

4.2.4 Viewpoint 4 – Rural House Overlooking Emy Lough

The proposed development would not be visible from any amenity location associated with Emy Lough (a landscape of secondary amenity value in the CDP). Visibility is however afforded from a residential location on the hillside south of the Lough. The view is taken from the front garden of the house, also representing views from the front rooms.

Existing View

The view westwards is framed by mature trees in the garden and along an avenue leading to the farm house and buildings. These dominate the view. The foreground and middle distance are occupied by pastoral fields divided by mature hedgerows, and a relatively high density of rural houses and buildings (including buildings of agricultural / industrial scale) on an undulating landscape. The roofline of the Emyvale urban area is visible but not prominent in the middle distance of the view. The horizon is punctuated by several houses and other farm buildings, and mature hedgerow vegetation.

Proposed Change


The proposed boiler building, stack and fuel silos would protrude above the distant horizon, an additional built element similar in scale and simple angular form to the built elements already characteristic of the view. No further elements of the development would be visible.

The red aeronautical safety light at the top of the stack would be visible at night. Due to the middle distant (Emyvale) urban landscape lighting and the screening of internal site lighting by intervening vegetation, there would be limited further lighting effect.

Predicted Visual Impact

Being representative of an amenity / residential location, the sensitivity of the viewpoint is classified high. Considering the complexity of the existing view (the number and variety of elements), the relative dominance of foreground elements and the limited extent of the view that would be affected by the intrusion, the magnitude of change is negligible (very minor loss, alteration or introduction of elements of the view). The significance of the predicted visual impact is thus low and neutral.



<p>Prepared by: GD (Splinedesign) Checked by: RB (CSR)</p> <p>Simulation Undertaken Using: 3D Studio / Photoshop</p>	<p>View Position: E 69402 N 43320 Viewing Distance: 4,450m Elevation: 64m Camera Height: 1.5m Included Angle:</p>	<p>PHOTOMONTAGE ASSESSMENT OF A BIOMASS CHP PLANT AT KILLYCARRAN, EMYVALE, CO. MONAGHAN</p> <p>View from RURAL HOUSE OVERLOOKING EMY LOUGH</p>	<p>Figure 10.4 VIEWPOINT 4</p>  <p>www.splinedesign.net Tel 087 1265953 or (353 1) 8199828</p> <p>The Digital Depot Row Lane Dublin 8 Ireland</p>
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4.2.5 Viewpoint 5 – Rural House in the Mountain Water Valley

The building orientates westwards and as a result no views of the development are afforded from within the house. The view is taken from the front garden of the house.

Existing View

The field of view afforded by the location is very broad, allowing distant westward views along the valley as well as the view northwards towards the site. Beyond the domestic garden and road in the foreground, the river crosses the field of view from left to right, enclosed by dense scrubby vegetation and poor quality pastoral fields on the steep valley sides. The drumlin hill on the far side of the valley forms the primary horizon. Except for the essential infrastructure (roads, telephone lines, etc.), a distinct lack of built elements characterises the view.

Proposed Change


The proposed boiler building and stack would protrude above the middle distant horizon, a new, visually contained built element of simple angular form. No further elements of the development would be visible. Spring and summer foliage on the foreground (roadside) vegetation would completely obscure the development for that portion of the year.

The red aeronautical safety light at the top of the stack would be visible at night. Due to the screening effect of the intervening landform no further site lighting would be visible.

Predicted Visual Impact

Being a residential location with a view of high quality, the sensitivity of the viewpoint is classified high. Considering the relatively limited extent of the view that would be affected by the intrusion and the screening effect of the foreground vegetation, the proposed magnitude of change is low (minor loss of or alteration to key elements or characteristics, and introduction of an element that may not be uncharacteristic in the context). The significance of the predicted visual impact is thus medium and adverse.



