



APPENDIX 11-1

PHOTOMONTAGE ASSESSMENT TABLES

1.

PHOTOMONTAGE ASSESSMENT TABLES

This document should be read in conjunction with the Volume 2 photomontage booklet forming Volume 2 of this EIAR. The following images are shown in the Photomontage Booklet for each viewpoint location:

- **Baseline VVM:** Shows the baseline landscape/streetscape conditions as it currently exists in a do-nothing scenario.
- **Proposed VVM;** Shows a scaled render of the Proposed Development within the current landscape/streetscape.
- **Proposed VVM & Cumulative Wirelines:** Shows the photomontage as presented in the ‘Proposed VVM’ view; as well as wirelines indicating the relative physical position and scale of the Proposed Development irrespective of screening. The wirelines of the various above ground development elements are colour coded with the following:
 - **Red Wireline = Site A** - Proposed Strategic Employment Zone
 - **Blue Wireline = Site B** – Proposed Healthcare Facilities
 - **Purple Wireline = Site C** - Proposed Strategic Housing Development

Less visually prominent elements of the Proposed Development such as the MOOR, Kildare Bridge works and Moyglare Bridge are included in the photomontages. In order to ensure the photomontage booklet is clean and coherent, no wirelines have been added around these surface features within the ‘Proposed VVM & Cumulative Wirelines’, as this would have resulted a relatively confusing visual output. Where they will be seen, the MOOR, the Kildare Bridge works and the Moyglare Bridge are included in the photomontages and are assessed within the assessment narrative in the photomontage assessment tables below.

The following tables demonstrate a structured assessment of the 17 no. photomontages (15 No. Viewpoints) included in the Volume 2 photomontage booklet. The assessment follows the ‘Assessment of Visual Effects’ methodology included in Section 11.2.4 in Chapter 11. The likely significance of visual effects occurring at each viewpoint is determined in each table by balancing viewpoint (and receptor) sensitivity with the magnitude of change. A residual visual effect accounting for mitigating factors is stated in the final row of each table, following the EPA (2022) Definition of Significance.

The viewpoint assessments account for the potential of cumulative visual effects, such as inter-visibility between the Proposed Development elements of Site A (Strategic Employment Zone), Site B (Healthcare Facilities), Site C (SHD), The MOOR, Kildare Bridge works and the Moyglare Bridge. Where applicable, other permitted and planned developments of similar scope and scale within the surrounding landscape (mapped in Section 11.5 and listed in Chapter 2) will be considered in the judgement of visual effects.

| Viewpoint 1 – Residential Receptor on the R157 north-east | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View west from a residential property on the R157 Regional Road as it approaches Site A and Maynooth from the north-east. ➤ This viewpoint is located on the verge of the R157 Regional Road approximately 205 metres east of the nearest proposed building (Office Block C) within Site A. ➤ Field of View: West-south-west ➤ Grid Ref (ITM): E: 695,157; N: 739,327 |
| Visual Receptors and their sensitivity | A Single Residential Receptor – High/Medium Motorised traffic on the R157 – Low |
| Description of ‘Baseline VVM’ | The Baseline image shows medium ranging views across a flat field of agricultural pasture. Site A of the Proposed Development is located beyond the mature treeline demarking the field boundary in the background of the image. A driveway entrance to a residential dwelling forms the foreground of the image. The R157 Regional Road is visible to the left tracking away from the viewpoint to the south-west. Approximately 300 metres (~150m to 400 metres at different locations) metres of relatively dense deciduous woodland separates Site A from Carton Demesne to the south-east, the westerly extent of which is seen in the left background of the baseline image beyond the R157. The view is of a rural character, however, aesthetic qualities of the landscape are diminished by the presence of the R157, utility poles and overhead lines seen through the view. |
| Proposed Photomontage Description | The second and third storeys of the proposed office blocks of Site A are visible above the treeline in the background of the photomontage. The ground floor and surface infrastructure of Site A are obscured from view by the intervening vegetation. The Proposed Development comprises a relatively small spatial extent within this view and although the proposed office blocks raise the skyline in the centre of the view, they do not obstruct any longer ranging landscape views. As a background addition to the existing view, the Proposed Development slightly alters the character and composition of the exiting landscape. |
| Cumulative Effects | As shown by the cumulative wireline image, no other infrastructure of the Proposed Development will not be visible from this viewpoint and no cumulative effects will occur. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | “Medium: Includes viewers who may have some susceptibility to a change in view. Viewers such as residents in medium proximity but who do not have views focused in the direction of the Proposed Development or whose views are not of a particularly scenic quality; those from views which are not designated but may have local recreational uses or those travelling along routes or at view which are considered moderately scenic.” |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Moderate: The change in the view may involve partial obstruction of existing view or partial change in character and composition of the baseline through the introduction of new elements or removal of existing elements. Likely to occur at locations where the development is partially visible over a moderate or medium extent, and which are not in close proximity to the development. Change may be readily noticeable but not substantially different in scale and character from the surroundings and wider setting.” |

