

## **Appendix A12.1 Operational Phase Visual Impact Appraisal at Representative View Points**

Operational Phase Visual Impact Appraisal at Representative View Points

To assess the susceptibility of viewers and the amenity value of views, the assessor uses a range of criteria and provides a four point weighting scale to indicate how strongly the viewer/view is associated with each of the criterion identified in chapter 12 (12.2.3.b,i).

Strong value	Moderate value	Mild value	Negligible value

Values associated with the view														
	VP1	VP2	VP3	VP4	VP5	VP6	VP7	VP8	VP9	VP10	VP11	VP12	VP13	VP14
Viewer Susceptibility														
Recognised scenic value of the view														
Views from within highly sensitive landscape areas														
Intensity of use, popularity (number of viewers)														
Provision of vast, elevated panoramic views														
Sense of remoteness / tranquillity														
Degree of perceived naturalness														
Presence of striking or noteworthy features														
Sense of Historical, cultural and / or spiritual significance														
Rarity or uniqueness of the view														
Integrity of the landscape character within the view														
Sense of place at the viewing location														
Sense of awe														

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<b>Visual Receptor Sensitivity</b>	ML	ML	ML	ML	M	ML	L	L	ML	M	L	L	ML	M
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VH = Very High, H = High, HM = High-medium, M = Medium, ML = Medium-low, L = Low, VL = Very-low

Viewshed Reference Point		Direction of View
VP1	Clonshagh Road (adjacent to Proposed site access)	E

**Representative of:**                      • Local Community Views

**Receptor Sensitivity**                      **Medium-low**

**Existing View**                              This is view is afforded between sections of roadside vegetation and represents several dwellings that line Clonshagh Road in the near vicinity. It takes in a flat landscape contained in large fields of tillage that are defined by sporadic tree lined hedgerows. Denser and more mature hedgerows can be seen at the opposite end of the fields. The slightly elevated profile of Howth Head can be seen in the distance, rising just above the band of intervening middle-ground vegetation.

**Visual Impact prior to the establishment of mitigation.**                      The nearest and tallest of the inlet works structures of the proposed WwTP will be prominently visible from this location, rising predominantly in silhouette above the skyline. Most of the lower tank structures and outlet works buildings at the far end of the site are screened from view by the perimeter berm and consequently, the full lateral extent of the development may not be apparent from here. Nonetheless the height and bulk of the nearer buildings results in a visual presence that is in the order of dominant to co-dominant within this vista.

In terms of visual amenity, the most prominent of the buildings will substantially obstruct the view of Howth Head from this location. However, it should be noted that Howth Head is a notable distant feature rather than striking or dominant feature of this view. The inlet works buildings will also generate a section of angular, built skyline, where vegetation and landform previously formed this juncture. There is also a stronger sense of enclosure and foreshortening of this fairly open vista to the east. The nature of this view will be altered from wholly rural to that of rural hinterland reducing the integrity of the landscape in view.

For the reasons outlined above, the magnitude of visual impact is deemed to be high prior to the establishment of mitigation screen planting

**Visual Impact following mitigation establishment (approx. 7yrs)**                      Following the establishment of mitigation screen planting, only the upper sections of the two main inlet works buildings will remain visible. All other aspects of the scheme will be screened from view. There will be a sense of softening and bedding-in of the scheme with its surroundings in comparison to it pre-mitigation appearance. There will also be less of an industrial influence on this predominantly rural vista. The sense of enclosure and foreshortened of the view will not improve and may increase marginally. Overall it is considered that the magnitude of visual impact will reduce to High-medium once mitigation becomes established.

**Seasonal variation in visual impacts.**                      Given the minor degree of screening afforded by existing intervening hedgerow vegetation there is not considered to be a marked difference in visual impacts across seasons. The density of the proposed mitigation screen planting on the perimeter berm is

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such that it will remain a dense screen even during winter months when deciduous species are out-of-leaf.

