

LANDSCAPE AND VISUAL 10

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INTRODUCTION

Background

- 10.1 This chapter of the Environmental Impact Statement (EIS) assesses the landscape and visual impacts arising from the proposed intensification and relocation of existing C&D waste recovery activities within the Huntstown Quarry Complex at North Road, Finglas, Dublin 11.
- 10.2 The application site comprises two distinct areas within the Huntstown Quarry Complex, which is located just northwest of the M50 and west of the N2. The first area covers an area of approximately 1.9 hectares at the established recovery facility at the Central Quarry (previously permitted under Planning Ref. F02A/0602). The second area comprises an agricultural field of 5.2 hectares in the north-eastern corner of the quarry complex, the site for the proposed replacement facility, which will contain a waste processing shed and external material stockpiles, as the potentially most visible elements. The internal roads connecting the two areas also form part of the application site. Further details on the background to the application and existing site operations are provided in Chapters 1 and 2 of this EIS.
- 10.3 Landscape and visual effects are independent but related issues; landscape effects are changes in the landscape, its character and quality, while visual effects relate to the appearance of these changes and the resulting effect on visual amenity. Wherever possible, identified effects are quantified, however the nature of landscape and visual impact assessment requires interpretation by professional judgement. In order to provide a level of consistency to the assessment, the appraisal of sensitivity and the prediction of magnitude and assessment of significance of the residual landscape and visual effects have been based on pre-defined criteria, as described further preceding the relevant sections of this assessment.

Scope of Work

- 10.4 This landscape and visual impact assessment was undertaken in accordance with the **Guidelines for Landscape and Visual Impact Assessment** (Landscape Institute and Institute of Environmental Management and Assessment, Third Edition, 2013; hereafter referred to as GLVIA3) and is structured in the following manner:
- *Introduction* – a brief description of the proposed development and the structure of this assessment, as well as an account of the relevant planning context (e.g. planning policies, designated landscapes, sites of nature conservation importance)
 - *Receiving Environment* – a description of the landscape and visual baseline
 - *Impact Assessment* – a description of the aspects of the development which are likely to cause a landscape and/or visual effect, including the methodology for an assessment of landscape and visual receptor sensitivity, as well as the magnitude and significance of the landscape and visual effects;
 - *Mitigation Measures* – a description of the measures which will be integrated to mitigate any landscape and visual effects of the proposed development; and

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- *Residual Impact Assessment* – a summary of the degree of landscape and visual impact.
- 10.5 The assessment is illustrated by a Landscape Designations Map (including viewpoint locations in Figure 10-1 and two Viewpoint Sheets in Figures 10-2 and 10-3. Details of the restoration scheme for the proposed replacement facility in the north-eastern corner of the quarry complex are provided in Chapter 2 of this EIS (refer also to the restoration plan provided as Figure 2-4).
- 10.6 Note that following cessation of C&D waste recovery activity at the Central Quarry and its relocation to the new facility, the Central Quarry will be quarried and developed further, in accordance with Fingal County Council Planning Permission Ref. No FW12A-0022 (An Bord Pleanála Ref. No. 06F.241693). The Central Quarry will ultimately be restored by backfilling to original ground level following completion of quarrying activity under the terms of the same planning permission.

Legislative Framework / Planning Policy

- 10.7 The Fingal County Development Plan (FDP) 2011-2017 is the statutory plan detailing the development objectives / policies of the local authority. The plan includes objectives and policies, relevant to this assessment, i.e. with regard to land use zoning, the extractive industry and landscape character. The Draft FDP 2017-2023 was published for public consultation early in 2016. The draft plan was checked, for any proposed amendments to planning policies / objectives, which could affect the proposed development.

Land Use Zoning

- 10.8 The complete application site is located within an area designated 'Zoning Objective "RU" Rural' in the current FDP, which seeks to *"Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage"*.
- 10.9 The vision for Zoning Objective "RU" (Chapter 9 – Land Use Zoning) is described, as follows: *"This zoning objective seeks to protect and promote the value of the rural area of the County. This rural value is based on:*
- *Agricultural and rural economic resources*
 - *Visual remoteness from significant and distinctive urban influences,*
 - *A high level of natural features.*
- Agriculture and rural related resources will be employed for the benefit of the local and wider population. Building upon the rural value will require a balanced approach involving the protection and promotion of rural biodiversity, promotion of the integrity of the landscape, and enhancement of the built and cultural heritage"* 'Extractive Industry / Quarrying' is listed as permitted in principle under this zoning objective.
- 10.10 The site is surrounded by a number of other Zoning Objectives, including objectives in relation to heavy industry; general enterprise and employment; office, research and development and high technology employment; warehouse, storage and logistics facilities; as well as provisions for a green belt to the north-east of the application site.
- 10.11 The Draft FDP (2017-2023) proposes to zone the entire Huntstown Quarry complex, including the application site as 'Zoning Objective "HI" Heavy Industries'. The vision for this objective states the following: *"Facilitate*

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opportunities for industrial uses, activities and processes which may give rise to land use conflict if located within other zonings. Such uses, activities and processes would be likely to produce adverse impacts, for example by way of noise, dust or visual impacts. HI areas provide suitable and accessible locations specifically for heavy industry and shall be reserved solely for such uses. 'Extractive Industry / Quarrying' is listed as permitted in principle for this Zoning Objective.

- 10.12 The entire application site is also designated as a Nature Development Area, i.e. an area with potential for biodiversity enhancement (Chapter 5 – Natural Heritage; Section 5.2 Biodiversity). Both the current and Draft FDP state that *“applications for planning permission must demonstrate how the proposed development will maintain and enhance the biodiversity of the site”*. It should be noted that the ongoing backfilling and restoration of the adjoining North Quarry and West Quarry at Huntstown is part of a wider, previously approved, restoration plan which includes provision for natural wildlife habitat at other discrete sites across the Huntstown Quarry Complex.

Extraction and Aggregates

- 10.13 Objective EE 36 (Chapter 2 – Enterprise & Employment; Section 2.5 Quarrying and Aggregate Extraction) of the current FDP requires the Council to *“Encourage the recycling of builders’ rubble to reduce the need for extraction in accordance with Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects (DoEHLG 2006)”*. The Draft FDP includes a similar objective (i.e. Objective RF85).

