APPENDIX A

Correspondence

KERRY COUNTY COUNCIL
COUNTY BUILDINGS • TRALEE • CO.KERRY

COMHAIRLE CONTAE CHIARRAÍ
ÁRAS AN CHONTAE • TRÁ LÍ • CONTAE CHIARRAÍ

Comhar, Cabhair, Cairdeas

Cath Olive
RPS Group Ltd
Innishmore
Ballincollig
Co Cork

RPS MCOS
Proj. Director
Proj. Manager W. Madden
Recipient S. Ahearne
Register No. 18.
Project No. MGE0031
File Reference 330.
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Re: Aughacureen – Visual Impact Assessment to ext. for proposed Non Hazardous Waste Facility.

Dear Ms Olive,

I have discussed the above application with the County Archaeologist Michael Connolly who has the following comments to make.

There are no known monuments within 500m of the proposed extension .Two monuments are sited just outside a 500m radius **KE 58-093** Ringfort and **KE 066-027** Fulacht Fiadh. A Late Bronze Age hoard was recovered from Knockasarnet. Given the level of known archaeological activity in this area the area of the extension should be the subject of a detailed archaeological assessment by a suitably qualified archaeologist.

While there are no protected sties or known protected species in the area it would be desirable that a scheme of native planting be created to mask any potentially negative visual impact the development may have on this low lying area.

Mise le Meas

Una Cosgrave-Hanley
Heritage Officer

RPS MCOS
Proj. Director
Proj. Manager Cath Olive
Recipient
Register No. 11
Project No. MGE0031
File Reference 330
Scanned
Date Recd 23 JUL 2004
To | A | I | C | Sign | Date
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Arts, Culture & Heritage Dept.

AN ROINN COMHSHAOIL,
OIDHREACHTA AGUS
RIALTAIS ÁITIÚIL
DEPARTMENT OF THE
ENVIRONMENT, HERITAGE
AND LOCAL GOVERNMENT

DUN SCÉINE, LÁNA FHEARCAIR,
BAILE ÁTHA CLIATH 2, ÉIRE
DUN SCÉINE, HARCOURT LANE,
DUBLIN 2, IRELAND

Teileafón: +353 1 647 2300
Locall 1890 321 421

AN ROINN COMHSHAOIL, OIDHREACHTA AGUS RIALTAIS ÁITIÚIL
DEPARTMENT OF THE ENVIRONMENT, HERITAGE
AND LOCAL GOVERNMENT

26 July 2004

Our Ref: G2004/300

Ms Cath Olive,
RPS Group Ltd.,
Innismore,
Ballincollig,
Co. Cork.

Re: Landscape and Visual Impact Assessment for a Proposed Extension to an Existing Non Hazardous Waste Facility

Dear Ms Olive,

We refer to the Council's notification in relation to the above-proposed development. Outlined below are the archaeological recommendations of the Heritage and Planning Division of the Department of Environment, Heritage and Local Government.

The proposed Environmental Impact Statement (E.I.S.) should contain information regarding the impact this development will have on the archaeology of the area. This section should be written by a suitably qualified archaeologist. The Archaeological section of the E.I.S. should also include a geophysical survey of the development site. Having received the geophysical report the Heritage and Planning Division of the Department of Environment, Heritage and Local Government may require further mitigation, including archaeological Testing and/or monitoring of the site.

It should be borne in mind that, if significant archaeological remains are found, refusal might still be recommended, and/or further monitoring or excavation required. It is our view that a final decision should not be made on this application until the Planning Authority and this office has had the opportunity to evaluate the Archaeological Assessment. We will forward a recommendation based on the Archaeological Assessment to the Planning Authority.

In addition, this application is also being assessed from a nature conservation perspective and our comments will be forwarded to you when they come to hand.

Finally, this recommendation is based on the papers submitted to this Department on a pre-planning basis and is made without prejudice to any decision the Minister may take upon sight of a formal planning application or the submission of an Environmental Impact Statement.

Yours sincerely

Mairead O'Boyle
Development Applications Unit

Cc: County Secretary, Kerry County Council, Aras an Chontae, Tralee, Co. Kerry.

