

CUNNANE STRATTON REYNOLDS

LANDSCAPE AND VISUAL APPRAISAL
Kinsale Road LRD, Cork.

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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 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 development at the former Vitae Cortex Site, Kinsale Road, 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.

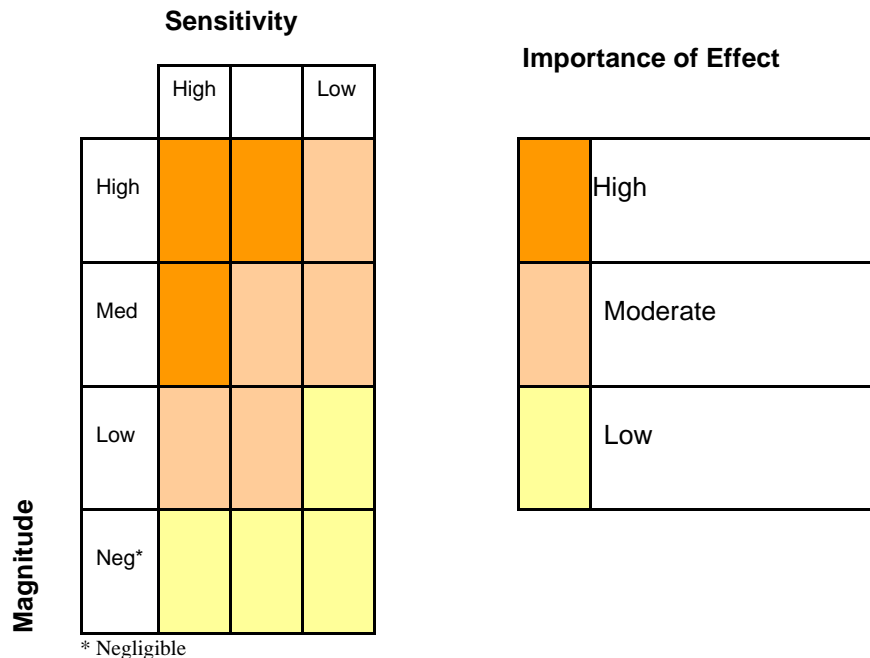


Figure 1.1: Guide to the classification of the level of effects

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.
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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 will consist of a Large-Scale Residential Development (LRD), comprising 170no. residential units (158no. apartments and 12no. townhouse apartments, to include 51no. 1-bed units, 84no. 2-bed units, 35no. 3-bed units) arranged in 4no. blocks varying in height from four to nine storeys over ground. The proposed development also includes a crèche; café; management office; 4no. retail units; car parking and cycle parking provided on surface and within an undercroft; the provision of private, communal and public open space and all associated site development, landscaping and drainage works on the site of the Former Vita Cortex Facility, Kinsale Road and Pearse Road, Cork.

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, 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.*

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.

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.

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.

1.5 The Site



Figure 1.5: Site Location Map

(Source: Google Earth)

1.5.1 Description of Site

The subject site is located between Kinsale Road and Pearse Road just south of Turner's Cross, Cork City. The site adjoins Musgrave Park to the south, and an Auto Spare parts premises and houses to the north. The site has been the subject of clearance works and is currently in a state of transition with security fencing and hoarding in place along the site boundaries. The only vegetation of note on the site is a continuous line of conifer trees along part of the northern boundary. The site falls from west to east by approx. 2.5m at its northern extremity and by approx. 4.1m at its southern extremity.



Plate 1.5.1 View eastward across site from Pearse road



Plate 1.5.2 View eastward across site from Pearse road



Plate 1.5.3 View westward across site from Kinsale Road



Plate 1.5.4 View southward along Kinsale Road showing site hoarding

1.5.2 Local Landscape Character



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

The local area has mixed character comprised of extensive residential areas along with neighbourhood shops, supermarkets, sports grounds, retail parks, commercial business premises and public houses. The area is also subject to considerable change as reflected in the zoning of lands in the locality and some recent planning approvals for developments in the locality such as the high-density residential development at the former Creamfields site further south along Kinsale Road, a primary care centre on the Creamfields site and a granted Part 8 apartment development.



