

SECTION 10 : LANDSCAPE

10.1 INTRODUCTION

This Environmental Impact Statement (EIS) provides supporting information to accompany a Waste Licence Application (WLA) to the Environmental Protection Agency (EPA) by Roadstone Dublin Limited for a proposed inert soil recovery facility at Milverton, Skerries, Co. Dublin. The proposed waste activity comprises backfilling a worked-out quarry void using imported and site-won inert soil.

The site to which this Waste Licence Application refers is located entirely within the townland of Milverton, Skerries, Co. Dublin approximately 1.5km south-west of Skerries town.

The waste licence application provides for the placement and capping of approximately 1,300,000m³ of inert soil and rock. Up to 1,000,000m³ (1.9 million tonnes) of inert materials to be backfilled and recovered at this facility will be sourced from construction and demolition sites where inspection and/or testing has indicated that no contamination is present. The remaining 300,000m³ (570,000 tonnes) will be sourced from existing soil and subsoil stockpiles and mounds within the application site.

Inert materials will be imported by permitted waste contractors. In addition, some inert or recycled construction and demolition waste will be imported to site for construction of temporary haul roads within and across the backfilled area.

This section of the EIS describes, classifies and evaluates the existing landscape and visual resource, focusing on its sensitivity and ability to accommodate change. The proposed waste recovery facility was then applied to the baseline conditions to allow identification of potential impacts, prediction of their magnitude and assessment of their significance. Mitigation measures were then identified to eliminate and reduce, insofar as practical, potential environmental impacts.

10.2 BASELINE ENVIRONMENTAL STUDY

10.2.1 Outline of the Baseline Study

The initial data to assess the significant effect on the landscape was acquired through:

- Inspection and walkover of the application site
- Review of topographical survey data in respect of application site and its surrounds
- Photographic surveys of the site and its surrounds

This information was then evaluated and assessed:

- Considering the layout of future works at the application site.
- Using cross-sections through the existing site, overlain with the proposed layout of the development (refer to Section 2).

10.2.2 Existing Environment – Land Use

The application site is located within Milverton Quarry which was actively quarried by Roadstone Dublin Ltd. up to late summer 2008, when quarrying was suspended. The application site is located within a predominantly rural landscape. The predominant land use in the surrounding area is largely agricultural, with isolated rural housing and local roads. The Dublin to Belfast rail line lies to the east of the site.

Traffic access to the application site is primarily obtained via the M1 Motorway and the Lissenhall Interchange. Traffic turning off the M1 runs northwards along the R132 Regional Road (the former N1 National Primary Road) before turning right onto the R127 Regional Road at Blake's Cross. Traffic continues north along the R127 and diverts along the recently opened ring road around Lusk village before arriving at the site after a distance of approximately 10km. Only a relatively minor proportion of traffic to the site runs southwards along the R127 Regional Road through Balbriggan and Skerries town.

10.2.3 Existing Environment – Topography

The application site lies within the existing quarry landholding at Milverton, within the landscape character area identified as the 'Coastal Character Area' by Fingal County Development Plan 2005-2011 (*Landscape and Natural Heritage Map B / Appendix B*). The adjacent townlands are Hacketstown, Loughland, Baldongan and Milverton Demesne. Although these townland areas are physically quite open, the area does retain some of its rural character despite sporadic levels of housing in the area. The railway line to the east of the application site separates and acts as a buffer between the quarry and suburban areas on the western side of Skerries town.

The application site is located on gently south rising ground. This topography is distinctive given the generally low lying nature of the surrounding ground. The only other distinctive features within the landscape character area are some prominent headlands and hills in the northern coastal area (*Landscape Character - Fingal County Development Plan 2005-2011*)

Ground levels across the application site (across the existing quarry) generally vary from 25mOD to -12mOD. Surrounding ground levels are typically in the range of 20mOD to the north of the site and 40mOD to the south.

Given the gently sloping nature of the landscape surrounding the application site and the presence of moderately tall hedgerows, there are only limited long-distance views into the site. These views are mainly of the eastern quarry face. There are views into the site from local roads to the north, where breaks occur in the line of existing hedgerows.

10.2.4 Planning Aspects

Aspects of the Fingal County Development Plan (2005-2011) which relate to policy / planning guidance in respect of the landscape designation(s) are examined below.

Fingal County Development Plan (2005-2011) indicates that the townland of Milverton and the surrounding area occur within an area whose landscape makes up part of the *Coastal Character Area*. Land zone maps and landscape designations in the Fingal County Development Plan and the Hasketstown Local Area Plan (June 2007) are summarised in Figure 10.1 and Figure 10.2. Landscape Character Areas are identified in Appendix B of the Fingal County Development Plan 2005-2011.

Fingal County Council's Landscape Character Assessment (LCA) attempts to describe landscapes in terms of their character in an objective way. This can then be used to inform decision making in relation to the protection of the environment, natural resources and heritage; it can be used to monitor change and it can be used to guide development. The Landscape Character Assessment for Fingal divides the county into 7 Landscape Character Areas. These are the Coastal Character Area, the Estuary Character Area, the River Valleys/Canal Character Area, Airport and Swords Character Area, High Lying Agricultural Character Area, the Low Lying Agricultural Character Area and the Rolling Hills With Tree Belts Character Area.

The following extract is taken from Fingal County Development Plan (2005-2011) on the Coastal Area and Skerries Hinterland.

LANDSCAPE CHARACTER AREAS **COASTAL CHARACTER AREA**

The Coastal Character Area forms the eastern boundary of the county and contains a number of important beaches, islands and headlands that together create a sensitive and nationally important landscape of high amenity and landscape value. The land is generally low lying, with the exception of some prominent headlands and hills in the northern part of the area, and Howth and the offshore islands which mark the southern and eastern parts of the Coastal Character Area. Most of the Howth peninsula is covered by the 1999 Special Amenity Area Order.

The exposed nature of many of the coastal areas makes them particularly vulnerable to intrusive development. Included within or adjoining this area is a number of important demesne or estate landscapes containing important woodlands at Ardgillan, Hampton, Milverton and Portrane.

Views along the coast are generally contained within headlands, ridgelines, and town ports, creating a number of visual compartments. These are identified as coastal zones on the Landscape

Character map in the Development Plan. Finding sites for new development along the coast will be difficult as new development is likely to be conspicuous.

Most of this Character Area is included in a Landscape Group (1, 5, 6, 7, 8, 10, 11, 12 and 13).

Principles for Development

- The margins of existing settlements such as Portmarnock, Malahide, Rush, Skerries and Balbriggan should be contained to prevent the spread of development between settlements.
- The special character of the zone should be protected by preventing development on the seaward side of coastal roads.
- The form of new developments should be kept simple and they should be sited within existing shelter planting or within the contours of the land to minimise visual impact.
- The character of the visual compartments should be retained by preventing intrusive developments on headlands, promontories and coastal lands within the compartments. The coastal skyline should be protected from intrusive development.
- The retention and management of existing tree belts and the restocking of old stands should be promoted, especially in the older demesne landscapes.
- A number of areas have been identified as particularly sensitive to the development of forestry, they include Landscape Groups 1,5,7 and 9.
- The management and protection of the sensitive Dune and Estuary habitats is essential.
- New planting needs to be carefully located and selected. Trees can look out of place in the exposed and sparse coastal landscape.

LG 5 - SKERRIES HINTERLAND

Description

This is a large and important landscape on the north coast. It provides a setting for Skerries, a substantial town and harbour. Skerries is the most important marine centre on this section of the Fingal Coast. It includes fishing operations, recreational facilities (2 beaches), and is a commercial centre. In contrast with the flatter landscape to the north (LG1), there is a pronounced ridge of higher ground running some distance to the west of the coast. This contributes to a more dramatic character which is emphasised by views to the offshore islands. An important component of the coastal fringe are 3 estate landscapes, Hampton, Ardgillan, and Milverton. In the broader landscape they provide substantial blocks of mature trees which are important in the quality and character of this section of the coast.