**Summary**

Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium-low	High	Substantial-moderate
<b>Residual</b>	Medium-low	High-medium	<b>Moderate</b>

Viewshed Reference Point		Direction of View
VP2	Top storey of Bewleys Airport Hotel	NE

**Representative of:**

- Tourist Accommodation

**Receptor Sensitivity**                      **Medium-low**

**Existing View**

This is an elevated panoramic vista to the northeast from the top floor stairwell of Bewleys Airport Hotel. This stairwell is located on the north-eastern corner of the building and it should be noted that the bedrooms are predominantly oriented to the northwest or southeast. Beyond the immediate context of the hotel car park, this view takes in a mixed rural context of market gardens and greenhouses, as well as larger fields in pasture and tillage. These are defined by a combination of low-clipped and scrubby hedgerows as well as mature tree-line hedgerows. A dense band of mature broadleaf trees also runs across the distant middle ground of this vista. At a greater distance can be seen Howth Head and Ireland’s Eye within the waters of the Irish sea, though this presents as a narrow sliver. Some of the coastal settlements of north County Dublin are also partially visible above the band of middle-ground trees.

**Visual Impact prior to the establishment of mitigation.**

The proposed WwTP will occupy the central middle ground and will present at a reasonably prominent scale due to the height and bulk of its inlet works buildings in the nearest portion of the site. The scheme is fully contained below the skyline and the coastline, but it is one of the most notable features of the view, particularly in the context of its rural surrounds. Nonetheless, this is a vast view with a number of other notable features and relatively high degree of complexity and within this the scheme is deemed to have a visual presence in the order of co-dominant to sub-dominant.

Aesthetically, the proposed WwTP sits in relative contrast to its current rural surroundings in this aspect of the view. The views to all other quarters from this Hotel contain much higher levels of urban and infrastructural development and contribute to an overall sense of the peri-urban landscape in which it sits. However, this is balanced by the fact that the view to the northeast currently provides some rural respite. There will be a slightly stronger sense of the hotel being enveloped by urban development to all quarters as a result of the proposed development. Notwithstanding, this elevated vantage point does afford a degree of legibility to the view of the scheme, which is seen to be fully contained within the middle ground rural context and avoids obstructing the view of key coastal

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features in the background.

For the reasons outlined above, the magnitude of visual impact prior to the establishment of mitigation screen planting is considered to be High medium.

**Visual Impact following mitigation establishment (approx. 7yrs)**

The establishment of mitigation screen planting will reduce the extent of the built structures that can be seen from here and help to consolidate the development within the surrounding vegetation patterns. However, the overall scale and extent of the development will still be apparent from this elevated vantage point. On balance, it is considered that the magnitude of visual impact will reduce to Medium following mitigation establishment.

**Seasonal variation in visual impacts.**

Due to the unobstructed, elevated views of the scheme from this location there will be little seasonal variation in visual impacts. The colour scheme avoids tones that are distinctly summer or winter so that the degree of visual contrast is not seasonally dependent.

**Summary**

Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium-low	High medium	Moderate
<b>Residual</b>	Medium-low	Medium	Moderate-slight

Viewshed Reference Point		Direction of View
VP3	Local road at Springhill	W

**Representative of:**

- Local community views

**Receptor Sensitivity** **Medium-low**

**Existing View** This is a brief window of visibility afforded between sections of roadside vegetation from a small local laneway to the east of the site. The foreground is contained in dense scrub and ivy-clad trees. Farmed fields and tree-lined hedgerows can be seen for a short distance beyond. There is also a glimpse of the upper levels of Bewleys Airport Hotel between trees. It should be noted that rural dwellings in the vicinity may be afforded slightly more open views, but across a similar landscape context.

**Visual Impact prior to the establishment of mitigation.** The uppermost section of the tallest structures proposed as part of the WwTP will be partially visible above and between the intervening tree lined hedgerows. Due to the light tone of the upper sections of the proposed buildings, they will not present in strong contrast against the sky and may not be noticed by a casual observer. Due to the high degree of screening, the visual presence of the WwTP is deemed to be minimal.

The view of tall building tops through the branches and gaps in the middle ground vegetation will marginally reduce the integrity of this rural vista, though it may not be apparent what form of development the structures relate to. This is not likely to noticeably

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reduce visual amenity for residents in this area.