Views and Prospects

- 10.14 Objective VP01 (Chapter 5 – Natural Heritage; Section 5.4 Landscape) of the current FDP requires the Council to: *“Protect views and prospects that contribute to the character of the landscape, particularly those identified in the Development Plan, from inappropriate development”*. No views requiring protection are identified in the vicinity of Huntstown Quarry in the either the current or Draft FDP (refer to Green Infrastructure Map 1 of the current and Draft FDP).

Sites of Nature Conservation Importance

- 10.15 There are no sites of Nature Conservation Importance in the vicinity of the application site.

Protected Structures

- 10.16 An assessment of the impact of the proposed development on protected structures around the application site is presented in the Cultural Heritage Chapter of this EIS (Chapter 11).

Consultations

- 10.17 Following a review of published development plans and a site inspection, it was considered that there was no requirement for a separate formal consultation to be carried out with regard to landscape and visual impact of the proposed development.

Author

- 10.18 The assessment including site work and completion of drawings was carried out by Anne Merkle, a suitably qualified Landscape Architect employed by SLR Consulting Ireland.

RECEIVING ENVIRONMENT

Baseline Study Methodology

- 10.19 The landscape and visual baseline study has involved a desktop study, field work, data processing and analysis. The aim of the landscape baseline study *“is to provide an understanding of the landscape in the area that may be affected”* (Section 3.15 of GLVIA 3), including its constituent elements, landscape character and its geographic extent.
- 10.20 With regard to the visual baseline GLVIA 3 (Section 3.15) states that it is the aim *“to establish the area in which the development will be visible the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.”*
- 10.21 Representative and illustrative viewpoints were selected for inclusion in the detailed assessment in respect of the following parameters:
- types of receptor : to include settlements, roads, marked footpaths and cycle paths, marked viewpoints, picnic areas and beauty spots and outdoor passive recreational locations;
 - different distances from the development;
 - different directions from the development with the aim of achieving a distribution from different compass points around the site; and
 - different altitudes.
- 10.22 The six chosen viewpoints (VP A-F) into the application site at Huntstown are shown in Figures 10-2 and 10-3. These represent typical views towards the site from surrounding areas. Photographs were taken in June 2016 and October 2016, using a Canon EOS 1000D digital SLR camera. The nature of the views was of relatively wide panoramas and it was therefore considered beneficial to present the photographs in this format. The panoramic views consist of two to four photographic frames merged together using ArcSoft - Panorama Maker 4 software. It should be noted that photography is a tool to assist in the visualisation process and cannot be expected to replicate the actual view which would be attained on the ground

Study Area

- 10.23 Following the desk top study and taking any designations, the land use zoning and built up environment into consideration, the study area was defined as an area extending up to 2km around the application site. Note however that the site survey indicates that the visual envelope, i.e. the area from where the application site is visible, is much smaller than the study area.

Sources of Information

- 10.24 The desktop study and field work was supported, *inter alia*, by information available on the internet, digital as well as paper (Ordnance Survey) maps at different scales and the FDP 2011-2017, as well as the Draft FDP 2017-2023.

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Field Monitoring / Inspection

10.25 A detailed site survey was carried out on 2nd June 2016 in sunny and bright conditions and on 22 October 2016 in overcast conditions. The visibility was considered appropriate to carry out the assessment, which concentrates on publicly accessible areas such as the road and public footpath networks, residential and outdoor recreational areas.

Landscape Baseline

Existing Landscape Appraisals of the Application Site and its Surroundings

10.26 The current County Development Plan includes a landscape character assessment (Chapter 5.4). This divides Fingal into 6 Landscape Character Types (LCT) and each LCT is given a value (exceptional to low) and rating for its sensitivity to change (high to low).

10.27 The Huntstown Quarry complex is entirely located within the Low Lying Agriculture Landscape Character Type (LCT). This LCT is described as: “*an area characterised by a mix of pasture and arable farming on low lying land with few protected views or prospects. The area has an open character combined with large field patterns, few tree belts and low roadside hedges. ...*”

10.28 The Low Lying Character Type is “*categorised as having a modest value*” and low sensitivity. It is stated that low sensitivity LCTs “*can absorb a certain amount of development once the scale and forms are kept simple and surrounded by adequate screen boundaries and appropriate landscaping to reduce impact on the rural character of the surrounding roads. ...*”

10.29 The listed ‘Principles for Development’ include:

- “*The skyline should be protected.*”
- “*Existing tree belts should be retained and managed and older stands of trees restocked. Roadside hedging should be retained and managed. Proposals necessitating the removal of extensive field and roadside hedgerows or trees should not be permitted. Strong planting schemes using native species, to integrate development into these open landscapes, will be required....*”
- “*Sites with natural boundaries should be chosen, rather than open parts of larger fields....*”

10.30 None of the Highly Sensitive Landscapes or Preserved Views identified as part of the Landscape Character Assessment are located in the immediate vicinity of the existing C&D facility or proposed replacement facility at Huntstown.

Outdoor Recreational Facilities within the Study Area

10.31 There are no outdoor recreational facilities, such as waymarked walking trails, in the vicinity of the application site.

Site Specific Landscape Appraisal

10.32 The Huntstown Quarry complex covers a large portion of the area bound by the M50 to the south, North Road to the east, Kilshane Road to the north and Cappagh Road to the west. The complex is made up from four separate quarry areas (North, West, Central and South quarry), a large processing area, storage areas, some wildlife areas and office buildings. The Huntstown power plant, which is operated by Energia (formerly Viridian) is also located within the Huntstown complex.

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- 10.33 The application site essentially comprises the floor area of the Central Quarry, as well as a greenfield, largely undeveloped field to the east of the North Quarry. Both areas are enclosed by mature hedgerows, blocks of screen tree planting and/or screening berms.
- 10.34 Almost the entire quarry floor at the Central Quarry is currently used for the storage and processing of C&D material. The quarry void is immediately surrounded by a mix of scrub, grassland and patches of woodland, as well as some previously stripped areas which have been used for material storage.
- 10.35 The northern section of the application site comprises an agricultural field under pasture. The field is bordered by a berm and hedgerow to the north, a hedgerow to the south and a copse of semi-mature trees to the east. An existing unpaved haul road and tall berm to the west separates the site from the North Quarry.
- 10.36 The landscape surrounding the application site comprises a mix of several industrial estates and business parks, as well as a number of small to medium sized agricultural fields bound by mature hedgerows. There are a number of isolated private properties along local roads surrounding the site, however any larger residential areas are located a minimum distance of 2km away, i.e. to the south-east, across the M50 Motorway (in Finglas West) and to the south-west (at Corduff).
- 10.37 The generally flat landscape surrounding Huntstown (ground levels range from 70-80m AOD) does not contain any unique or highly scenic features.