| Viewpoint 1 – Residential Receptor on the R157 north-east | |
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| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Medium x Moderate = Moderate/Minor = Slight (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The Proposed Development is only visible from the gable end of the residential property where this photomontage was captured. The primary residential visual amenity of this property is directed to the north-west and south-east, away from the Proposed Development. ➤ This is the only residential receptor which will have any visibility of the proposed infrastructure of Site A. ➤ The proposed infrastructure of Site A aligns with the zoning of these lands as ‘E1 – Strategic Employment Zone’ in the Maynooth Environs Written Statement (2021-2027). ➤ The impact of vegetation screening has seasonal variation. In order to show a worst-case scenario for visual effects, all photomontages were captured during the winter months. As demonstrated by images within Chapter 11 (See Section 11.4.1.3), roadside vegetation on the R157 will be much denser during summer months when existing hedges and deciduous trees are full of foliage. In this regard, the distant deciduous treeline and vegetation in the foreground of the view will greatly reduce visibility of the Proposed Development in summer months and reduce the significance of visual effects from this location. |
| Residual Effect (incl. mitigating factors) | Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities |

| Viewpoint 2 – R157 Approach from the north-east | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View west from the R157 Regional Road as it approaches Site A and Maynooth from the north-east. ➤ This viewpoint is located on the verge of the R157 Regional Road approximately 105 metres east of the nearest proposed building (Office Block C) within Site A. ➤ Field of View: West ➤ Grid Ref (ITM): E: 695,078; N: 739,238 |
| Visual Receptors and their sensitivity | Motorised traffic on the R157 - Low |
| Description of 'Baseline VVM' | The baseline view is directed along the R157 Regional Road within a landscape of rural character. The eye is drawn along the path of the roadway which is enclosed by hedgerows and a stone wall. A tall treeline is visible in the middle distance. No long ranging views are available from this location and the view does not comprise any landscape features of unique aesthetic value. |
| Proposed Photomontage Description | The second and third storeys of the proposed office blocks of Site A are visible above the treeline in the background of the view. The ground floor and surface infrastructure of the proposal such as the proposed car parks and internal road network are obscured from view by the intervening vegetation. The mass and bulk of the proposed office buildings raise the skyline in the centre of the view and alter the composition and character of the landscape to that of a semi-urban, semi-rural landscape. |
| Cumulative Effects | As shown by the cumulative wireline image, no other infrastructure of the Proposed Development will not be visible from this viewpoint and no cumulative effects will occur. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | “Low: Includes viewers engaged in activities where the focus is not on the landscape or view. These including those travelling along a busy route, viewers at work or engaged in sport not related to views or experience of the landscape.” |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Moderate: The change in the view may involve partial obstruction of existing view or partial change in character and composition of the baseline through the introduction of new elements or removal of existing elements. Likely to occur at locations where the development is partially visible over a moderate or medium extent, and which are not in close proximity to the development. Change may be readily noticeable but not substantially different in scale and character from the surroundings and wider setting.” |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Low x Moderate = Minor = Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The proposed infrastructure of Site A aligns with the zoning of these lands as ‘E1 – Strategic Employment Zone’ in the Maynooth Environs Written Statement (2021-2027). ➤ The impact of vegetation screening has seasonal variation. The photomontages within the Volume 2 booklet were captured during the winter months. As demonstrated by images within Chapter 11 (See |

| Viewpoint 2 – R157 Approach from the north-east | |
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| | Section 11.4.1.3), roadside vegetation on the R157 will be much denser during summer months when existing hedges and deciduous trees are full of foliage. In this regard, the distant deciduous treeline will greatly reduce visibility of the Proposed Development from Viewpoint 02 in summer months and reduce visual effects from this location. |
| Residual Effect (incl. mitigating factors) | Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities. |

