LAND PLANNING & DESIGN

CUNNANE STRATTON REYNOLDS

LANDSCAPE AND VISUAL APPRAISAL

Proposed Apartment Development at

Barry's Field, Douglas, Cork.

January 2025

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN
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LANDSCAPE AND VISUAL IMPACT APPRAISAL

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LANDSCAPE AND VISUAL IMPACT APPRAISAL

1.1 Introduction

The Landscape and Visual Appraisal prepared by CSR was informed by a desktop study and a survey of the site and receiving environment in September and December 2024. The appraisal is in accordance with the methodology prescribed in the Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (GLVIA) published by the UK Landscape Institute and the Institute for Environmental Management and Assessment and the relevant updates and Clarifications as issued by the Landscape Institute.

This report identifies and discusses the landscape and visual constraints, and likely effects in relation to the proposed apartment development at Carrigaline Road / Churchyard Lane, Douglas, Cork.

1.2 Methodology

Ireland is a signatory to the European Landscape Convention (ELC). The ELC defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. This definition is important in that it expands beyond the idea that landscape is only a matter of aesthetics and visual amenity. It encourages a focus on landscape as a resource in its own right - a shared resource providing a complex range of cultural, environmental, and economic benefits to individuals and society.

As a cultural resource, the landscape functions as the setting for our day-to-day lives, also providing opportunities for recreation and aesthetic enjoyment and inspiration. It contributes to the sense of place experienced by individuals and communities and provides a link to the past as a record of historic socio-economic and environmental conditions. As an environmental resource, the landscape provides habitat for fauna and flora. It receives, stores, conveys, and cleans water, and vegetation in the landscape stores carbon and produces oxygen. As an economic resource, the landscape provides the raw materials and space for the production of food, materials (e.g., timber, aggregates) and energy (e.g., carbon-based fuels, wind, solar), living space and for recreation and tourism activities.

1.2.1 Forces for Landscape Change

The GLVIA notes that the landscape is change is ongoing. Many different pressures have progressively altered familiar landscapes over time and will continue to do so in the future, creating new landscapes. For example, within the receiving environment, the environs of the proposed development have altered over the last thousand years, from wilderness to agriculture and settlement.

Many of the drivers for change arise from the requirement for development to meet the needs of a growing population and economy. The concept of sustainable development recognises that change must and will occur to meet the needs of the present, but that it should not compromise the ability of future generations to meet their needs. This involves finding an appropriate balance between economic, social, and environmental forces and values.

The reversibility of change is an important consideration. If change must occur to meet a current need, it is essential to distinguish whether this could be reversed to return the resource (in this case, the landscape) to its previous state to allow for development or management for future needs.

Climate change is one of the major factors likely to bring about future change in the landscape, and it is accepted to be the most serious long-term threat to the natural environment, as well as economic activity (particularly primary production) and society. The need for climate change mitigation and adaptation, which includes the management of water and more extreme weather and rainfall patterns, is part of this.

1.2.2 Guidance

Landscape and Visual Appraisal is a tool used to identify the effects of change resulting from appraisal of both the landscape as an environmental resource in its own right, people's views, and visual amenity. As this report is not part of an Environmental Impact Assessment Report (EIAR), and is instead a standalone Landscape and Visual Appraisal, the report does not include a statement of the significance

of effects. However, the process by which the landscape and visual effects are identified is similar to that of a Landscape and Visual Assessment carried out as part of an EIAR.

The methodology is informed by the following key guidance documents, namely:

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition 2013, published by the UK Landscape Institute and the Institute of Environmental Management and Assessment (hereafter referred to as the GLVIA).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (Draft August 2017, EPA).

References are also made to the *'Landscape and Landscape Assessment – Consultation Draft of Guidelines for Planning Authorities'* document, published in 2000 by the Department of Environment, Heritage and Local Government.

Use of the Term 'Effect' vs 'Impact'

The GLVIA advises that the terms 'impact' and effect' should be clearly distinguished and consistently used in the preparation of an LVIA.

'Impact' is defined as the action being taken. In the case of the proposed works, the impact would include the construction of the proposed extension.

'Effect' is defined as the change or changes resulting from those actions, e.g., a change in landscape character, or changes to the composition, character, and quality of views in the receiving environment. This report focusses on these effects.

1.2.3 Assessment of Both 'Landscape' and 'Visual' Effects

Another key distinction to make in a LVIA is that between landscape effects and the visual effects of development.

'Landscape' results from the interplay between the physical, natural, and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create distinctive character of landscape in different places. 'Landscape character assessment' is the method used in LVIA to describe landscape, and by which to understand the potential effects of a development on the landscape as 'a resource'. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of landscape that make a place distinctive.

Views and '*visual amenity'* refer to the interrelationship between people and the landscape. The GLVIA prescribes that effects on views and visual amenity should be assessed separately from landscape, although the two topics are inherently linked. Visual assessment is concerned with changes that arise in the composition of available views, the response of people to these changes and the overall effects on the area's visual amenity.

The appraisal of landscape and visual effects included a desktop study, review of the proposed development drawings and visualisations, and a site visit which was carried out in March 2022.

1.2.4 Methodology for Landscape Appraisal

Landscape appraisal considers the sensitivity of the receptor, and the likely nature and magnitude of the changes to the main landscape elements and characteristics. Existing trends of change in the landscape are taken into account.

Sensitivity of the Landscape Resource

Landscape Sensitivity: Landscape sensitivity is a function of its land use, landscape patterns and scale, visual enclosure and distribution of visual receptors, scope for mitigation, and the value placed on the landscape. It also relates to the nature and scale of development proposed. It includes consideration of landscape values as well as the susceptibility of the landscape to change.

Landscape values can be identified by the presence of landscape designations or policies which indicate particular values, either on a national or local level. In addition, a number of criteria are used to assess the value of a landscape. These are described further in Section 1.6 below.

Landscape susceptibility is defined in the GLVIA as *the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline scenario and/or the achievement of landscape planning policies and strategies*. Susceptibility also relates to the type of development – a landscape may be highly susceptible to certain types of development but have a low susceptibility to other types of development.

For the purpose of assessment, three categories are used to classify the landscape sensitivity of the receiving environment.

Sensitivity is therefore a combination of Landscape value and Susceptibility.

Sensitivity	Description
High	Areas where the landscape exhibits strong, positive character with valued elements, features, and characteristics. The character of the landscape is such that it has limited/low capacity for accommodating change in the form of development. These attributes are recognised in landscape policy or designations as being of national, regional, or county value and the principal management objective for the area is conservation of the existing character.
Medium	Areas where the landscape has certain valued elements, features, or characteristics but where the character is mixed or not particularly strong. The character of the landscape is such that there is some capacity for change in the form of development. These areas may be recognised in landscape policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.
Low	Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character of the landscape is such that it has capacity for change; where development would result in a minor change or would make a positive change. Such landscapes are generally unrecognised in policy and where the principal management objective is to facilitate change through development, repair, restoration, or enhancement.

Table 1.1 – Categories of Landscape Sensitivity

Magnitude of Landscape Change: The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape with reference to its key elements, features, and characteristics (also known as 'landscape receptors'). Four categories are used to classify magnitude of landscape change.

Magnitude of Change	Description
High	Change that is moderate to large in extent, resulting in major alteration to key elements, features, or characteristics of the landscape and/or introduction of large elements considered uncharacteristic in the context. Such development results in change to the character of the landscape.
Medium	Change that is moderate in extent, resulting in partial loss or alteration to key elements, features, or characteristics of the landscape, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape.
Low	Change that is moderate or limited in scale, resulting in minor alteration to key elements, features, or characteristics of the landscape, and/or introduction of elements

	that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape.
Negligible	Change that is limited in scale, resulting in no alteration to key elements, features or characteristics of the landscape key elements features or characteristics of the landscape, and/or introduction of elements that are characteristic of the context. Such development results in no change to the landscape character.

Table 1.2 – Categories of Landscape Change

Landscape Effects

A conclusion on the relative importance of landscape effects (either on physical landscape elements or on the landscape character) can be arrived at by combining the landscape sensitivity and the magnitude of change. This is illustrated in Figure 1.1 below.

As this report is not part of an Environmental Impact Assessment Report (EIAR), and is instead a standalone Landscape and Visual Appraisal, the report does not include a statement of the significance of effects.

