

RPS

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Item 27

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RPS

Item 27

ITEM 27 (Landscape and Visuals)

Please provide an accurate and objective visual impact assessment of the proposed development. This should include new photomontages (with accurate building heights and show relevant adjacent buildings and ground levels) and show the visual impact of the proposed development both at the time of completion and subsequent to mitigation from relevant strategic viewpoints from both the N22 Tralee to Killarney National Route which is to the east of the site and the proposed Killarney / Tralee route corridor which forms the western boundary of the site. This should be at 200 metre intervals within the visual envelope indicated. The applicant is advised that the Planning Authority have serious concerns with regard to the visual impact of the proposed development especially with regard to the fact that this is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan.

The planting depth proposed is deemed to be inadequate to adequately mitigate impact on the visual amenities of the area and the amenities of adjoining properties. Please supply a revised planting plan to show proposed planting. This should be in the form of a dedicated landscape layout plan and accompanying specification. The applicant is advised that the depth of the buffer should be significantly increased and that mature planting should be provided. The applicant is advised that, in the interests of the amenities of the area, planting should be provided as a buffer on the old N22 in place of the ornamental planting proposed.

Set back of any development on site should be a minimum of 50 meters from the existing N22 National Primary Route.

RESPONSE

1. Visual Impact Assessment and Photomontage

Introduction

The landscape and visual assessment which was completed as part of the EIS identified the proposed site in context of the classifications set out in the Kerry County Development Plan 2009- 2015.

The proposed development site is located within a zoning classified as Rural General - *“Rural landscapes within this designation generally have a higher capacity to absorb development than the previous rural designations. It is important that development in these areas be integrated into their surroundings in order to minimise the effect on the landscape and to maximise the potential for development.”*

It was also noted that the development site is located adjacent to a section of the N22 which is designated under the Kerry County Development Plan 2009-2015 under designated views and prospects. Section 12.3 of the Kerry County Development Plan 2009-2015 states the following:

“County Kerry contains areas of outstanding natural beauty which are recognised internationally. There is a need to protect and conserve views and prospects adjoining public roads throughout the county for future generations. In assessing views and prospects it is not proposed that this should give rise to the prohibition of development along these routes, but development, where permitted, should not seriously hinder or obstruct these views and should be designed and located to minimise their impact.”

The landscape and visual assessment completed as part of the EIS concluded the following:

“The proposed development will also interfere with the designated views and prospects outlined in the Kerry County Development Plan 2003-2009, which covers both sides of the N22, which is adjacent to the proposed development. However, due to contours constraints, views will not be obscured in a significant manner but it is envisaged that the proposed development will still occupy the foreground of the viewshed.”

Taking this into account, the visual impact of the proposed development has been further assessed having specific regard to the comments and concerns of Kerry County Council as set out in the Request for Further Information (RFI) document.

Based on the concerns of the Planning Authority regarding the visual impact the proposed development could have on the existing N22 (Protected View and Prospect in the 2009-2015 Kerry County Development Plan), an additional ten viewpoints were analysed along the N22. These viewpoints are located within the visual envelope (**Figure 7.3** of the EIS) at 200 metre intervals as requested by Kerry County Council in the RFI. Photomontages were created for these viewpoints based on the following timescales:

- (i) At the time of development completion,
- (ii) At 10 years after completion, and
- (iii) At 20 years after completion.

The procedure and methodology adopted in completing the photomontages is attached overleaf.

The photomontages and analysis of the individual views are presented below. It can be concluded that views 1, 2 and 3 will be slightly impacted by the proposed development. View 1 will be slightly impacted at time of completion and at 10 years and 20 years. This can be attributed to the growth and maturation of existing and proposed vegetation and trees. Views 2 and 3 will be slightly impacted at the time of development completion as one of the proposed buildings will be visible in these views. At 10 and 20 years, views 2 and 3 will be slightly impacted and this can be attributed to the growth and maturation of existing and proposed vegetation and trees. Views 4 to 10 will not be impacted by the proposed development.

Having regard to Section 12.3 of the Kerry County Development Plan 2009-2015 it is concluded that the proposed development will not have a significant impact on the N22 as a protected prospect and view. This additional photomontage work further demonstrates the conclusion of the visual impact assessment in the EIS that *“views will not be obscured in a significant manner but it is envisaged that the proposed development will still occupy the foreground of the viewshed.”*

The RFI also stated that photomontages were required from the proposed Killarney / Tralee route corridor, which forms the western boundary of the site. It is not possible to provide photomontages for viewpoints along the proposed Killarney/Tralee route corridor as there are no details available at this stage on the proposed design levels for this proposed route. The landscape layout plan included in the following section shows planting along the western boundary of the proposed development which will border the proposed Killarney/Tralee route corridor.