Visual Baseline

General Visibility

- 10.38 Due to the flat topography of the general area in combination with many mature hedgerows, as well as the large buildings within the neighbouring industrial estates / business parks, views within the study area are generally restricted to the nearest obstacle (refer to Viewpoint A, B, E and F on Figures 10-2 and 10-3).
- 10.39 The only slightly elevated vantage points in the vicinity of the application site are the N2 bridge over the North Road and the flyover over the N2 along Kilshane Road (refer to Viewpoints C and D on Figures 10-2 and 10-3). However, even from these more elevated viewpoints, the majority of the Huntstown Quarry complex is fully screened, with the exception of the top parts of some of the larger processing plant.
- 10.40 The existing berm along the northern boundary of the northern section of the application area is the only part of the application site that can be glimpsed through the boundary vegetation, in views from the N2 bridge over the North Road. All other parts of both sections of the application area are fully screened in all views from the surrounding public road network, due to the mature vegetation along all site boundaries, as well as screening berms in some areas.
- 10.41 The HGVs associated with the permitted / proposed intensification of the waste recovery activities, are/will be visible as they travel along the North Road toward / from the site access road (refer to Viewpoints A-B on Figure 10-2).

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Visual Receptors

10.42 The receptors with existing and/or potential views of the planning application area and HGV movements linked to the development consist of road users and residents of private properties in a small number of locations within the study area. All of these experience similar views of the development and they were therefore grouped into a Visual Receptor Area (VRA). The location and extent of this VRA is indicated on Figure 10-1 and described in Table 10-1 below. The table further lists the types of receptors present in the VRA and describes the nature of views / visual amenity. Those Viewpoints representing a typical view from within the VRAs are also listed (refer to Figure 10-1).

**Table 10-1
Visual Receptor Areas (VRA)**

VRA No.	Location/ Extent	Types of Receptors	Nature of Views/Visual Amenity
1	1.5km along the North Road and the N2 bridge over the North Road	Local road users and approx. 10 private properties.	Close distance views along North Road / R135 and of associated traffic. Views along road generally enclosed by mature vegetation. At northern end of VRA, mid distance views into fields to the west of North Road through gaps in roadside hedgerows / fencing and from N2 bridge. Mix of grassland, scrub, hedgerows visible, as well as some of the taller existing plant of Huntstown Quarry Complex. Glimpsed views of screening berm along northern boundary of application site from N2 bridge only. Low visual amenity (presence of road and associated street lights, fences and traffic, as well as electrical powerlines and existing plant). Viewpoints A, B and C represent typical views.

Difficulties Encountered

10.43 No difficulties were encountered during the desktop study or field survey.

IMPACT ASSESSMENT

Evaluation Methodology

10.44 In order to arrive at conclusions about the significance of landscape/visual effects, this LVIA links judgements about the sensitivity of a receptor with the magnitude of identified effects. According to GLVIA 3, Section 3.26, the sensitivity (or 'nature') of a receptor is "made up of judgements about:

- the susceptibility of the receptor to the type of change arising for the specific proposal; and
- the value attached to the receptor".

10.45 The magnitude (or 'nature') of effects is "made up of judgements about:

- the size and scale of the effect - for example whether there is complete loss of a particular element of the landscape or a minor change;
- the geographical extent of the area that will be affected; and
- the duration of the effect and its reversibility" (GLVIA 3, section 3.26)

10.46 The judgements about the sensitivity and magnitude are supported by a number of pre-defined parameters, where possible, as described in more detail below. They are then summarised using word scales and combined using a matrix to arrive at the overall significance of the effects, also described in more detail below.

Landscape Sensitivity

10.47 The sensitivity of the landscape is made up from a combination of judgements about the susceptibility of the landscape to change and the value attached to the landscape.

10.48 Susceptibility to change means the degree to which a landscape type / area / element is able to accommodate change (arising from a particular development) without detrimental effects on its character. Depending on the type of development proposed, this varies, *inter alia*, with the existing land use, the pattern and scale of the landscape, the visual enclosure / openness of views and the scope for appropriate mitigation. The value attached to the landscape can be judged, *inter alia*, by way of existing designations, landscape / scenic quality, rarity and/or recreation value.

10.49 For the purpose of this report landscape sensitivity is defined as HIGH, MEDIUM, LOW or NEGLIGIBLE, based on professional interpretation of the findings with regard to the susceptibility and value.

Viewpoint Sensitivity

10.50 Viewpoint sensitivity is made up from a combination of judgements about the susceptibility of visual receptors to changes in views / visual amenity and the value attached to views.

10.51 The susceptibility to change in relation to different receptor types is defined in terms of high, medium and low susceptibility in Table 10-2 below. The value attached to views is judged taking account of planning designations, such as protected views and other indicators of the values attached to views, e.g. in relation to heritage assets, views marked on maps or the provision of facilities for the enjoyment of views.

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Table 10-2
Susceptibility to change in relation to receptor type

Susceptibility	Visual Receptor Types
High	Users of outdoor recreational facilities including strategic recreational footpaths, cycle routes or rights of way, whose attention may be focused on the landscape; important landscape features with physical, cultural or historic attributes; principal views from residential buildings, beauty spots or picnic areas; communities where views contribute to the landscape setting enjoyed by residents in the areas.
Medium	Other footpaths; secondary views from residential properties, people travelling through the landscape on roads, trains or other transport routes.
Low	People engaged in outdoor sports or recreation (other than appreciation of the landscape), commercial buildings, and other locations where people's attention may be focused on their work or activity.