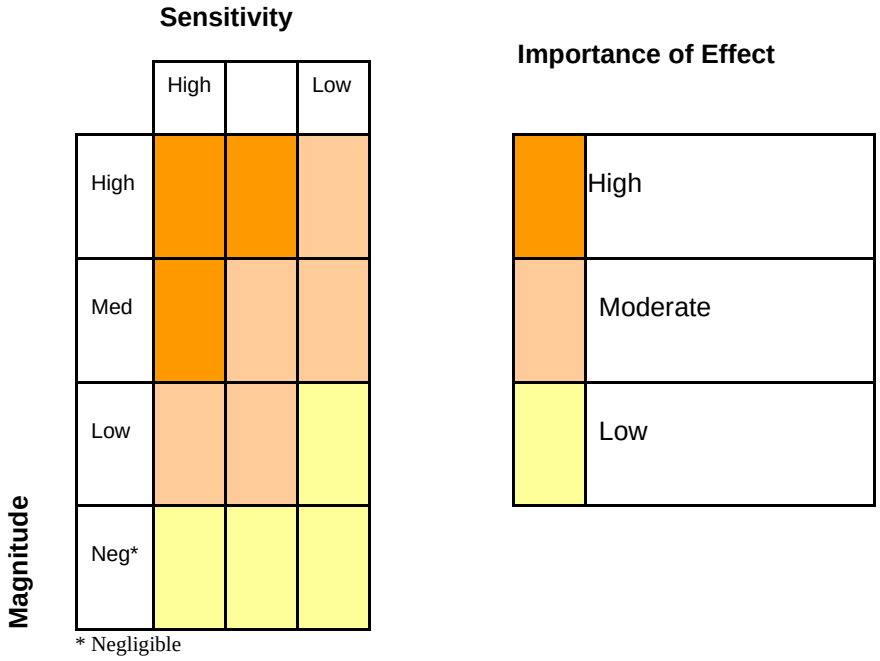


Figure 1.1: Guide to the classification of the level of effects

Landscape effects are also classified as positive, neutral, or negative/adverse. Development has the potential to improve the environment as well as damage it. In certain situations, there might be policy encouraging a type of change in the landscape, and if a development achieves the objective of the policy the resulting effect might be positive, even if the landscape character is profoundly changed.

1.2.5 Methodology for Visual Appraisal

Visual appraisal considers the changes to the composition of views, the character of the views, and the visual amenity experienced by visual receptors. Visual receptor sensitivity is a function of two main considerations:

- *Susceptibility of the visual receptor to change.* This depends on the occupation or activity of the people experiencing the view, and the extent to which their attention or interest is focussed on the views or visual amenity they experience at that location.

Visual receptors most susceptible to change include frequent users (such as students and faculty), residents at home, people engaged in outdoor recreation focused on the landscape (e.g. trail users),

and visitors to heritage or other attractions and places of community congregation where the setting contributes to the experience.

Visual receptors less susceptible to change include travellers on road, rail, and other transport routes (unless on recognised scenic routes which would be more susceptible, people engaged in outdoor recreation or sports where the surrounding landscape does not influence the experience, and people in their place of work or shopping where the setting does not influence their experience.

- *Value attached to the view.* This depends to a large extent on the subjective opinion of the visual receptor but also on factors such as policy and designations (e.g. scenic routes, protected views), or the view or setting being associated with a heritage asset, visitor attraction or having some other cultural status (e.g. by appearing in arts).

Three categories are used to classify a viewpoint's sensitivity:

Sensitivity	Description
High	Viewers at viewpoints that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (such as views from houses / frequently used buildings or outdoor recreation features) and views which are valued by the local community. This would include tourist attractions, and heritage features of regional or county value, and viewers travelling on scenic routes.
Medium	Viewers at viewpoints representing people travelling at slow or moderate speed through or past the affected landscape in cars or on public transport, where they are partly but not entirely focused on the landscape, or where the landscape has some valued views. The views are generally not designated, but which include panoramic views or views judged to be of some scenic quality, which demonstrate some sense of naturalness, tranquillity, or some rare element in the view.
Low	Viewers at viewpoints reflecting people involved in activities not focused on the landscape e.g. people at their place of work or engaged in similar activities such as shopping, etc. The view may present an attractive backdrop to these activities but there is no evidence of that the view is valued, and not regarded as an important element of these activities. Viewers travelling at high speeds (e.g. motorways) may also be considered of low susceptibility.

Table 1.3 – Categories of Visual Receptor Sensitivity

Magnitude of Change	Description
High	Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.
Medium	Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.
Low	Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context, resulting in minor alteration to the composition and character of the view but no change to visual amenity.

Negligible	Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.

Table 1.4 – Magnitude of Visual Change

Visual Effects

A conclusion on the relative importance of visual effects can be arrived at by combining the visual receptor sensitivity and the magnitude of change. This is included in Figure 1.1 above as for Landscape Effects.

As this report is not part of an Environmental Impact Assessment Report, and is instead a standalone Landscape and Visual Appraisal, the report does not include a statement of the significance of effects.

Visual effects are also classified as positive, neutral, or negative/adverse as set out below:

Quality and Timescale of Effects

The predicted effects are also classified as beneficial, neutral, or adverse. This is not an absolute exercise; in particular, visual receptors' attitudes to development, and thus their response to the impact of a development, will vary. However, the methodology applied is designed to provide robust justification for the conclusions drawn. These qualitative impacts/effects are defined as:

- Adverse – Scheme at variance with landform, scale, pattern. Would degrade, diminish, or destroy the integrity of valued features, elements or their setting or cause the quality of the landscape(townscape)/view to be diminished;
- Neutral - Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality;
- Beneficial – improves landscape(townscape)/view quality and character, fits with the scale, landform and pattern, and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.

Effects are also categorised according to their longevity or timescale:

- Temporary – Lasting for one year or less;
- Short Term – Lasting one to seven years;
- Medium Term – Lasting seven to fifteen years;
- Long Term – Lasting fifteen years to sixty years;
- Permanent – Lasting over sixty years.

1.3 The Proposed Development

The proposed development comprises:

Permission for the following Large-Scale Residential Development (LRD) located at Carrigaline Road and Churchyard Lane, Douglas, Cork, comprising of the construction of 124 no. residential apartments (consisting of a mix of 1, 2 and 3 bed units), 1 no. cafe unit and 2 no. office units, in a development ranging in height from 1 to 5 storeys and all associated site development works including footpaths, car and bicycle parking, drainage, bicycle and bin stores, lighting, fencing, landscaping/amenity areas, ESB substation/switchroom and plant room. Site development works include 2 no. new uncontrolled pedestrian crossings and footpath improvements on Churchyard Lane which requires the removal of 6 no. existing on-street car parking spaces. The proposed development

works include a connection and construction of a new storm water and foul sewer along Carrigaline Road. Access to the site will be via a new vehicle access point and a new pedestrian connection from Carrigaline Road and 2 new pedestrian connections onto Churchyard Lane. The new vehicular access requires the removal of 4 no. existing car parking spaces.

1.4 Receiving Environment – Policy Context

The following section includes policies and objectives from the Cork City Council Development Plan 2022-28 (hereafter referred as the Plan) which relate to the site zoning, including policies relating to landscape, views and prospects, and green infrastructure.

1.4.1 Cork City Development Plan 2022 – 2028

The following section includes policies and objectives from the Cork City Council Development Plan 2022 - 2028, hereafter referred to as the Plan. These include policies relating to development, landscape character, and viewpoints.

Volume 1

A number of objectives relating to the landscape and developments in general are as follows:

Strategic Objective 5

> *To strengthen the green and blue infrastructure of Cork City. To protect and promote biodiversity and habitat connectivity and protect natural areas. To protect and enhance Cork City's unique landscape character and maritime heritage. To ensure all of Cork City's residents have access to open spaces, recreation and amenity facilities and natural areas.*
>
> *A strong green and blue infrastructure network is essential to the quality of life of Cork City's residents and contributes towards the creation of places where people want to live and work. It is an objective of Cork City Council to achieve a healthy, green and connected City with high-quality and interconnected open spaces, parks, diverse natural areas and green and blue corridors.*
>
> *Proposals for new development in Cork City will respect and reflect the topography, landscape and ecology of the City, and will protect and enhance the City's green and blue infrastructure by ensuring that development does not fragment existing networks of green and blue infrastructure. Proposals for new development will demonstrate how green and blue infrastructure, open space, sport and recreation, landscape and biodiversity are considered commensurate to the scale and context of the development in the development process.*

Chapter 6: Green and Blue Infrastructure, Open Space and Biodiversity

> ***Cork's Landscape:***
>
> ***6.10:*** *With the intensification of the City, its landscape and natural heritage assets are of huge importance to those living, working and visiting Cork. They are vital to quality of life, are non-renewable assets and help enhance the attractiveness and image of the city as a place to live and work.*
>
> ***6.11:*** *Cork City has an attractive physical setting formed by the Lee Valley and Estuary and the ridges rising to the north and south of the city. These features are supplemented by a range of public open spaces, parks, walkways, public and private spaces, trees and tree groups, and together form the green infrastructure of the city, which play a significant role in supporting biodiversity, such as mammals, birds, invertebrates, trees and plants.*
>
> ***6.12:*** *The distribution of landscape, natural heritage and recreational assets is vitally important to creating an accessible city. Cork City Council will strive to create a network of natural heritage areas and recreational open spaces / amenity areas by promoting linkages and accessibility*

between these areas and by using walkways / cycleways to connect them where appropriate, and to encourage active transportation modes.

