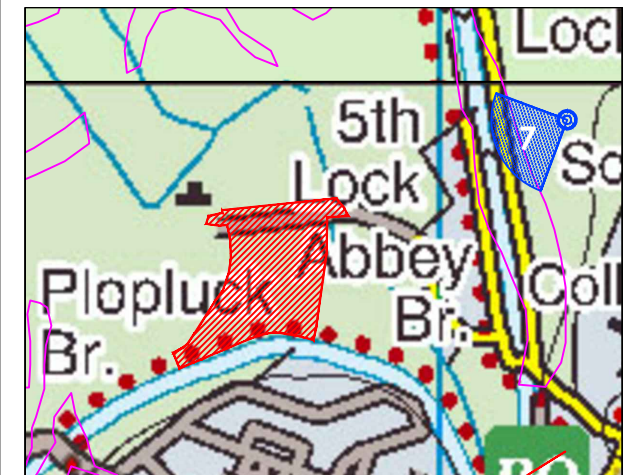
Photo Viewpoint 6 **Fig.1.9**

Finlay Park, Naas, Co Kildare

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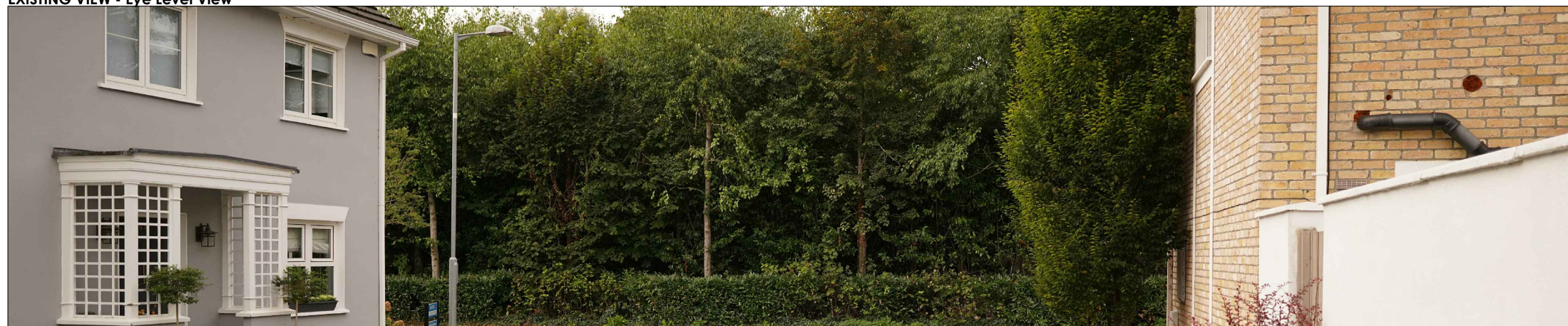
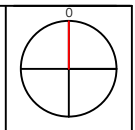


EXISTING VIEW - Eye Level View*



Location:	Viewpoint 7
Grid Reference	N 89155 19948
Distance to Site Boundary:	305m
Horizontal Angle of View:	90 Degrees
Receptor Type	Minor Road
	Oblique Residential
Camera	Sony ILCE-7RM3A

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



EXISTING VIEW - Panoramic 24mm Focal Length

Viewpoint 7 West from Millbridge Way. Visual receptor located on a residential road to the east of the subject site. From this location the development would not be visible due to intervening structure planting.

Photo Viewpoint 7

Fig.1.10

Predicted Residual Landscape & Visual Effect of Application from this Viewpoint					Mitigation	
Viewpoint	Duration	Landscape & Visual Sensitivity	Predicted Effect (Construction Phase)	Predicted Effect (Post Construction)	Effect Type (Post Construction)	
7	Phased & Permanent	Low (Landscape) Medium-Low (Visual)	Medium Very Low	Minor Negligible /None	Neutral	From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.
client Westar Group		date Nov.22		scale NTS@A3	by pjm	* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm

Finlay Park, Naas, Co Kildare

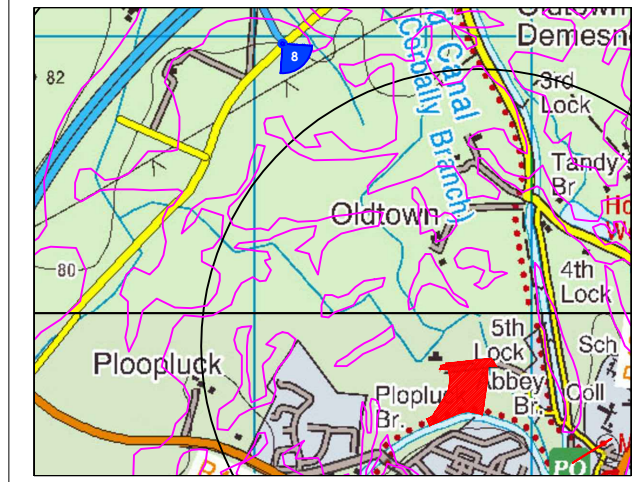
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EXISTING VIEW - Eye Level View*



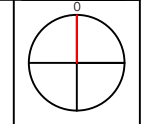
EXISTING VIEW - Panoramic 24mm Focal Length



Location:
 Grid Reference: N 88080 20974
 Distance to Site Boundary: 1300m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Major Road
 Camera: Sony ILCE-7RM3A

Viewpoint 8
 Grid Reference: N 88080 20974
 Distance to Site Boundary: 1300m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Major Road
 Camera: Sony ILCE-7RM3A

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



Viewpoint 8 Southeast from Junction 9a off the M7 . Visual receptor located on a roundabout at Junction 9a. From this location visibility of the development would be negligible through a combination of distance and existing intervening structure planting. Proposals include new structure planting on the sites Northern boundary, which along with localised earthworks would further reinforce screening and visual integration of the development.

Predicted Residual Landscape & Visual Effect of Application from this Viewpoint						Mitigation	
Viewpoint	Duration	Landscape & Visual Sensitivity	Magnitude (Construction Phase)	Predicted Effect (Construction Phase)	Magnitude (Post Construction)	Predicted Effect (Post Construction)	Effect Type (Post Construction)
8	Phased & Permanent	Low (Landscape) Medium-Low (Visual)	Medium Very Low	Minor Negligible	Medium Very Low	Minor Negligible	Neutral

From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.

client	Westar Group	date	Nov 22	scale	NTS@A3	by	pjm	* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm
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Photo Viewpoint 8 **Fig.1.11**

Finlay Park, Naas, Co Kildare

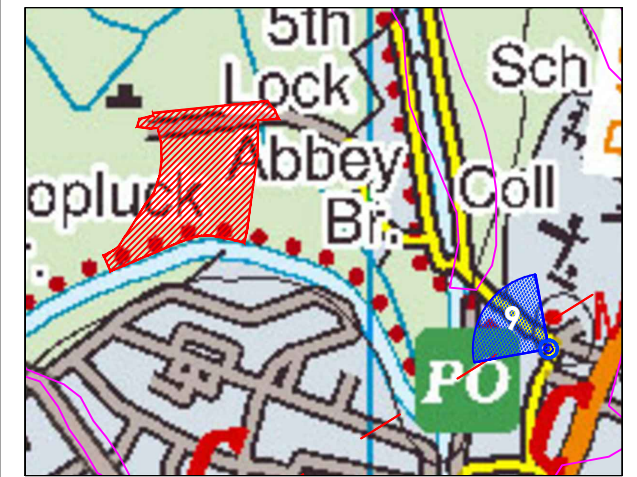
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EXISTING VIEW - Eye Level View*

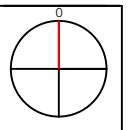


EXISTING VIEW - Panoramic 24mm Focal Length



Location:
 Grid Reference: N 89254 19498
 Distance to Site Boundary: 505m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Minor Road / Heritage Designated View
 Camera: Sony ILCE-7RM3A

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



Viewpoint 9 West from Abbey Street. Visual receptor located on Abbey Street adjacent to the Moat Theatre within the ACA (Architectural Conservation Area). From this location the development would not be visible due to intervening structure planting.