| Viewpoint 3 – Queen Victoria Gate on the R157 | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View west from Queen Victoria Gate, an old disused access gate into the woodland within the Carton Estate east of the R157 Regional Road. ➤ This viewpoint is located within the EIAR Study Boundary and at the south-eastern extent of Site A on the verge of the R157 Regional Road where there is a gap in the roadside hedgerow. ➤ Field of View: West ➤ Grid Ref (ITM): E: 694,937; N: 739,141 |
| Visual Receptors and their sensitivity | Motorised traffic on the R157 – Low |
| Description of ‘Baseline VVM’ | The baseline view looks across the R157 Regional Road through a gap in the existing hedgerows to a flat agricultural field beyond. Overhead lines and utility poles are man-made features visible along the roadside. As demonstrated by the baseline image, distant visibility is limited in the flat landscape. The mature woodland surrounding Moygaddy House can be seen in the middle distance and form the background of the view. |
| Proposed Photomontage Description | <p>The proposed MOOR and proposed internal roads of Site A are visible in the foreground of the photomontage. Two of the proposed office blocks of Site A are clearly visible in the centre of the photomontage. Due to the proximity of this viewpoint, the proposed office blocks are seen as large and prominent features of the landscape. The addition of the office blocks, new roads, car parks, pedestrian walkway and cycleway alter the character of the existing view to that of a semi-urban, semi-rural landscape.</p> <p>The most easterly office block (Block C) is not visible in the field of view presented in the photomontage but would be fully seen as a prominent feature from this location if the view was focussed in a northerly direction. This has been factored into the rating of ‘magnitude of change’ and visual effects determined for this viewpoint.</p> |
| Cumulative Effects | As shown by the cumulative wireline image, no other infrastructure of the Proposed Development will not be visible from this viewpoint and no cumulative effects will occur. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | “Low: Includes viewers engaged in activities where the focus is not on the landscape or view. These including those travelling along a busy route, viewers at work or engaged in sport not related to views or experience of the landscape. |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | Substantial: Substantial change, where the proposals would result in large-scale, prominent or very prominent change, leading to substantial obstruction of existing view or complete change in character and composition of the baseline though removal of key elements or addition of uncharacteristic elements which may or may not be visually discordant. This includes viewpoints where the Proposed Development is fully or almost fully visible over a wide extent, at close proximity to the viewer. This change could be long term or of a long duration. |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Low x Substantial = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |

| Viewpoint 3 – Queen Victoria Gate on the R157 | |
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| Mitigation Factors | <ul style="list-style-type: none"> ➤ The proposed infrastructure of Site A aligns with the zoning of these lands as ‘E1 – Strategic Employment Zone’ in the Maynooth Environs Written Statement (2021-2027). ➤ Proposed planting as part of the landscape plan softens the visual impact of the three and five story office blocks, improving the integration of the Proposed Development within the existing rural landscape. |
| Residual Effect (incl. mitigating factors) | <p>Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends.</p> |