Plate 1.5.5 View of northward from Tramore Road / Kinsale Road junction



Plate 1.5.6 View of local neighbourhood shops at Kinsale Road / Oearse Road junction



Plate 1.5.7 View eastward along Slieve Mish Park to the east of the subject site

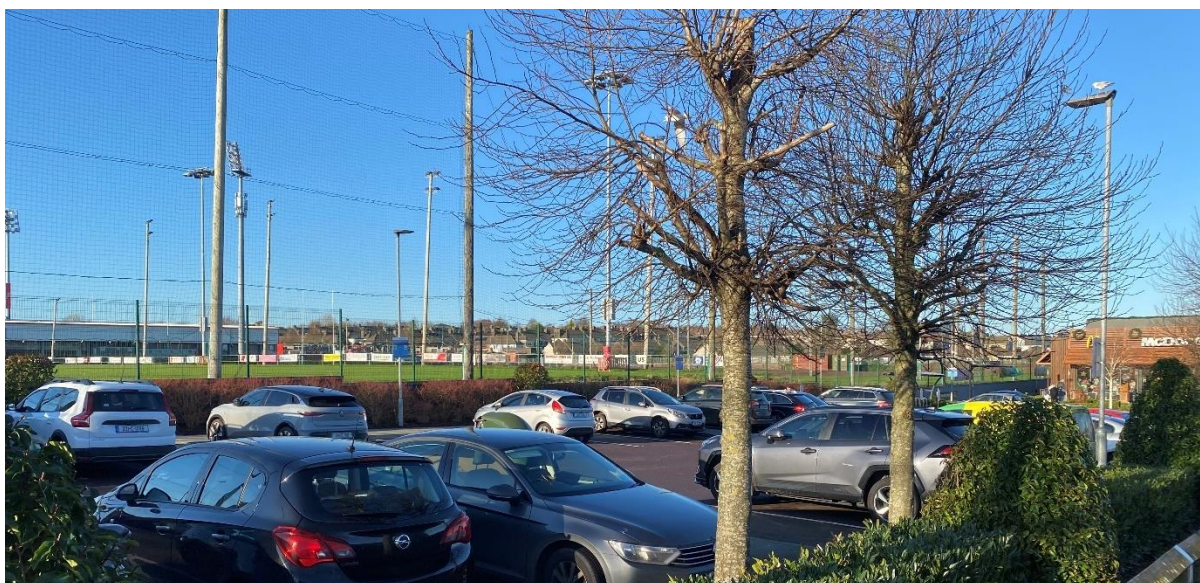


Plate 1.5.8 View onto Virgin Media Park located to the south of the subject site



Plate 1.5.9 View southward along Pearse Road



Plate 1.5.10 View south-eastward across Turner's Cross Retail Park

1.5.3 Landscape Designations

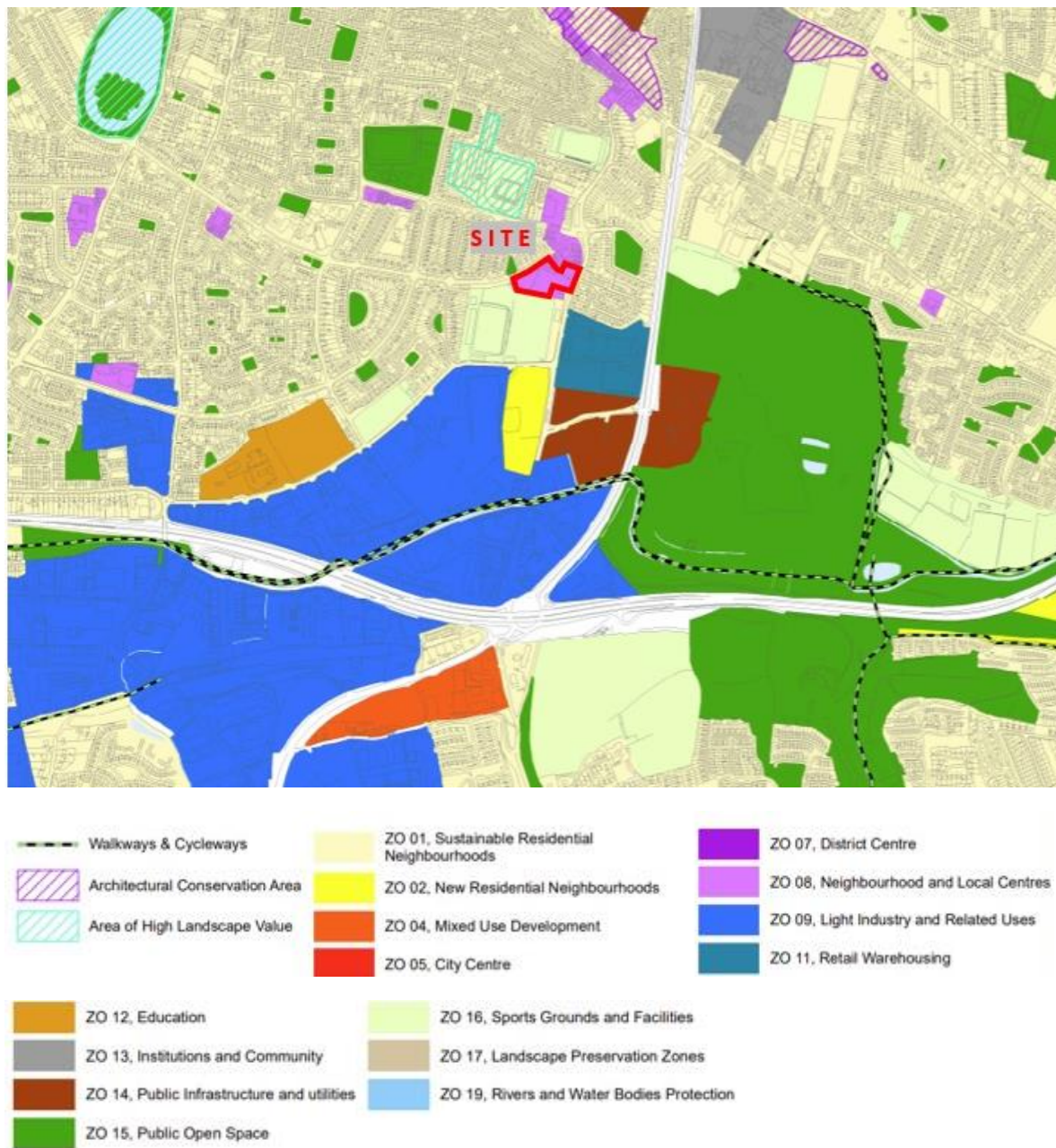


Figure 1.6: Cork City Development Plan 2022-28 - Landscape Designations

National Inventory of Architectural Heritage (NIAH) Structures:

The following NIAH designated structures are located within 0.2 km of the site:

20,870,012: St. Joseph's Cemetery Chapel

20,870,014: St. Joseph's Cemetery Mausoleum

20,870,015: St. Joseph's Cemetery Gates / Railings / Walls

20,870,016: House on Curragh Road

National Monuments:

The following National Monument entity is located within 0.2 km of the site:

CO10770- Graveyard on Churchyard Lane

CO10771- Graveyard on Churchyard Lane

Area of High Value Landscape (HLV):

The following RMP entities are located within 0.2 km of the site:

St. Joseph's Cemetery, Tory Top Road

Cork City Council View Management Framework

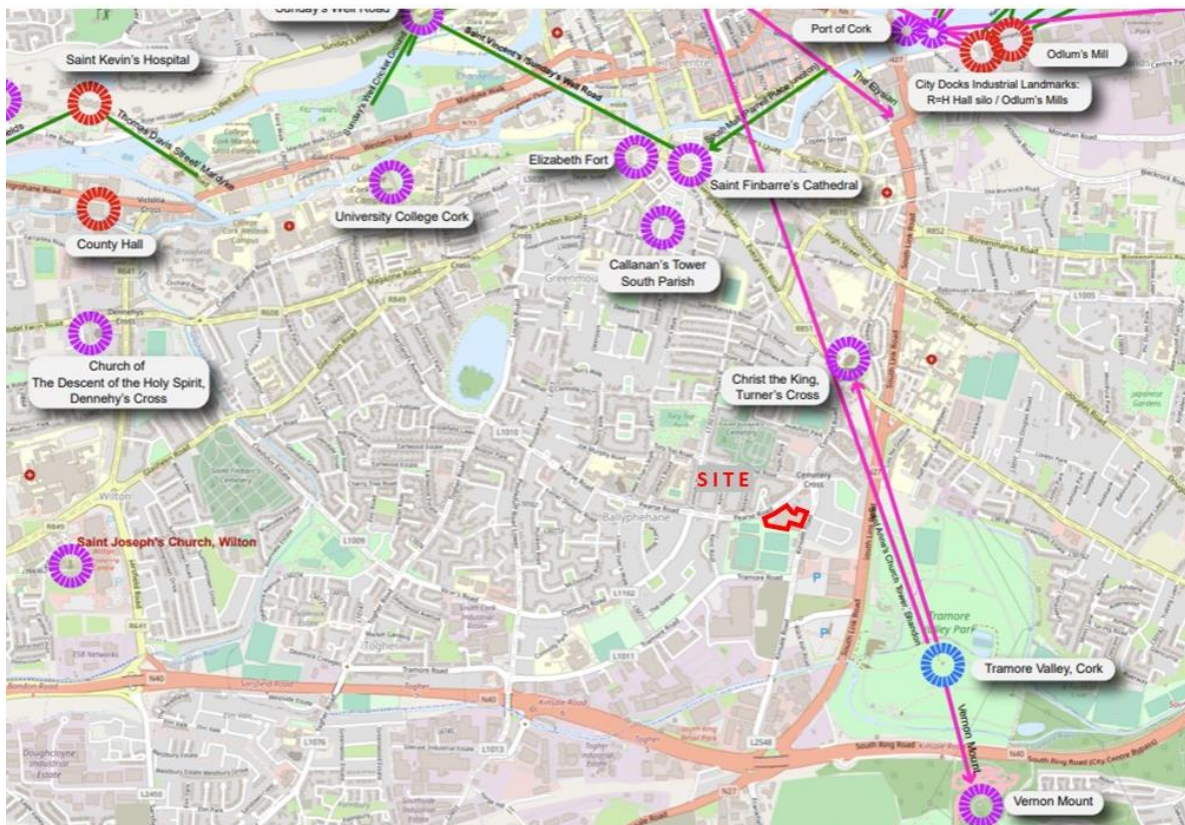


Figure 1.7: Cork City Development Plan 2022-28 – View Management Framework

1.5.4 Summary of Landscape Character and Values

- The local area has mixed character comprised of extensive residential areas along with neighbourhood shops, supermarkets, sports grounds, retail parks, commercial business premises and public houses. The area is also subject to considerable change as reflected in the zoning of lands in the locality and some recent planning approvals for developments in the locality such as a high-density residential development at the former Creamfields site further south along Kinsale Road, a primary care centre at the Creamfields site, a permitted, under construction, sports building at the adjacent Virgin Media Park, and an adjacent granted Part 8 apartment development.
- The subject site has been cleared of buildings and is in a state of transition.

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 can 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 is in a state of transition following recent demolition of former light industrial buildings

Heritage/Conservation interests

There are no heritage or conservation designations associated with the site

Scenic Quality

The subject site is in a state of disturbance and transition following recent demolition of former light industrial buildings

Rarity

The site has no rare built or natural features

Perceptual aspects

The site is currently devoid of function and has a transitional character

Recreation Value

The site does not currently have any recreational value.

Conservation Values

Conservation values reflect the need to take account of existing landscape elements which warrant protection / conservation.

- The need to avoid adversely affecting sensitive views in the local landscape.
- The need to avoid adversely affecting valued landscape features and destinations in the locality.
- The need to avoid adversely affecting established local residential neighbourhoods.

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 sensitively transform the derelict site in fulfilment of the development potential of the site and to make a positive contribution toward the evolution of the area.

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.

Locations for viewpoints identified include:

Views from the south

- View from Kinsale Road

Views from the north

- View from Curragh Road
- View from Kinsale Road
- View from Pearse Road
- View from Tory Top Road
- View from O'Growney Crescent

Views from the east

- View from Green Lawn
- View from Slieve Mish Park

Views from the west

- View from Pearse Road
- View from St. Luke's Graveyard

A list of the 13 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: 3D Design Bureau)

(Source: 3D Design Bureau)

Viewpoint	Description	Distance to Site
1	View from Kinsale Road	30m
2	View from Kinsale Road	Adjacent
3	View from Kinsale Road	50m
4	View from Kinsale Road	170m
5	View from Pearse Road	80m
6	View from Pearse Road	60m
7	View from Kinsale Road / Pearse Road Junction	140m
8	View from Curragh Road	240m
9	View Tramore Valley Park	600m
10	View from O'Growney Crescent	100m
11	View from Tory Top Road	175m
12	View from Green Lawn	175m
13	View from Slieve Mish Park	80m

Table 1.5: Viewpoints contained in Photomontage booklet.

1.6 Landscape and Visual Appraisal

1.6.1 Landscape Effects

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**. The proposed development will incur change contemplated in the zoning objective and reflected in developments permitted in the vicinity, transforming the former light industrial site to a new neighbourhood comprised of apartments, retail outlets and a central pedestrian boulevard with adjoining open spaces.