On the basis of the reasons outlined above, the magnitude of visual impact is judged to be Low negligible.

**Visual Impact following mitigation establishment (approx. 7yrs)**

Following the establishment of mitigation screen planting there will be even less potential to obtain glimpses of the WwTP buildings as the band of vegetation that crosses the near skyline will be further consolidated. Consequently, the magnitude of visual impact is deemed to reduce to negligible.

**Seasonal variation in visual impacts.**

There is a more potential to discern the proposed development through a veil of winter branches that during summer months when the trees are in-leaf. However, following the establishment of a dense band of mitigation screen planting that incorporates some evergreen species the post-mitigation impact will remain negligible.

**Summary**

Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium low	Low negligible	Slight-imperceptible
<b>Residual</b>	Medium low	Negligible	<b>Imperceptible</b>

Viewshed Reference Point		Direction of View
VP4	Private dwelling at Middletown	S

**Representative of:**

- Local community views

**Receptor Sensitivity**

**Medium low**

**Existing View**

This is relatively open view to the south across the flat farmland in the central study area from one of the closest dwellings to the proposed WwTP site. The view consists of large fields and sporadic tree lined hedgerows. The Dublin mountains can be seen rising in the distance above the treetops lining the middle ground. Aside from the view of Bewleys Airport Hotel to the southwest (right hand side of the view) there is little other built development within this rural scene.

**Visual Impact prior to the establishment of mitigation**

The proposed development is seen at a prominent scale from this short viewing distance and it also has a broad lateral extent from this angle, which takes in the long northern elevation. Notwithstanding, only the taller structures of the development tend to rise noticeably above the ground plain and vegetation and they are loosely arranged with generous gaps between. The WwTP will become the defining feature of this currently

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fairly homogenous rural view and will have a dominant visual presence, but without a sense of overbearing.

The rural amenity of the current vista will be considerably reduced by the introduction of an extensive industrial development in the near middle ground and there will be a sense that the urban area of Dublin is encroaching and altering the landscape character from rural to peri-urban. The distant view of the Dublin Mountains will also be substantially obstructed by the two inlet works structures. The predominantly vegetated skyline of the open southerly vista will be substantially defined by built structures and there will be a stronger sense of containment to the view.

For the reasons outlined above, the magnitude of visual impact is deemed to be High prior to the establishment of mitigation screen planting.

**Visual Impact following mitigation establishment (approx. 7yrs)**

Following the establishment of mitigation screen planting there will be a noticeable reduction in the visibility of built structures from the development. Only the upper most portions of the two tallest inlet work structures will remain visible above the proposed planted embankment. The planted buffer zone between the northern building line of the WwTP and the intervening stream will provide a consolidated and permanent urban / rural edge. Whilst the sense of containment of the view may even increase marginally with vegetation establishment the substantially vegetated skyline will return. Following mitigation establishment, the magnitude of visual impact is deemed to reduce to Medium.

**Seasonal variation in visual impacts**

There may be a marginally increased view of the uppermost portions of tallest structures of the scheme during winter months through a dense veil of winter vegetation. However given the light tone (low contrast) of the upper sections of the tallest buildings and the dense band of vegetation (including some evergreen species) it is not considered that the visual impact magnitude will be measurably increase during winter months.

**Summary**

Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium low	High	Substantial-moderate
<b>Residual</b>	Medium low	Medium	Moderate-slight

Viewshed Reference Point		Direction of View
VP5	Springhill House	WSW

**Representative of:**

- Local community views
- A Stately House and demesne
- A Highly Sensitive Landscape (HSL) zoning

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**Receptor  
Sensitivity**

**Medium**

**Existing View**

This is a pleasantly contained pastoral view across a small watercourse and farmed fields. The fields are of a modest size and are lined by mixed species tree lined hedgerows that afford filtered views through a parkland-like setting that is typical of many demesne remnants.