It should also be noted that the proposed site layout plan has been amended to provide for a minimum 50 metre set back from the N22 National Primary Route. Refer to drawing DE0008-01 attached as part of this response for details. Planting is provided in the landscape layout plan along with the existing N22 which will act as a screening buffer to the proposed development. No ornamental planting is proposed.

The complete set of photomontages and viewpoint locations are attached with this response and an analysis and impact assessment of each viewpoint relative to the N22 as a protected Prospect and View is set out below.

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Viewpoint 1

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22 at junction of the L-3023. The view is north north west to the proposed development site, (approximately 300 metres from the south eastern corner of the site boundary) . The view has a rural setting dominated in the foreground by the N22, road verge and ditch and in the background by dense vegetation on the application site.
Predicted view	At Completion The proposed development will be slightly visible in this view.
	At 10 Years The proposed development will not be visible in this view. Proposed planting will be visible.
	At 20 Years The proposed development will not be visible in this view. Proposed planting is visible.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is low.
	At 10 Years The magnitude of change in visual resource is low/medium.
	At 20 Years The magnitude of change in visual resource is low/medium.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be slight change.

Viewpoint 2:

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22. The view is north west to the proposed development site, (approximately 100-150 metres to eastern side of the site boundary). The view has a rural setting dominated in the foreground by the N22, by telecommunication poles and road verge in the mid-ground and the skyline is broken to the east of the view in the background by vegetation.
Predicted view	At Completion The proposal will be visible in this view.
	At 10 Years The proposed development will not be visible in this view. Proposed planting will be visible.
	At 20 Years The proposed development will not be visible in this view. Proposed planting will be visible.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is medium.
	At 10 Years The magnitude of change in visual resource is low/medium.
	At 20 Years The magnitude of change in visual resource is low/medium.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be slight change.

Viewpoint 3:

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22. The view is west to the proposed development site, which is situated directly inside the existing hedgerow. The view has a rural setting with the N22 in the foreground. The road side vegetation dominates the left of the view. A space in the vegetation affords a view of the background - the application site. This view is dominated by dense vegetation.
Predicted view	At Completion The proposed development will be visible in this view.
	At 10 Years The proposed development will not be visible in this view.
	At 20 Years The proposed development will not be visible in this view.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is medium.
	At 10 Years The magnitude of change in visual resource is low.
	At 20 Years The magnitude of change in visual resource is low.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be slight change.

Viewpoint 4:

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22. The view is south west to the proposed development site, (approximately 200 metres from the north eastern corner of the site boundary). The dominant view is the N22 with a grass verge and fence with hedgerow prominent in the left foreground and mid-ground of the view. The mid ground of the view is varied with a mature tree and telecommunication pole evident in the left, a dwelling and telecommunication pole dominating right mid-ground and telecommunication wires dominating the centre of this view in the mid-ground. The background of this view comprises dense road verge vegetation.
Predicted view	At Completion The proposed development will not be visible in this view.
	At 10 Years The proposed development will not be visible in this view.
	At 20 Years The proposed development will not be visible in this view.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is no change.
	At 10 Years The magnitude of change in visual resource is no change.
	At 20 Years The magnitude of change in visual resource is no change.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be no change.

Viewpoint 5:

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22. The view is south west to the proposed development site, which is situated approximately 400 metres in this direction. The view has a predominantly rural setting. However the entrance to a residential dwelling dominates the left foreground of this view, with ornamental vegetation prominent in this side of the view. The remainder of the foreground is dominated by the N22. The mid ground is varied in its components with mature trees and a telecommunication pole and associated line composing the mid-ground view. The background is dominated by an existing residential dwelling and manufacturing buildings to the right and centre of the view. The Macgillycuddy's Reeks mountain range dominates the distant view. There are no views into the application site.
Predicted view	At Completion The proposed development will not be visible in this view.
	At 10 Years The proposed development will not be visible in this view.
	At 20 Years The proposed development will not be visible in this view.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is no change.
	At 10 Years The magnitude of change in visual resource is no change.
	At 20 Years The magnitude of change in visual resource is no change.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be no change.

Viewpoint 6:

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22. The view is south west to the proposed development site, which is situated approximately 600 metres from this viewpoint. The view has a predominantly rural setting. The dominating features in this view at the foreground and mid-ground are the N22 and to the left of the view the road verge and maturing vegetation. Mature vegetation to the right and road traffic signs to the left are also predominant in this view in the mid ground. A residential dwelling and the Macgillycuddy's Reeks mountain range are the dominant view to the background. There are no views into the application site.
Predicted view	At Completion The proposed development will not be visible in this view.
	At 10 Years The proposed development will not be visible in this view.
	At 20 Years The proposed development will not be visible in this view.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is no change.
	At 10 Years The magnitude of change in visual resource is no change.
	At 20 Years The magnitude of change in visual resource is no change.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be no change.