Sensitivity

The elevated nature of the ground both gives expansive views of the coast and the offshore islands and ensures that this ground is very visible from the coast itself. The ridge is also visible from the west and is thus sensitive to the effects of development on views from this aspect. The setting and character of Loughshinney are particularly sensitive and could easily be damaged by inappropriate development.

Rural uses such as houses, forestry, masts, extractive operations, landfills, and large agricultural units have the potential to give rise to substantial impacts.

SKERRIES

Skerries is one of Fingal's major coastal villages. It is an attractive, compact and architecturally intact village with significant tourist potential, yet limited scope for future expansion. It is essential that any redevelopment serves to capitalise on the village's potential, while ensuring that its intrinsic character is maintained and enhanced.

Development Strategy

The Development Strategy for Skerries is the consolidation of the town, the preservation and enhancement of the distinct character and existing urban form, the development of its commercial / retail service function, the retention and enhancement of existing amenities and the promotion of its role as a local tourist centre.

Development Objectives

Objective SKERRIES 1

To promote the development of Skerries as a vibrant local service, social and cultural centre and as a tourist and holiday resort.

Objective SKERRIES 2

To prepare an Urban Centre Strategy for Skerries.

Objective SKERRIES 3

To promote the growth of suitable commercial activity in the town and to facilitate the fishing industry at the harbour.

Objective SKERRIES 4

To carry out a study to improve the amenity of the harbour and peninsula area.

Objective SKERRIES 5

To encourage mixed used development, and to ensure that a residential component is included in redevelopment within the designated town centre zone (SC).

Objective SKERRIES 6

To promote and facilitate the operation of a local bus service to the rail station.

Objective SKERRIES 7

To implement the Skerries Traffic Management Plan as adopted by the Council.

Objective SKERRIES 8

To actively promote the development of high quality bus transport links between Skerries and Dublin City Centre.

Objective SKERRIES 9

To promote the development of marine sports and recreational facilities in Skerries, subject to community consultation, the identification of suitable location and the feasibility of developing such facilities in keeping with the character of the built and natural environment and coastal amenities of the town of Skerries

The High Amenity Zone and Areas of Sensitive Landscape in the area surrounding the application site which are listed under Policy HP37 of the Development Plan are as follows;

- Drumanagh from Harbour Road, Rush and from Loughshinny village
- Skerries Islands from the South Strand and Red Island, Skerries,
- Skerries Harbour at Red Island from the North Beach and Balbriggan Road, Skerries,
- Hampton Demesne and Ardgillan Demesne from Hampton View Estate,

Note that there will be no impact on these sensitive areas due to the considerable distance between them and the application site.

10.3 IMPACT OF THE SCHEME

Current landscape assessment practice often utilises 'landscape character assessment' as the method for analysing and assessing the local landscape. The Countryside Agency guidelines¹ make a clear distinction between the characterisation process (in which the attributes of the landscape are described) and the judgement making process. Fingal County Council has classified the landscape into character areas. These areas are described in Section 10.2.4 'Planning Aspects' of this EIS Chapter.

This section of the assessment deals with how these categories are defined, while later sections make judgements about the potential effects of the proposed development based upon preservation of their important attributes.

A common human response to most extractive industry and related activities is that they reduce landscape quality. The extent to which this is considered a negative visual impact on the surrounding landscape is influenced by a number of factors including:

- The extent, scale and shape of the quarry development.
- The contrast in colour between the exposed quarry faces, if visible, and its surroundings.
- The accumulation of industrial type buildings that are out of scale and character with those normally found in the surrounding area.

A further consideration is not just its proximity to human habitations but also the number of people who pass through the area, for whatever reason, who may feel that the visual quality of the area has been degraded by the presence of a quarry, related construction materials production facilities and/or waste recovery facilities.

¹ Landscape Character Assessment – Countryside Agency and Scottish Natural Heritage (2002)

Although the quarry and the construction materials production facilities at Milverton are no longer active; significant areas of bare exposed ground remain across the site. In assessing the visual impacts arising from operation of the proposed waste recovery facility, the main requirement is to assess the following:

- The views and viewers affected (refer to Figure 10.1 and Plates 10.1 – 10.6).
- The distance of the view (refer to Figure 10.1).

The application site currently comprises three areas; the existing quarry void area, the overburden storage area in the north-east and the site entrance / retail centre display area / storage sheds in the north-west of the landholding.

- At the present time, the existing quarry void across the southern part of the application site comprises c. 2.6 hectares and the quarry floor lies at approximately -12mOD. The western quarry area has some limited remaining reserves which could possibly be extracted in the future. The quarry void area is screened by natural vegetation and is generally hidden from public view along the existing regional road and from nearby residences. Current views into the site are shown on Plates 10.1 to 10.6.
- The overburden storage area has ground levels of approximately 30mOD to 40mOD. These mounds will be excavated and/or levelled in order to integrate the area into the surrounding landform during the final phase of backfilling and restoration at the application site.
- The site entrance, retail centre display area and covered storage sheds in the north-western corner of the site will accommodate waste skips and the waste inspection and quarantine area. This area is currently screened from view by surrounding natural vegetation.
- The proposed recycling facility will largely continue to use the existing site infrastructure, such as site entrance, office and weighbridge facilities that were previously provided for quarry activities at the site.

The quarry backfilling activities are expected to have only limited temporary visual impact due to the natural screening afforded the site by the surrounding landscape elements, a combination of the undulating topography and existing hedgerows. The phasing of the restoration scheme will minimise the area being actively restored and open to public view at any time (refer to Chapter 2 of the EIS and Section 10.4 of this Chapter). Only a limited extent of the quarry backfilling activity, if any, will be open to public view, and where it is, this will be of an intermittent nature. As such this impact is assessed as a temporary, minor negative impact.

The process involved in backfilling and restoring the quarry is in contrast to recent extraction activities. Ultimately, continued backfilling of the site using imported materials will result in the entire site being returned to former ground level and restored to beneficial use. The Hacketstown Local Area Plan (June 2007) makes provision for a proposed southern relief road, which will run immediately south of and beyond the southern boundary of the application site, refer to Figure 10.2.

Were it to be constructed and opened to traffic in the near future, the proposed relief road could have significant views into the existing quarry void. However, on completion of the quarry backfilling works, the application site will merge into the surrounding landscape, eliminating any negative visual impact which would otherwise arise. The long-term permanent enhancement of the local landscape arising from the backfilling and restoration of the application site is assessed as a moderate positive impact.

In accordance with Environmental Protection Agency "Guidelines on Information to be Contained in an EIS" particular attention has been paid to potential views into the application site from the following locations;

- Designated tourism routes and viewpoints;
- Other roads and residences, hotels and amenities and
- Sites and monuments of archaeological, architectural or historical interest

The definition of the term "views" in the EPA Guidelines is taken to imply significant visibility.

10.3.1 Views of Special Amenity

Section 8 – Policy HP37 of the Fingal County Development Plan 2005 – 2011 identifies a number of important views within the Skerries area which are listed below. These views are considered to be at too great a distance and the proposed waste recovery facility will have no impact on them.

Policy HP37

To protect from inappropriate development the views identified on the Landscape Character Map and the prospects listed below.....

- *Drumanagh from Harbour Road, Rush and from Loughshinny village,*
- *Skerries Islands from the South Strand and Red Island, Skerries,*
- *Skerries Harbour at Red Island from the North Beach and Balbriggan Road, Skerries,*
- *Hampton Demesne and Ardgillan Demesne from Hampton View Estate,*

There will be no significant visibility of the existing or future landform from these or any other prospects identified by the County Development Plan.