Landscape Protection:

6.17: *Cork City Council seeks to protect and enhance the landscape character of the City by protecting the significant landscape elements that contribute to the general amenity of Cork City. This is achieved through a number of land use mechanisms in this Plan, including the designation of Land Preservation Zones (LPZ) and Areas of High Landscape Value (AHLV).*

6.18: *Planning applications within areas or on sites benefiting from such landscape protection must demonstrate that there is no resulting adverse impact on the landscape assets and character of the area, by means of a design statement that includes a landscape assessment and visual impact assessment the impact. The City Council may seek discretionary Environmental Impact Assessments on development proposals that it considers would be likely to have a negative impact on the landscape.*

View Management Framework

6.25: *Cork City offers a visually striking landscape that combines urban settlements with rivers, ridges, spaces, streets, rural hinterland, as well as fantastic buildings that we are all proud of. The views of Cork that we experience help define our understanding of the City – its character and identity.*

6.26: *In general, the City is appreciated by most people from viewing locations along the River Lee and its tributaries and from elevated locations.*

6.27: *Cork City Council seeks to manage development through its View Management Framework in order to protect the views and prospects of special amenity value and the amenities of places and features of natural beauty or interest, where these are not protected by other objectives of this Plan. These views are seen from places that are publicly accessible and well used and include significant buildings or urban landscapes that help to define Cork City at a strategic level.*

6.28: *These views represent at least one of the following:*

1. Panoramas that offer expansive views of the City.

2. Linear views to landmark buildings.

3. River corridor views.

4. Scenic hinterland routes.

Active Recreation and Open Space:

6.39: *The quality and quantity of public realm in towns and cities is a key determinant of the quality of life that any place can offer its residents, workers and visitors. Open spaces are a key component of public realm.*

6.44: *The quality of public open spaces is paramount, in terms of design, accessibility, shared use, biodiversity, sustainable urban drainage systems and provision for allotments and community gardens.*

Non-Designated Areas of Natural Heritage Importance

6.66: *Natural heritage and biodiversity of Cork City is not just contained within designated areas alone but is found throughout the City. Many areas which do not have formal protection under legislation have a local natural heritage value in terms of the urban environment in which they are located, the plant and animal life that they support and the biodiversity that lies within them e.g. woodlands, hedgerows, rivers, private gardens, parks, sports grounds graveyards, institutional lands including religious grounds, hospitals, schools and universities.*

Trees and Woodlands

6.69: *Trees and woodlands make a valuable contribution to the biodiversity, landscape value of and health and well-being of its citizens as well as playing a role in climate adaptation and enhancing the aesthetics of the built environment and public realm thus benefiting the environmental, social and economic wellbeing of Cork City's residents.*

6.70: *It is important to protect and maintain existing trees or groups of trees in the City, particularly those in private ownership and promoting new planting on public land. As set out in the Green and Blue Infrastructure Study, woodland habitat in Cork City is predominantly located in the north western fringe of the wider city, within the hinterland, Tower and Blarney and along the boundary fringe at Glanmire and Rochestown. Tree canopy coverage is estimated to be 14% in Cork City.*

Green and Blue Infrastructure, Open Space and Biodiversity Development Objectives:

Objective 6.5: Trees & Urban Woodland

a. To protect and enhance the City's tree and urban woodlands in public and private ownership. Cork City Council will seek to survey, map and maintain existing important individual and groups of trees, using Tree Preservation Orders as appropriate.

d. To support retaining existing trees and the planting of new trees as part of new developments subject to care on the species of tree and the siting and management of the trees to avoid conflict with transport safety and residential amenity in particular.

e. To promote the planting of pollinator friendly native deciduous trees and shrubs

Objective 6.9: Landscape

a. To preserve and enhance Cork's landscape character, key landscape assets and views and prospects of special amenity value.

b. Landscape will be an important factor in all development proposals, ensuring that a proactive view of development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability.

c. To ensure that new development meets the highest standards of placemaking, siting and design.

d. To protect those prominent open hilltops, valley sides and ridges that define the character of the Cork City Hinterland and those areas which form strategic, largely undeveloped gaps between the main Hinterland settlements from development.

e. To discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.

f. To support, as appropriate, any relevant recommendations contained in the National Landscape Strategy for Ireland 2015-2025.

Objective 6.11: Landscape and Development

To ensure that the management of development throughout Cork City will have regard for the value of the landscape, its character, distinctiveness and sensitivity in order to minimize the visual and environmental impact of development, particularly in designated areas of high landscape value where higher development standards (layout, design, landscaping, materials) are required.

Objective 6.22: Natural Heritage and Biodiversity

a. To protect, promote and enhance Cork City's natural heritage and biodiversity.

b. To support the implementation of the National Biodiversity Plan and the All-Ireland Pollinator Plan and successor publications in Cork City.

c. To support and implement the biodiversity actions from the Cork City Heritage and Biodiversity Plan (2021-2026) in partnership with all relevant stakeholders.

e. Cork City Council will seek the enhancement of existing, and the delivery of new, biodiversity-rich areas throughout the City including individual buildings, streets, public and private spaces by supporting the provision of green roofs and walls, rain gardens, biodiversity-rich parklets, rainwater harvesting, natural banks and naturalised SUDS.

f. Cork City Council will seek, where appropriate, to enhance the linear habitat connectivity, including the interconnection and enhancement of:

• Woodlands, gardens, open spaces, fields and hedgerows.

• Coastal habitats, river catchments, lakes, streams, ponds.

• Aquatic, marginal and bank side habitats.

• Parks, playing fields and recreational areas.

• Upstream of mapped flood

Objective 6.25: Non-designated Areas of Biodiversity Importance

Cork City Council will seek to map the City's ecological networks and corridors of local biodiversity value outside of designated areas, and to work with local stakeholders in supporting the effective management of features which are important for wild flora and fauna and habitats.

Strategic Objective 9: Environmental Infrastructure

To develop a compact, sustainable City by ensuring the creation of attractive, liveable, diverse, safe, secure and welcoming and well-designed urban places, communities and neighbourhoods that enjoy a high quality of life and well-being.

Proposals for new development will follow a design-led approach with sustainable, high-quality, climate resilient placemaking at its core. Development should have a positive contribution to its receiving environment delivered by innovative architectural, landscape and urban design, that respects the character of the neighbourhood, create a sense of place, and provide green spaces and community and cultural amenities commensurate with the nature and scale of the development.

Chapter 11: Placemaking and Managing Development

Development and Landscape, Natural Environment and Biodiversity

11.220: *New development shall be sensitively designed to fit the existing landscape setting, using high quality design and where necessary, landscape mitigation measures that maintain or enhance the landscape.*

11.222: *All development proposals are expected to:*

1. Avoid, or as a last resort satisfactorily mitigate, adverse impacts on existing designated and non-designated habitats. This is in addition to the Appropriate Assessment requirement relating to designated sites.

2. Integrate provision for biodiversity enhancement which may include compliance through public open space, gardens, areas of planting (pollinator friendly planting and native tree species should be prioritised), sustainable urban drainage systems, incorporating green roofs, bee hotels, bird and bat boxes.

3. Avoid adverse impacts, incapable of satisfactory avoidance or mitigation, on mature trees, protected flora, animal or bird species.

Volume 3 Built Heritage Objectives

Architectural Conservation Areas

ACA

Douglas - Donnybrook Sub-Area B: Douglas East

1.75 Description of Area

This area is located close to the estuary on low-lying ground above the bridging point of the Tramore River.