**Visual Impact prior  
to the  
establishment of  
mitigation**

The uppermost sections of the tallest WwTP structures will be partially visible through the intervening tree-lined hedgerows in the most open aspect of the south-westerly view. These appear tightly clustered when seen from this angle, which results in a contiguous roofline profile in this section of the view. Nonetheless, they have a combination of light and dark tones which serves to blend them against the sky, reduce their perceived bulkiness and camouflage them within the darker vegetation. Consequently, the visual presence of the scheme is deemed to be sub-dominant.

The proposed scheme represents relatively intense built development within a section of view that is currently characterised by the absence of such development. Furthermore, the angular profile of the amalgamated WwTP rooflines will detract slightly from the softer, vegetated skyline currently seen to the southwest. However, these effects are strongly diluted by the high degree of screening.

On balance of the factors described above the magnitude of visual impact is deemed to be Medium-low prior to the establishment of mitigation screen planting.

**Visual Impact  
following mitigation  
establishment  
(approx. 7yrs)**

Following the establishment of mitigation screen planting there will be marginally less of the built structures visible and the hard edge of some sections of roofline will be screened and softened by the proposed planting. Consequently, the magnitude of visual impact is deemed to reduce to Low.

**Seasonal variation  
in visual impacts.**

Given the width and density of the proposed screen planting it will form an effective screen even during winter months and it is not considered that the marginally increased visibility of the scheme during these periods will result in a noticeably increased visual impact.

**Summary**

Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium	Medium-low	Moderate-slight
<b>Residual</b>	Medium	Low	Slight

Viewshed Reference Point		Direction of View
VP6	Baskin Lane near intersection with Clonshagh Road	SSE

**Representative of:**

- Local Community Views



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<b>Receptor Sensitivity</b>	<b>Medium-low</b>
<b>Existing View</b>	This is a relatively open, but short distance vista up a gentle slope. It consists of a reasonably large tillage field that is bounded by low scrubby hedgerows and the occasional mature tree. A glimpse of a hilltop from the Dublin Mountains is just discernable above the vegetated foreground ridge.
<b>Visual Impact prior to the establishment of mitigation</b>	Only a partial glimpse of a couple of sections of roofline from the proposed WwTP site is afforded from here through the scrubby hedgerow that lines the near ridge. These are very unlikely to be noticed by a casual observer. Thus, the visual presence is deemed to be minimal and there will be no material impact on visual amenity. For these reasons the magnitude of visual impact is considered to be Negligible.
<b>Visual Impact following mitigation establishment (approx. 7yrs)</b>	The proposed mitigation screen planting is unlikely to have any effect on this view as it is only the highest sections of roofline that are partially visible and the proposed planting will not screen them from this distance.
<b>Seasonal variation in visual impacts.</b>	The roofline of the proposed WwTP is likely to be more visible during winter months when the intervening hedgerow is bare, but it will still remain veiled by branches. It is also important to note that the vast majority of the scheme is screened by terrain at this location so there will be little consequence for the overall visual impact, which is deemed to remain negligible throughout the year.
<b>Summary</b>	Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium-low	Negligible	Imperceptible
<b>Residual</b>	Medium-low	Negligible	Imperceptible

Viewshed Reference Point		Direction of View
VP7	M1 Airport Interchange	SE

- Representative of:**
- A major transport route
  - An arrival view for tourists exiting Dublin Airport

**Receptor Sensitivity** **Low**

**Existing View** This is a slightly elevated view from the interchange that connects M1 motorway traffic and Dublin Airport. Though this particular view would be an obscure oblique view for traffic that is heading west towards the Airport it represents a worst-case scenario in terms of visual exposure from this locality. The view is dominated by the transport corridor, which includes 6 lanes of traffic plus hard shoulder and planted embankments.

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Beyond to the east can be seen the top of Howth Head in the distance above intervening tree tops that form a largely vegetated skyline in the middle distance. One exception is the view of Bewleys Airport Hotel through a line of poplar trees to the south.

**Visual Impact prior to the establishment of mitigation**

Only the roofline of one of the inlet works buildings can be seen from here above intervening vegetation just to the right of the band of conifers in the near middle distance. It will be barely discernable in the context of this busy and complex vista, which already contains significant scale infrastructural development in the form of the road corridor. As a result the WwTP scheme is judged to have a minimal visual presence and virtually no effect on visual amenity at this location. A Negligible magnitude of visual impact is predicted.