C

RPS-MCOS Ltd.
LANDSCAPE & VISUAL ASSESSMENT

DOCUMENT CONTROL SHEET

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1 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

1.1 Introduction

This assessment has been conducted to examine the receiving environment's capacity to successfully absorb the proposed extension to an existing non hazardous waste facility, near Killarney, County Kerry.

In landscape and visual terms the main component of the proposed development will be the extension of the existing Material Recovery Facility (MRF) at Aughacurreen. The current 720 sq.m stucture will be extended by 2,503 sq.m to a total size of 3,223 sq.m and will extend from the current footprint. This proposed development will be accompanied by appropriate drainage and run-off systems, services and an on site access road. These facilities will be accomodated on the site which is approximately 2.2 hectares in size.

The facility currently processes 16,500 tonnes per annum non hazardous waste and the proposed waste intake will be increased to 40,000 tonnes per annum.

A site visit was conducted during the month of July. In terms of visual permeability it should be noted that the degree of visual screening is at its highest during this time of year.

The landscape and visual impact assessment in accordance with Environmental Protection Agency (EPA) guidelines requires that:

- the character of the surrounding landscape is defined;
- the visibility of the proposed development is established;
- the significance of this visual intrusion upon the visual receptors such as houses, viewpoints allong roads and amenity/landmark areas is quantified; and,
- mitigation and or compensatory measures are proposed to diminish any significant impact associated with the proposal.

1.1.1 Methodology

The assessment methodology is based upon guidelines from the Department of the Environment Heritage and Local Government (DoEHLG) Landscape and Landscape Assessment: Consultation Draft of Guidelines for Planning Authorities (June 2000), Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Statements (March 2002), (EPA) Advice Notes on Current Practise: in the preparation of Environmental Impact Statements (1995), The Landscape Institute & Institute of Environmental Assessment (LI/IEA) Guidelines for Landscape and Visual Impact Assessment, 2nd Edition 2002 and Highways Agency Design Manual for Roads & Bridges (1994).

RPS Group Ltd Planning and Environmental Consultants have carried out the assessment. Preparation for the report included a:

- Desk top study of available data and published literature to establish landscape baseline;
- Site visits to establish landscape baseline;
- Interpretation of Site Master Plan; and,
- Preparation of a photographic record.

1.1.2 Terminology

The following terminology has been used to describe type and duration of impacts.

- Positive Impact – A change, which improves the quality of the existing environment;

- Neutral Impact – A change which does not affect the quality of the existing environment; and
- Negative Impact – A change, which reduces the quality of the existing environment.

The aesthetic quality of the landscape is influenced by a balance of elements including scale of the landscape in human terms, sense of enclosure, type of texture, sense of colour, extent of diversity. This landscape quality can categorised using a 5 point scale as described in the DMRB (2000) Volume 11, Section 3, Part 5 as follows:

- Highest quality landscape
- Very attractive landscape
- Good landscape
- Ordinary landscape
- Poor landscape

The Landscape Institute Guidelines for Landscape and Visual Impact Assessment, 2nd Ed., states that impacts can be of a direct, indirect, secondary or cumulative nature. Direct effects are those, which are directly attributable to a defined element or characteristic of the proposal. An indirect or secondary effect is an effect, which is not as a direct result of the proposed development and is often produced away from site or as a result of a complex pathway or secondary association. Cumulative effects result from additional changes to the landscape caused by the proposed development in conjunction with other developments or actions that occurred in the past, present or are likely to occur in the foreseeable future.
The degree of visual impact is also affected by a number of key factors that include:

- The Scale And Mass Of The Development: The scale of the proposed development has been assessed in terms of it's setting within the landscape around the Aughacureen area.
- The Receiving Environment: The development has been assessed in relation to its surroundings. The angles of view and relationships to the topography and the foreground and background elements, which can affect the degree of impact, have been considered.
- Distance: As a general rule, the greater the distance of the viewpoint from the site, the less the impact. The elevation of the viewpoint has also been considered.
- Observer Group: Whether the observer is moving at speed along a road or receiving direct views would vary the degree of impact.