10.52 The overall sensitivity of the visual receptors is summarised on a scale of HIGH, MEDIUM, LOW or NEGLIGIBLE based on professional interpretation of the findings with regard to the susceptibility and value.

Magnitude of Landscape / Visual Effects

10.53 The judgements of the size or scale, geographical extent and duration/reversibility of the changes in the landscape are based on information (based on GLVIA 3, Sections 5.49 to 5.52) including:

- *"the extent of existing landscape elements that will be lost ...;*
- *the extent to which aesthetic or perceptual aspects of the landscape are altered ...;*
- *whether the effect changes the key characteristics of the landscape ...;*
- *scale at which effects may have influence (e.g. site level, immediate setting, landscape type / character area);*
- *duration of the effect (i.e. short term = 0-5 years, medium term = 5-10 years, long term = 10-20 years, 20+ years = permanent); and*
- *whether full / partial reversibility possible.*

10.54 Based on GLVIA 3, Sections 6.39-6.41, the judgements of the size or scale, geographical extent and duration / reversibility of visual effects are based on information including:

- *"the scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition ...;*
- *the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture;*
- *the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses;*
- *the angle of view in relation to main activity of the receptor;*
- *the distance of the viewpoint from the proposed development;*
- *the extent of the area over which the changes would be visible;*
- *full / partial reversibility possible.*

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10.55 The overall magnitude of the landscape/visual effects is summarised on a scale of 'substantial', 'moderate', 'slight' or 'negligible', based on professional interpretation of the findings with regard to size or scale, geographical extent and duration/reversibility. In order to assist the assessment, brief definitions of each level of magnitude are provided in Table 10-3, below.

**Table 10-3
Definition of Levels of Magnitude**

Magnitude	Definition
Substantial	Total loss or major alteration of key elements / features / characteristics of the baseline conditions such that post development, landscape character or view composition attributes of the baseline will be fundamentally changed.
Moderate	Partial loss or alteration to one or more key elements / features / characteristics of the baseline conditions such that post development, landscape character or view composition attributes will be partially changed.
Slight	Minor loss or alteration to one or more key elements / features / characteristics of the baseline conditions. Change arising from the loss/alteration will be discernible, but the underlying landscape character or view composition attributes will be similar to the baseline.
Negligible	Very minor loss or alteration to one or more key elements / features / characteristics of the baseline conditions. Change will be barely distinguishable, approximating to 'no change'.

Significance of Effects

10.56 The significance of any identified landscape or visual impact has been assessed in terms of 'major', 'moderate', 'minor' or 'none'. These categories have been based on combining the overall sensitivity of landscape / visual receptors and overall magnitude of effects, as shown in Table 10-4 below. This process is not a quantitative process; there is not an absolute scoring system. Instead, the correlation of the two factors, although reflecting recognised features and methods, is in the end a matter of professional judgement:

**Table 10-4
Principles of Assessing Significance of Landscape and Visual Impacts**

	Magnitude - Substantial-	Magnitude - Moderate-	Magnitude - Slight-	Magnitude - Negligible-
Sensitivity -High-	Major	Major/Moderate	Moderate	Moderate/Minor
Sensitivity -Medium-	Major/Moderate	Moderate	Moderate/Minor	Minor
Sensitivity -Low-	Moderate	Moderate/Minor	Minor	Minor/None
Sensitivity - Negligible -	Moderate/Minor	Minor	Minor/None	None

10.57 The above matrix is not used as a prescriptive tool and the methodology and analysis of potential effects at any particular location must allow for the exercise of professional judgement. Thus in some instances a particular parameter may be considered as having a determining effect on the analysis.

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10.58 Table 10-5, below, provides a brief definition of the full range of significance criteria. For the purpose of this assessment it is considered that Major and Major / Moderate Impacts are significant.

Table 10-5
Definition of Significance Criteria for Landscape and Visual Impact

Significance	Definition
None	The proposed scheme is appropriate in its context. It may be difficult to differentiate from its surroundings and would affect very few or no receptors.
Minor	The proposed scheme would cause a barely perceptible impact, and would affect few receptors.
Moderate	The proposed scheme would cause a noticeable difference to the landscape, and would affect several receptors.
Major	The proposed scheme would completely change the character and/or appearance of the landscape for a long period of time or permanently. It would affect many receptors.

Landscape and Visual Impacts

Landscape Impacts

Landscape Effects

- 10.59 The main landscape effect will be the removal of an area of grassland in the northern section of the application area, as well as the increase in height and extension of the existing screening berm along the northern boundary of this area.
- 10.60 Some of the existing semi-mature trees along the eastern boundary of the northern section of the application area will be translocated onto the berm along the northern boundary. However, the majority of these trees will remain in situ and none of the remainder of the existing scrub, trees and hedgerows within the application site will be affected by the proposed development.
- 10.61 There will be no additional landscape effects within the Central Quarry, above those already established at the existing waste recovery facility.

Landscape Sensitivity

- 10.62 The Fingal Landscape Character Assessment states that the Low Lying Character Type in which the application site is situated is of low sensitivity.
- 10.63 The site survey confirmed that the landscape immediately surrounding the application site is of low quality, due to the industrial character of the many developments in this area, as well as the presence of a dense network of roads and a number of high voltage powerlines. The many hedgerows along the roads and the few remaining agricultural fields are the only natural elements left in this otherwise manmade landscape. The susceptibility of the Low Lying Character Type to change is assessed as low. The susceptibility of the existing hedgerows to change is assessed as high. It should however be noted that while some semi-mature trees will be translocated, none of the existing hedgerows will be affected by the proposed development.
- 10.64 The landscape within the study area does not contain any landscape designations, scenic viewpoints or features and is therefore of low value.

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10.65 Considering the above, the overall sensitivity of the landscape character is assessed as LOW.

