

Visual Impact Assessment

For Development at Glyntown, Glanmire, Cork

on behalf of Cetti Limited

February 2025



McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

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1. Introduction

McCutcheon Halley Planning Consultants have been commissioned to undertake a Visual Impact Assessment of the proposed development, which seeks to construct a residential development up to four storeys.

The subject site which is 1.69ha in size is located at Glyntown within the Metropolitan town of Glanmire, Co. Cork approximately 8.1 km from Cork City Centre. The site is served by the East Cliff Road which runs partially through Glanmire. The site is located to the Southern end of Glanmire to the east of the R639 and the west of the M8 Cork – Dublin Motorway

There are no protected structures located on the subject site. The site contains a former Coach House which is listed on the National Inventory of Architectural Heritage (NIAH). The Coach House will be retained, and the residential use proposed for the structure will provide a long-term sustainable use for this building. The site does not fall within an Architectural Conservation Area. There are no designated views or scenic routes, at or close to the site.

The proposed development is on a greenfield site.

Further supporting documentation is included with this planning application and includes:

- Planning and Design Statement prepared by McCutcheon Halley Planning, and Deady Gahan;
- Site Location Maps prepared by Deady Gahan;
- Site layout plans, floor plans and sectional and elevational drawings prepared by Deady Gahan.

2. Methodology

This assessment methodology follows best practice advisory guidelines set out in the following guidance documents:

- Guidelines for landscape & Visual Impact Assessment" 3rd Edition, published by the Landscape Institute (UK), - (2013).
- Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA 2022)
- Cork County Development Plan 2022-2028
- Cork City Development Plan 2022-2028
- Cork County Draft Landscape Strategy (2007)

This methodology includes a desktop analysis of the existing landscape area, including specific designations and land use patterns. A site visit was also undertaken to assess the likely visibility and consequent visual impact of the proposed development. Deady Gahan undertook these visits of the site and from the roads in the vicinity in June 2022. The conditions on the days of the

visit were overcast but with good visibility. A Discovery base map (Figure 1) was used as field reference.