1.76 Statement of Character

The character id typical of a market town main street from the period before Douglas became part of the growing city.

1.77 Building Typology

Mainly two- and three- storey rendered and painted buildings with stone-slate pitched roofs, rendered chimneys and cast-iron rain-goods, and (where they survive) up-and-down timber sash windows

1.78 Issues

As the city expands there is pressure for redevelopment and intensifications of uses with associated increase in traffic volumes and in the demand for car-parking.

1.5 The Site

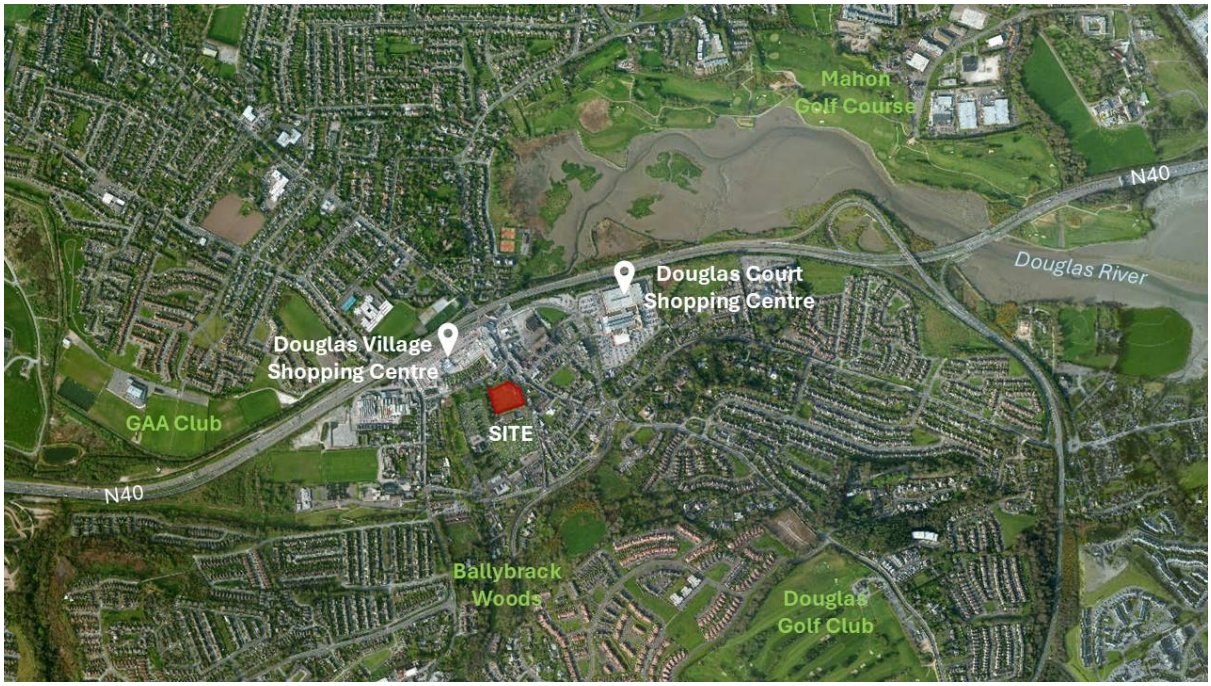


Figure 1.5: Site Location Map ***(Source: Google Earth)***

1.5.1 Description of Site

The subject site is a flat greenfield site located close to the centre of Douglas Village between Churchyard Lane to the west, Church St. to the north, and Carrigaline Road to the east. It has significant boundary vegetation consisting of mature trees and hedges which heavily restrict views onto the site. Internally, there is a group of mature trees located in the northern half of the site. The remainder of the site consists of unmanaged grass meadow with emerging scrub and weed species.



Plate 1.5.1 View toward northern site boundary and internal tree group



Plate 1.5.2 View of southern boundary trees



Plate 1.5.3 View of western boundary trees



Plate 1.5.4 View of internal tree group and eastern boundary trees

1.5.2 Local Landscape Character

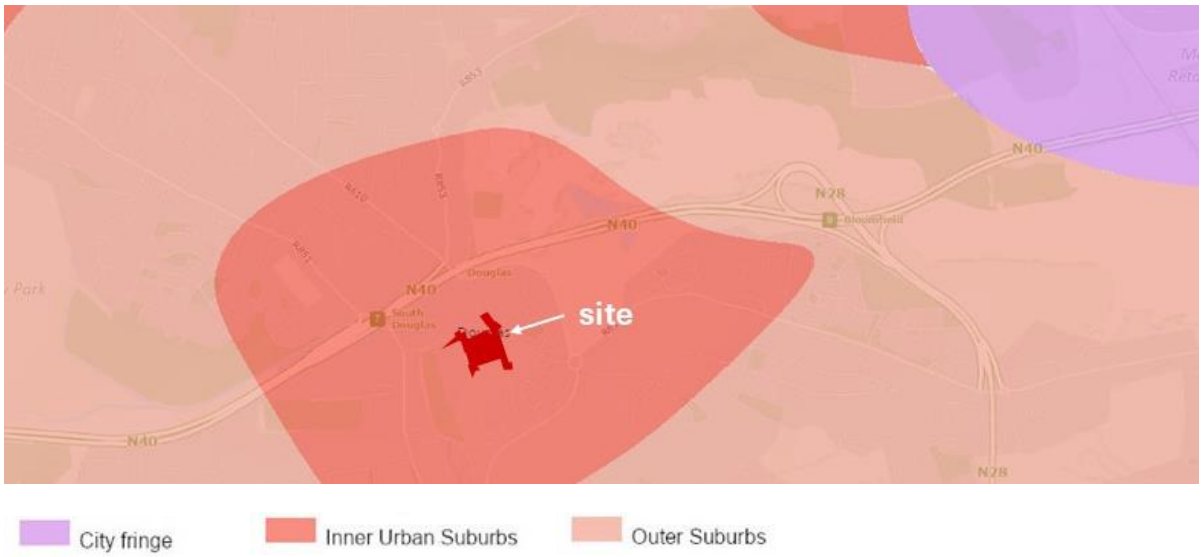


Figure 1.5: Cork City Development Plan 2022-28 – Densities

The local area has a mixed village centre character comprised of business premises, shops, public houses, food outlets and residential properties. Douglas Shopping Centre, located immediately to the north of the village core is the dominant built form in the village. There are two graveyards located to either side of Churchyard Lane and an Telecommunication facility adjoins the subject site to the south. Douglas Village Community Park is located due west of the subject on the other side of St.Luke's graveyard.