<p>Prepared by: GD (SplineDesign) Checked by: RB (CSR)</p> <p>Simulation Undertaken Using: 3D Studio / Photoshop</p>	<p>View Position: E 64005 N 42872 Viewing Distance: 1,120m Elevation: 104m Camera Height: 1.5m Included Angle: 55 degrees</p>	<p>PHOTOMONTAGE ASSESSMENT OF A BIOMASS CHP PLANT AT KILLYCARRAN, EMYVALE, CO. MONAGHAN</p> <p>View from RURAL HOUSE IN THE MOUNTAIN WATER VALLEY</p>	<p>Figure 10.5 VIEWPOINT 5</p>  <p>www.splinedesign.net Tel 087 1265953 or (353 1) 8199828</p> <p>The Digital Depot Row Lane Dublin 8 Ireland</p>
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4.2.6 Viewpoint 6 - R186 Regional Road at Killy Lough

Due to the screening effect of the landform and roadside vegetation and buildings the visibility of the proposed development from the R186 road would be limited to intermittent views. For the majority of the route through the receiving environment the development would not be visible. The road affords views of all elements of the rural landscape including agriculture, agri-industry, infrastructure, residential uses, etc.

Existing View

At Killy Lough the view northwards is characterised by the lake extending into the middle distance, surrounded by a band of reeds and scrub and enclosed by drumlin hills occupied by pastoral fields and hedgerows. Dispersed farm houses and buildings are visible on the hillsides. The enclosing hills form the horizon of the view from the low-lying location.