Magnitude of Change to Landscape

10.66 Table 10-6 below describes the size and scale, geographical extent and duration / reversibility of the identified main landscape effect and makes a judgement of its overall magnitude:

**Table 10-6
Magnitude of Landscape Effects**

Parameter	Description
Size and Scale	<p>The proposed increase in the rate of permitted waste recovery activities will not increase the size or scale of the landscape effect of the permitted development within the Central Quarry.</p> <p>The relocated C&D facility will be contained within one agricultural field, which is in scale with other activities taking place at the Huntstown Quarry Complex and existing industrial / commercial estates in the surrounding landscape.</p>
Geographical Extent	<p>The proposed increase in the rate of waste recovery activities and relocation of the facility will only slightly increase the geographical extent, over which the landscape effects are experienced, i.e. at the site level and on the land immediately surrounding the northern section of the application area.</p>
Duration/ Reversibility	<p>At present it is expected, that the waste recovery activities continue for the next 15-20 years, i.e. a long term impact. It is ultimately proposed to restore the northern section of the application site to agricultural grassland on cessation of C&D waste recovery activities, resulting in a full reversal of the impacts.</p> <p>The Central Quarry at the southern end of the application site will be further developed as a quarry once the C&D facility is relocated. The extended / deepened quarry will be restored under an existing planning permission (Fingal County Council Ref. No FW12A-0022 and An Bord Pleanála Ref. No. 06F.241693).</p>
Overall magnitude	<p>Overall, there will be no increase to the magnitude of the landscape effects already established under the planning permissions for the existing C&D facility at the Central Quarry at the southern end of the application site or for the established roads connecting the two sections of the application area.</p> <p>The landscape effects around the replacement facility at the northern end of the application site will be contained within one field, they will be in scale with existing development in the surrounding area and, while long term, can be fully reversed on cessation of the waste recovery activities. The overall magnitude of the landscape effects for the northern section of the application site is therefore assessed as slight.</p>

Significance of Landscape Impact

10.67 The sensitivity of the low-lying landscape character was assessed as LOW. It was further found that the magnitude of the landscape effects on the northern section of the application site will be SLIGHT. This combined with the low sensitivity, results in a MINOR overall landscape impact (refer to Tables 10-4 and 10-5 above), i.e. an impact not considered significant.

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Visual Impacts

Visual Effects

- 10.68 The main visual effects will be the partial visibility of some of the elements proposed within the replacement site for the C&D recovery facility. The top of the waste processing shed and the tips of the C&D material stockpiles are likely to become visible above the boundary vegetation and proposed perimeter screening berms, in views from a small number of locations on the N2 bridge over the R135 North Road.
- 10.69 Also, the HGVs associated with the waste recovery activities will be visible along the North Road. It is expected that there will be an average of 4 HGV trips per working hour generated by recovery activities at the facility.
- 10.70 The existing C&D facility is / will remain fully screened by intervening vegetation and topography in all views from the surrounding area. The delivery and processing activities within the relocated facility will also be screened by intervening vegetation and topography in all views from the surrounding area.

Visual Receptor Sensitivity

- 10.71 Table 10-7 below judges the susceptibility of the visual receptors within the identified Visual Receptor Area (VRA), based on Table 10-2 above. The table further describes the value placed on views from within each of the VRAs and makes a judgement of the overall sensitivity of each VRA.

**Table 10-7
Visual Receptor Sensitivity**

VRA No.	Susceptibility	Value	Overall Sensitivity
1	Receptors of MEDIUM and HIGH susceptibility (road users and private properties)	No designated or scenic views. Views of heavy traffic already present.	MEDIUM

Magnitude of Change to Viewpoints

- 10.72 Table 10-8 below describes the magnitude of change to views from within the VRA, in terms of the size and scale, geographical extent and duration / reversibility of the main visual effect. The table also contains a judgement of the overall magnitude of change.

**Table 10-8
Magnitude of Visual Effects**

VRA No.	Description of Magnitude of change (VE01)	Overall Magnitude
1	<u>Size & Scale:</u> The parts of the waste processing shed and material stockpiles likely to become visible in views from the N2 bridge over the North Road will be seen in the middle ground of the views amongst the existing vegetation. They will only take up a small proportion of the overall view and will be of similar scale and design as the existing plant within the Huntstown Quarry Complex visible in the same views. The small number of HGVs associated with the waste recovery activities, will be imperceptible amongst the large number of HGVs already travelling along this road.	NEGLIGIBLE

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VRA No.	Description of Magnitude of change (VE01)	Overall Magnitude
	<p><u>Geographical Extent:</u> Similar views of the HGVs from a 1.5km long stretch of the North Road; views towards the application site from the northern end of the North Road and the N2 bridge only (refer to VRA 1 on Figure 10-1); Views along North Road and at 45-90 degree angles for users of the N2; direct views from fronts of properties along this section of North Road; Viewpoints between 200-900m from the application site and 0m, depending on distance to the HGVs at any one point in time (refer to Viewpoints A, B and C on Figure 10-2).</p> <p><u>Duration/Reversibility:</u> The visibility of the elements within the northern section of the application site will be long-term. However, this will decrease, as the proposed planting along the northern boundary of the site matures and will be fully reversed on cessation of the waste recovery facility, when it is proposed to restore the site to grassland. The HGVs will be visible intermittently along North Road. Visibility will cease with the development.</p>	

Significance of Visual Impact

10.73 Based on Table 10-4 above, the sensitivity of the visual receptor area was combined with the magnitude of the main visual effect to arrive at the significance of the visual effect. As shown in Table 10-9 below the impacts of the visual effect on the small number of available views were found to be minor, i.e. impacts not regarded as significant:

Table 10.9
Significance of Visual Effects

VRA No.	Overall Sensitivity	Overall Magnitude	Significance
1	MEDIUM	NEGLIGIBLE	MINOR

Impacts on Landscape / Planning Designations

Land Use Zoning

10.74 The proposed development comprises works which are ancillary to, and provide synergies with, extractive industry, which is one of the development types listed as 'permitted in principle' within the zoning objective covering the application site (i.e. Zoning Objective "RU"). The development is therefore regarded as being in compliance with these zoning objectives.

10.75 The proposed retention of all boundary hedgerows, as well as the restoration of the northern section of the application site to agricultural grassland will ensure that the biodiversity currently present on site will be maintained. This is in compliance with the provisions made under the current Fingal County Development Plan for Nature Development Areas.

Extraction and Aggregates

10.76 The proposed development is considered to be in line with with Objective EE 35 of the current FDP.

Do-nothing Scenario

10.77 If the proposed increase in waste recovery activity and relocation of the site is not permitted, the existing C&D facility will continue to operate at the current

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rate and waste recovery activities at Huntstown Quarry would eventually have to cease if development of the Central Quarry was to proceed as planned. The replacement site at the northern section of the application area would most likely to continue to be used as a pasture for horses.