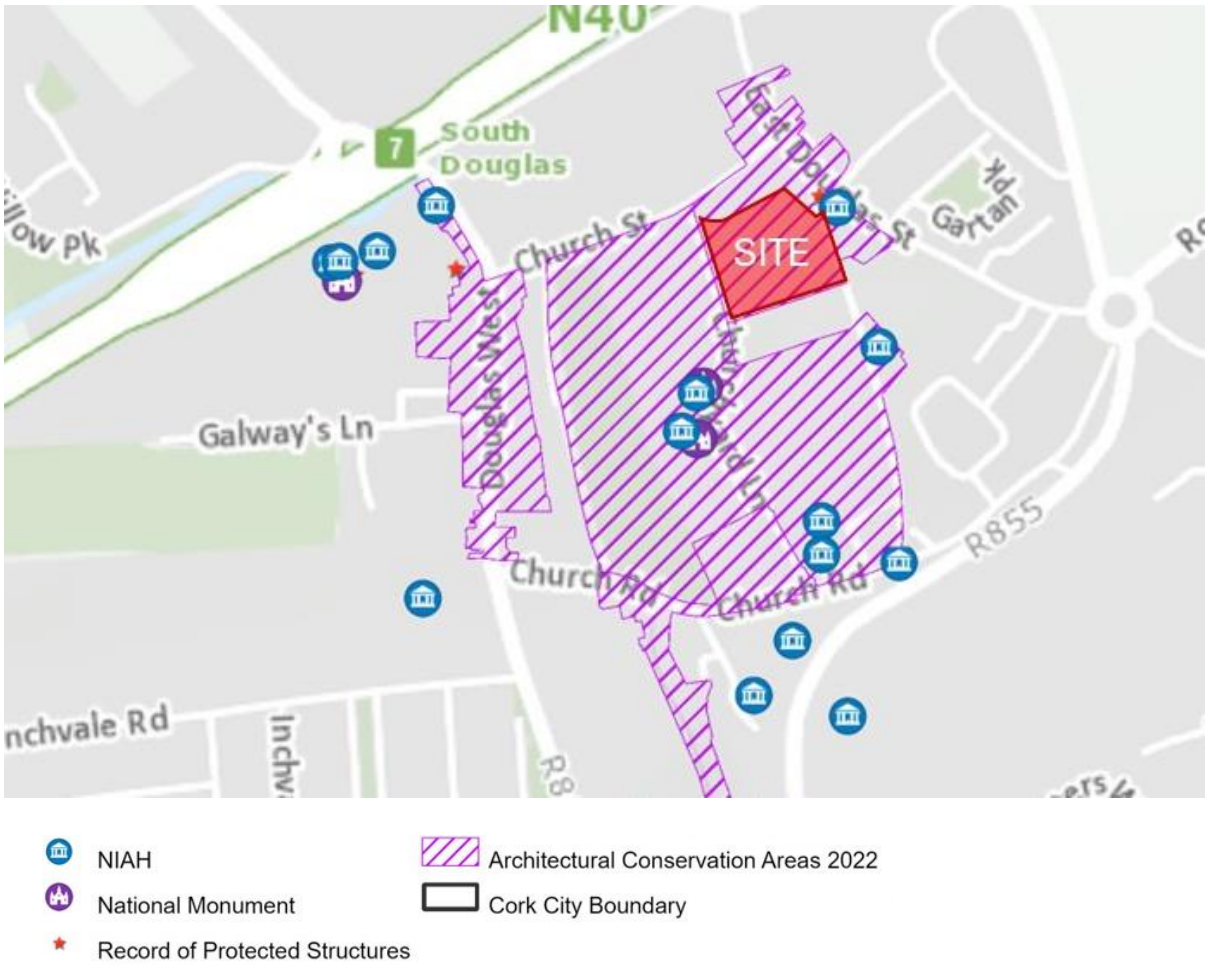


Figure 1.6: Cork City Development Plan 2022-28 – Built Heritage



Plate 1.5.5 View northward along Carrigaline Road toward subject site



Plate 1.5.6 View northward along Carrigaline Road showing eastern boundary trees



Plate 1.5.7 View southward toward subject site from East Douglas Street



Plate 1.5.8 View northward along East Douglas Street toward Douglas Shopping Centre



Plate 1.5.9 View eastward along East Village



Plate 1.5.10 View southward from northern end of East Douglas Street



Plate 1.5.11 View toward subject site from Douglas Graveyard



Plate 1.5.12 View northward along Churchyard Lane showing trees on subject site



Plate 1.5.13 View eastward along Church Street from Churchyard Lane junction



Plate 1.5.14 View southward across Douglas Village Community Park

1.5.3 Landscape Designations

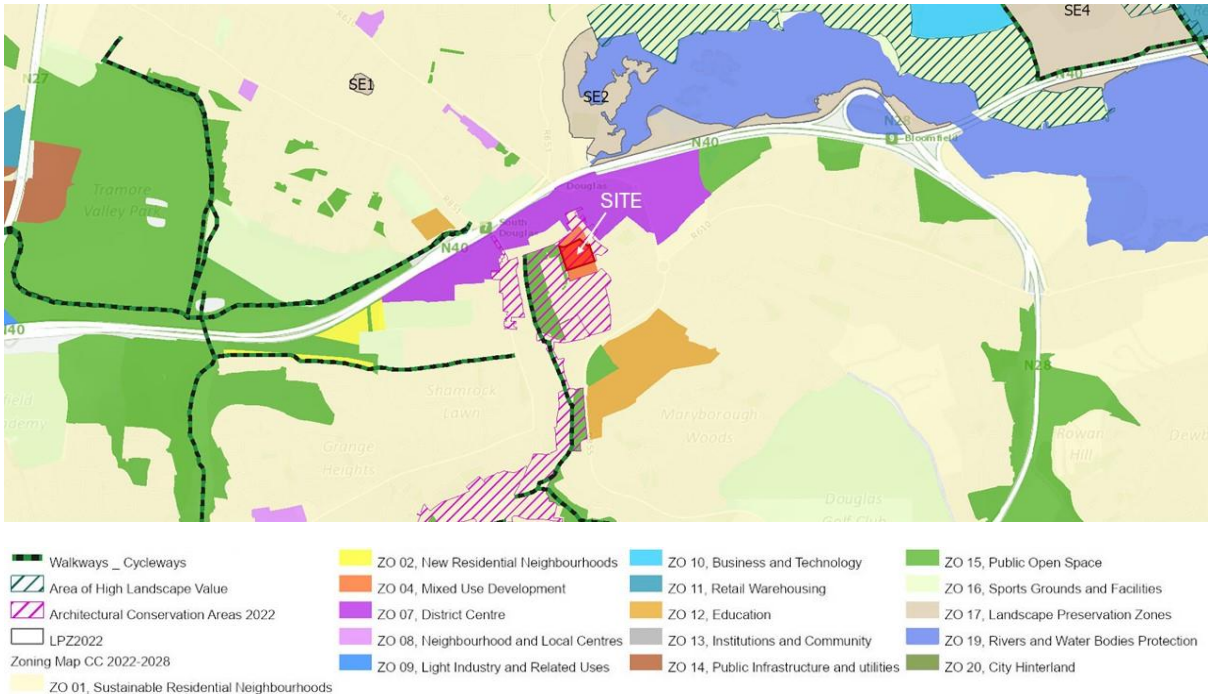


Figure 1.7: Cork City Development Plan 2022-28 - Landscape Designations

National Inventory of Architectural Heritage (NIAH) Structures:

The following NIAH designated structures are located within 0.15 km of the site:

208171038: Riverview B+B, East Douglas Road

Recorded Monuments and Places (RMP):

The following RMP entities are located within 0.15 km of the site:

CO10770- Graveyard on Churchyard Lane

CO10771- Graveyard on Churchyard Lane

1.5.4 Summary of Landscape Character and Values

- The subject site is part of an area designated as an Architectural Conservation Area (Donnybrook ACA Sub-Area B).

- The local area has a mixed character comprised of business premises, shops, public houses, food outlets and residential properties. Douglas Shopping Centre is located to the north of the village core and Douglas Village Community Park is situated to the west of the site. Two graveyards and an tellecommunication facility are located along Churchyard Lane.

- The subject site has significant boundary vegetation consisting of mature trees and hedges which contribute to local landscape character, particularly along Churchyard Lane.

Landscape Values

The landscape values of a site can be identified through formal designations which infer landscape value, as well as values which are not enshrined in policy but are evident on the site. These values are listed below, and further be categorised in two ways – values which should be conserved, and those that provide opportunity for enhancement.

In addition to formal designations at international, national and local level, the GLVIA 3rd edition (2013) recommend the use of a number of criteria which can help to describe landscape values. These are listed below and include:

- *Landscape Quality/Condition*
- *Heritage/Conservation interests*
- *Scenic Quality*
- *Rarity*
- *Perceptual aspects*
- *Recreation Value*
- *Enhancement values*

Landscape Quality/Condition

The subject site has considerable boundary vegetation consisting of mature trees and hedges which contribute to local landscape character, particularly along Churchyard Lane.

Heritage/Conservation interests

The subject site forms part of Douglas Donnybrook Architectural Conservation Area (ACA), Sub-Area B.

Scenic Quality

The site has substantial green infrastructure made up of site boundary trees and hedges which provide a pleasant backdrop in views around adjoining streets and public places.

Rarity

The site has no rare built or natural features but does have strong green infrastructure character.

Perceptual aspects

The tree cover associated with the subject site contributes to the landscape character of the locality.

Recreation Value

The site is private and does not have any recreational function.

Conservation Values

The conservation values reflect the need to protect and conserve existing valued elements of the natural and built environment.

Enhancement Values

The enhancement values reflect change that is occurring in the landscape and its inherent robustness and identify elements which could be enhanced.

- The potential to demonstrate sensitive design in fulfilment of the development potential of the site.
- Potential to minimise the loss of existing mature trees and to mitigate the loss of any trees which area required to be removed.

1.5.5 Zone of Visual Influence and Potential Visual Receptors

A thorough assessment of potential views of the proposed development was carried out during the site visit. The surrounding vicinity was walked and driven, and the areas with likely views were identified. Additional viewpoints were added following consultation with Cork City Council's Conservation Officer.