Direct Impacts

The quarry backfilling activities will not have any significant impact on the designated Visual Compartment on account of its location, the intervening undulating topography, screening by hedgerows and the phasing of the works. The activities will not restrict or obscure any vistas from the eastern seaward direction or from along the adjoining local roads.

The application site is too distant and fully screened by intervening vegetation to be perceptible from any designated viewpoint. During the quarry backfilling works, there will be no temporary visual impact on views.

Indirect Impacts

The quarry backfilling activities will have no significant indirect impacts on designated tourism routes and viewpoints.

10.3.2 Other Roads, Residences, Hotels and Amenities

The visual aspects of the proposed restoration scheme are primarily concerned with views from the closest residences and roads within the study area (refer to Figure 10.1). A photographic survey was undertaken which involved taking still digital photographs from a number of locations (including a number of nearby residential properties), the locations of which are indicated on Figure 10.1. The photographs were taken at eye level (c. 1.5 metres above ground level) at the points indicated, looking toward and into the application site. The views are shown on Plates 10.1-10.6.

Appraisal of Viewpoints

To assess the specific, existing, visual significance of the site and to form a baseline for accurate assessment of visual impact, a series of viewpoints have been used.

Choice of Viewpoints

An initial study of Ordnance Survey Ireland 1:50,000 maps was made to identify potential views into the application site warranting follow up investigation based on the following criteria:

- proximity to the site;
- high concentration of viewers, such as settlements, local recreational facilities etc;
- views from designated areas, private properties, footpaths and other receptors; and
- views illustrating the visual character of the surrounding area.

Direct Impacts

Potential views from residences into the application site are, and will be, restricted to a small number of local dwellings. Many of these dwellings are fully or partially screened by a combination of the existing hedgerows (to be retained) and / or intervening topography. The phasing of the quarry backfilling activities has had regard to the need to minimise the impacts on views from nearby residences. Due to the separation distance and intervening topography, the impact on views from residences, if any, will constitute a minor to occasionally moderate negative impact for a limited duration during the operational phase. In the longer term, the completion of the backfilling activity and final restoration of the site will have a minor positive impact.

Indirect Impacts

The development will have no significant indirect impact on views from existing roads, residences, hotels and amenities.

10.3.3 Sites and Monuments of Archaeological, Architectural or Historical Interest

There are no significant views from identified sites and monuments of archaeological, architectural or historical interest into the site, refer to Chapter 9 of this EIS (Cultural Heritage).

Direct Impacts

The proposed waste recovery activities will have no significant impact on sites and monuments of archaeological, architectural or historical interest due to its distance from designated sites, intervening topography and vegetation and the design and phasing of the backfilling activities.

Indirect Impacts

The development will have no significant indirect impact on designated sites and monuments of archaeological, architectural or historical interest.

10.3.4 Interaction with other Impacts

Potential interactions with other impacts associated with visual intrusion (e.g. human beings or material assets) are discussed in the relevant sections of the EIS.

10.3.5 Conclusions of the Visual Assessment of the Existing Site

The existing visual influence of Milverton Quarry is generally limited to the upper eastern quarry face (represented by Viewpoints V2 - V6). Given that land rises to the east compared to the lower western face, there is little opportunity for longer distance views. Backfilling of the quarry with inert soils will reduce the potential visual impact of the existing quarry development over the long term. The existing quarry void is not visible from any other viewpoint location, except at the site entrance, refer to Viewpoint 11.

The application site is surrounded by significant hedgerows and scrub vegetation which serves to screen views, and restrict potential views. The effectiveness of such screening is much greater on the eastern side of the site.

10.4 MITIGATION MEASURES

Measures taken to further minimise the potential visual impacts associated with the existing and proposed development can be classified as;

- *Avoidance*
- *Mitigation*

The primary measure taken to minimise visual impacts is through their avoidance. It is considered that the proposed phased working scheme and the positioning of the site infrastructure, together with existing hedgerows along the site boundary and the surrounding topography, will ensure that the visual impact of the development is not significant.

The following landscape mitigation measures should be put in place to further eliminate and / or minimise any potential visual impact associated with the proposed waste recovery activities:

- i) Retain all hedgerows along the existing site boundary;
- ii) Provide for off-site removal, re-use and/or recovery of all plant, infrastructure and paved surfaces on completion of quarry backfilling activities;
- iii) Ensure the final restored landform is graded at a shallow angle so as to merge in with the surrounding agricultural landscape.

These mitigation measures are in accordance with the recommendations provided in the DoEHLG (2004) publication 'Quarries and Ancillary Activities: Guidelines for Planning Authorities'.

Overall, it is considered that the potential for negative visual impacts arising from waste recovery activities at the application site will generally be limited on account of

- the physical distance between the site and publicly accessible areas
- the existing undulating topography
- the phasing and direction of backfilling during the quarry backfilling works
- the positioning of temporary site infrastructure and
- the final restored profile of the site.

Site Decommissioning

Upon cessation of recovery activity, all plant and machinery will be removed from site. All hardcore surfaces will be ripped up and topsoil and subsoil re-spread over the operational area. Restoration grass mix will be sown over the area and maintained as required until such time as it has taken hold. Thereafter the grass will be grazed by farm animals or cut.

Ecological Consideration

Based on an ecological assessment carried out at the site, it is proposed to retain the upper section of the southern quarry face in order to provide a continued nesting habitat for the peregrine falcon observed by the ecologist at this site. The retention of the rock face means that there will be a relatively localised depression within an otherwise uniformly undulating landscape. The visibility of this feature from beyond the site boundary will be minimal and consequently, the associated long-term visual impact will be minor, if not negligible.

The exposed quarry face should be allowed to recolonise naturally to encourage the higher levels of biodiversity. (Refer to EIS Section 4). This recommendation has been incorporated into the proposed final restored landform at the site.