The degree of visual intrusion the development has also affects the receiving environment and can be illustrated through the creation of a Visual Envelope Map (VEM). This map outlines the areas of landform from which there is a view of the proposed development. The degree of intrusion, and therefore its impact, is dependant upon a variety of factors including terrain, vegetation cover, and other landscape features that screen views of the development. It should be appreciated that VEMs are not accurate indicators and that it is not normally possible to assign a tolerance to them (Highways Department1994, p. AIII/2).
The following terminology will be used to describe duration of impacts and sensitivity of the receiving environment:

Table 1.1 Duration of impacts

Description	Years
Temporary impact	Impact lasting for 1 year or less
Short term impact	1 – 7 years

Medium term impact	7 – 15 years
Long term impact	15 – 60 years
Permanent impact	Impact lasting over 60 years

Table 1.1defines the duration of impacts and is based upon EPA Guidelines.

Table 1.2 Sensitivity of receiving environment.

Sensitivity type	Acceptability to development
Low sensitivity	All development kinds
Moderate sensitivity	Many development kinds
High sensitivity	Few development kinds
Special sensitivity	Acceptable only in accordance with designation recommendations
Unique sensitivity	Negligible alteration

Table 1.2 characterises the sensitivity of the landscape, and its ability to absorb the proposed development. Sensitivity can be described as low, moderate, high, special or unique and is based upon DoELG Landscape and Landscape Assessment.

Table 1.3 Magnitude of impacts

Magnitude of impacts	Typical criteria
HIGH	Total loss of or major alteration to key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape
MEDIUM	Partial loss of or alteration of one or more key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that maybe prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape
LOW	Minor loss of or alteration of one or more key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving landscape.
NEGLIGIBLE	Very minor loss or alteration to one or more key elements/features/characteristics of the baseline i.e. pre-development landscape or view and/or introduction of elements that are not uncharacteristic with the surrounding landscape – approximating the 'no change' situation.

Table 1.3 defines the magnitude of impact (scale extent and duration of an effect) as high medium, low or negligible (LI/IEA, 2002 p 145).The degree of intrusion and therefore the development's impact is dependant upon a variety of factors including terrain, vegetative cover, and other landscape features that screen views of the development (Refer to Table 1.4).

Table 1.4 Degree of Visual Intrusion

DEGREE OF VISUAL INTRUSION	TYPICAL CRITERIA
HIGH	Highly visible within the receiving environment
MODERATE	Partially screened and visible within the receiving environment
LOW	Heavily screened and partially visible within the receiving environment

1.1.3 Mitigating impacts on the landscape

The Primary mitigation measures are per EPA Guidelines are as follows:

- Total avoidance of certain negative landscape and visual effects- particularly in terms of sensitive and or prominent landscapes.
- Reduction. Reduce certain impacts where avoidance is not possible. Requires detail consideration of the environmental constraints contained on the site.
- Remedy and minimise the possible adverse negative impact

1.2 Receiving Environment

The site for the proposed extension of the existing non hazardous waste facility is is situated approximately 4.5 km northwest of Killarney in County Kerry. The site is 2.2 hectares in size and is located within a rural context dominated by pastural lands.

The landscape character of the area is defined by a combination of agricultural farmlands, and bog lands and forest areas with a back drop of mountains to the northwest (Slieve Mish) and south (Magillycuddy Reeks).

The sensitivity of the receiving environment can be classed as being moderate to low. This classification has been arrived at due to the existing site usage, landscape character and the rural context in which the facility is located.

1.2.1 Site Context

The site is set within a triangle defined by Killarney, Tralee, and Killorgan (Refer to Figure 1.1). In terms of the proposed development site's local context, the site is located within the townland of Aghacurreen. The site is set within a series of local districts that include: Aghalee (located to the north); Knockasarnet (Located to the east); Nunstown and Caher (South) and Curragh directly west of the site.

The topography of the site and surrounding lands is generally low lying. The most prominent hillside in the site's vicinity and a local landmark is located northwest of the site[1]. Prominent vista's and views to the site are possible from this area, known as Barleymount West and East (Refer to Figure 1.2).