Locations for viewpoints identified include:

Views from the south

- View from Churchyard Lane
- View from Carrigaline Road
- View from Douglas Graveyard
- View from Douglas Village Community park

Views from the north

- Views from Church Street
- Views from East Douglas Street

Views from the east

- View from East Village

Views from the west

- View from West Douglas Street / Church St. junction
- View from St. Luke's Graveyard

A list of the 15 viewpoints taken to represent a variety of visual receptors in the vicinity is included in Table 1.5 below and an accompanying map showing the viewpoint locations is included in Figure 1.7, below and also in the Photomontage Booklet.

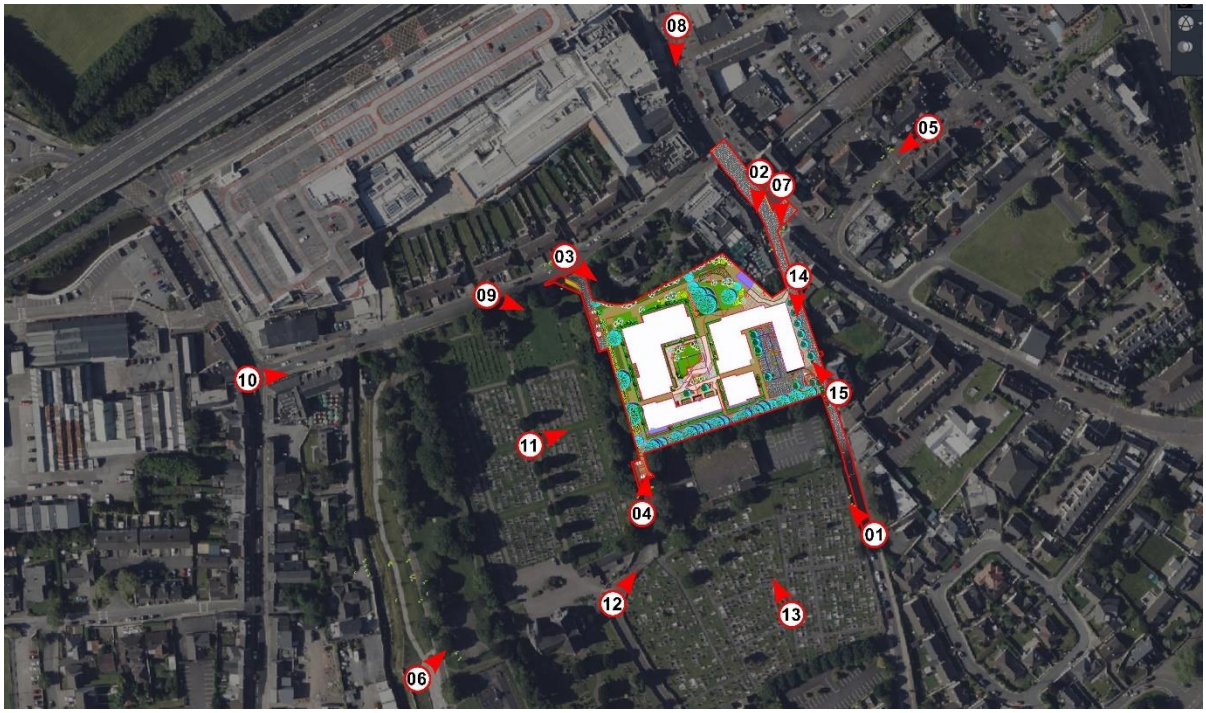


Figure 1.7: Viewpoint Location Map ***(Source: Modelworks.Studio)***

Viewpoint	Description
1	View from Carrigaline Road
2	View from East Douglas Street
3	View from Church Street
4	View from Churchyard Lane
5	View from East Village
6	View from Douglas Village Community Park
7	View from East Douglas Street
8	View from East Douglas Street
9	View south-west from Church Street
10	View from West Douglas Street / Church Street Junction
11	View from St. Luke's Cemetery
12	View from Churchyard Lane
13	View from Douglas Cemetery
14	View from Carrigaline Road
15	View from Carrigaline Road

Table 1.5: Viewpoints contained in Photomontage booklet.

1.6 Landscape and Visual Appraisal

1.6.1 Landscape Effects

The subject site is located in the Douglas Donnybrook Architectural Area (ACA), Sub Area B.

Landscape Sensitivity

Landscape sensitivity is considered to be Medium. Medium is described in Table 1.1 as:

Areas where the landscape has certain valued elements, features, or characteristics but where the character is mixed or not particularly strong. The character of the landscape is such that there is some capacity for change in the form of development. These areas may be recognised in landscape policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.

Magnitude of Change

The proposed development will result in change that can be considered to be Medium. Medium is described in Table 1.2 as:

Change that is moderate in extent, resulting in partial loss or alteration to key elements, features, or characteristics of the landscape, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape.

Level of Landscape Effect

The landscape effect resulting from a Medium landscape sensitivity, and a Medium magnitude of change, is considered to be **Moderate**. Within the subject site, the development will incur noticeable change transforming the greenfield site to a high-density residential development. This will incur the loss of existing trees along the eastern boundary. This tree loss is a planned intervention aimed at providing active street frontage and passive supervision along Carrigaline Road.

In views from vantage points in the local landscape the development will remain substantially screened by virtue of existing mature vegetation which will be retained along site boundaries to the north, south and west of the site. In views along Carrigaline Road integration of the development along the street is accommodated by the manner in which the roadside element of Block 1 steps down in height, comparable with existing buildings along the street. Materiality in building elevations is also carefully considered to enhance the visual effect.

The loss of existing roadside trees will be mitigated by proposed tree planting within the site and along the new pavement on Carrigaline Road. A specialist Bat Survey prepared by Greenleaf Ecology finds that the loss of foraging and commuting habitat for a low number of foraging bats in the short-term will be mitigated in the long-term with the successful implementation of the landscape plan. Qualitatively the landscape effect is considered to be **Neutral**.

1.6.2 Visual Effects

Photomontages

Based on the desk study, review of the proposed development, site characteristics and sensitivity, as well as and visibility of the site, fifteen representative viewpoints (listed in Table 1.6) were selected to assist in the appraisal of visual effects. The photomontages were prepared by Modelworks. These are described below, and existing photographs and proposed photomontages are provided in a separate booklet.

Each viewpoint is described below in two parts, firstly its existing (baseline) condition, and secondly to describe the predicted effects or change brought about by the proposed development in both summer and winter views.

Viewpoint 1 - View from Carrigaline Road

Existing View

The view northward along the street shows the heavy tree cover asssociated with the subject site and nearby sites. The built environment of the village centre is visible at the end of the Carrigaline road while part of Douglas Graveyard is visible in the foreground.

Visual Receptor Sensitivity

Viewers will be primarily road users and pedestrians who are considered to be of Low and High sensitivity respectively.

Proposed View - Magnitude of Change

Summer View

Part of the top floor of the proposed development will be visible as shown in the photomontage view while the remainder of the development will be screened by existing tree cover.

The magnitude of change is considered Negligible. Negligible is defined as:

Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.

Winter View

Part of the proposed development will be visible as shown in the photomontage view while the remainder of the development will be screened by existing tree cover.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Visual Effect

The effect is anticipated to be **Low** for summer and **moderate** for winter views, and the quality of the effect **Neutral**. The proposed development will be substantially screened for the majority of the year when there is leaf cover on the trees. In the absence of leaf cover, from November to March approximately, the development will be more prominent but not intrusive in the context of the site boundary tree cover, and the existing communications mast and overhead wires.

Viewpoint 2 - View from East Douglas Street

Existing View

The view south-westward shows the substantial tree cover associated with the subject site which provides a backdrop to the local streetscape along Old Carrigaine Road and East Douglas Street.

Visual Receptor Sensitivity

Viewers will be primarily road users and pedestrians who are considered to be of Low and High sensitivity respectively.

Proposed View - Magnitude of Change

Summer View

Block 1 will be visible from this location. The photomontage view shows the roadside building and the taller five storey part of the block to the rear. Partial screening is provided by existing vegetation as well as the proposed tree planting along the street to the front of the street level units.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Winter View

The magnitude of change in the winter view is slightly more evident in the winter view.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Visual Effect

The effect is anticipated to be **High** for both summer and winter views, and the quality of the effect **Neutral**. The proposed development is configured to make a positive contribution to the local streetscape in terms of providing active street frontage and passive supervision. Integration in the street is achieved by the variation in height applied to block 1. Retained tree cover has a softening visual effect and proposed tree planting to the front of the development will have a further beneficial effect as it matures.