The proposed apartment buildings range from four to nine storeys in height. The development will incur a change to the character and perception of the local area within which traditional two-storey suburban housing will be punctuated by higher density development.

The nature of the proposed development is reflective of on-going change in the wider locality, the proximity of the site to the city centre and the zoning of the lands for *Neighbourhood and Local Centre*. The development will deliver a high-quality neighbourhood which is evident in the design characteristics of the proposed buildings and the integration of accessible, up-lifting public realm spaces and green infrastructure.

Overall, the landscape effect is considered to be **Beneficial**.

1.6.2 Visual Effects

Photomontages

Based on the desk study, review of the proposed development, site characteristics and sensitivity, as well as visibility of the site, thirteen representative viewpoints (listed in Table 1.6) were selected to assist in the appraisal of visual effects. The photomontages were prepared by 3D Design Studio. 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.

Viewpoint 1 - View from Kinsale Road

Existing View

This view southward along Kinsale Road shows the subject site in the context of local residential neighbourhood. Flood lights at Musgrave Park rugby ground and McDonalds fast food outlet are visible in the middle distance. The subject site to the right has protective hoarding along its perimeter which screens views onto the site itself.

Visual Receptor Sensitivity

The viewpoint is located on a busy route to and from the city centre. Viewers will be primarily local residents and those who use the local road network regularly going to and from places of work or shopping who are considered to be of Medium sensitivity.

Proposed View - Magnitude of Change

The proposed view shows the scale and form of the proposed buildings along Kinsale Road, and the upper storeys of one of the apartment blocks within the site in the background. The proposed development will constitute a prominent but not necessarily uncharacteristic intervention in the suburban setting with an appropriately-scaled intervention.

Magnitude of Change

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 considered **High**, and the quality of the effect is **Beneficial** in the short term and in the medium to long term. The proposed development will have a positive effect on the locality by introducing clearly defined form and function in place of the redundant former industrial site. The proposed development will provide passive supervision for pedestrians and cyclists along the road. The design qualities of the development are expressed in its form, materiality and detailing of elevations including variation in height, accommodation of balconies, fenestration, colour contrasts and variations in the building line.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Medium, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 2 - View from Kinsale Road

Existing View

This view northward along Kinsale Road shows the subject site in the context of local residential neighbourhood where existing housing is generally two-storey in height. The subject site has protective hoarding along its perimeter and its derelict, redundant condition is partially evident through the entrance gate. A line of coniferous trees is visible along the northern site boundary.

Visual Receptor Sensitivity

The viewpoint is located on a busy route to and from the city centre. Viewers will be primarily local residents and those who use the local road network regularly going to and from places of work or

shopping who are considered of Medium sensitivity. Local residents opposite the subject site are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows the height and scale of the proposed buildings along Kinsale Road and the configuration of other buildings on the site to the rear. The proposed development will constitute a prominent but not necessarily uncharacteristic intervention in the suburban setting with an appropriately-scaled intervention.

Magnitude of Change

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 considered **High**, and the quality of the effect is **Beneficial** in the short term and in the medium to long term. The proposed development will have a positive effect on the locality by introducing clearly defined form and function in place of the redundant former industrial site. The proposed development will provide passive supervision for pedestrians and cyclists along the road. The design qualities of the development are expressed in its form, materiality and detailing of elevations including variation in height, accommodation of balconies, fenestration, colour contrasts and variations in the building line.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Medium, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 3 - View from Kinsale Road

Existing View

This view northward along Kinsale Road shows the subject site in the context of the adjacent apartment site and fast food outlet. Surrounding housing in the area is screened from view by tree cover. The subject site has protective hoarding along its perimeter which screens views onto the site. A line of coniferous trees within the site is visible along the northern site boundary further along the road.

Visual Receptor Sensitivity

The viewpoint is located on a busy route to and from the city centre. Viewers will be primarily local residents and those who use the local road network regularly going to and from places of work or shopping who are considered of Medium sensitivity. Local residents opposite the subject site are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows the height and scale of the proposed buildings along Kinsale Road and another block within the site. The proposed development will constitute a prominent but not necessarily uncharacteristic intervention in the suburban setting with an appropriately-scaled intervention.