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FIGURES

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PLATES

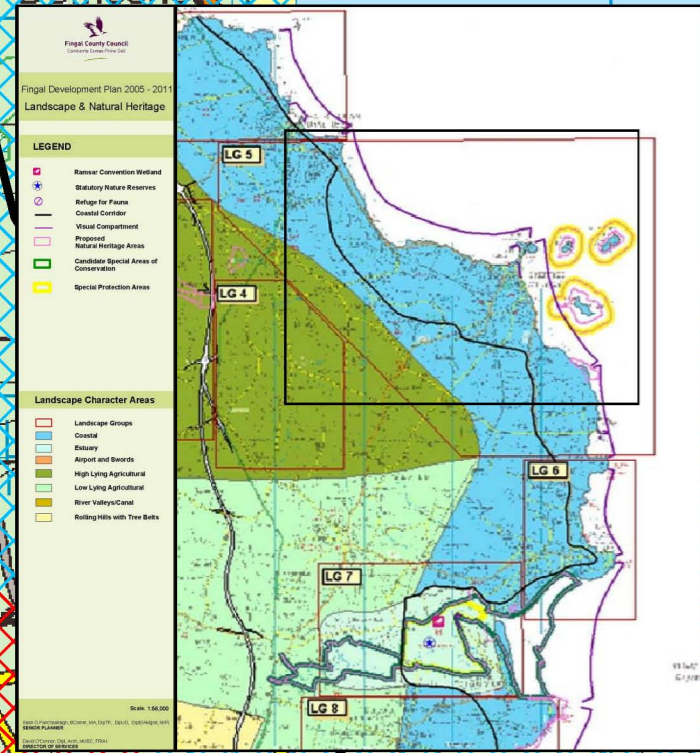
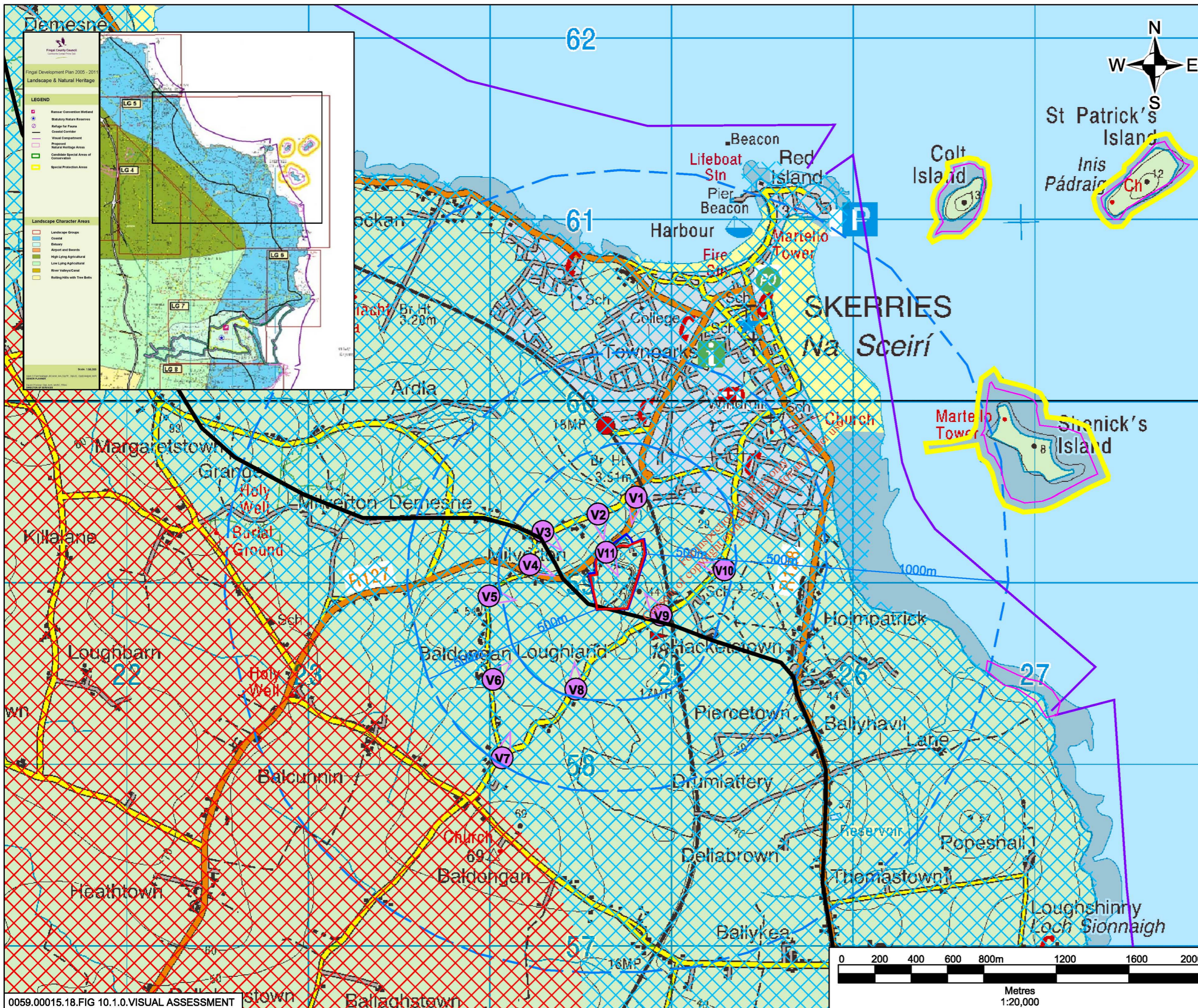
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APPENDIX 10.1
GLOSSARY OF IMPACT TERMINOLOGY

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GLOSSARY OF IMPACT TERMINOLOGY

Positive Impact	A change that improved the quality of the environment (for example, by increasing species diversity and the reproductive capacity of the ecosystem, by removing nuisances or improving amenities).
Neutral Impact	A change that does not affect the quality of the environment.
Negative Impact	A change that reduces the quality of the environment (for example, by lessening species diversity and the reproductive capacity of the ecosystem by damaging health, property or by causing nuisance).
Imperceptible Impact	An impact capable of measurement but without noticeable consequences.
Slight Impact	An impact that causes changes in the character of the environment that is not significant or profound.
Moderate Impact	An impact that causes an appreciable segment of the panorama to be affected or where there is intrusion into the foreground (partial or limited views).
Significant Impact	An impact that, by its magnitude, duration or intensity alters an important aspect of the environment.
Profound Impact	An impact that obliterates all previous characteristics.
Temporary Impact	Impact lasting for one year or less.
Short-term Impact	Impact lasting one to seven years.
Medium-term Impact	Impact lasting seven to twenty years.
Long-term Impact	Impact lasting twenty to fifty years
Permanent Impact	Impact lasting over fifty years.
Impact Avoidance	When no change is caused.
Impact Reduction	Where the significance of adverse impacts is lessened.
Impact Remedy	When an adverse effect is eliminated.
Irreversible Impact	When the character, diversity or reproductive capacity of an environment is permanently lost.
Indeterminable Impact	When the full consequences of a change in the environment cannot be described.
Cumulative Impact	The addition of many small impacts to create one larger, more significant, impact.
Synergistic Impact	Where the resultant impact is of greater significance than the sum of its constituents.
“Worse case” Impact	The impacts arising from a development in the case where mitigation measures substantially fail.
“Do nothing” Impact	The environment as it would be in the future should no development of any kind be carried out.



NOTES

1. Extract from Ordnance Survey Discovery Map No. 43
2. Ordnance Survey Ireland Licence No. SU 0000709 (c) Ordnance Survey Ireland / Government of Ireland

- LEGEND
- Applicant's Land Interest (c. 8.6ha)
 - Waste Licence Application Area (c. 7.9ha)
 - Viewpoint Location
 - Regional Road
 - Local Road
 - 500m offset
 - Special Protection Area
 - Proposed Natural Heritage Areas
 - Coastal Corridor
 - Visual Compartment
 - Coastal
 - High Lying Agricultural

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 VISUAL ASSESSMENT
 PHOTO LOCATION POINTS

FIGURE 10.1

Scale: 1:20,000 @ A3 Date: AUGUST 2009

Fingal Development
Plan 2005 - 2011
SKERRIES

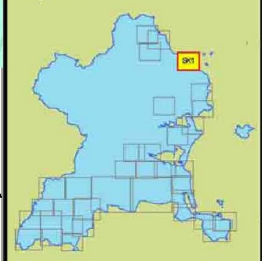
Zoning Objectives

- Objective RS To provide for residential development and to protect and improve residential amenity.
- Objective RS1 To provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure.
- Objective MC To protect, provide for and/or improve major town centre facilities.
- Objective SC To protect and enhance the special physical and social character of major suburban centres and provide and/or improve urban facilities.
- Objective NC To protect, provide for and/or improve neighbourhood centre facilities.
- Objective GI To facilitate opportunities for general industrial employment and related uses in industrial areas.
- Objective GI1 To facilitate opportunities for general industrial employment and related uses in new industrial areas in accordance with an approved local area plan.
- Objective ST To facilitate opportunities for science and technology based employment.
- Objective ST1 To facilitate opportunities for science and technology based employment and associated and complementary uses in a high quality environment in accordance with an approved local area plan.
- Objective WVD To provide for distribution, warehouse, storage and logistics facilities which require good access to the major road network within a good quality environment.
- Objective DA To ensure the efficient and effective operation of the airport in accordance with an Airport Action Plan.
- Objective RI To protect and provide for the development of agriculture and rural amenity.
- Objective RV1 To protect the special character of rural villages and provide for improved village facilities and local housing need in accordance with approved local area plans and infrastructure provision.
- Objective RC To protect residential amenity and the character of settlement clusters and provide for small scale retail development to serve local needs.
- Objective RB To provide for and facilitate the provision of agri-business uses.
- Objective GB To protect and provide for a green belt to demarcate the urban and rural area and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area.
- Objective HA To protect and improve high amenity areas.
- Objective OS To preserve and provide for open space and recreational amenities.