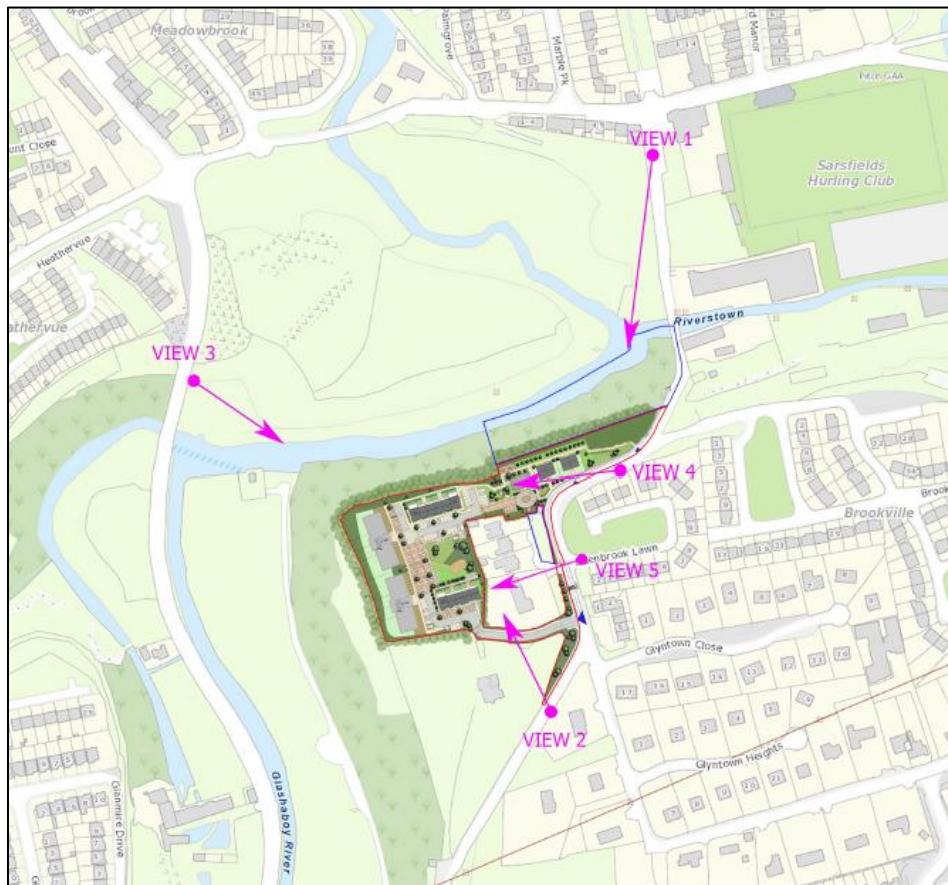


Figure 1 Location of Photomontages/principal receptors selected

3. Receiving Environment

3.1.1 Existing Context

The subject site is located within the Metropolitan town of Glanmire, Co. Cork. It is located approximately 8.1 km from Cork City Centre. The site is served by the East Cliff Road which runs partially through Glanmire. The site is located to the Southern end of Glanmire to the east of the R639 and the west of the M8 Cork – Dublin Motorway as shown in figure 2 on the following page.

The site is bounded by the suburban type housing estates of Edenbrook Lawn (2-storey) and The Orchard (storey and a half) to the east. The west of the site is bounded by an amenity walkway and playing pitches, which are bounded to the west by the R639. Lands to the south consist of individual houses surrounded by gardens consisting of trees and scrub. Finally, the site is bound to the north by John O' Callaghan Park and the Glashaboy River. The site slopes from east to west.

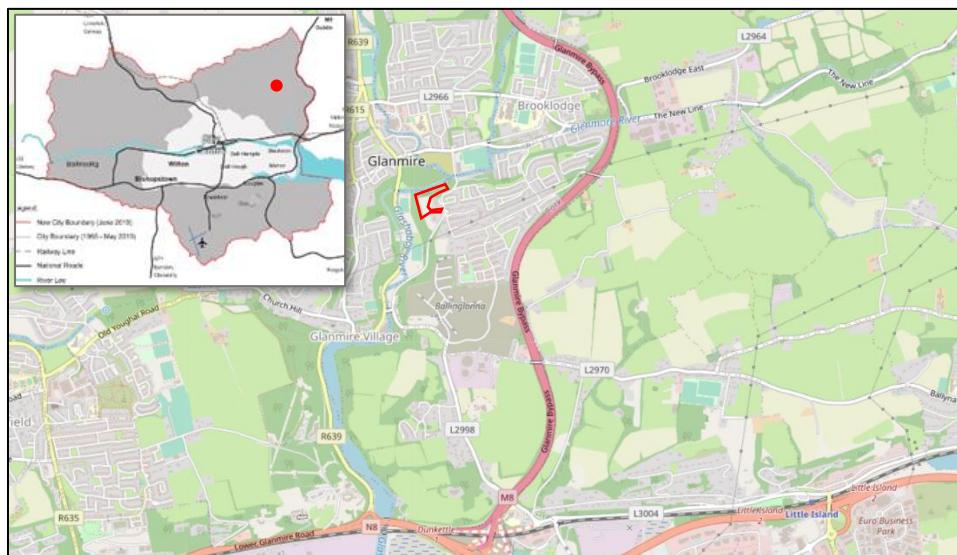


Figure 2 Subject Site outlined in red

3.1.2 Planning Policy

3.1.2.1 Cork City Development Plan 2022

In the Cork City Development Plan 2022 the site is proposed to be zoned for both New Residential Neighbourhoods under ZO 02 and Sustainable Residential Neighbourhoods ZO 01 as shown in figure 4 where the following objectives apply.

ZO 01 – To protect and provide for residential uses and amenities, local services and community, institutional, educational and civic uses.

ZO 02 – To provide for new residential development in tandem with the provision of the necessary social and physical infrastructure.