MITIGATION MEASURES

10.78 A number of mitigation measures were incorporated into the design of the proposed development, in order to reduce any potential visual impact. They are:

- The retention of all existing scrub and trees within and surrounding the Central Quarry at the southern end of the application site.
- The retention of all existing boundary hedgerows, as well as the majority of the semi-mature trees previously planted by Roadstone along the eastern boundary of the replacement facility at the northern end of the application site (note that some of these trees will be relocated onto the screening berm along the northern boundary, to augment the existing vegetation along this boundary, see below).
- The existing berm along the northern boundary of the replacement facility will be extended and raised by approximately 1m. Woodland planting (including a number of semi-mature trees to be relocated from the eastern boundary) will be established on this re-designed screening berm to augment the existing screening vegetation along the site boundary.
- The proposed waste processing shed will be of similar design and colour, as the existing plant within the Huntstown Quarry Complex and will therefore appear to be part of such and will not be conspicuous in available views.
- The height of the material stockpiles will be kept to a maximum height of 8m, which will mean that the vast majority will be screened by the boundary berm and vegetation.

10.79 In addition to the mitigation measures incorporated into the design, it is proposed to restore the replacement facility at the northern end of the application site to agricultural grassland on cessation of all waste recovery activities and thereby return the site back to its current state. The Central Quarry at the southern end of the application site will be extended and deepened as part of the overall quarry development plan and will be backfilled and restored on completion, subject to grant of a waste licence.

RESIDUAL IMPACT ASSESSMENT

10.80 This assessment has found that the proposed increase in C&D waste recovery activity and relocation of the C&D facility will have a minor impact on the landscape character of the application site and surrounding area. There will be a minor visual impact on a very limited number of views from the North Road, due to the partial visibility of the proposed waste recovery shed and waste stockpiles, as well as associated HGV movements within the quarry landholding. However, there will be no visual impacts on the vast majority of views within the study area.

10.81 The proposed restoration of the application site will ensure that it is returned to a beneficial agricultural afteruse. This as well as the retention of all boundary hedgerows will help mitigate the overall landscape impacts.

LANDSCAPE AND VISUAL 10

REFERENCES

The Landscape Institute with the Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition, Routledge

The Landscape Institute (March 2011) Advice Note 01/11 – Photography and photomontage in landscape and visual assessment, The Landscape Institute

CAAS Environmental Services Limited on behalf of the Environmental Protection Agency (EPA) (March 2002) Guidelines on the Information to be contained in Environmental Impact Statements, EPA Ireland

CAAS Environmental Services Limited on behalf of the Environmental Protection Agency (EPA) (September 2003) Advice Notes on Current Practice (in the preparation of Environmental Impact Statements), EPA Ireland

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FIGURES

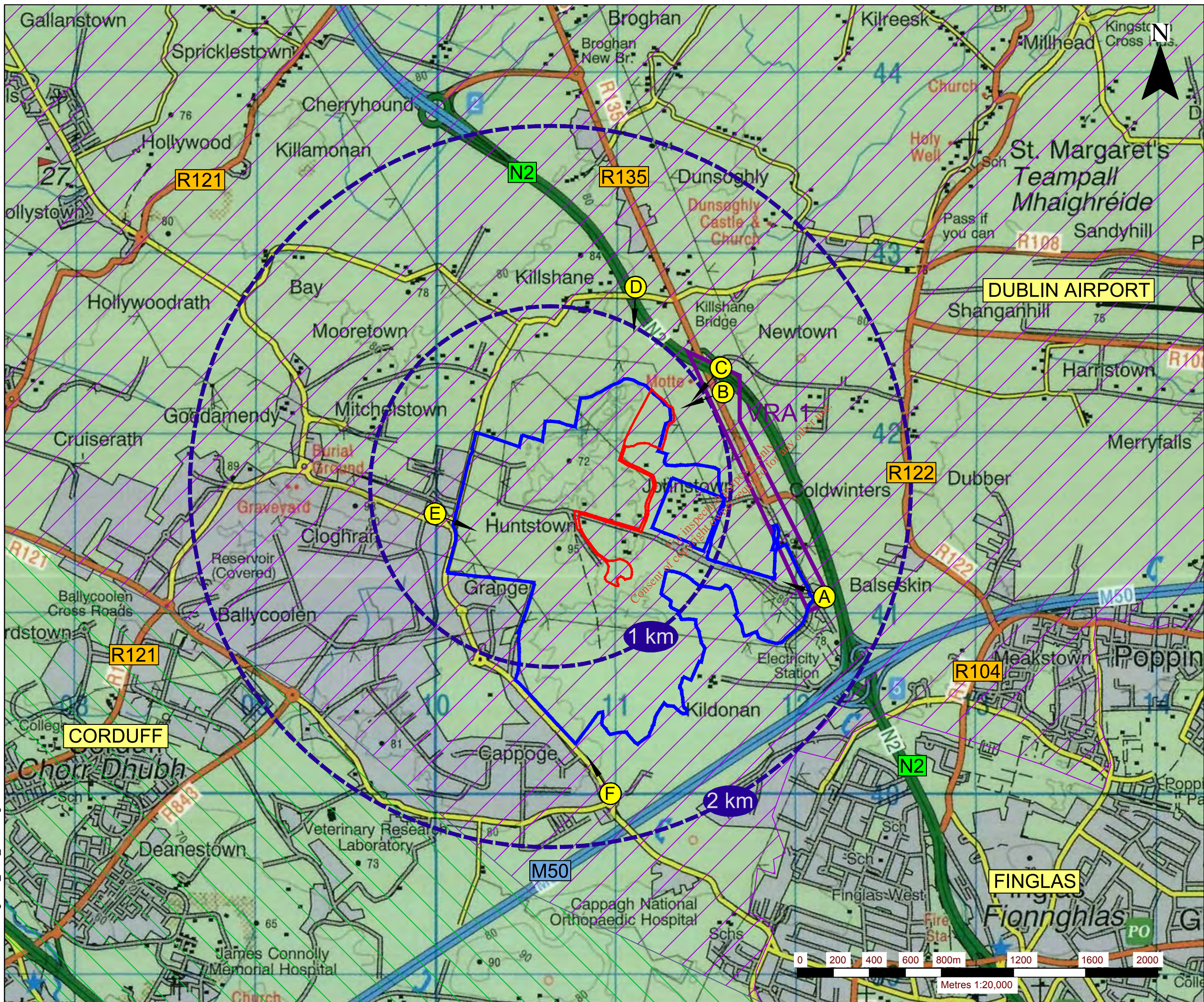
Figure 10-1
Landscape Designations and Viewpoint Locations