**Visual Impact following mitigation establishment (approx. 7yrs)**

The main benefit of mitigation screen planting for views from this location is that it will add density to the winter screening of the facility when foreground vegetation will present a slightly more permeable screen. The visible roofline will remain visible and a negligible impact is still considered to occur.

**Seasonal variation in visual impacts.**

See above.

**Summary**

Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Low	Negligible	Imperceptible
<b>Residual</b>	Low	Negligible	Imperceptible

Viewshed Reference Point		Direction of View
VP8	Glazed skyway between sections of Dublin Airport Terminal 2	SE

**Representative of:**

- An arrival view for tourists exiting Dublin Airport

**Receptor Sensitivity** **Low**

**Existing View**

This is a relatively unique view from the tubular glazed skyway at terminal 2. The eastward vista takes in a cluttered and complex foreground of airport, transport and logistics related infrastructure. This includes multi-storey airport hotels and office blocks as well as parking and set-down areas. In the distance, Howth Head can be seen rising above a plinth of vegetation formed by stacked hedgerows on the intervening lower ground. The farmed landscape from which this vegetation rises is not apparent within this vista. There is a partial view of the waters of Dublin Bay, which presents as a narrow sliver between sections of vegetation and the numerous light poles in the foreground.

**Visual Impact prior to the establishment of**

The tallest of the structures proposed, as part of the WwTP will be seen to rise from within the band of distant middle ground vegetation. Whilst even at this considerable distance, they present as relatively tall and bulky structures, they are visually absorbed to a high degree by the complexity and busyness of the scene as well as the numerous

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**mitigation** other points of focus. In this context the proposed development is considered to have a visual presence in the order of sub-dominant to minimal.

In terms of visual amenity, the proposed WwTP development is consistent with the scale and nature of other forms of development within this vista and, in this instance, there is little sense of the more rural context in which it sits. The inlet works structures will partially obstruct the view of the sea, but in the context of other structures, such as Bewleys Hotel, doing likewise. This is by no means an iconic view of the sea and most passers-by are unlikely to be aware it is visible at all.

For the reasons outlined above the magnitude of visual impact is deemed to be Low prior to the establishment of mitigation screen planting.

**Visual Impact following mitigation establishment (approx. 7yrs)** Following the establishment of mitigation screen planting, the existing band of vegetation that will already substantially screen the lower aspects of the development will be bolstered and will screen slightly more of the structures leaving only rooflines visible. There may also be a marginally reduced view of the landscape / seascape beyond the development. The visual impact magnitude is not likely to reduce to the degree that a lesser judgement would be applied.

**Seasonal variation in visual impacts.** There will be a barely discernable difference in the visual exposure of the scheme across seasons due to the density of stacked vegetation including the proposed additional screen planting.

**Summary** Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Low	Low	Slight-imperceptible
<b>Residual</b>	Low	Low	<b>Slight-Imperceptible</b>

Viewshed Reference Point		Direction of View
VP9	Baskin Lane at Ballymacartle	SSW

**Representative of:**

- Local Community views

**Receptor Sensitivity** **Medium-low**

**Existing View** This is a short distance view across small pastoral fields that are contained by scrubby tree lined hedgerows. There is a filtered view of an adjacent field and taller treelines in the middle distance. This viewing location is flanked by rural / residential dwelling on either side, which is typical of this section of Baskin Lane

**Visual Impact prior to the establishment of** Due to a combination of both terrain and vegetation screening from hedgerows, the proposed WwTP is not likely to be visible at all from this location. Though there is some potential for minor scheme visibility from the rear of dwellings on this section of road where particularly open views occur, this is likely to involve only partial glimpses of taller

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**mitigation** structures at a considerable viewing distance. The magnitude of visual impact is predicted to be negligible in either case.

**Visual Impact following mitigation establishment (approx. 7yrs)** Mitigation screen planting is not likely to be noticed from this location or surrounding residences due to intervening hedgerows.