Viewpoint 3 - View from Church Street

Existing View

The view south-eastward toward the subject site shows the heavy tree cover along the western boundary of the site which influences the sylvan character along Churchyard Lane .

Visual Receptor Sensitivity

Viewers will be primarily road users and pedestrians who are considered to be of Low and High sensitivity respectively.

Proposed View - Magnitude of Change

Summer View

There will be no change experienced from this location by virtue of the heavy screening along the site boundary as shown in the photomontage view.

Winter View

Part of the proposed development will be visible through the leafless site boundary vegetation as shown in the photomontage view.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Visual Effect

The effect is anticipated to be **No Change** for summer and **High** for winter views when parts of the development will be visible in the absence of tree cover. The quality of the winter effect is **Neutral**. The proposed development will be partially visible through the leafless boundary vegetation during the winter months. The relatively small gaps which facilitate the view will, however, close up as the vegetation further develops and as proposed supplemental boundary screen planting matures.

Viewpoint 4 - View from Church Yard Lane

Existing View

The view north-eastward toward the subject site shows the heavy tree cover along the western boundary of the site which imparts a sylvan character along Churchyard Lane .

Visual Receptor Sensitivity

Viewers will be primarily road users and pedestrians who are considered to be of Low and High sensitivity respectively.

Proposed View - Magnitude of Change

Summer View

There will be no change experienced from this location by virtue of the heavy screening along the site boundary as shown in the photomontage view.

Winter View

Part of the proposed development will be visible through the leafless site boundary vegetation as shown in the photomontage view.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Visual Effect

The effect is anticipated to be **No Change** for summer and **High** for winter views when parts of the development will be visible in the absence of leaf cover. The quality of the winter effect is **Neutral**. The proposed development will be partially visible through the leafless boundary vegetation during the winter months. Visual effects are mitigated by the framework of existing boundary trees and additional planting along the western boundary will provide further mitigation as it matures in the medium to long term.

Viewpoint 5 - View from East Village

Existing View

The view westward along East Village shows the local streetscape characterized by new and old two to three-storey business premises at the heart of Douglas Village. The subject site is located to the rear of the two storey buildings at the far end of the street.

Visual Receptor Sensitivity

Viewers will be primarily local residents and shoppers who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

Summer View

The proposed development will provide a prominent backdrop in this street view in which the upper two floors of Block 1 are visible.

Winter View

There will be a very similar magnitude of change for the winter view with a small additional part of block 1 visible in the background.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Visual Effect

The effect is anticipated to be **High** for both summer and winter views, and the quality of the effect **Neutral**. The upper parts of the proposed development will be clearly visible in the background but not intrusive given the manner in which the scale and profile of the proposed buildings will be integrated relative to the profile of existing buildings along the street. In this regard, they will sit comfortably in the village centre urban environment and will not be necessarily eye-catching for shoppers or those going about their everyday business.

Viewpoint 6 - View from Douglas Village Community Park

Existing View

The view eastward from the public park shows some of the facilities of the park, its tree cover, and St. Luke's Church on the adjacent graveyard site. The subject site is not visible from this location.

Visual Receptor Sensitivity

Viewers will be primarily local residents and visitors to the park who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed development will not be visible from this location in either summer of winter views by virtue of the level of screening provided by existing vegetation in the locality.

There will be no visual effects experienced from this location

Visual Effect

There will be **No Change** in respect of visual effects from this location.

Viewpoint 7 - View from East Douglas Street

Existing View

The view south-westward shows the substantial tree cover associated with the subject site which provides a backdrop to the local streetscape along Old Carrigaine Road and East Douglas Street. Tree along the southern, eastern and western boundaries are evident as well as a group of trees which are located in the north-eastern corner of the site.

Visual Receptor Sensitivity

Viewers will be primarily road users and pedestrians who are considered to be of Low and High sensitivity respectively.

Proposed View - Magnitude of Change

Summer View

Summer View

Block 1 will be visible from this location. The photomontage view shows the roadside three storey building and the taller five storey part of the block to the rear with the recessed top floor. Partial screening is provided by existing vegetation along Carrigaline Road and the northern boundary of the subject site. The development will be a prominent intervention in the view.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Winter View

The magnitude of change in the winter view is slightly greater in the winter view where marginally more of the proposed development will be visible.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Visual Effect

The effect is anticipated to be **High** for both summer and winter views, and the quality of the effect **Neutral**. Variation in the height and position of the buildings assists integration in the local streetscape in terms of compatibility with the heights of existing buildings along Carrigaline Road. The perceived scale of the five storey building is enhanced by the recessed top floor and the careful attention paid to materiality and fenestration in elevations. Retained tree cover also has a softening visual effect and enhances the sense of place associated with the new development. Proposed tree and hedgerow planting along the northern site boundary will have further mitigating effect as it matures.

Viewpoint 8 - View from East Douglas Street

Existing View

The view southward along the street shows the character of the village centre street and the transition from the traditional two storey buildings to the larger format bank business premises to the right which forms part of the Douglas Village Shopping Centre. Some of the trees which are located along the boundaries of the subject site are visible in the background.

Visual Receptor Sensitivity

Viewers will be primarily road users and pedestrians who are considered to be of Low and High sensitivity respectively.

Proposed View - Magnitude of Change

Summer View

A small portion of the top floor of the block 1 of proposed development will be visible above the roofs of existing buildings along the street as shown in the photomontage.

The magnitude of change is considered Negligible. Negligible is defined as:

Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.

Winter View

A small portion of the top floor of the block 1 of proposed development will be visible above the roofs of existing buildings along the street as shown in the photomontage similar to the summer view.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Visual Effect

The effect is anticipated to be **Low** for summer and **Low** for winter views, and the quality of the effect **Neutral**. The proposed development will be substantially screened from this location and there will minimal visual effects experienced in both summer and winter views.

Viewpoint 9 - View from Church Street

Existing View

The view south-eastward from Church Street shows the northern boundary of St. Luke's graveyard and the junction with Churchyard Lane. The view is dominated by mature tree cover.

Visual Receptor Sensitivity

Viewers will be primarily road users and pedestrians who are considered to be of Low and High sensitivity respectively.

Proposed View - Magnitude of Change

The proposed development will not be visible from this location in either summer of winter views by virtue of the level of screening provided by existing vegetation in the locality.

There will be no visual effects experienced from this location

Visual Effect

There will be **No Change** in respect of visual effects from this location.

Viewpoint 10 - View from West Douglas Street / Church Street Junction

Existing View

The view south-eastward along Church Street shows the mixed character of the street comprised of commercial and shopping premises, traditional housing, the entrance to Douglas Village Community Park and mature tree cover in the park, in \St. Luke's graveyard and on a residential property which adjoins the subject site in the distance.

Visual Receptor Sensitivity

Viewers will be primarily road users and pedestrians who are considered to be of Low and High sensitivity respectively.

Proposed View - Magnitude of Change

The proposed development will not be visible from this location in either summer of winter views by virtue of the level of screening provided by existing vegetation in the locality.

There will be no visual effects experienced from this location

Visual Effect

There will be **No Change** in respect of visual effects from this location.

Viewpoint 11 - View from St. Luke's Cemetery

Existing View

The view eastward across the cemetery shows the mature tree cover along Churchyard Lane which heavily screens views of the subject site on the opposite side of Cuurchyard Lane.

Visual Receptor Sensitivity

Viewers will be primarily visitors to the cemetery who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

Summer View

A small portion of the upper floors of block 2 of the proposed development will be visible through a gap in the existing tree cover as shown in the photomontage view.

Winter View

A larger part of the western elevation of Block 2 will be visible when leaves are absent from the deciduous tree cover during the winter months as shown in the photomontage view.

The magnitude of change is considered Low. Low is defined as:

Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context, resulting in minor alteration to the composition and character of the view but no change to visual amenity.

Visual Effect

The effect is anticipated to be **Moderate** for summer and winter views when parts of the development will be visible through a gap in the mature tree cover. This is slightly accentuated in absence of leaf cover during the winter months of the year. The quality of the effect for both summer and winter views is **Neutral**. The proposed development will be partially visible but will not be intrusive given the mitigating effect of the natural screen provided by the mature tree cover. This moderate, neutral effect will be mitigated in the medium to long term as vegetation along the western boundary of the subject site matures.