| Viewpoint 04A – View focussed on Site A from Existing Junction (R157 & L2214-3) | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View north towards Site A – proposed Strategic Employment Zone from the existing junction between the L2214-3 Local Road and R157 Regional Road. ➤ This viewpoint is located on the verge of the L2214-3 Local Road, approximately 62 metres south of the nearest proposed Office Block building of Site A at its closest point. ➤ Field of View: north-north-west ➤ Grid Ref (ITM): E: 694,728; N: 739,023 |
| Visual Receptors and their sensitivity | <p>Motorised traffic on the L2214-3 - Low</p> <p>Motorised traffic on the R157 – Low</p> |
| Description of ‘Baseline VVM’ | <p>The baseline view looks across the L2214-3 local road where it joins the R157 Regional Road which tracks around a bend away from the viewpoint to the right of the image. This is a relatively recognisable location due to the collection of traffic signage at this junction. A field of agricultural grassland is seen through roadside vegetation in the centre and left of the image. Dense woodland extends approximately 400 metres east from the wall seen to the right of the photomontage. This woodland screens any visibility of this location or the Proposed Development from Carton House and Carton Demesne which are sensitive receptors to the east.</p> |
| Proposed Photomontage Description | <p>All three office blocks of Site A are clearly visible from this location. Due to the proximity of this viewpoint, they are seen as large and prominent features of the landscape. The proposed north-westerly section of the MOOR is visible to the left of the photomontage and the proposed realigned R157 cuts across the photomontage to from left to right. The removal of existing vegetation and addition of the office blocks, new roads, pedestrian walkways and cycleways alter the character of the existing view to that of a semi-urban, semi-rural landscape.</p> |
| Cumulative Effects | <p>Photomontage Viewpoint 4B (seen next in the photomontage booklet and described in the following table) was captured from the roadside verge adjacent to the signage visible in the right foreground of ‘Baseline View’, the view in that photomontage is focussed in the opposite direction – to the south (Viewpoint 4B). As shown by Viewpoint 4B, the infrastructure of the proposed Site B - Healthcare Facilities will be partially visible beyond a distant treeline. Upgrades to the local road forming the proposed MOOR will also be visible to the left of the photomontage as it tracks west towards Site C, Moygaddy House and Moygaddy Castle ruins. In this regard, cumulative visual effects will occur and have been factored into the rating of visual effects given to this viewpoint.</p> |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | <p>“Low: Includes viewers engaged in activities where the focus is not on the landscape or view. These including those travelling along a busy route, viewers at work or engaged in sport not related to views or experience of the landscape.</p> |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | <p>“Substantial: Substantial change, where the proposals would result in large-scale, prominent or very prominent change, leading to substantial obstruction of existing view or complete change in character and composition of the baseline though removal of key elements or addition of uncharacteristic elements which may or may not be visually discordant. This</p> |

| Viewpoint 04A – View focussed on Site A from Existing Junction (R157 & L2214-3) | |
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| | includes viewpoints where the Proposed Development is fully or almost fully visible over a wide extent, at close proximity to the viewer. This change could be long term or of a long duration.” |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Low x Substantial = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The proposed infrastructure of Site A aligns with the zoning of these lands as ‘E1 – Strategic Employment Zone’ and the ‘indicative road route’ within the Maynooth Environs Written Statement (2021-2027). ➤ Landscape elements such as a large agricultural field and mature vegetation along field boundaries act as a buffer, visually separating the proposed infrastructure of Site A, Site B and Site C, therefore mitigating the potential for significant cumulative visual effects. ➤ Proposed planting as part of the landscape plan softens the visual impact of the three and five story office blocks, enabling the Proposed Development to better assimilate within the existing rural landscape. |
| Residual Effect (incl. mitigating factors) | Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends. |

| Viewpoint 04B – View focussed on Site B from Existing Junction (R157 & L2214-3) | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View south-west towards Site B – proposed Healthcare Facilities from the R157 Regional Road at the existing junction with the L2214-3 Local Road. ➤ This viewpoint is on the verge of the R157 Regional Road approximately 250 metres north of the nearest proposed building of Site B (Primary Care Centre building) at its closest point. ➤ This viewpoint is located at the southern extent of Site A, across the road from Viewpoint 4A (Assessed in the previous table above). ➤ Field of View: south-west ➤ Grid Ref (ITM): E: 694,745; N: 739,033 |
| Visual Receptors and their sensitivity | <p>Motorised traffic on the L2214-3 - Low</p> <p>Motorised traffic on the R157 - Low</p> |
| Description of 'Baseline VVM' | <p>The baseline view looks south-west across the existing junction between the R157 Regional Road which seen to the left of the image and the L2214-3 Local Road, seen to the right. The junction is located at a bend in the R157 as it tracks along the boundary wall of Carton Demesne which is seen to the very left of the view. The thin roadside verges are lined by mature deciduous trees and low hedgerows. Beyond the junction there are medium range views across a flat field of grazing pasture. A line of dense woodland forms the distant field boundary comprising the background of this view.</p> |
| Proposed Photomontage Description | <p>The proposed MOOR is visible tracking across the foreground of the photomontage, loss of existing roadside hedgerows and trees has opened up views across the agricultural grasslands in the middle distance. An access path to woodlands of Carton Demense is visible in the left foreground of the photomontage. Infrastructure of Site B is just discernible beyond the distant treeline, it is substantially screened from view by the intervening vegetation. Elevated elements of the proposed PCC is just visible through the trees to the left of the photomontage. The proposed nursing home (the light-coloured building) is visible beyond the distant treeline in the centre of the photomontage, the ground floor and surface elements are obscured from view by the treeline.</p> |
| Cumulative Effects | <p>Photomontage Viewpoint 4A (seen in the booklet and described in the previous table) was captured from the roadside verge visible in the centre foreground of this photomontage (Viewpoint 4B). As shown by viewpoint 4A, the infrastructure of Site A and MOOR will be visible directly behind this photomontage. As there will be substantial change to the landscape and visual amenity to the north of this viewpoint, cumulative visual effects will occur and have been factored into the rating of visual effects given to this viewpoint.</p> <p>As shown by the indicative (purple) wireline image, Site C is located beyond the treelines to the west (right) of the photomontage. However, due to the intervening screening, visibility is likely to be very limited and no significant cumulative visual effects will arise in relation to the Site C SHD from this viewpoint.</p> |
| Sensitivity of Visual Receptor(s) | <p>“Low: Includes viewers engaged in activities where the focus is not on the landscape or view. These including those travelling along a busy route,</p> |