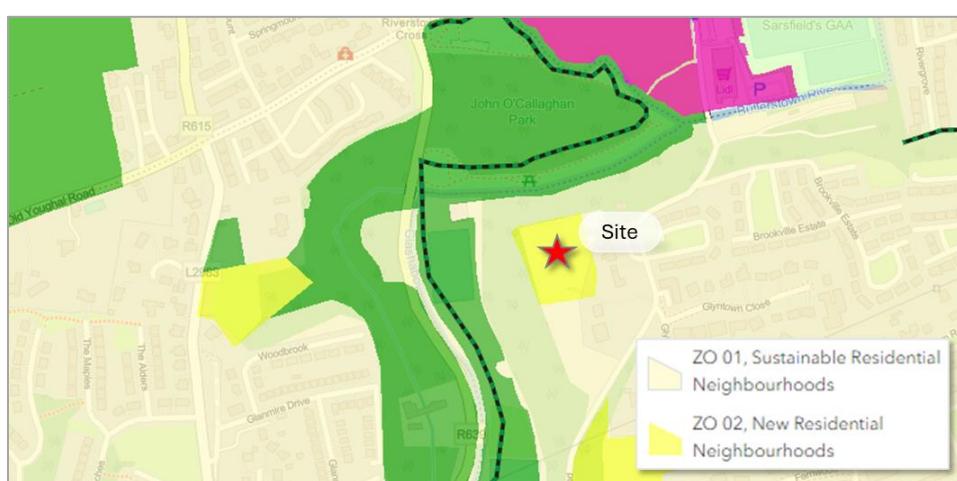


Figure 3 Extract from the Cork City Development Plan 2022 - Digital Maps.

3.1.3 Zone of Visual Influence and Potential Visual Receptors

The zone of visual influence is the extent of potential visibility of the site from the landscape and is contained by topography and built structures.

With respect to the subject site this visual envelope is defined principally by topography and the geography of the area. This contains a valley floor with a sloping hillside to its west, and occasional ridgelines. Most of the views to/from the site are short-medium distance views, with some long-distance views to the city to the north.

Within the surrounding area there are no scenic routes/protected views. Figure 4 below includes an extract from Cork City Development Plan 2022, Volume 2 Mapped Objectives, map 01, with all of the designated views in the area, located further south of the subject site.

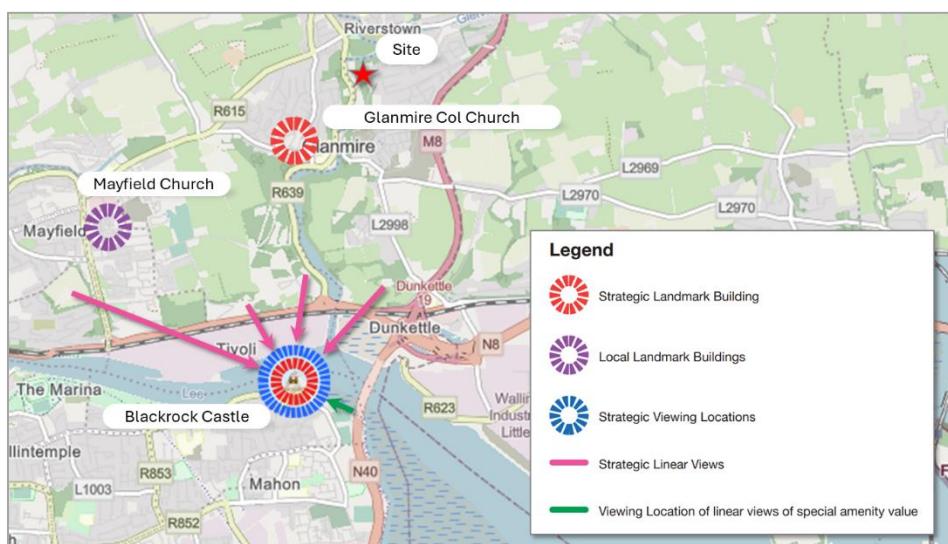


Figure 4 Extract from Cork City DP - Volume 2 Mapped Objectives, Map 01. Annotated by MHP. Site denoted by a red star.