Magnitude of Change

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 considered **High**, and the quality of the effect is **Beneficial** in the short term and in the medium to long term. The proposed development will have a positive effect on the locality by introducing clearly defined form and function in place of the redundant former industrial site. . The proposed development will provide passive supervision for pedestrians and cyclists along the road . The design qualities of the development are expressed in its form, materiality and detailing of elevations including variation in height, accommodation of balconies, fenestration, colour contrasts and variations in the building line.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Medium, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 4 - View from Kinsale Road

This view northward shows the mixed-use characteristics associated with this part of Kinsale Road where business premises, a fast-food outlet and Musgrave Park sports ground area located. Houses are visible opposite the site in the middle distance and the distant Montenotte / Tivoli ridge provides a backdrop to the view. The subject site has protective hoarding along its roadside perimeter and a line of coniferous trees within the site is visible along the northern site boundary.

Visual Receptor Sensitivity

The viewpoint is located on a busy route to and from the city centre. Viewers will be primarily local residents and those who use the local road network regularly going to and from places of work or shopping who are considered of Medium sensitivity. Local residents opposite the subject site are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows the height and scale of the proposed buildings along Kinsale Road and another block within the site. The proposed development will constitute a prominent but not necessarily uncharacteristic intervention in the suburban setting with an appropriately-scaled intervention.

Magnitude of Change

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 considered **High**, and the quality of the effect is **Beneficial** in the short term and in the medium to long term. The proposed development will have a positive effect on the locality by introducing clearly defined function and destination in place of the redundant former industrial site and will provide passive supervision for pedestrians and cyclists along the road. The design qualities of the development are expressed in its form, materiality and detailing of elevations.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be High, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 5 - View from Pearse Road

This view north-eastward along Pearse Road shows the boundary fence along Musgrave Park in the foreground and the protective boundary along the subject site in the middle distance. The two-storey housing which prevails in the local neighbourhoods is visible further along the road.

Visual Receptor Sensitivity

The viewpoint is located on a busy route to and from the city centre. Viewers will be primarily local residents and those who use the local road network regularly going to and from places of work or shopping who are considered of Medium sensitivity. Local residents opposite the subject site are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows the scale and form of the proposed buildings along Kinsale Road and the block within the site to the rear. The proposed development will constitute a prominent but not necessarily uncharacteristic intervention in the suburban setting with an appropriately-scaled intervention.

Magnitude of Change

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 considered **High**, and the quality of the effect is **Beneficial** in the short term and in the medium to long term. The proposed development will have a positive effect by introducing clearly defined form and function in place of the redundant former industrial site and will provide passive supervision for pedestrians and cyclists along the road. The design qualities of the development are expressed in its form, materiality and detailing of elevations.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be High, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 6 - View from Pearse Road

This view south-westward along Pearse Road shows the protective boundary fence along the subject site and Musgrave Park sports ground and floodlighting in the background. One and two-storey housing typologies typical of the local neighbourhood are visible to either side of the road.

Visual Receptor Sensitivity

The viewpoint is located on a busy route to and from the city centre. Viewers will be primarily local residents and those who use the local road network regularly going to and from places of work or shopping who are considered of Medium sensitivity. Local residents opposite the subject site are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows the scale and form of the proposed buildings along Pearse Road. The proposed development will constitute a prominent but not necessarily uncharacteristic intervention in the suburban setting with an appropriately-scaled intervention.

Magnitude of Change

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 considered **High**, and the quality of the effect is **Beneficial** in the short term and in the medium to long term. The proposed development will have a positive effect on the locality by introducing clearly defined form and function in place of the redundant former industrial site and will provide passive supervision for pedestrians and cyclists along the road. The design qualities of the development are expressed in its form, materiality and detailing of elevations including variations in the building line, the accommodation of balconies, fenestration, and colour contrasts.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Medium, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 7 - View from Kinsale Road / Pearse Road Junction

This view southward from the Kinsale Road / Pearse Road junction shows the local residential neighbourhood along with local shop and public house. Part of the Musgrave Park complex is visible in the background along Pearse Road to the right.

Visual Receptor Sensitivity

The viewpoint is located on a busy route to and from the city centre. Viewers will be primarily local residents and those who use the local road network regularly going to and from places of work or shopping who are considered of Medium sensitivity. Local residents opposite the subject site are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows that part of the proposed development will be visible to the rear of existing buildings at the junction as well as along Pearse Road where the development fronts onto the road.

Magnitude of Change

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 considered **Moderate**, and the quality of the effect is **Neutral** in the short term and in the medium to long term. The proposed development will be evident but not dominant in the view from this location. It will introduce more definition along Pearse Road and provide passive supervision for pedestrians and cyclists along that route.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Negligible, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 8 - View from Curragh Road

This view southward from Curragh Road shows the local residential neighbourhood along with business premises in the foreground to the right and local shops in the middle distance. Part of the Musgrave Park complex is visible in the background along Pearse Road to the right.