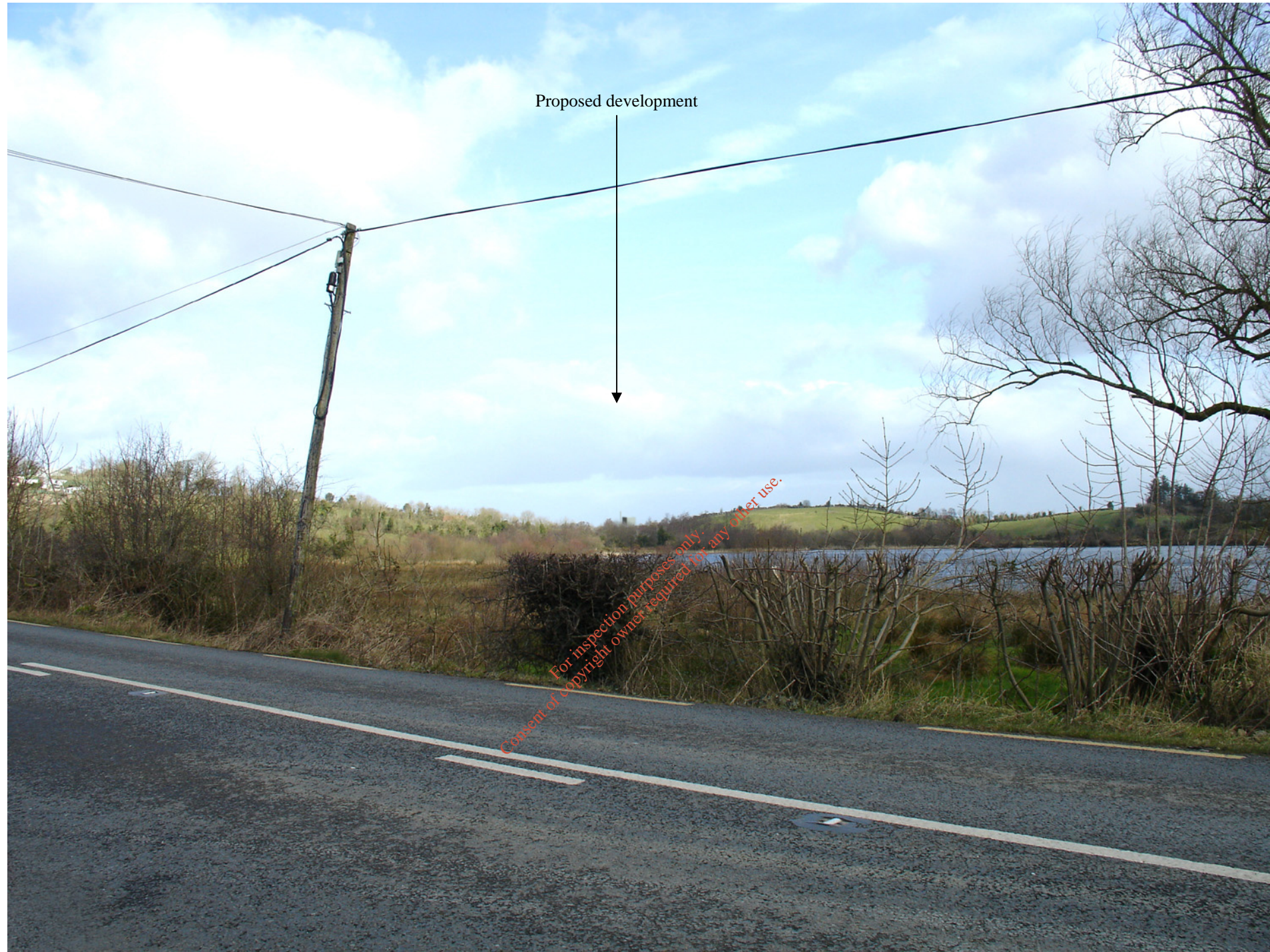
Proposed Change

The proposed boiler building and stack would protrude above a saddle in the horizon line, forming a distinctive and visually contained new element of the view. All other elements of the development would be obscured by the dense lakeside vegetation.

The red aeronautical safety light at the top of the stack would be visible at night. Due to the screening effect of the intervening landform and vegetation no further site lighting would be visible.

Predicted Visual Impact

Being a regional road affording views but not facilitating focus on any one portion of the landscape, the sensitivity of the viewpoint is classified medium. Considering the limited extent of visibility from the road generally, and the transient nature of views of the development where they are afforded, the proposed magnitude of change is low (minor loss of or alteration to a key element of the view, and introduction of elements that may not be considered uncharacteristic). The significance of the predicted visual impact is thus medium and neutral.



<p>Prepared by: GD (SplineDesign) Checked by: RB (CSR)</p> <p>Simulation Undertaken Using: 3D Studio / Photoshop</p>	<p>View Position: E 62841 N 41768 Viewing Distance: 2,500m Elevation: 100m Camera Height: 1.5m Included Angle: 55 degrees</p>	<p>PHOTOMONTAGE ASSESSMENT OF A BIOMASS CHP PLANT AT KILLYCARRAN, EMYVALE, CO. MONAGHAN</p> <p>View from R186 REGIONAL ROAD AT KILLY LOUGH</p>	<p>Figure 10.6 VIEWPOINT 6</p>  <p>www.splinedesign.net Tel 087 1265953 or (353 1) 8199828</p> <p>The Digital Depot Row Lane Dublin 8 Ireland</p>
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4.2.7 Viewpoint 7 - Rural House near Derrykinnigh Beg

The view, taken from the site entrance of one of several houses situated high up the eastern slope of Slieve Beagh / Bragan, represents views from the garden and front rooms of the house.

Existing View

The elevated location affords a panoramic view of the agricultural drumlin landscape east of the upland. The view eastwards is characterised by steeply undulating middle distant landform occupied by large pastoral fields divided by poorly developed hedgerows. Except for the local access road built elements are restricted to a few dispersed farm houses and buildings. The rounded horizon is free of protrusions bar the hedgerow vegetation.

Proposed Change


The boiler building and stack would protrude above the horizon, forming a prominent but visually contained new element in the view. No other elements of the development would be visible.

The red aeronautical safety light at the top of the stack would be visible at night. Due to the screening effect of the landform no further site lighting would be visible.

Predicted Visual Impact

Being a residential location the sensitivity of the viewpoint is classified high. Considering the limited extent of the view that would be affected by the intrusion (relative to the breadth of the field of view), the proposed magnitude of change is low (partial alteration to a key element (the horizon), and introduction of elements that may be prominent but may not necessarily be considered substantially uncharacteristic in the context of the view). The significance of the predicted visual impact is thus medium and adverse.



<p>Prepared by: GD (SplineDesign) Checked by: RB (CSR)</p> <p>Simulation Undertaken Using: 3D Studio / Photoshop</p>	<p>View Position: E 61912 N 43446 Viewing Distance: 2,100m Elevation: 133m Camera Height: 1.5m Included Angle: 55 degrees</p>	<p>PHOTOMONTAGE ASSESSMENT OF A BIOMASS CHP PLANT AT KILLYCARRAN, EMYVALE, CO. MONAGHAN</p> <p>View from RURAL HOUSE NEAR DERRYKINNIGH BEG</p>	<p>Figure 10.7 VIEWPOINT 7</p>  <p>www.splinedesign.net Tel 087 1265953 or (353 1) 8199828</p> <p>The Digital Depot Row Lane Dublin 8 Ireland</p>
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4.2.8 Viewpoint 8 – Slieve Beagh / Bragan Amenity Area

The upland viewpoint affords a panoramic view over the north Co. Monaghan rural landscape. All component elements of the rural landscape are visible including agriculture, agri-industry, infrastructure, residential uses, etc.