4. Proposed Development

The Glanmire proposed development comprises of the construction of a residential development of 80 no. dwelling units. The development site area is approximately 1.69 hectares. The site is located in Glyntown, Ballinglanna, Glanmire, Cork. Access to the development will be via East Cliff Road.

The proposed development will comprise of:

1. The construction of 80 no. dwelling units comprising:
 - o 4 no. 3-storey buildings to provide a total of 30 no. units consisting of the following breakdown:
 - o 7 no. 3-bedroom duplex apartments;
 - o 3 no. 2-bedroom ground floor apartments;
 - o 8 no. 2-bedroom duplex apartments;

- 12 no. 1-bedroom ground floor apartments;
- 2 no. 4-storey apartment blocks to provide a total of 48 no. units consisting of the following breakdown:
 - 16 no. 3-bedroom apartments,
 - 16 no. 2-bedroom apartments,
 - 16 no. 1-bedroom apartments,
- 2. The subdivision of the former Coach House to provide 2 no. 3-bedroom units over two floors and with storage/bike parking at lower ground floor level;
- 3. The provision of 101 no. car parking spaces and 204 no. bicycle parking spaces; and
- 4. All ancillary site works, and signage as outlined in the plans and particulars.

The proposed schedule of accommodation is as follows:

SCHEDULE			
HOUSE TYPE	NO OF BEDS	AREA	NO OF UNITS
DUPLEXES			
A1/A1(m)	2 BED (3P)	69.2 SQ.M	3
B1/B1(m)	3 BED (5P)	101.0 SQ.M	3
C1/C1(m)	1 BED (2P)	49.4 SQ.M	8
D1/D1(m)	2 BED (4P)	87.9 SQ.M	8
E1/E1(m)	1 BED (2P)	49.4 SQ.M	4
F1/F1(m)	3 BED (5P)	99.6 SQ.M	3
F2	3 BED (5P)	99.6 SQ.M	1
APARTMENT BLOCKS			
APARTMENT TYPE 01	3 BED	95.4 SQ.M	16
APARTMENT TYPE 02	2 BED	77.9 SQ.M	16
APARTMENT TYPE 03	1 BED	48.9 SQ.M	16
COACH HOUSE APARTMENTS			
DUPLEX APARTMENT UNIT TYPE H1	3 BED	102.2 SQ.M	01
DUPLEX APARTMENT UNIT TYPE H1(m)	3 BED	99.8 SQ.M	01
TOTAL UNITS			80
SCHEDULE OF AREAS			
AREA CALCULATIONS			
	SITE AREA	HECTARES 1.69	ACRES 4.18
	USABLE OPEN SPACE	13.5% (2280 sq.m.)	
	TOTAL RESIDENTIAL UNITS	80	
	UNITS/HECTARE		
	DENSITY (UNITS)	(80 UNITS ÷ 1.69) = 47.3 UNITS/HA	

Table 1 Schedule of accommodation and areas.