Visual Receptor Sensitivity

The viewpoint is located on a busy route to and from the city centre. Viewers will be primarily local residents and those who use the local road network regularly going to and from places of work or shopping who are considered of Medium sensitivity. Local residents are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows that the proposed development will be visible to the rear of existing buildings in the middle distance as a prominent backdrop to the local neighbourhood centre by virtue of its height and scale.

Magnitude of Change

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 considered **High**, and the quality of the effect is **Neutral** in the short term and in the medium to long term. The proposed development constitutes a prominent intervention in the local residential neighbourhood providing a distinctive contrast with surrounding two-storey houses.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Medium, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 9 - View from Tramore Valley Park

This view north-westward from Tramore Valley Park shows the local suburban area and distant Shanakiel and Gurranabraher ridges to the north of Cork City. The view is characterised by tree cover and green spaces associated with Tramore Park, as well as housing and Musgrave Park sports stadium in the middle distance.

Visual Receptor Sensitivity

The viewpoint is located within a destination park public where users will be focused on activities within the park who are considered to of Low sensitivity, or walkers who will be taking in views of the surrounding landscape who are considered to of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows that part of the proposed development will be visible from this location in the middle distance. This is the tallest block on the site comprised of nine storeys. The development will be evident but not intrusive in the panoramic view

Magnitude of Change

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

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.

Visual Effect

The effect is considered **Moderate**, and the quality of the effect is **Neutral** in the short term and in the medium to long term. The proposed development will be visible but not intrusive in the context of the panorama and will not adversely affect Strategic Linear Views from Tramore Valley Park included in Cork City Council's View Management Framework.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Low, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 10 - View from O'Growney Crescent

Existing View

This view westward from Slieve Mish Park shows the local residential neighbourhood and part of the subject site at the end of the road with site hoarding and entrance gate.

Visual Receptor Sensitivity

The viewpoint is located on a residential street. Viewers will be local residents who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows that two buildings on the subject site will be visible from this location and form a prominent intervention in the middle distance by virtue of its height and massing.

Magnitude of Change

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 considered **High**, and the quality of the effect is **Neutral** in the short term and in the medium to long term. The proposed development constitutes a prominent intervention in the local residential neighbourhood providing a distinctive contrast with existing two-storey houses. The design qualities of the development are expressed in its form and massing, materiality and detailing associated with its elevations.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Medium, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 11 - View from Tory Top Park

Existing View

Visual Receptor Sensitivity

The viewpoint is located on a residential street. Viewers will be primarily local residents and those visiting St. Joseph's cemetery who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows that small portions of the proposed development will be visible from this location behind existing houses.

Magnitude of Change

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 considered **Moderate**, and the quality of the effect is **Neutral** in the short term and in the medium to long term. The proposed development will be evident but not dominant in the view from this location. It will introduce more definition along Pearse Road and provide passive supervision for pedestrians and cyclists along that route.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Negligible, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Viewpoint 12 - View from Green Lawn

Existing View

Visual Receptor Sensitivity

The viewpoint is located on a residential street. Viewers will be primarily local residents who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The photomontage view shows that the proposed development will not be visible from this location given the relative position of existing houses which screen the subject site.

The magnitude of change is No Change.

Visual Effect

There will be **no visual effect** experienced from this location given the nature of the screening effect of existing mature vegetation which screens the proposed development as shown in the photomontage.

Additional View showing other approved developments in the locality - Cumulative

There will be no cumulative effect experienced from this location.

Viewpoint 13 - View from Slieve Mish Park**Existing View**

This view westward from Slieve Mish Park shows the local residential neighbourhood and part of the subject site at the end of the road with site hoarding and entrance gate.

Visual Receptor Sensitivity

The viewpoint is located on a residential street. Viewers will be primarily local residents who are considered to be of High sensitivity.

Proposed View - Magnitude of Change

The proposed view shows that two buildings on the subject site will be visible from this location and form a prominent backdrop in the view.

Magnitude of Change

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 considered **High**, and the quality of the effect is **Neutral** in the short term and in the medium to long term. The proposed development constitutes a prominent intervention in the local residential neighbourhood providing a distinct contrast with the existing two-storey houses. The design qualities of the development are expressed in its form, materiality and detailing of elevations including variations in the building line, the accommodation of balconies, fenestration, and colour contrasts.