Specific Objectives

- Sensitive Landscapes
- Houth SAA Buffer Zone
- Lilley Valley SAA & Houth SAA
- Designated nature conservation areas (See Landscape and Natural Heritage Sheet for details)
- To protect and/or provide for a burial ground
- Development Boundary
- Road Proposal
- Rail Proposal
- Metro Proposal
- Quality Bus Corridor
- Indicative Cycle Network
- To Preserve Views
- Master Plan Area
- Zone of Archaeological Potential
- Urban Centre Strategy / Shaly Area
- Archaeological Conservation Area
- Car Park
- To provide for residential development at a density per hectare as shown
- Seveso Site
- All development shall comply with the adopted local area plan or action area plan
- Local Objectives
- Coastal walk
- Future Employment Node
- To identify and protect a route for the proposed Orbital Metro
- Proposed School
- To provide for a Neighbourhood Centre
- To provide for Traveller Accommodation
- To protect & preserve Trees, Woodlands and Hedgerows
- Protected Structures
- Recorded Monuments

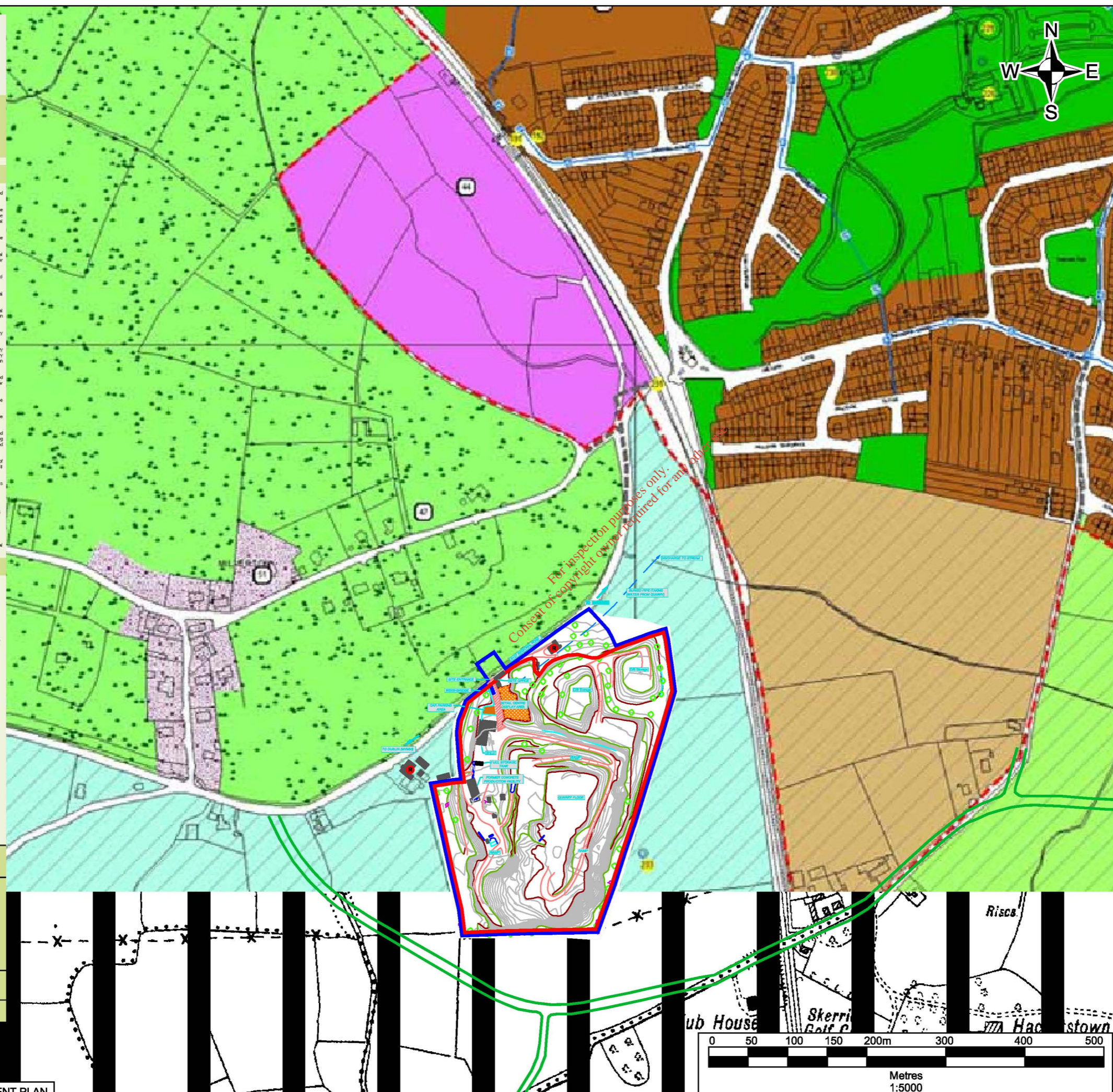
Map Index



Map No.
SK1

Scale:
1:4,000

Sean O Faircheallaigh, SC006, BK, DPTA, DEPT, BMT, SENIOR PLANNER
David O'Connor, DPL, AIA, BIRC, FRCI, DIRECTOR OF SERVICES



NOTES

- Based on OSI 25inch Dublin Sheet No. 5 & 5a
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- LEGEND
- Applicant's Land Interest (c. 8.6ha)
 - Waste Licence Application Area (c. 7.9ha)
 - Proposed Southern Relief Road