A north facing ridgeline that runs on a west-east axis characterizes the undulating agricultural landscape. This sloping landscape consists mainly of a series of medium sized open fields, hedgerows, and an internal access route. The hedgerows consist of mature and semi mature species including Ash, Alder, Birch. Shrub and other under storey vegetation include Blackthorn, Holly, Honey suckle and Ivy.

Direct access to and from the site is possible via a series of county roads that connect to the N22 (Refer to Transportation Access and Traffic Report).

As stated previously the proposed extension is set within a rural context that is predominantly pastural. Other land use within the surrounding area includes:

- Planted forest directly west.
- A series of residential properties found along the main access road, as well as to the south and south-east of the site. Further east of the site there are a number of farm dwellings, fields and building stuctures.

1.2.2 Landscape Character

As the site is located outside the urban fringe of Killarney, but is still in relatively close proximity to the town, various and mixed land use practices can be identified in the Aughacurreen area. The following landscape character types were identified:

Agriculture farmlands

Managed agricultural farmland is common throughout the area. As well as adjacent to the site, these practices were found on the southern and the eastern boundaries.

[1] Set upon this local high point are two dwellings of which one is associated with farming practices

Rough damp grassland

Relatively small fields of rough damp grassland were found to the north of the site, between the northern hedgerows (of the site) and the back of the residential properties. These grassland patches are in the main very wet and represent a variety of grass and sedge species.

Bog land, meadow fields

Towards the west of the site, adjacent to the forest, is a large open field predominantly consisting of wet meadows. This open landscape slopes up to a small hill. Generally, the soil conditions within this area can be described as wet.

Forest

The forest consists of one species of coniferous trees semi mature in size. The forest forms a dense buffer on the western section of the site. The forest screens views to site form properties located south of there.

Woodland

A woodland pocket in the very southern tip of the site is found on the edge of the managed forest area, in close proximity to the holding tank on the south-western side of the existing Material Recovery Facility. This space is characterised by the rough grassland and by as series of mature native trees.

Residential

Residences within a 500m of boundary of the facility were identified as possible sensitive receptors and are discussed in further detail in Section 1.4. Drawing No. DG0001-02 provides details on the locations of residences within a 500m boundary from the facility.

Landscape Quality

The quality of the landscape is classed as good – this classification has been arrived due to the degree of residental developments and farm complexes within the area which is tempered by the spectular back drop of the Macgillycuddy's Reeks to the south of Killarney and the Slieve Mish Mountains to the north-west.

1.2.3 Significance

With respect to the site no designated sites were identified within the immediate vicinity which include the following categories:

- Natural Heritage Areas (NHAs)
- Special Areas for Conservation (SPAs)
- Special Protection Areas (SPAs)

With respect to the site no designated views or prospects were identified within the immediate vicinity.
With respect to the proposed development site no recreation and tourism areas where identified.

1.2.4 Site Visibility

Site visibility will greatly depend on the vegetation cover and time of year. The site is located in a generally low laying area and is exposed to long range views to the northwest; and also to shorter range views from the northern side as well as southwest of the site.

- Looking at the site from the south, a varied degree of visual screening is possible, due to the double hedgerow set alongside the private access road to the site.
- The site is generally exposed on the north-west and to a lesser extent on the north-eastern boundaries.
- Visual permeability from the surroundings areas to the west and south-west of the site is currently not possible, due to the dense screening provided by the forest's dense vegetation.
- On approach to the site, visibility from the roadside is general poor (when travelling allong the main access road from east to west)

The hedgerows found on the site (in particular on the north-eastern and south-eastern boundaries) represent the majority of existing screening vegetation. Permeability in the winter months would typically be much higher because the majority of species are deciduous (Refer to. Table 1.5)

Table 1.5 Detail description of existing hedgerows on the site[2]

AREA	DESCRIPTION	HEIGHT	SCREENING ABILITY	PREDOMINANT SPECIES	MAINTENANCE
Northeast Boundary	Mature hedgerow in corporation with a 2 metre earth mound adjacent to the site entrance Sparse under storey planting	15m+	Low due to deciduous vegetation and low under storey vegetation	Alder	No visible Maintenance; Mature falling tree
Southeast Boundary	Semi- mature hedgerow in corporation with earth mound 1-1.5m in height.	12m+	Fair. Dense in parts due to ivy. Trees mostly deciduous	Alder Ivy Hawthorn	Yes. Gaps along access road has been amended