Additional View showing other approved developments in the locality - Cumulative

An additional photomontage view is shown, depicting other approved developments in the area. The cumulative visual effect is considered to be Negligible, and Neutral in quality. The cumulative photomontage provides insight into the nature of change already emerging in the locality.

Summary of Visual Effects

The viewpoints described above are summarised below:

Viewpoint	Description	Level of Visual Effect and Quality	
		Short to Medium Term	Long Term
1	View from Kinsale Road	High (beneficial)	High (beneficial)
2	View from Kinsale Road	High (beneficial)	High (beneficial)
3	View from Kinsale Road	High (beneficial)	High (beneficial)
4	View from Kinsale Road	High (beneficial)	High (beneficial)

5	View from Pearse Road	High (beneficial)	High (beneficial)
6	View from Pearse Road	High (beneficial)	High (beneficial)
7	View from Kinsale Road / Pearse Road Junction	Moderate (neutral)	Moderate (neutral)
8	View from Curragh Road	High (neutral)	High (neutral)
9	View Tramore Valley Park	Moderate (neutral)	Moderate (neutral)
10	View from O'Growney Crescent	High (neutral)	High (neutral)
11	View from Tory Top Road	Moderate (neutral)	Moderate (neutral)
12	View from Green Lawn	No Change/No Visual Effect	No Change/No Visual Effect
13	View from Slieve Mish Park	High (neutral)	High (neutral)

Table 1.6: Summary of Visual Effects at Viewpoints

1.6.3 Cumulative Effect

Other projects in the locality for consideration under potential cumulative impacts are:-

- Granted Creamfields Medical Centre, Planning Ref: 22/40906
- Granted Creamfields Residential Development Planning Ref: ABP-312866-22
- Permitted Sports Building in Musgrave Park (under construction), Planning Ref: 23/41944
- Granted Part 8 Apartment Development – adjacent site to the south on Kinsale Road.

1.6.4 Mitigation and Enhancement

Avoidance mitigation relates to careful consideration of scale, height and materiality in the context of the receiving environment. Remedial mitigation is provided in the form of tree and groundcover planting along site boundaries (notably to the north and south), and public realm interface locations along adjoining streets (to the east and west along Kinsale Road and Pearse Road respectively). The proposed planting measures will have a softening effect on the built environment as the vegetation matures.

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**. The proposed development will incur change contemplated in the zoning objective and reflected in developments permitted in the vicinity, transforming the former light industrial site to a new neighbourhood comprised of apartments, retail outlets and a central pedestrian boulevard with adjoining open spaces.

The proposed apartment buildings range from four to nine storeys in height. The development will incur a change to the character and perception of the local area within which traditional two-storey suburban housing will be punctuated by higher density development.

The nature of the proposed development is reflective of on-going change in the wider locality, the proximity of the site to the city centre and the zoning of the lands for *Neighbourhood and Local Centre*. The development will deliver a high-quality neighbourhood which is evident in the design characteristics

of the proposed buildings and the integration of accessible, up-lifting public realm spaces and green infrastructure.

Overall, the landscape effect is considered to be **Beneficial**.

6.5.2 Visual Effects

There are no adverse effects arising from the proposed development on views in the vicinity of the site or on any views included in Cork City Council's View Management Framework including Strategic Linear Views from Tramore Valley Park (Refer to Figure 1.7 and the assessment of view 9 above).

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

The majority of the views are within 200m of the subject site, the furthest being 600m away in Tramore Valley Park for view 9. The views are concentrated along local streets and thoroughfares and within residential neighbourhoods.

Careful consideration of the form, height, massing and materiality of the proposed buildings ensures the delivery of a high-quality residential development appropriate to the site and locality, designed in compliance with housing design and planning standards in respect of avoidance of adverse overlooking or overshadowing.

There is a predominance of beneficial and neutral findings arising from the assessment. The beneficial effects relate to locations where the development is found to make distinctly positive contributions to the setting, providing active street frontage, passive supervision and transformation of the former industrial site to a functional residential neighbourhood. The neutral effects relate to views in which parts of the development are visible but where the positive aspects described above are not necessarily evident due to the angle of view or limitations imposed by existing buildings in the views.

The cumulative photomontages provide insight into the nature of change arising in the locality in terms of housing scale and density, reflecting the proximity of the area to the city centre

Proposed tree planting on the site will have a softening effect along boundaries, through the public realm and public open spaces and at main entrance points to the development from Pearse Road and Kinsale Road. The effect will be enhanced as the planting matures in the medium to long term.