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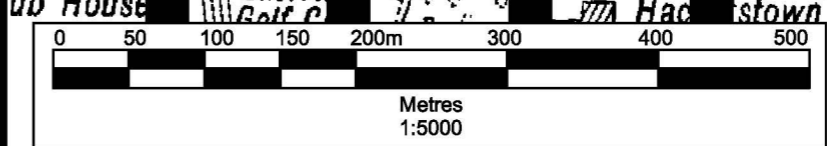
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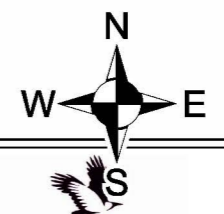
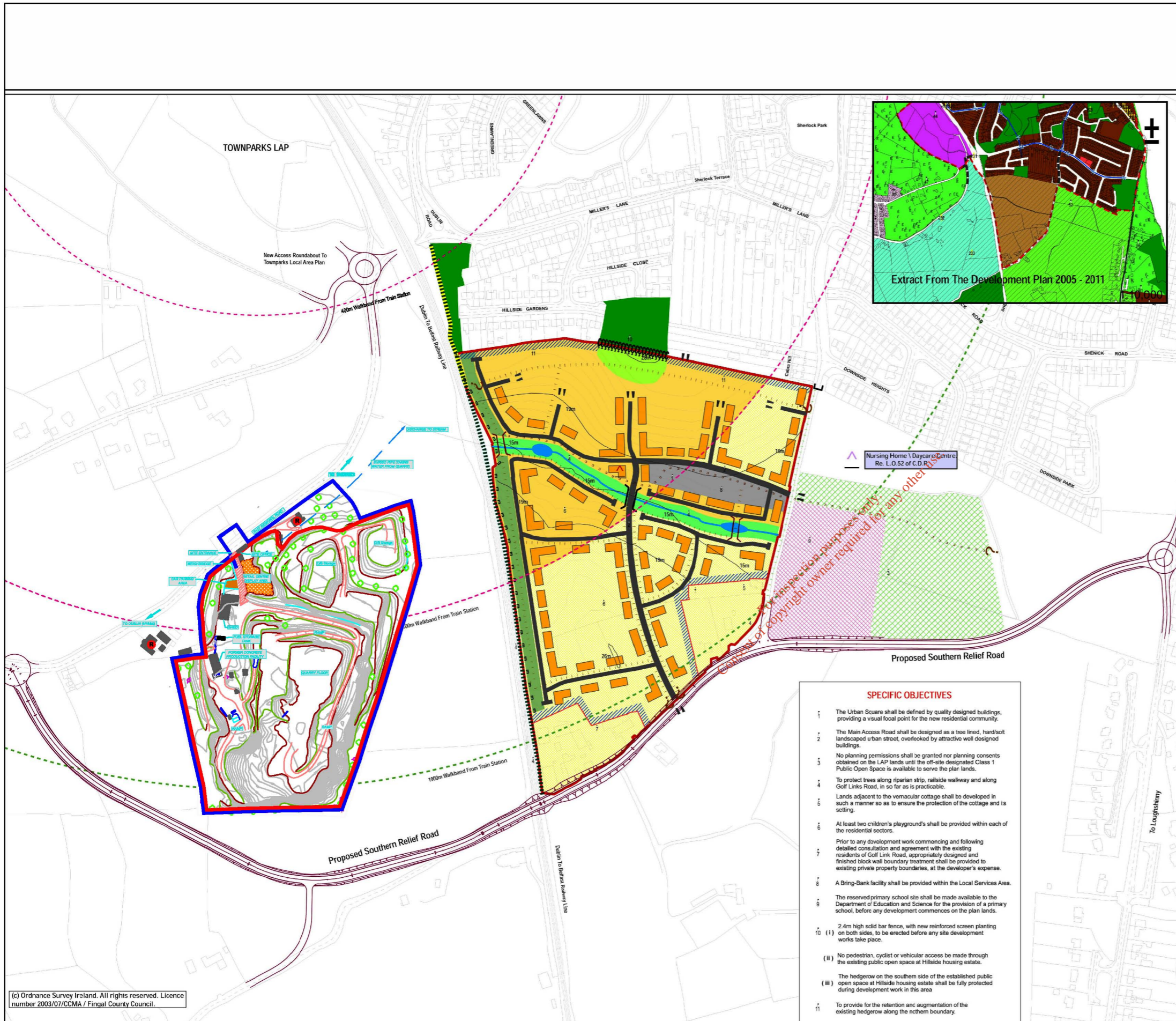
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WASTE RECOVERY FACILITY,
MILVERTON, SKERRIES, CO. DUBLIN
EXTRACT FROM FINGAL COUNTY
DEVELOPMENT PLAN

FIGURE 10.2

Scale 1:5,000 @ A3 Date AUGUST 2009





Fingal County Council
Comhairle Contae Fhine Gall

**HACKETSTOWN
Local Area Plan**

- LEGEND**
- Outline Of LAP Lands
 - Lower Density Development
 - Higher Density Development
 - Local Services Area / Urban Square
 - Reserved Primary School Sites
 - Proposed Class 1 Public Open Space
 - Proposed Class 2 Public Open Space
 - Existing Public Open Space
 - Typical Surface Water Attenuation Ponds
 - Frontage Development
 - Riparian Strip
 - Railside Buffer Strip
 - Landmark Building
 - Indicative Route Of Proposed Southern Relief Road - Subject To Variation Of The County Development Plan
 - Sensitive Treatment At Interface With Existing Development
 - Screening Fence - See Specific Objective 10
 - Existing Stream
 - Road Improvements Including Construction Of New Footpath/Cyclepath Along Golf Links Rd.
 - Pedestrian Priority Route
 - Existing Right Of Way
 - Widening And Upgrade Of Existing R.O.W.
 - Indicative Cycle / Pedestrian Routes
 - New Railside Walkway
 - Retention Of Existing Hedgerow / Trees
 - Existing Property Boundaries
 - Main Access Road
 - Secondary Road
 - Vehicular Bridge
 - Pedestrian Bridge
 - Indicative Vehicular Access
 - Indicative Pedestrian Access
 - Cul - De - Sac at Cabra Hill Subject To Statutory Process

- GENERAL OBJECTIVES**
- A** Prior to the submission of any planning applications or applications for consent, an Urban Design Plan and Landscape Plan, prepared by appropriately qualified persons shall be agreed with the planning authority.
- B** No housing in any housing development in the plan lands shall be permitted to be sold or occupied prior to the completion of the proposed Southern Relief Road.

Planning Department, County Hall,
Main Street, Swords.
Director of Services: Gilbert Power
Senior Planner: Peter Byrne
Prepared By: Patricia Conlon
Date: June 2007 Drawn By: Tony o Farrell
Adopted By Council: 11 June 2007

- SPECIFIC OBJECTIVES**
- 1 The Urban Square shall be defined by quality designed buildings, providing a visual focal point for the new residential community.
 - 2 The Main Access Road shall be designed as a tree lined, hard/soft landscaped urban street, overlooked by attractive well designed buildings.
 - 3 No planning permissions shall be granted nor planning consents obtained on the LAP lands until the off-site designated Class 1 Public Open Space is available to serve the plan lands.
 - 4 To protect trees along riparian strip, railside walkway and along Golf Links Road, in so far as is practicable.
 - 5 Lands adjacent to the vernacular cottage shall be developed in such a manner so as to ensure the protection of the cottage and its setting.
 - 6 At least two children's playgrounds shall be provided within each of the residential sectors.
 - 7 Prior to any development work commencing and following detailed consultation and agreement with the existing residents of Golf Link Road, appropriately designed and finished block wall boundary treatment shall be provided to existing private property boundaries, at the developer's expense.
 - 8 A Bring-Bank facility shall be provided within the Local Services Area.
 - 9 The reserved primary school site shall be made available to the Department of Education and Science for the provision of a primary school, before any development commences on the plan lands.
 - 10 (i) 2.4m high solid bar fence, with new reinforced screen planting on both sides, to be erected before any site development works take place.
 - (ii) No pedestrian, cyclist or vehicular access be made through the existing public open space at Hillside housing estate.
 - (iii) The hedgerow on the southern side of the established public open space at Hillside housing estate shall be fully protected during development work in this area.
 - 11 To provide for the retention and augmentation of the existing hedgerow along the northern boundary.

NOTES

1. Extract from Ordnance Survey Discovery Map No. 43
2. Ordnance Survey of Ireland Licence No. SU 0000709 (c) Ordnance Survey of Ireland & Government of Ireland

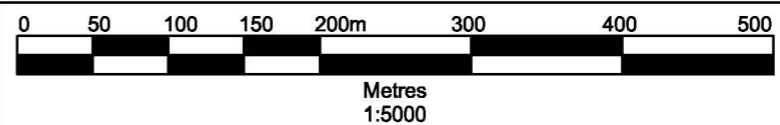
- LEGEND**
- Applicant's Land Interest (c. 8.6 ha)
 - Waste Licence Application Area (c.7.9 ha)