**Seasonal variation in visual impacts.** If the proposed development were to be potentially revealed during winter months through existing hedgerow vegetation, the density of the proposed mitigation screen planting will ensure that the magnitude of visual impact remains negligible.

**Summary** Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium-low	Negligible	Imperceptible
<b>Residual</b>	Medium-low	Negligible	Imperceptible

Viewshed Reference Point		Direction of View
VP10	St Doolagh's Church on the Malahide Road	W

- Representative of:**
- A heritage feature
  - Local community views
  - A major route

**Receptor Sensitivity** **Medium**

**Existing View** This is a short distance vista across a pastoral landscape of pleasantly contained fields and mature treelines from the churchyard at St Doolagh's. Whilst the view is relatively open downslope to the south, it is truncated by terrain and mature vegetation to the west. The character of this setting reflects that of the demesne landscapes that link along this section of the Malahide Road.

**Visual Impact prior to the establishment of mitigation** There is no view of the proposed development from this location and due to screening by a combination of terrain and dense vegetation and as a result, the magnitude of visual impact is deemed to be Negligible by default.

**Visual Impact following mitigation** Mitigation planting will not be visible from here.

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**establishment  
(approx. 7yrs)**

**Seasonal variation in visual impacts.** Even during winter months the scheme will remain fully screened.

**Summary** Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium	Negligible	Imperceptible
<b>Residual</b>	Medium	Negligible	Imperceptible

Viewshed Reference Point		Direction of View
VP11	Sports Ground adjacent to N32 (Craobh Chiarain Hurling and Football Club)	N

**Representative of:**

- Local community views
- A recreational amenity

**Receptor Sensitivity** **Low**

**Existing View** This is a view to the north across a modest sports ground facility consisting of two pitches and a two-storey clubhouse. There is a minor degree of containment provided by surrounding tree lined hedgerows and these also limit more distant views to the north

**Visual Impact prior to the establishment of mitigation** Aside from some partial glimpses of the taller rooflines at the outlet works (eastern) end of the WwTP scheme, the development will be entirely screened from view at this location by a combination of terrain, hedgerows and the clubhouse building. Indeed, it is unlikely to be noticed by players and supporters utilising the sports fields or to affect their visual amenity to a measurable degree. Thus the magnitude of visual impact is considered to be Negligible.

**Visual Impact following mitigation establishment (approx. 7yrs)** As it is only the tallest structures of the scheme that are partially visible from here, the proposed mitigation screen planting is unlikely to have any ameliorating effect because it is not likely to be visible.

**Seasonal variation in visual impacts.** The roofline and upper sections of the tallest outlet works structures may be marginally more visible through winter vegetation, but given the density of the screening it will remain heavily veiled. It is not considered that the visual impact magnitude will be markedly different across seasons.

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**Summary** Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Low	Negligible	Imperceptible
<b>Residual</b>	Low	Negligible	Imperceptible

Viewshed Reference Point		Direction of View
VP12	Sports ground adjacent to Balgriffin Cemetary (Cumann Peil Innisfail)	W

**Representative of:**

- Local community views
- A recreational amenity

**Receptor Sensitivity** **Low**

**Existing View** This view consists of a series of sports pitches that are pleasantly contained by Mature woodland trees leaving only a small window of open visibility into the rural landscape beyond to the west.

**Visual Impact prior to the establishment of mitigation** Several of the taller structures (tanks) at the north-eastern corner of the scheme will be partially visible from here at a modest scale through a gap in the mature woodland vegetation that surrounds the western end of the sports ground. The visible upper sections of these structures will present with a low degree of contrast against the sky and although they will not be a prominent feature of the view, they occur in a previously undeveloped section of the vista. In the context of an urban edge sports ground surrounded by a range of peri-urban land uses, it is not considered that the partial and relatively distant view of the proposed development represents a significant detraction from visual amenity. Overall, the pre-mitigation visual impact is deemed to be Low.