1.2.5 Characteristics of the Proposed Development

Located on lands with a zoning of general development (Kerry County Council Development Plan 2003-2009), the proposed extension of the existing Material Recovery Facility will see most of the existing site layout remaining unchanged. This includes the site entrance; weighbridge and temporary office structures.
The existing Material Recovery Facility will be extended by 2,503 sq.m to a total size of 3,223 sq.m and will not exceed the existing structure's height (Ridgeline is 9.45m above Foundation Ground Level (FGL). The proposed development will be accompanied appropriate drainage and run-off systems, services and an on site access road.
No formal boundary treatment, in terms of fencing and gates has been proposed. Possible light pollution is contained and limited to the proposed five wall mounted lamps located 5m above ground level. These units are directed to the ground in order to minimise the effects of light pollution.

1.3 Synopsis of Views

In order to assess the possible landscape and visual impacts that the proposed development would have on the receiving environment, a Visual Envelope Map (VEM) was generated. From this the site can be evaluated in terms of immediate and long-range visibility and the impact the development may have on various points, (these impacts can be positive, negative or neutral) The impact the development may have over the short and long term is evaluated on the basis of these points (Refer to Figure 1.4).
The proposed development site is visually exposed in terms of long range views from the north-west to the site. Short-range visibility extends along southern boundary (the main access road to the site), and the higher lying areas to the south west and southeast of the site. A series of images have been taken to illustrate this (Refer to Figure 1.5 for view point locations). A series of possible sensitive receptors are identified in Table 1.6.

[2] Refer to Appendix A for detailed recommendations on landscape mitigation measures.

1.3.1 Views from the Site

Plate 1.1 Viewpoint indicates the north-eastern hedgerow along the boundary

Plate 1.2 Looking from the site in a north-eastern direction

Plate 1.3 Looking in a northern direction beyond the site boundary

Plate 1.4 Looking from the site in a western direction

1.3.2 Views to the site

Plate 1.6 Looking northwards to the site, indicating the roof of the existing structure

Plate 1.7 Looking eastwards towards the proposed development site

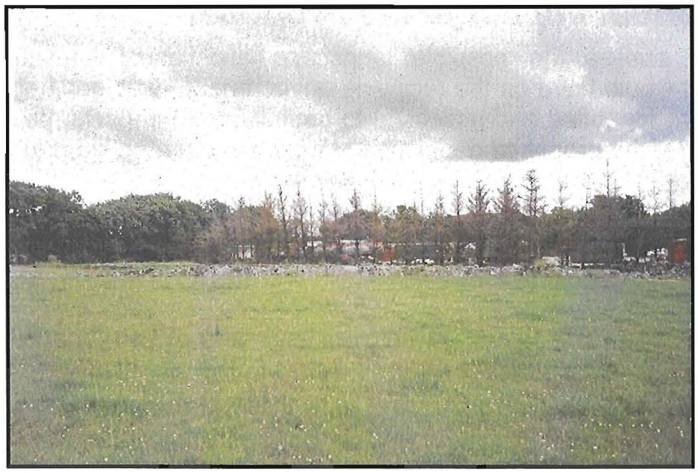
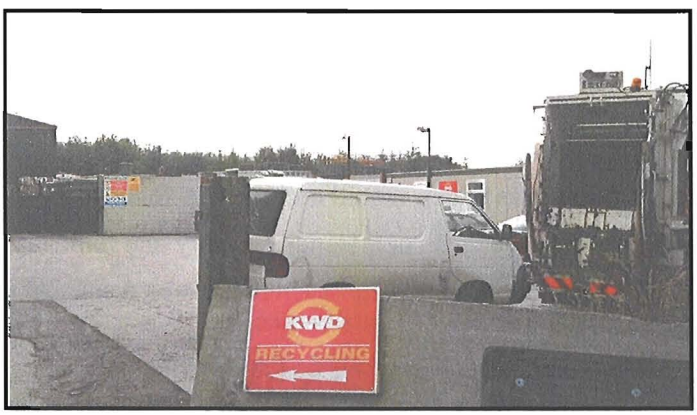