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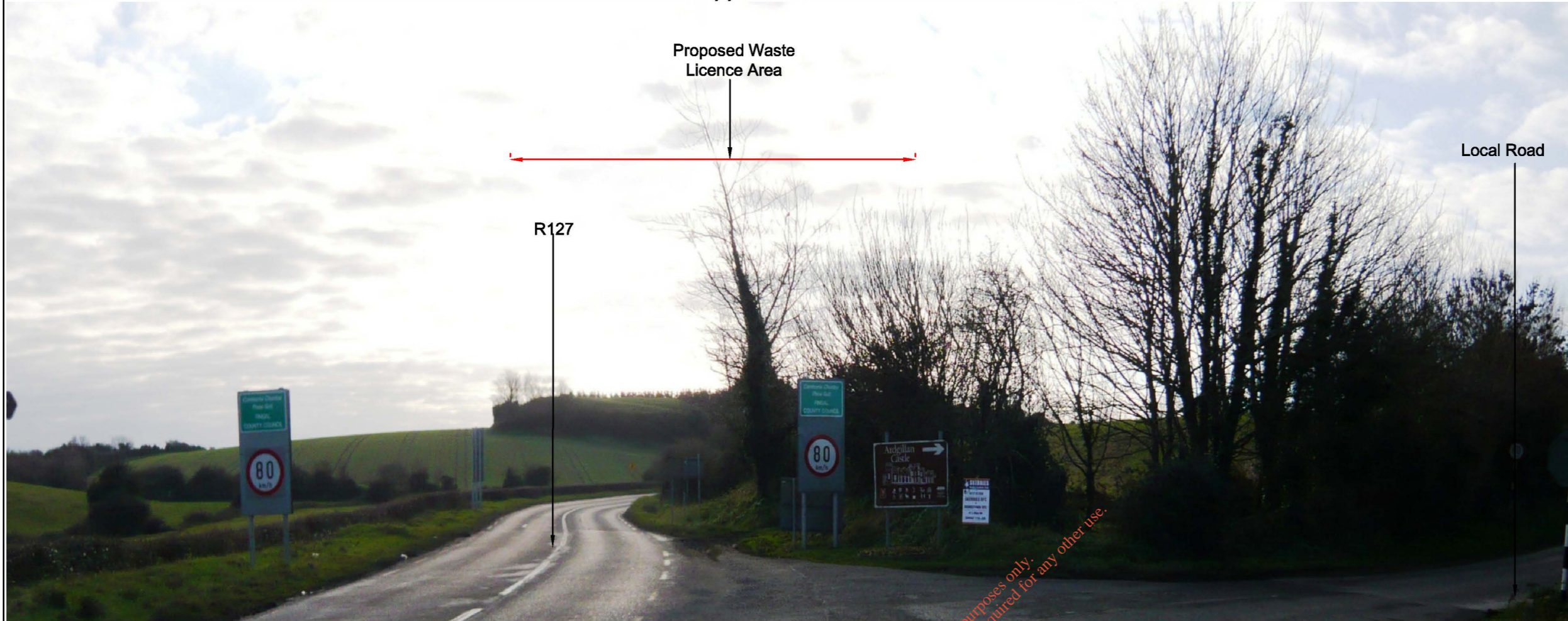
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MILVERTON, SKERRIES, CO. DUBLIN**
**HACKETSTOWN
LOCAL AREA PLAN**

FIGURE 10.3
Scale 1: 5,000 @ A3 Date AUGUST 2009



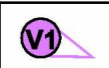


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V1: Panorama view from the R127 Road c.230m northeast of the application area



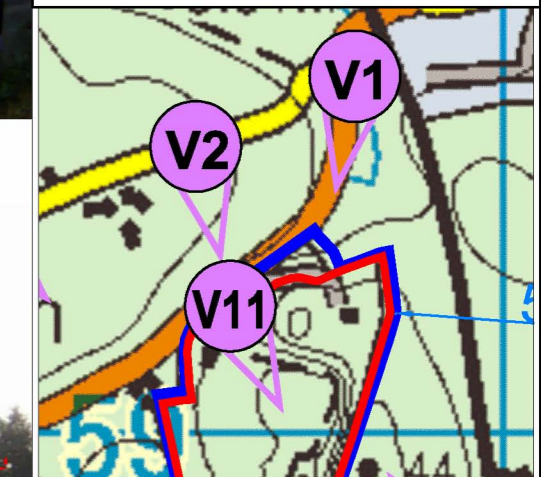
LEGEND

-  Applicant's Land Interest (c. 8.6 ha)
-  Waste Licence Application Area (c. 7.9 ha)
-  Viewpoint Location

VIEWPOINT DESCRIPTION


Viewpoint V1
The view of the void area is impeded by dense thickets of vegetation as demonstrated by the viewpoint, from which the quarry is obscured by the existing hedgerows, intervening topography and screening berm which will ensure that the future view of the development is not significant. There is no visual impact of the development from this viewpoint.


Viewpoint V2
The view of the main void area is impeded by dense thickets of vegetation as demonstrated by the viewpoint, from which the quarry is obscured by the existing hedgerows, intervening topography and screening berm which will ensure that the future view of the development is not significant. There is an intermittent view of the upper quarry face of the development from this viewpoint.



V2: Panorama view from local road at a residential property c.215m north of the application area



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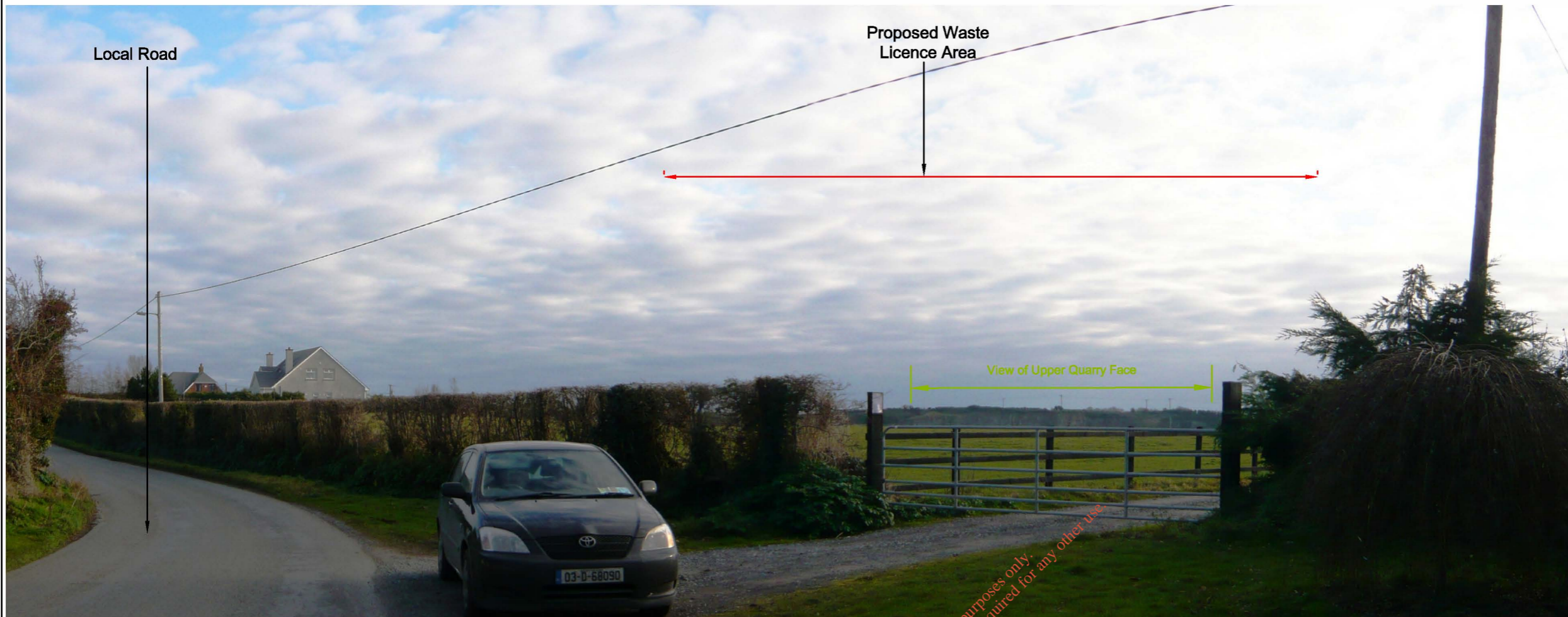
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**VISUAL ASSESSMENT
POINT V1 & V2**