Viewpoint 7:

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22. The view is south to the proposed development site, which is situated approximately 800 metres from this viewpoint. The view has a predominantly rural setting. However the entrance to a residential dwelling dominates the left foreground of this view, with lawn, fencing and a wall prominent to the left of the foreground. The N22 dominates the remainder of the fore and mid ground. A line of mature trees predominate the background to the right of this view and mature vegetation dominates the left background of this view. The view is dissected by the N22. The application site cannot be seen in this view.
Predicted view	At Completion The proposed development will not be visible in this view.
	At 10 Years The proposed development will not be visible in this view.
	At 20 Years The proposed development will not be visible in this view.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is no change.
	At 10 Years The magnitude of change in visual resource is no change.
	At 20 Years The magnitude of change in visual resource is no change.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be no change.

Viewpoint 8:

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22. The view is south to the proposed development site, which is situated approximately 1km from this viewpoint. The view has a predominantly rural setting. The N22 dominates the centre fore and mid ground of this view. A mature hedgerow dominates the right fore and mid-ground of the view. The background is dominated by the Macgillycuddy's Reeks mountain range to the right of the view and residential dwelling and telecommunications pole are evident in the left background of this view. The application site cannot be seen from this viewpoint.
Predicted view	At Completion The proposed development will not be visible in this view.
	At 10 Years The proposed development will not be visible in this view.
	At 20 Years The proposed development will not be visible in this view.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is no change.
	At 10 Years The magnitude of change in visual resource is no change.
	At 20 Years The magnitude of change in visual resource is no change.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be no change.

Viewpoint 9:

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22. The view is south towards the proposed development site, which is situated approximately 1.2km from this viewpoint. This view is open and expanse and is predominantly rural in setting. The N22 dominates the foreground with a field boundary wall prominent to the right of this foreground view. The mid-ground of this view is dominated by low lying agricultural and fallow lands with emerging vegetation. Residential dwellings are evident to the left mid ground of this view. The overwhelming dominant feature in the background are the Macgillycuddy's Reeks mountain range. The application site cannot be seen from this viewpoint.
Predicted view	At Completion The proposed development will not be visible in this view.
	At 10 Years The proposed development will not be visible in this view.
	At 20 Years The proposed development will not be visible in this view.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is no change.
	At 10 Years The magnitude of change in visual resource is no change.
	At 20 Years The magnitude of change in visual resource is no change.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be no change.

Viewpoint 10:

Viewer sensitivity	The N22 is a Protected View and Prospect in the 2003-2009 Kerry County Development Plan and is used by local commuters and tourists. The viewer sensitivity is high.
Existing visual resource	This view is available from the east verge of the N22. The view is south towards the proposed development site, which is situated approximately 1.4km from this viewpoint. This view is dominated by the N22 in the middle foreground and mid ground. A grass verge dominates the left foreground of this view. A mature hedgerow is the dominant feature in the mid ground of this view, particularly to the left. There is an opening towards the left of this view which opens out to low lying agricultural lands and some residential dwellings in the background. The predominant feature in the background is the Macgillycuddy's Reeks mountain range. The application site cannot be seen from this viewpoint.
Predicted view	At Completion The proposed development will not be visible in this view.
	At 10 Years The proposed development will not be visible in this view.
	At 20 Years The proposed development will not be visible in this view.
Magnitude of change for the N22 as a Protected View and Prospect	At Completion The magnitude of change in visual resource is no change.
	At 10 Years The magnitude of change in visual resource is no change.
	At 20 Years The magnitude of change in visual resource is no change.
Significance of Visual Impact on the N22 as a Protected View and Prospect	The predicted significance of visual impact will be no change.

3D Illustrations

Image 27.1 and **Image 27.2** are 3D illustrations of the proposed facility at operational stage in context with the adjacent Independent Irish Health Foods Ltd. buildings and the existing N22. **Image 27.2** also clearly demonstrates the lower elevations of Building No. 3 within the proposed development relative to the higher elevations of the N22 and the adjacent commercial buildings. These images include examples only of the proposed planting/screening measures to be implemented at the initial stage of the development. The planting/screening measures will mature substantially over time and will extend along the eastern boundary of the site adjacent to the N22 as depicted on the revised landscape layout plan.