**Visual Impact following mitigation establishment (approx. 7yrs)** Only the top of the perimeter mitigation screen planting is likely to penetrate into view from here but it will slightly reduce the view of the proposed structures leaving only their rooflines visible. It may also sever to generate a stronger of distance and separation to the built context of the development by filling the existing gap in the vegetation that surrounds the sports ground. Thus, the magnitude of visual impact I judged to reduce to Low-negligible.

**Seasonal variation in visual impacts.** Even during the winter period, the density of screen vegetation is likely to preclude views of the distant WwTP facility.

**Summary** Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

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	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Low	Low	Slight imperceptible
<b>Residual</b>	Low	Low negligible	<b>Imperceptible</b>

Viewshed Reference Point		Direction of View
VP13	Belcamp Park	N

**Representative of:**

- Local Community Views

**Receptor Sensitivity**                      **Medium low**

**Existing View**                      This is a view across Belcamp Park that is enjoyed by the residents of Swift’s Park within the suburb of Darndale. The foreground comprises of the park itself where amenity trees afford filtered views to a heavily vegetated northern boundary lined by mature conifers and broadleaf trees.

**Visual Impact prior to the establishment of mitigation**                      The proposed WwTP buildings will not be visible from here due to the dense screen of vegetation along the northern boundary of Belcamp Park. Considerable vegetation also lines the corridor of the R139 just beyond. The magnitude of visual impact will therefore be Negligible by default. This view has been used for illustrative purposes to indicate the absence of noticeable impacts at one of the nearest residential estates to the site.

**Visual Impact following mitigation establishment (approx. 7yrs)**                      The proposed mitigation planting is not likely to be visible from here, other than to add density to veil of winter vegetation between the viewpoint and the proposed buildings.

**Seasonal variation in visual impacts.**                      Even during winter months it is unlikely that the silhouette of any of the proposed WwTP buildings will appear through the existing dense layers of intervening screening. Visibility is even less likely once mitigation planting becomes established.

**Summary**                      Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium low	Negligible	Imperceptible
<b>Residual</b>	Medium low	Negligible	<b>Imperceptible</b>

Viewshed Reference Point		Direction of View
VP14	St Francis Hospice (Abbotstown Pumping Station View)	S

**Representative of:**

- A care facility

**Receptor Sensitivity**                      **Medium**

**Existing View**                      This is a pleasant and slightly elevated view from an upper level window at the south-western corner of St Francis Hospice. It takes in a view across an adjacent pastoral field that is contained by mature woodland and also contains occasional standalone trees. Views are much more limited at ground level due to dense planting along the southern side of an internal access road. The field is mown in a flowing pattern, which it is understood defines the cross-country running track of the National Sports Campus.

**Visual Impact prior to the establishment of mitigation**                      The proposed pumping station building and perimeter fencing will be partially visible from here between existing foreground trees for viewers in the upper level rooms of the southern façade of St Francis Hospice. It represents an additional built structure within a relatively undeveloped section of the view, but will not detract significantly from the visual amenity of this scene. Instead it is likely to appear as a maintenance or storage facility associated with the upkeep of the pastoral / parkland grounds within which it is contained. For these reasons, the magnitude of visual impact is deemed to be Low-negligible prior to the establishment of mitigation.

**Visual Impact following mitigation establishment (approx. 7yrs)**                      The mitigation planting is intended to blend the sensitively designed structure into its surrounding landscape context rather than to simply screen it. Though the pumping station facility will be only slightly less visible once planting has become established it will appear more consolidated and established within its surrounding landscape context. Consequently the magnitude of visual impact is deemed to reduce to Negligible following mitigation.

**Seasonal variation in visual impacts.**                      The structure is likely to be more clearly visible during winter months, but due to its modest scale and considered design it is not considered to have any greater impact on visual amenity.

**Summary**                      Based on the assessment criteria and matrices outlined at section 13.2.3 of Chapter 13, the significance of residual visual impact is summarised below.

	Visual Receptor Sensitivity	Visual Impact Magnitude	Significance of Visual Impact
<b>Pre-mitigation</b>	Medium	Low-negligible	Slight-imperceptible
<b>Residual</b>	Medium	Negligible	<b>Imperceptible</b>