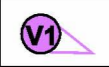
PLATE 10.1

Scale NTS Date AUGUST 2009

V3: Panorama view from the local road at a residential property c.330m northwest of the application area



LEGEND

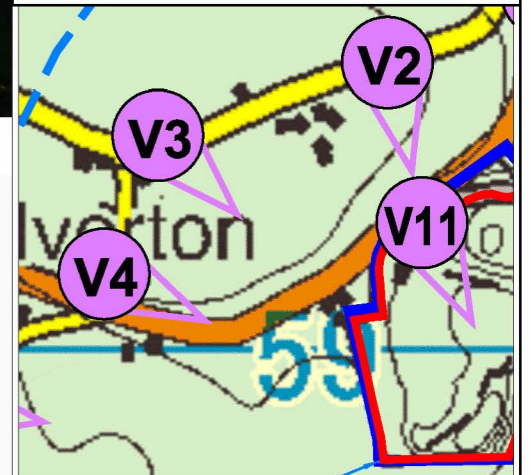
-  Applicant's Land Interest (c. 8.6 ha)
-  Waste Licence Application Area (c. 7.9 ha)
-  Viewpoint Location

VIEWPOINT DESCRIPTION

Viewpoint V3 & V4

The view of the main void area is impeded by dense thickets of vegetation as demonstrated by the viewpoint, from which the quarry is obscured by the existing hedgerows, intervening topography and screening berm which will ensure that the future view of the development is not significant. There is an intermittent view of the upper quarry face of the development from these viewpoints.

V4: Panorama view from the junction of the R127 Road and local road c.340m west of the application area



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**VISUAL ASSESSMENT
POINT V3 & V4**

PLATE 10.2

Scale	NTS	Date	AUGUST 2009
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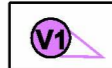
V5: Panorama view from the local road c.570m west of the application area



V6: Panorama view from the local road c.690m southwest of the application area



LEGEND

-  Applicant's Land Interest (c. 8.6 ha)
-  Waste Licence Application Area (c. 7.9 ha)
-  Viewpoint Location

VIEWPOINT DESCRIPTION

Viewpoint V5 & V6
The view of the main void area is impeded by existing vegetation and intervening topography as demonstrated by the viewpoint.

There is a significant view of the upper quarry face along the western local road, as shown from these viewpoints of the development.

As part of the proposed development, the quarry void will be backfilled and regarded to be integrated with the surrounding landscape.

The impact of these views will decrease as part of the proposed development.



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VISUAL ASSESSMENT
POINT V5 & V6
PLATE 10.3

Scale	NTS	Date	AUGUST 2009
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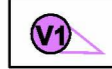
V7: Panorama view from the local road c.980km southwest of the application area



V8: Panorama view from local road c.460m southwest of the application area



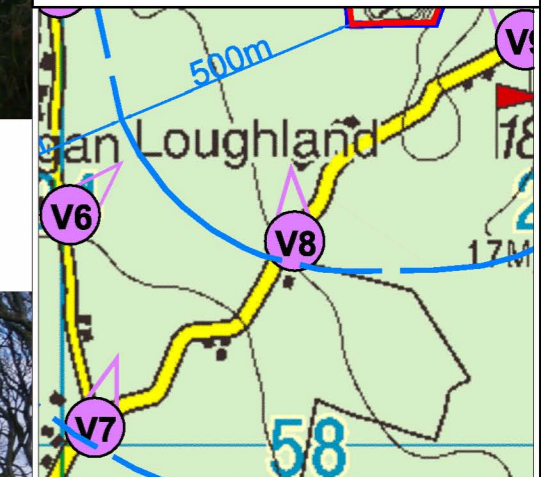
LEGEND

-  Applicant's Land Interest (c. 8.6 ha)
-  Waste Licence Application Area (c. 7.9 ha)
-  Viewpoint Location

VIEWPOINT DESCRIPTION

Viewpoint V7 & V8
 These viewpoints represent views from small cluster of dwellings. The view of the existing quarry is screened by the intervening landform which will ensure that the future view of the development is not significant as demonstrated by the viewpoint.

There is no visual impact of the development from these viewpoint.



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**VISUAL ASSESSMENT
 POINT V7 & V8**
PLATE 10.4

Scale NTS Date AUGUST 2009



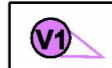
V9: Panorama view from local road c.210m southeast of the application area



V10: Panorama view from local road c.420m east of the application area



LEGEND

-  Applicant's Land Interest (c. 8.6 ha)
-  Waste Licence Application Area (c. 7.9 ha)
-  Viewpoint Location

VIEWPOINT DESCRIPTION

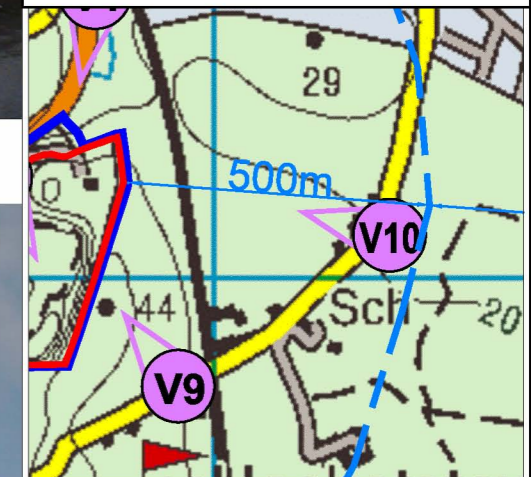
Viewpoint V9 & V10

Viewpoint V9 is taken from the road adjacent to Skerries Golf Club to the south and the railway line to the east.

Viewpoint V10 is taken on the local road where there are a few residential properties along this section of road.

The view of the quarry is screened by the existing hedgerows and intervening landform which will ensure that the future view of the development is not significant as demonstrated by the viewpoint.

There is no visual impact of the development from these viewpoint.



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**VISUAL ASSESSMENT
 POINT V9 & V10**

PLATE 10.5



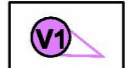
Scale NTS

Date AUGUST 2009

V11: Panorama view from the the R117 road at the site entrance to the existing quarry



LEGEND

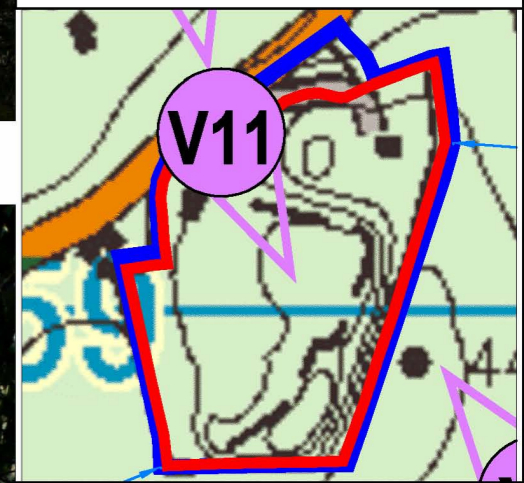
-  Applicant's Land Interest (c. 8.6 ha)
-  Waste Licence Application Area (c. 7.9 ha)
-  Viewpoint Location

VIEWPOINT DESCRIPTION

Viewpoint V11
 The view of the void area is partly impeded by dense thickets of vegetation as demonstrated by the viewpoint. There is an intermittent view of the upper quarry face of the development from this viewpoint.

The backfilling process will ensure that the final restored landform will be graded at a shallow angle so as to merge in with the surrounding agricultural landscape which will ensure that the future view of the development is not significant.

A section of the residual eastern quarry face shall be retained to provide nesting habitat for the Peregrine falcon as recommended by the ecological assessment.



V11: Panorama view from the the R117 road at the site entrance to the proposed restored quarry



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 VISUAL ASSESSMENT
 POINT V11

PLATE 10.6

Scale	NTS	Date	AUGUST 2009
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