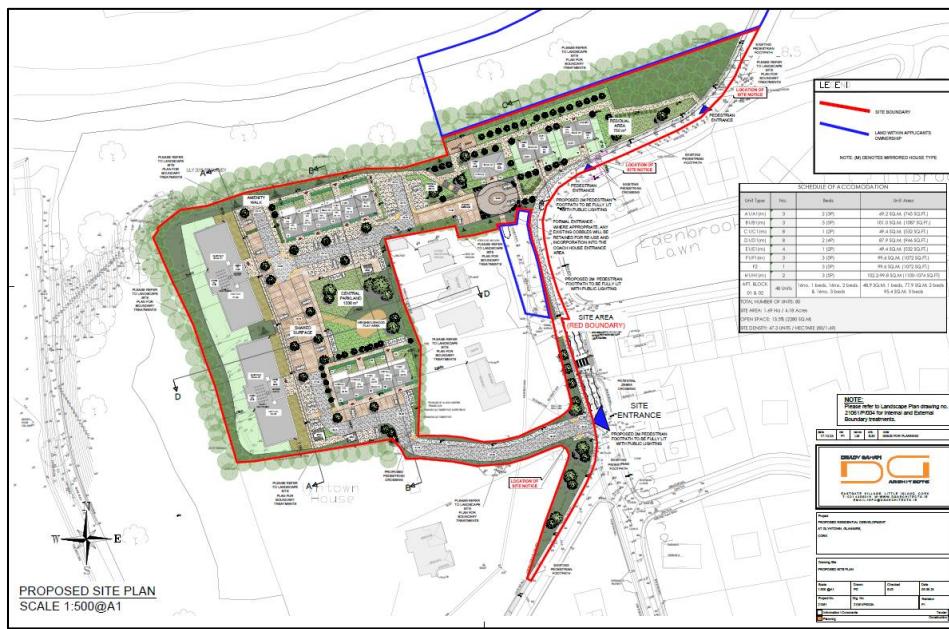


Figure 5 Proposed Site Plan

Each unit has access to a private amenity space. Along with private amenity space, the units will have access to landscaped open space area. All homes will be constructed to prevent acoustic transfer. Windows are sited to prevent overlooking into adjacent private gardens. Homes will have adequate storage areas and areas for sorting of recyclables. The layout responds to the nature of the site and the existing development in the area by exploiting features and orientation to maximise the potential of the site.

The proposed development includes a large open space area to the centre of the site.

5. Visual Impact Assessment

5.1 Viewpoints

In order to determine the potential visual effects on views and visual amenity a number of viewpoints were determined to represent key visual receptors in the receiving environment.

5 viewpoints were selected for detailed visual impact assessment informed by photomontages of the proposed development. These images are presented as a before and after analysis.

In the case of each of the views proposed a description is provided identifying the following:

- Key elements and characteristics of the existing view;
- Sensitivity of the view;
- Proposed change to the view;
- Conclusion of the significance of the potential visual effects.