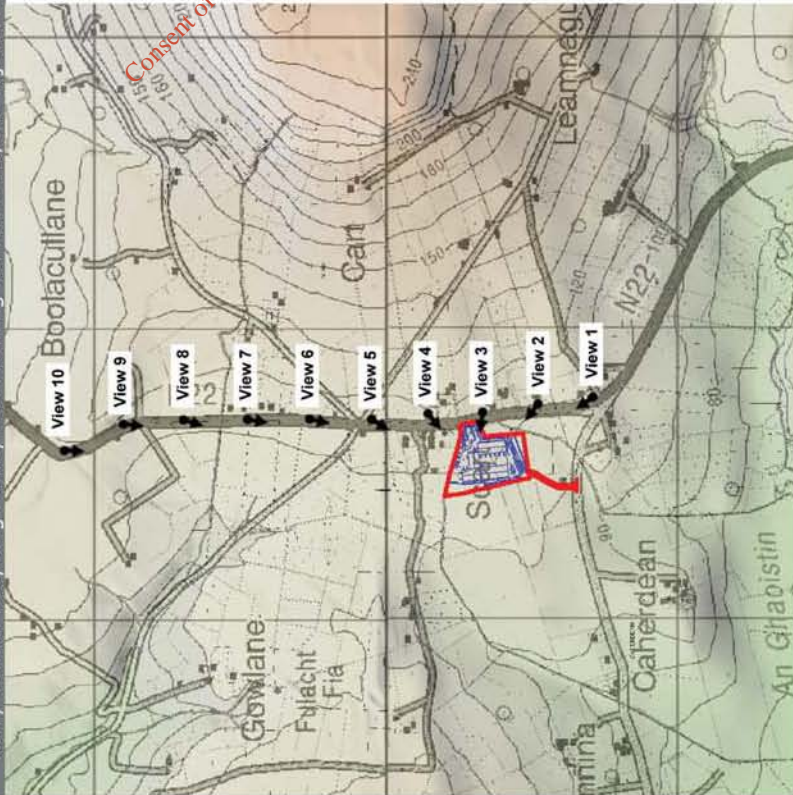
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Image 27.1: Overall View of the Proposed Development from East of N22, showing existing Independent Irish Health Foods Ltd. in yellow (note that an example only of the planting/screening to be implemented along the existing N22 is shown. The planting/screening will mature substantially in time and extend along the eastern boundary of the site adjacent to the N22).



Image 27.2 View from N22 Across Road from Independent Irish Health Foods Limited



Main Building - 120 m

- View 1 - 105 m
- View 2 - 110 m
- View 3 - 114 m
- View 4 - 116 m
- View 5 - 115 m
- View 6 - 113 m
- View 7 - 112 m
- View 8 - 112 m
- View 9 - 115 m
- View 10 - 117 m



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Survey Details

The survey was carried out by CCM on the 08/06/09. Photography had been taken by a member of staff in Pixel Lab on the 20/05/09. A full frame Cannon EOS D5 was used for the photography

Survey Methodology

Photo-montage surveying involves determining the precise GPS (X, Y and Z) co-ordinates of viewpoints, features existing in the autocad plans and visual reference points to ensure the accuracy of any photomontage production. We use GPS equipment and survey and mark every viewpoint and key feature. When being processed, these measurements are checked against existing CAD files to ensure they are valid.

Why is a survey necessary for a photomontage?

Without a survey a photomontage cannot be done accurately. Both scale and distance have to be 100% in the relationship between the proposed (3d model) and the existing (photograph). If the relationship between these is off at any stage then the resulting photomontage will vary wildly in accuracy, resulting in a building being too small, too big or located in the wrong place.

Photography

Site photography is done as per the viewpoint layout supplied by the client. The focal length used matches the human field of vision insofar as possible and all images frame the sight as centrally as possible using this focal length.

Conclusion

All methods used by Pixel Lab follow international best practice. While there is no official standard in Ireland we feel it is important to be self regulated to deliver a quality product for our customers and to counter any future problems in the planning process.

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View 1 - Existing



View 1 - Proposed



View 1 - Proposed 10 years



View 1 - Proposed 20 years



View 2 - Existing



View 2 - Proposed



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View 2 - Proposed 10 years



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View 2 - Proposed 20 years



View 3 Panoramic - Existing



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View 3 Panoramic - Proposed



View 3 Panoramic - Proposed 10 years



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View 3 Panoramic - Proposed 20 years



View 4 - Existing



View 4 - Proposed



View 4 - Proposed 10 years



View 4 - Proposed 20 years



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View 5 - Existing



View 5 - Proposed 10 years



View 5 - Proposed 20 years



View 6 - Existing



View 6 - Proposed 10 years



View 6 - Proposed 20 years





View 8 - Existing



View 8 - Proposed 10 years



View 8 - Proposed 20 years



View 9 - Existing



View 9 - Proposed 10 years



View 9 - Proposed 20 years



View 10 - Existing



View 10 - Proposed 10 years



View 10 - Proposed 20 years