Plate 1.8 Looking towards the site in a southern direction

Plate 1.9 Looking at the site, from the entrance gate, looking west[3]



[3] Note the height of the screening vegetation in the background

1.4 Potential Impact of the Proposal

In order to assess the possible landscape and visual impacts that the proposed development would have on the receiving environment, was generated. From this a series of points were identified and assessed to best illustrate impacts, be they negative, neutral or positive, that the proposed development will have over the short to long term.

Due to partially enclosed nature of the site, the orientation of existing development and the nature of the landscape within the study area, views of the proposed development are restricted to a number of key locations.

Views to the site were investigated from a variety of key locations and both long and short range distances were considered in the assessment. Views from the site were also investigated to further illustrate the suitability or inappropriateness of the proposal in relation to the visual and landscape amenity of the receiving environment and its ability to absorb further development. (Refer Figure 1.5).
Visual impacts have been assessed for the proposed development.
Table 1.6 indicates the residences that will be affected by the proposed development which are shown in Drawing No. DG0001-02 .

Table 1.6 Visual impact (without mitigation)

Residence Number	Description of visual impact	Residence Number	Description of visual impact
H1	Low	H11	Medium to high
H2	Medium	H12	Medium
H3	Medium	H13	Low visual impact
H4	Medium	H14	Negligible or no visual impact
H5	Medium to low	H15	Negligible or no visual impact
H6	Low	H16	Negligible or no visual impact
H7	Medium to high	H17	Negligible or no visual impact
H8	Medium to high	H18	High
H9	Medium to high	H19	Low
H10	Medium to high	H20	Negligible or no visual impact
-	-	H21	Medium to high visual impact

1.4.1 Construction Phase

The potential impact that such a proposal could have on the receiving environment during the envisaged construction phase would be negative in the short to medium term.
This would be due to the processes involved in the construction of any development of this scale which would include the following:

- higher traffic volumes because of materials delivery and removal;
- the potential removal of soil and vegetation to achieve a suitable FGL to make way for the proposed building and access areas; and
- the processes of construction itself will be highly evident.

Additionally if a tree protection plan is not implemented and the screening ability of existing trees along the southern and northern boundaries in particular is compromised then the visual impact upon the receiving environment would be negative and short to medium term due to the timeframe involved in the reinstatement of the lost vegetation.

1.4.2 Operational phase

Based on the review of current design proposals, the potential impact such a proposal could have on the receiving environment during the operational life of such a development would be neutral to negative – short to medium term. This potential is unlikely and would only occur in the unlikely event of inappropriate maintenance and management of proposed and existing vegetation, or where the proposed mitigation measures are not implemented fully and or where there was a total failure of specified planting. The inappropriate use of materials and colours used in construction of the extension would also impact negatively upon the visual amenity of the area.

1.4.3 "Do nothing scenario"

The "Do nothing scenario" would have a neutral impact in the medium to long term. Current practices will continue at the rate of aproximately 16,500 tonnes per annum, being restricted by the size of the existing premises and resources under the current Waste Permit with the County Council.

1.5 Mitigation & Compensatory Measures

A series of mitigation and compensatory measures based upon the analysis of the site context, the site in its current state, and the proposed site layout are proposed:

- Avoidance of external material use for the Material Recovery Facility.
- Avoidance of open air storage of materials waiting to be processed.
- Avoidance of long term open air storage of recovered waste materials.
- Appropriate road design to accommodate the potential increase in road usage which would include suitable hedgerow protection and implementation of landscaping to ensure that the existing landscape character defined by the local road pattern is retained.
- If fencing is required to ensure restricted access and egress from the site, then fencing is to be set back a minimum of 1m from existing hedgerows and set out and construction by hand – this will ensure the continued integrity of existing screening vegetation.
- Fencing is to be dark green or blue grey in colour.
- The existing woodland pocket is to be protected through agreed site practices and if necessary physical barriers i.e. fencing.
- The northern boundary hedgerow to be reinforced with additional planting of a low berm that is to be set back from the existing ditch. This berm is to be planted with a combination of deciduous and evergreen trees, whips and shrubs.
- The existing hedgerows especially those on the northern and southern boundaries of the site are to be protected and augmentated with species indigenous to the locality[4].
- A planting strategy which uses tree species capable of adapting to varied site conditions in conjunction with appropriate understorey species should be developed in co-operation with a Landscape Architect. All whips are to be a minimum 60-90cm in height and planting areas are to have a minimum mix of 30% tall standards 8 - 10cm girth 4.25-6m ht where appropriate.

[4] Refer to Table 1.7 in Appendix A for the hedgerow and screen planting detail recommendations.

- The design of the proposed extension should take into consideration receiving environment through the choice of construction materials, colours[5], and the proposed ridgeline height of the structure.
- the use of directional lighting which is on a timer or is motion sensitive should be explored to further reduce negative impact.

During the construction phase of the development a tree protection program should be implemented in accordance with *British Standard 5837 – Guide for Trees* in relation to Construction as part of an ongoing site management strategy. This will assist in ensuring the retention of the existing hedgerows, hedges and trees identified for preservation; and protection of any newly landscaped areas.
Structured tree and shrub planting program should be implemented which will further ameliorate the perceived visual impacts and enhance the overall development. The planting of trees and shrubs should be fully implemented in the growing season immediately proceeding construction of the proposed extension. it's the planting program's principal objective should be to assist in the visual integration of the development into the surrounds with a scale of planting which adequately screens the site.
All trees, shrubs, transplants, hedging materials and ground cover planting shall conform fully to the specification, prepared by the landscape architect, in respect to species, size and quantity. All plants should be well grown, sturdy and bushy according to type and free of all diseases and defects. The plants should be available for inspection prior to planting works. Any planting material that does not conform to the specification is to be automatically rejected and must be removed from site.
During the operational phase adherence to the objectives of the proposed mitigation measures, will ensure that the site will continue to be adequately screened from its surrounds.
A landscape maintenance regime will be a key component of on – going site management. This regime should include a defects liability period during which any defective plant materials are to be replaced. Weed control and litter picking must also be monitored carefully, especially during the early growing seasons of the landscape maintenance contract.
The aim of these proposed mitigation measures is to ensure that the degree of visual intrusion posed by the extension of waste recovery plant is minimised and that the site achieves a high degree of visual integration into the existing fabric of the receiving environment

1.6 Predicted Impact of the Proposal

The predicted impacts the proposal will have on the receiving environment, is based on information supplied by the client, the initial desk study and analysis of information collected in the field and the implimentation of proposed mitigation/compensatory measures.

1.6.1 Construction Phase

During the construction phase the proposed extension will have a negative to neutral impact in the temporary to short term
As with any construction of this scale there will be a degree of high visibility due to the processes involved in construction. These include:

- higher traffic volumes due to materials delivery and removal,

[5] Colours should mimic the large scale farm sheds within the area using either green, dark blue-grey or red.

- the site works involved in the removal of vegetation and topsoil adjacent to the existing facility to make way for the proposed extension and access areas.

These actions will be evident in the short term from a variety of locations, especially from the north-west, due to the elevation of surrounding lands

1.6.2 Operational phase

During the operational phase the proposed extension will have a neutral impact in the long term.

After construction of the proposed extension, the development will be partially visible. Due to the scale and mass of the proposed development, and the limited amount of additional screening possible the presence of the finished development poses a moderate visual impact over the short term. This visibility will diminish as the landscaping is established therefore the facility will have a neutral impact upon the visual fabric of the receiving environment in the medium to long term

1.7 Conclusion

The proposed development does not pose a threat to any identified unique, or special features, or elements found in the landscape; or compete directly with areas of unique sensitivity the landscape impact is considered neutral. The short term negative visual impact that the non hazardous waste facility will diminish as the augmented hedgerows and proposed landscape mitigation measures are implemented and established.

1.8 REFERENCES:

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