Existing View

The foreground of the eastward view is occupied by mountain blanket bog. Beyond that the belt of coniferous forestry on the eastern slopes of the upland is prominent, as the land falls away to reveal the drumlin lowlands shrouded in mist. Due to the distance of the viewpoint from the site and environs, as well as prevailing atmospheric conditions, the detail of the distant lowland landscape is imperceptible. Only a vague pattern of land form and land use can be discerned.

Proposed Change


Due to the elevation of the viewpoint the proposed development in its entirety would be visible, the complex of buildings and the increased tree canopy prominent due to their individual and combined scale.

The red aeronautical safety light, as well as the ambient glow from the internal site lighting would be visible at night forming a distinct new element of the view.

Predicted Visual Impact

Being an amenity location the sensitivity of the viewpoint is classified high. Considering the expanse and complexity of the existing view, the relative dominance of foreground elements and the limited extent of the view that would be affected by the intrusion, the magnitude of change is low (introduction of elements that may be prominent but not uncharacteristic in the context). The significance of the predicted visual impact is thus medium and neutral.



<p>Prepared by: GD (Splinedesign) Checked by: RB (CSR)</p> <p>Simulation Undertaken Using: 3D Studio / Photoshop</p>	<p>View Position: E 57589 N 43391 Viewing Distance: 6,250m Elevation: 323m Camera Height: 1.5m Included Angle: 55 degrees</p>	<p>PHOTOMONTAGE ASSESSMENT OF A BIOMASS CHP PLANT AT KILLYCARRAN, EMYVALE, CO. MONAGHAN</p> <p>View from SLIEVE BEAGH / BRAGAN AMENITY VIEWPOINT</p>	<p>Figure 10.8 VIEWPOINT 8</p>  <p>www.splinedesign.net Tel 087 1265953 or (353 1) 8199828</p> <p>The Digital Depot Row Lane Dublin 8 Ireland</p>
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4.2.9 Viewpoint 9 - R186 Regional Road West of Site

Due to the screening effect of the landform and roadside vegetation and buildings the visibility of the proposed development from the R186 road would be limited to intermittent views. For the majority of the route through the receiving environment the development would not be visible. The road affords views of all elements of the rural landscape including agriculture, agri-industry, infrastructure, residential uses, etc.

Existing View

The view eastwards is enclosed by middle distant landform and vegetation in the form of mature hedgerows dividing large, undulating pastoral fields. An extensive mushroom farm in the foreground to the left of the road is the dominant element of the view. Essential infrastructure including roads, overhead telephone wires, etc. and substantial vegetation cover further characterise the view.

Proposed Change


The proposed boiler building and stack would protrude above the middle distant horizon, forming a distinctive and visually contained new element of the view. All other elements of the development would be obscured by the dense intervening vegetation.

The red aeronautical safety light at the top of the stack would be visible at night as well as the dim interior lighting of the boiler building through the upper part of a narrow, vertical window in the western façade. Due to the screening effect of the intervening landform and vegetation no further site lighting would be visible.

Predicted Visual Impact

Being a regional road affording views but not facilitating focus on any one portion of the landscape, the sensitivity of the viewpoint is classified medium. Considering the limited extent of visibility from the road generally, and the transient nature of views of the development where they are afforded, the proposed magnitude of change is negligible (very minor loss, alteration or introduction of elements of the view). The significance of the predicted visual impact is thus low and neutral.



<p>Prepared by: GD (SplineDesign) Checked by: RB (CSR)</p> <p>Simulation Undertaken Using: 3D Studio / Photoshop</p>	<p>View Position: E 61548 N 44436 Viewing Distance: 2,360m Elevation: 139m Camera Height: 1.5m Included Angle: 55 degrees</p>	<p>PHOTOMONTAGE ASSESSMENT OF A BIOMASS CHP PLANT AT KILLYCARRAN, EMYVALE, CO. MONAGHAN</p> <p>View from R186 REGIONAL ROAD WEST OF SITE</p>	<p>Figure 10.9 VIEWPOINT 9</p>  <p>www.splinedesign.net Tel 087 1265953 or (353 1) 8199828</p> <p>The Digital Depot Row Lane Dublin 8 Ireland</p>
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