Viewpoint 12 - View from Churchyard Lane

Existing View

The view south-eastward along Church Street shows the mixed character of the street comprised of commercial and shopping premises, traditional housing, the entrance to Douglas Village Community Park and mature tree cover in the park, in St. Luke's graveyard and on a residential property which adjoins the subject site in the distance.

Visual Receptor Sensitivity

Viewers will be primarily road users and pedestrians who are considered to be of Low and High sensitivity respectively.

Proposed View - Magnitude of Change

The proposed development will not be visible from this location in either summer of winter views by virtue of the level of screening provided by existing vegetation in the locality.

There will be no visual effects experienced from this location

Visual Effect

There will be **No Change** in respect of visual effects from this location.

Viewpoint 13 - View from Douglas Cemetery

Existing View

The view northward across the cemetery shows the mature tree cover along the southern boundary of the subject site and the ESB facility with telecommunications tower on the adjoining site immediately to the north of the cemetery.

Visual Receptor Sensitivity

Viewers will be primarily visitors to the cemetery who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

Summer View

A small portion of the top floor of the apartment block 2 of proposed development will be visible above the tree-line as shown in the photomontage view.

The magnitude of change is considered Negligible. Negligible is defined as:

Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.

Winter View

The upper portions of apartment blocks 1 and 3 will be visible during the winter months in the absence of leaf cover on the deciduous boundary trees.

The magnitude of change is considered Medium. Medium is defined as:

Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

Visual Effect

The effect is anticipated to be **Low** for summer and **High** for winter views, and the quality of the effect **Neutral**. The proposed development will be heavily screened in summer views. While the upper parts of blocks A and B will be more visible during winter months, the crowns of the trees will still provide partial screening and reduce overlooking onto the cemetery. Further mitigation will be provided in the medium to long term as the boundary trees continue to mature.

Viewpoint 14 - View from Carrigaline Road

Existing View

The view southward along Carrigaline Road shows existing mature tree cover along the eastern boundary of the subject site and existing properties along this section of the road to the left, including River View B&B which is on the National Inventory of Architectural Heritage (NIAH), Ref no. *208171038.* Maryborough Hill is visible in the distance.

Visual Receptor Sensitivity

Viewers will be primarily local residents who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed development will constitute a prominent intervention as shown in the photomontage view, resulting in the loss of mature roadside trees and extension of the built environment of the Dougla Village southward along Carrigaline Road.

The magnitude of change is considered High. High is defined as:

Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that

the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.

Visual Effect

The effect is anticipated to be **High**, and the quality of the effect **Beneficial**. The proposed intervention along Carrigaline Road is provided in response to the local authority's request for active street frontage and passive supervision along the street. The entrance to the site is defined by a three-storey corner unit with a café and office units at street level which address the street. The setback of the third storey along the remainder of block 1 accentuates the placemaking effect of the corner unit. Careful consideration of materiality and fenestration provide additional beneficial effects as does the proposed specimen tree and pollinator planters along the footpath.

Viewpoint 15 - View from Carrigaline Road

Existing View

The view northward along Carrigaline Road shows existing mature tree cover along the eastern boundary of the subject site and an existing property opposite the site to the right. East Douglas Street is visible in the distance.

Visual Receptor Sensitivity

Viewers will be primarily local residents who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed development will constitute a prominent intervention as shown in the photomontage view, resulting in the loss of mature roadside trees and extension of the built environment of the Dougla Village southward along Carrigaline Road.

The magnitude of change is considered High. High is defined as:

Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.

Visual Effect

The effect is anticipated to be **High**, and the quality of the effect **Beneficial**. The proposed intervention along Carrigaline Road is provided in response to the local authority's request for active street frontage and passive supervision along the street. The southern entrance to the site is overlooked by the two-storey corner of block 1 and the inner five-storey building. Variation in the height of the buildings assists integration in the local streetscape in terms of compatibility with the existing buildings along Carrigaline Road. The perceived scale of the five-storey block is enhanced by the recessed top floor and the careful attention paid to materiality and fenestration in elevations. Planting proposals at the entrance and along the street enhance the setting, define the site boundary while also facilitating views into the courtyard space.

Summary of Visual Effects

The viewpoints described above are summarised below:

Viewpoint	**Description**	**Level of Visual Effect and Quality**	
		Summer View	Winter View
1	View from Carrigaline Road	Low (neutral)	Moderate (neutral)
2	View from East Douglas Street	High (neutral)	High (neutral)

3	View from Church Street	No Change	High (neutral)
4	View from Churchyard Lane	No Change	High (neutral)
5	View from East Village	High (neutral)	High (neutral)
6	View from Douglas Village Community Park	No Change	No Change
7	View from East Douglas Street	High (neutral)	High (neutral)
8	View from East Douglas Street	Low (neutral)	Low (neutral)
9	View south-west from Church Street	No Change	No Change
10	View from West Douglas Street / Church Street Junction	No Change	No Change
11	View from St. Luke's Cemetery	Moderate (neutral)	Moderate (neutral)
12	View from Churchyard Lane	No Change	No Change
13	View from Douglas Cemetery	Low (neutral)	High (neutral)
14	View from Carrigaline Road	High (Beneficial)	High (Beneficial)
15	View from Carrigaline Road	High (Beneficial)	High (Beneficial)

Table 1.6: Summary of Visual Effects at Viewpoints

1.6.3 Cumulative Effect

There are no current or imminent proposed developments in the vicinity of the subject site for consideration under potential cumulative impacts.

1.6.4 Mitigation and Enhancement

Avoidance mitigation relates to careful consideration of scale and height in the context of the receiving environment and the selection of colour finishes for elevations and roof structures. Remedial mitigation is provided in the form of additional tree planting on the site which will contribute towards screening of proposed house elevations particularly in the eastern part of the site where a small number of house elavations are visible in distant views.

1.6.5 Summary

1.6.5.1 Landscape Effects

The landscape effect resulting from a Medium landscape sensitivity, and a Medium magnitude of change, is considered to be **Moderate**. Within the subject site, the development will incur noticeable change transforming the greenfield site to a high-density residential development. This will incur the loss of existing trees along the eastern boundary. This tree loss is a planned intervention aimed at providing active street frontage and passive supervision along Carrigaline Road.

In views from vantage points in the local landscape the development will remain substantially screened by virtue of the vegetation which will be retained along site boundaries to the north, south and west of the site. In views along Carrigaline Road integration of the development along the street is accommodated by the manner in which the roadside element of Block 1 steps down in height, comparable with existing buildings along the street. Materiality in building elevations is also carefully considered to enhance the visual effect.

The loss of existing roadside trees will be mitigated by proposed tree planting within the site and along the new pavement on Carrigaline Road. A specialist Bat Survey prepared by Greenleaf Ecology finds that the loss of foraging and commuting habitat for a low number of foraging bats in the short-term will be mitigated in the long-term with the successful implementation of the landscape plan. Qualitatively the landscape effect is considered to be **Neutral**.

1.6.5.2 Visual Effects

The visual effects associated with the proposed development are found to be **Moderate** for summer view 11 and winter views 1, & 11, **Low** for summer views 1,8 & 13 and winter view, **High** for summer views 2, 5, 14 & 15 and winter views 2, 3, 4, 5,7, 13, 14 & 15 and **No Change** for summer views 3, 4, 6, 9, 10 & 12 and winter views 6, 9, 10 & 12. The quality of visual effects is found to be **Neutral** for the majority of the views and **Beneficial** for two of them.

The proposed development has a relatively compact zone of visual influence, the furthest viewpoint, view 10, being 190 metres to the west of the site.

The site has the capacity to accommodate the proposed development without incurring adverse visual effects on receptors in the local landscape by virtue of existing tree cover on the site and on adjoining sites . This is reflected in the predominance of neutral findings in this assessment.

In addition, careful consideration of proposed building height and massing also ensures that the proposed development sits comfortably within the site and along Carrigaline Road along which it will deliver active frontage with a mix of uses at street level as well as passive supervision.

Proposed tree planting and management of existing trees on the site will ensure the longevity of tree cover and screening along site boundaries into the future.

There will be no effect on any panoramic or linear views which form part of Cork City Council's View Management Framework. In relation to the local Architectural Conservation Area designation, the specialist built heritage report prepared by John Cronin Associates concludes that;

*"the impact on the ACA and protected structures within the vicinity of the development can be summarised as **negligible** as the proposals will only result in very slight changes to the visual character of the area of Douglas village "*