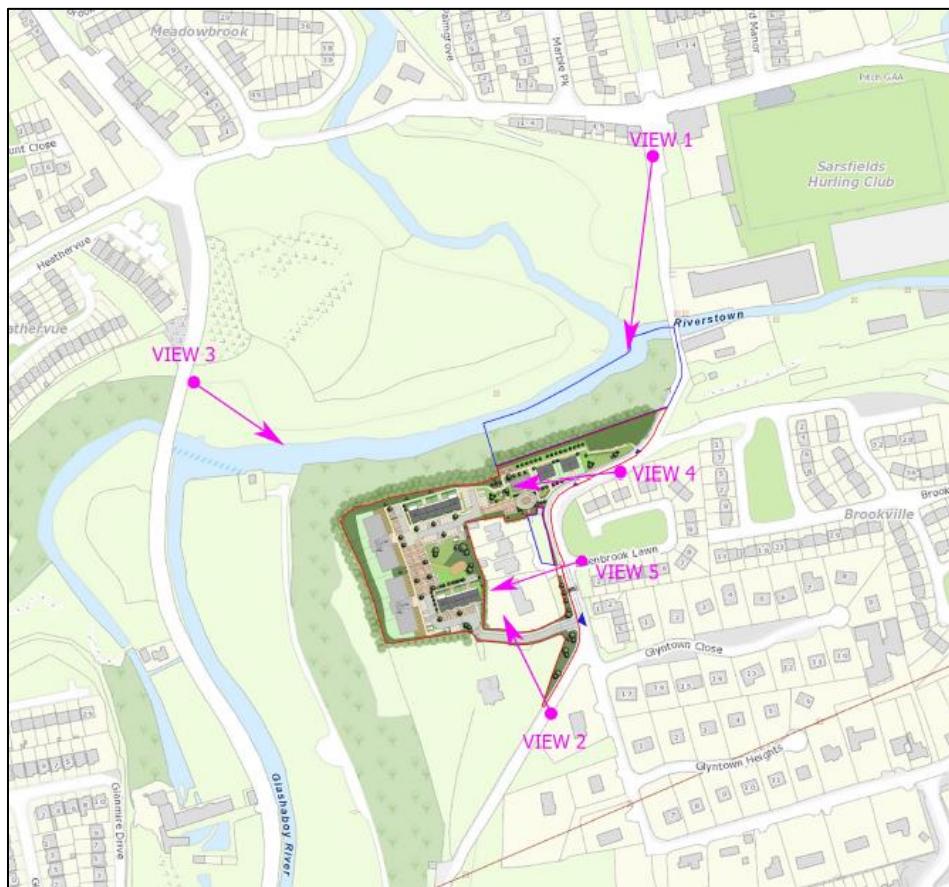


Figure 6 Location of Photomontages/principal receptors selected.

5.2 Viewpoint 1:

Viewpoint 1 is taken on the western side of Lidl carpark on the East Cliff Road just south of the junction with the Old Youghal Road looking southwest towards the subject site.



Figure 7 Existing view from East Cliff Road looking southwest.



Figure 8 Proposed view from East Cliff Road looking southwest.

5.2.1 Existing View:

Viewpoint 1 is taken on the western side of Lidl carpark on the East Cliff Road just south of the junction with the Old Youghal Road looking southwest towards the subject site.

In the foreground the Lidl carpark fronts on to the western edge of the public road. The Lidl supermarket building is in the middle ground adjoining the western side of East Cliff Road. There are footpaths on both sides of the public road with metal public lighting and a mixture of timber and metal electricity poles with wires over. An old stone wall runs along the eastern side of the public road with some section of the wall rendered.

5.2.2 Viewpoint Sensitivity:

Given the established built-up/suburban character of the area and infill nature of the site, Viewpoint Sensitivity is classified as Low-Medium.

5.2.3 Proposed Change:

Due to topography, existing wall and dense mature trees / foliage, there are no views to the site or the proposed development.

As the proposed development does not break the skyline nor rise above the adjacent trees/landscaping the Magnitude of change is therefore classified as Low-Negligible.

5.2.4 Conclusion/Summary:

Viewpoint 1 is within an established commercial, suburban location where Viewpoint Sensitivity is classified as Low-Medium. As the proposed development does not break the skyline nor rise above the adjacent mature trees and vegetation, it will not be visible along East Cliff Road and the Magnitude of change is therefore classified as Low-Negligible.

The significance of the visual impact at this location would be Imperceptible and Neutral.

5.3 Viewpoint 2:

Viewpoint 2 is taken from East Cliff Road south of the subject site looking northwest.



Figure 9 Existing view from East Cliff Road south of the subject site looking northwest



Figure 10 Proposed view from East Cliff Road south of the subject site looking northwest

Existing View:

Viewpoint 2 is taken from East Cliff Road south of the subject site looking northwest. A 2m high stone wall runs along the majority of the western side of this section of East Cliff Road. This view shows one of the more recently constructed sections of stone wall with a footpath and section of grass / green area in the foreground. The tops of electricity poles and wires can be seen in the background.

5.3.1 Viewpoint Sensitivity:

Due to the expansive nature of the 2-metre-high stone wall in the foreground the Viewpoint Sensitivity is classified as low.

5.3.2 Proposed Change:

No Change will be evident from this receptor as shown in Figure 10.

5.3.3 Conclusion/Summary:

The significance of the visual effects at this location would be Imperceptible.

5.4 Viewpoint 3:

Viewpoint 3 is taken at the pedestrian entrance into the amenity walkway through John O'Callaghan Park on the R639 to the northwest of the site looking southeast.



Figure 11 Existing view from the R639 looking southeast



Figure 12 Proposed view from the R639 looking southeast

Existing View:

The foreground of this viewpoint is characterised by a lawn area and amenity walkway / concrete path. The middle ground context is characterised by mature and semi-mature trees with intermittent view through to the play pitches beyond. Distant views comprise more mature trees / vegetation.