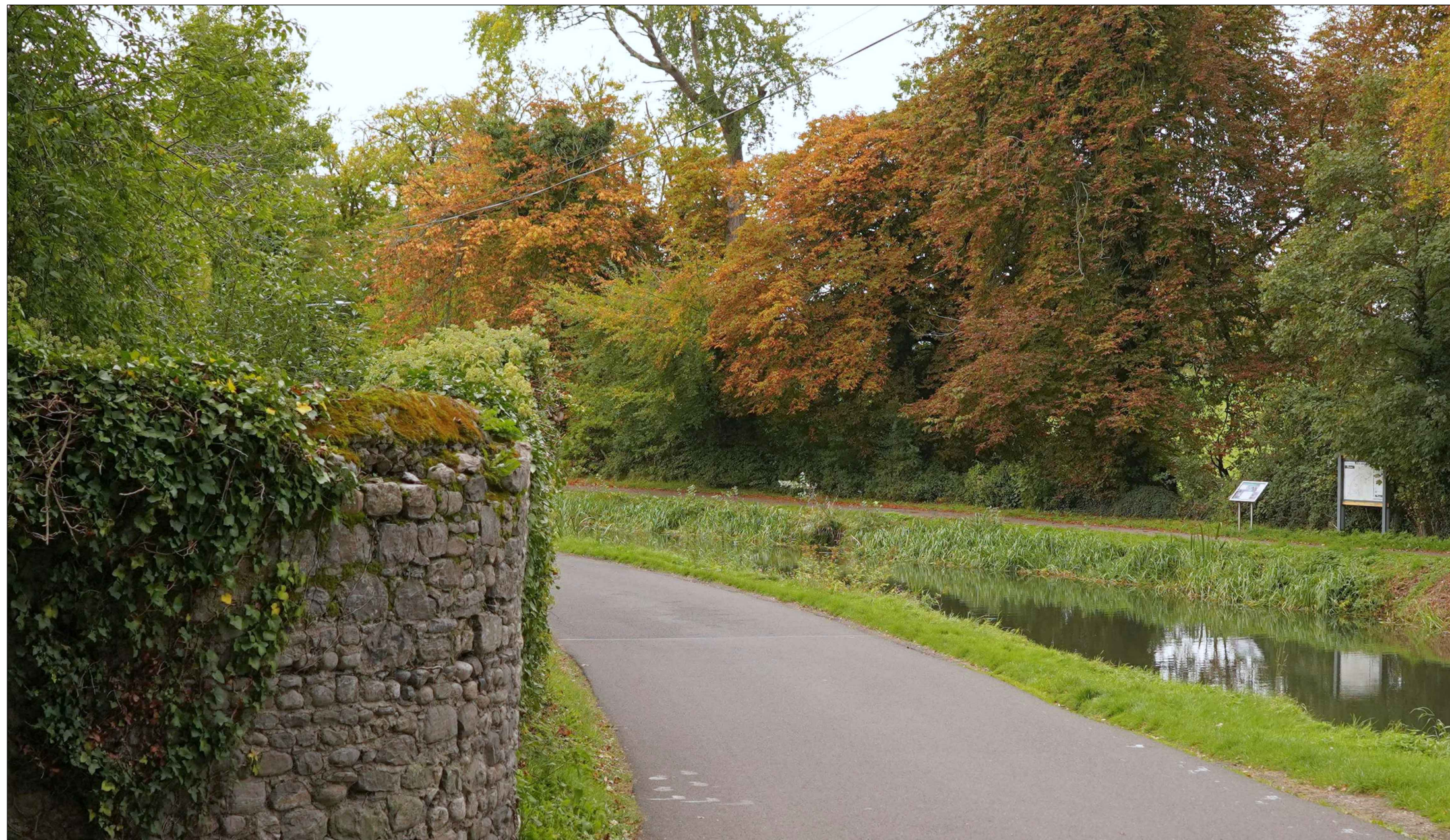
Photo Viewpoint 9

Fig.1.12

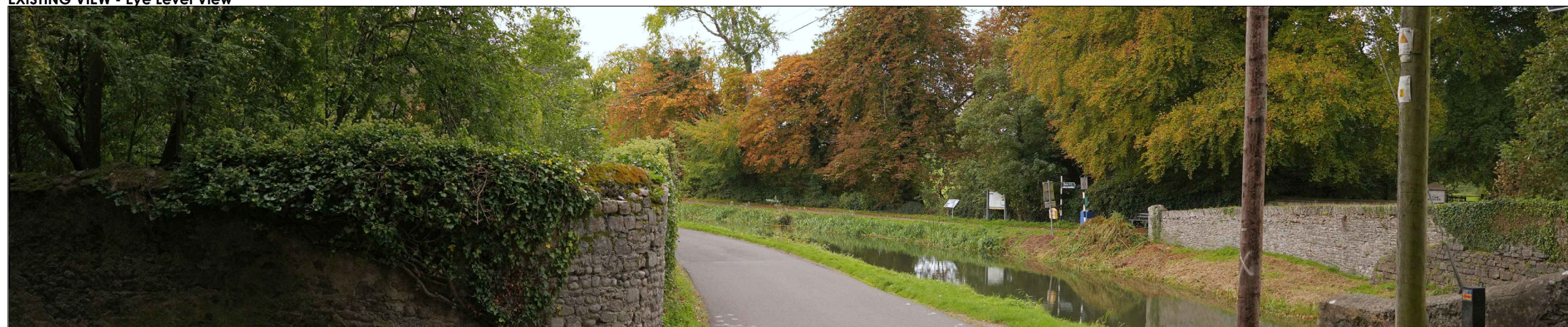
Predicted Residual Landscape & Visual Effect of Application from this Viewpoint				Predicted Effect		Magnitude		Predicted Effect		Effect Type		Mitigation	
Viewpoint	Duration	Landscape & Visual Sensitivity	Magnitude (Construction Phase)	(Construction Phase)	(Post Construction)	(Post Construction)	(Post Construction)	(Post Construction)	(Post Construction)	(Post Construction)	(Post Construction)	From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.	
9	Phased & Permanent	Low (Landscape) Medium-Low (Visual)	Medium Very Low	Minor Negligible /None	Medium Very Low	Minor Negligible /None	Neutral						

client	Westar Group	date	Nov.22	scale	NTS@A3	by	pjm	* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm				
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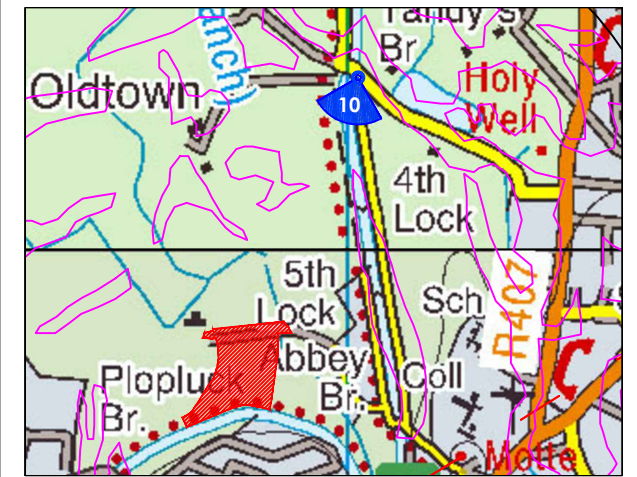
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 chartered landscape architects



EXISTING VIEW - Eye Level View*

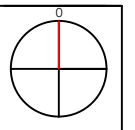


EXISTING VIEW - Panoramic 24mm Focal Length



Location: Viewpoint 10
 Grid Reference: N 89000 20418
 Distance to Site Boundary: 600m
 Horizontal Angle of View: 90 Degrees
 Receptor Type: Protected View
 Camera Type: Sony ILCE-7RM3A
 ISO Speed: ISO-400

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm



Viewpoint 10 West from Tandys Bridge. This visual receptor is one of the 'Protected Views' identified within the Naas Local Plan 2021-2027 - 'GC 30 Preserve views to and from Tandys Bridge. From this location views of the development would not be achieved due to intervening existing structure planting along the canal. In addition proposed hedgerow and woodland planting combined with localised earthworks will further reinforce screening and integration of the development.

Predicted Residual Landscape & Visual Effect of Application from this Viewpoint				Predicted Effect		Mitigation	
Viewpoint	Duration	Landscape & Visual Sensitivity	Magnitude (Construction Phase)	(Construction Phase)	Magnitude (Post Construction)	(Post Construction)	Effect Type (Post Construction)
10	Phased & Permanent	Low (Landscape) High (Visual)	Medium Very Low	Minor Minor	Medium Very Low	Minor Minor	Neutral

From this direction it will be important to protect, reinforce and sensitively augment existing planting, notably along the sites boundary with the canal.

client: Westar Group

date: Nov.22

scale: NTS@A3

by: pjm

* Image represents an eyelevel impression of the view when printed at A3 and held at a monocular distance of 30cm

Photo Viewpoint 10

Fig.1.13

Finlay Park, Naas, Co Kildare

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