Figure 10-2
Viewpoints A, B and C

Figure 10-3
Viewpoints D, E and F

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NOTES

- EXTRACT FROM 1:50,000 O.S DISCOVERY MAP NO. 50
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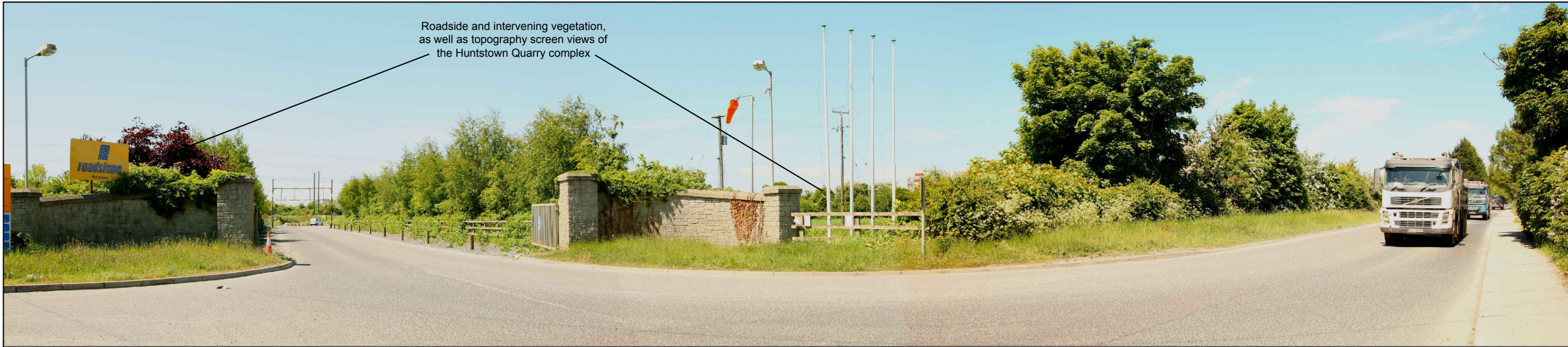
-  ROADSTONE LIMITED LAND INTEREST
 -  PLANNING APPLICATION AREA
 -  VIEWPOINT LOCATIONS
 -  APPROXIMATE DISTANCE FROM APPLICATION SITE BOUNDARY
 -  VISUAL RECEPTOR AREAS (VIEWS OF THE APPLICATION AREA FROM LOCATIONS WITHIN ONE VRA ARE SIMILAR)
- LANDSCAPE CHARACTER TYPES (LCTs):**
(FINGAL DEVELOPMENT PLAN 2011-2017)
-  LOW LYING AGRICULTURE LCT
 -  RIVER VALLEYS/CANAL LCT

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LANDSCAPE DESIGNATIONS & VIEWPOINT LOCATIONS

FIGURE 10-1

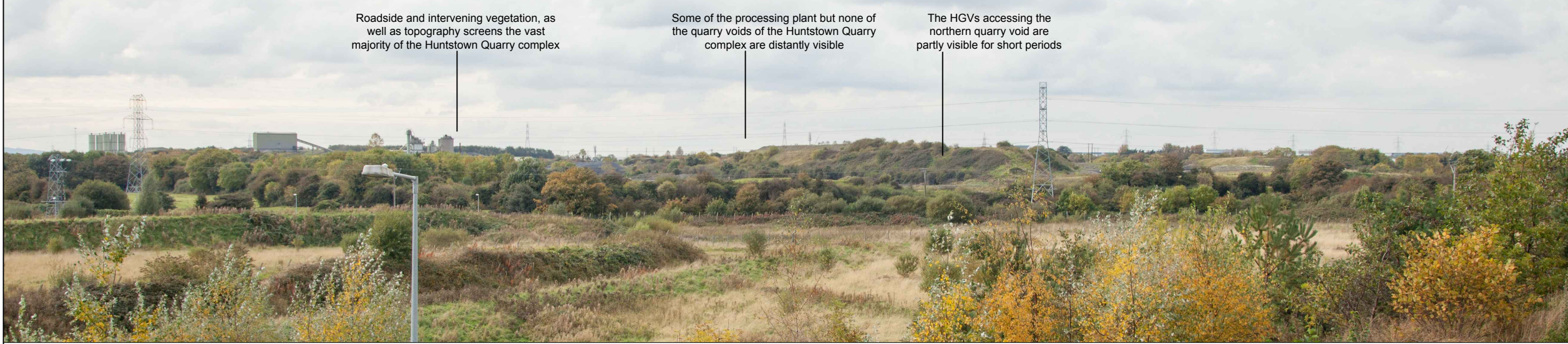
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VIEWPOINT A: North Road - Eastern entrance to Huntstown Quarry
 Approximate Elevation: **80m AOD** Distance from substitute consent boundary: **910m** Direction of View: **Northwest**
Description: This view northwest was taken from a location opposite the entrance to Huntstown Quarry. The entrance is located along the North Road, the former N2, which is now a local access road. This view demonstrates that the extraction and processing areas within the Huntstown Quarry complex, including the existing C&D facility and also the proposed C&D relocation site are fully screened by topography and intervening vegetation in views from locations to the southeast of the site. The only elements related to the proposed development visible in this view, will be an average of 4 HGV trips (i.e. 8 movements) per working hour, which will be imperceptible, considering the existing rate of traffic along this road.