5.4.1 Viewpoint Sensitivity:

Due to the extensive and expansive nature of the mature trees the Viewpoint Sensitivity is classified as low.

5.4.2 Proposed Change:

The proposed development will not alter the existing views as shown in figure 12.

Scale/magnitude of change is classified as Low.

5.4.3 Conclusion/Summary:

The significance of the visual effects at this location would be Imperceptible.

5.5 Viewpoint 4:

Viewpoint 4 is taken from East Cliff Road looking west towards the site.



Figure 13 Existing view from East Cliff Road looking west.



Figure 14 Proposed view from East Cliff Road looking west

5.5.1 Existing View:

This receptor represents an elevated, largely residential area southeast of the proposed site.

5.5.2 Viewpoint Sensitivity:

Viewpoint Sensitivity is moderate

5.5.3 Proposed Change:

A low degree of the proposed development will be visible from this location. A partial view of the restored coach house as well as blocks 4 and 5 (2 storey from this elevation) will be visible and represent a change in the view from the existing receptor. A new pedestrian entrance will also be created through a section of the existing stone wall on the northern side of the public road.

5.5.4 Conclusion/Summary:

The proposed development represents a slight / moderate change in the view. The visible element of the proposed development will provide a high-quality architectural addition to the surrounding established residential area. The retention of the existing mature trees and the majority of the existing 2m high stone wall mean the significance of the visual effects at this location would be Moderate-Slight, and on balance Positive.

5.6 Viewpoint 5:

Viewpoint 5 is taken from Ellenbrook Lawn looking west southwest towards the site.



Figure 15 Existing view from Ellenbrook Lawn looking west southwest.



Figure 16 Proposed view from Ellenbrook Lawn looking west southwest.

5.6.1 Existing View:

View 5 is taken from the entrance into Ellenbrook Lawn residential estate looking west southwest towards the site at the existing detached dwellings located along the eastern site boundary in the middle ground. The East Cliff Road and footpaths and mature hedgerows and trees are visible in the foreground. Distant views of the hilltop to the west of the site with development are visible in the background.

5.6.2 Viewpoint Sensitivity:

Given the established residential environment and built-up/suburban character of the area, Viewpoint Sensitivity at this location is classified as Low-Medium.

5.6.3 Proposed Change:

A low degree of the proposed development will be visible from this location. A partial view of the gable and dormer window of block 1 will be visible from this location.

5.6.4 Conclusion/Summary:

The proposed development represents a slight change in the view. The visible element of the proposed development will provide a high-quality architectural addition to the surrounding established residential area. The significance of the visual effects at this location would be Slight, and on balance Positive.

6. Summary and Conclusion

The proposed development will give rise to slight to moderate visual impacts. The proposed development will not be visible from a distance. Some close-up views will be impacted, however most of these are transient in nature and are slight to moderate in terms of impact.

The proposed development will provide a high-quality scheme for this area with contemporary materials contributing positively to this suburban location.

The overall assessment of landscape and visual impact is considered to have a generally positive impact on the urban environment that will contribute to the consolidation of the long-established residential area.

Overall, of the five selected viewpoints the significance of the predicted visual impact, one will be in the range of Moderate to Slight, one will be in the range of Slight while the remaining viewpoints will be Slight to Imperceptible.

The nature of these impacts will diminish as the short-term construction work finishes and the development becomes established within the context of the residential area.

Given the merits of the proposed development, including high quality architectural finishes to the buildings, the secluded nature of the site and the provision of tree planting and open space will substantially outweigh the limited negative aspects of the proposal.

The conclusion of this Visual Impact Assessment of the proposed development is that this application will not result in a significant change to the process of evolution already well underway at this location.

In summary the broader landscape character area and visual context around Glyntown, Glanmire has the capacity to absorb the proposed alterations of this scale in landscape and visual terms.