VIEWPOINT B: North Road - Just south of the N2 bridge over this road
 Approximate Elevation: **80m AOD** Distance from substitute consent boundary: **230m** Direction of View: **Southwest**
Description: This view southwest was taken from location along North Road (the former N2), just south of the N2 bridge over this road. The proposed C&D relocation site is fully screened by intervening vegetation and topography in views along this section of North Road and in views from locations to the northeast of the site in general, with the exception of views from the N2 bridge (refer to Viewpoint C). The very top of the C&D material stockpiles may become visible above the intervening vegetation, however the vast majority of the waste recovery activities will be fully screened at all times. An average of 4 HGV trips (i.e. 8 movements) per working hour will be visible along this road, which will be imperceptible, considering the existing rate of traffic along this road.

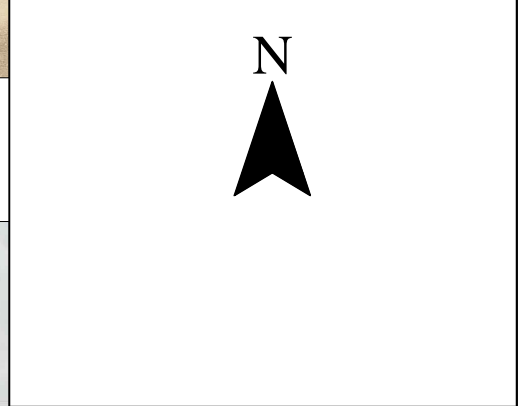
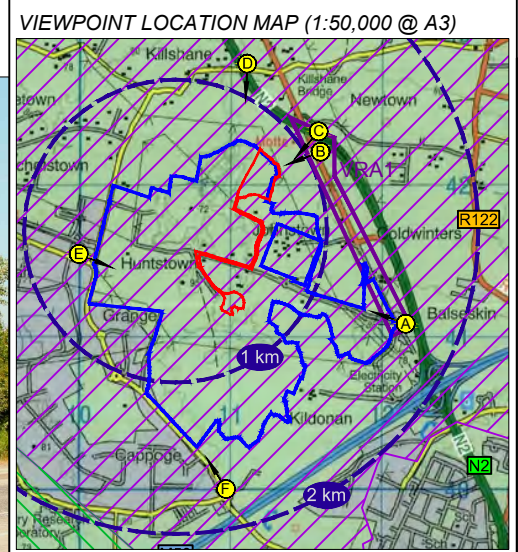


VIEWPOINT C: N2 - Bridge over the R135
 Approximate Elevation: **90m AOD** Distance from substitute consent boundary: **280m** Direction of View: **Southwest**
Description: This is the only glimpse of the proposed C&D relocation site that can be gained from a publicly accessible location. The existing berm along the northern boundary and a small section of the field within which the site will be located can be glimpsed behind the boundary vegetation. It is proposed to raise the existing berm and carry out woodland planting on top of it, which will screen the majority of the waste recovery activities. The top of the proposed waste recovery shed, as well as the top of the C&D material stockpiles will become visible above the intervening vegetation, but will be inconspicuous in the overall view, due to the presence of other plant and structures in this view.

NOTES
 1. EXTRACT FROM 1:50,000 O.S DISCOVERY MAP NO. 50
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- APPROXIMATE DISTANCE FROM APPLICATION SITE BOUNDARY



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VIEWPOINTS A, B & C
VIEWPOINT LOCATIONS

FIGURE 10-2

Scale: N/A Date: DECEMBER 2016

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VIEWPOINT D: Kilshane Road - Flyover over the N2
 Approximate Elevation: **85m AOD** Distance from substitute consent boundary: **540m** Direction of View: **South**
Description: This view south was taken from an elevated location on the flyover over the N2 along Kilshane Road. It demonstrates that the majority of the processing plant and all of the extraction areas within the Huntstown Quarry complex are screened by topography and intervening vegetation in views from locations to the north of the site, even more so, when taking the elevated position of this viewpoint into account. The proposed relocation site for the C&D facility is also fully screened in this view by intervening vegetation. All waste recovery activities, including the proposed waste recovery shed will also be screened at all times.







VIEWPOINT E: Roundabout at the junction of Kilshane Road, Kilshane Way and Cappagh Road
 Approximate Elevation: **85m AOD** Distance from substitute consent boundary: **710m** Direction of View: **East**
Description: This view demonstrates that mature roadside vegetation as well as tree shelterbelts, screen views to the east from Kilshane Road and Cappagh Road. None of the proposed development will therefore not be visible in any views from locations to the west of the site.

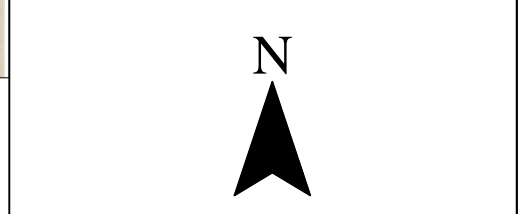
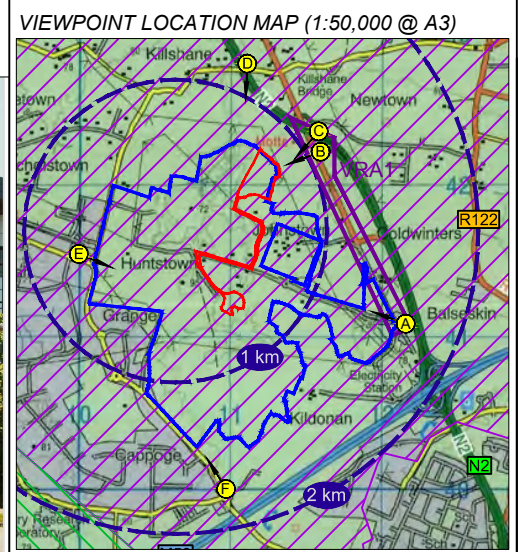


VIEWPOINT F: Cappagh Road - Just north of junction with Ballycoolin Road
 Approximate Elevation: **80m AOD** Distance from site boundary: **1000m** Direction of View: **Northeast**
Description: This view north was taken from Cappagh Road just north of the junction with Ballycoolin Road. Fencing, screening mounds and intervening vegetation screen any views of the Huntstown Quarry complex in views from Cappagh Road. None of the proposed development will therefore not be visible in any views from locations to the south of the site.

NOTES
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VIEWPOINT LOCATIONS

FIGURE 10-3

Scale: N/A Date: DECEMBER 2016

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