| Viewpoint 04B – View focussed on Site B from Existing Junction (R157 & L2214-3) | |
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| <i>(Definition, See Section 11.2.4)</i> | viewers at work or engaged in sport not related to views or experience of the landscape. |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Moderate: The change in the view may involve partial obstruction of existing view or partial change in character and composition of the baseline through the introduction of new elements or removal of existing elements. Likely to occur at locations where the development is partially visible over a moderate or medium extent, and which are not in close proximity to the development. Change may be readily noticeable but not substantially different in scale and character from the surroundings and wider setting.” |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Low x Moderate = Minor = Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ Landscape elements such as the mature vegetation along the field boundaries and the field itself act as a buffer, visually separating the proposed infrastructure of Site A, Site B and Site C, therefore mitigating the potential for significant cumulative visual effects. ➤ The Proposed Development is sited in a location zoned for its purpose; the Site B Healthcare Facilities are sited in lands zoned for ‘G1 – Community Infrastructure’ in the Maynooth Environs Written Statement (2021-2027). ➤ As demonstrated by images within Chapter 11 (See Plate 11-14; Plate 11-51; & Plate 11-52) vegetation will be much denser during summer months when existing hedges and deciduous trees are full of foliage. In this regard, visibility of the Proposed Development will have some seasonal variation. It is unlikely that the proposed Healthcare Zone at Site B would be visible from this viewpoint if the photomontage was captured from this location during the summer months, therefore there would be no visual impact during that time. |
| Residual Effect (incl. mitigating factors) | Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities |

| Viewpoint 5 – Residential Receptors on the L2214 north-west | |
|---|---|
| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View south-south-east from the L2214 Local Road as it approaches The Proposed Development from the north. ➤ This viewpoint represents a small cluster of residential receptors situated on this local road. ➤ This viewpoint is located approximately The viewpoint is located approximately 250 metres north of the EIAR Study Boundary. ➤ Field of View: south-south-east ➤ Grid Ref (ITM): E: 694,494; N: 740,058 |
| Visual Receptors and their sensitivity | Cluster of Residential Receptors – High Motorised traffic on the R157 – Low |
| Description of ‘Baseline VVM’ | The Baseline view is of a rural character. The image shows open views across flat fields of grazing pasture. The verge of the L2214 Local Road is seen to the right of the view. The three residential dwellings seen in the middle distance are located off the local road in a linear arrangement. Site A of the Proposed Development is located beyond the mature treelines demarking distant field boundaries in the background centre of the image. A large electricity pylon is seen above the treeline in the background left of the view, utility poles and overhead lines are also prominent features along the roadway. |
| Proposed Photomontage Description | As indicated by the red wireline in the photomontage, the proposed Development will be almost entirely screened from view behind the distant treelines. The most western rooftops of Office Block A may be just discernible above the treeline, no other elements of the Proposed Development can be seen from this location. |
| Cumulative Effects | As shown by the cumulative wireline image, Site B and Site C of the Proposed Development will not be visible from this viewpoint. It is not anticipated that the MOOR will be visible from this location and no cumulative visual effects will occur. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | “High: Includes viewers at designated views or landscapes. Viewers such as residents in close proximity to the viewpoint who have primary views that will be in the direction of the development that may not necessarily be of a particularly scenic quality; viewers at well-known heritage or popular tourist or recreational areas, viewers along scenic or tourist routes.” |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Negligible: Any change would only be barely distinguishable from the status quo “do-nothing scenario” in the surroundings. The composition and character of the view would be substantially unaltered, approximating to little or no change.” |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | High x Negligible = Minor = Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The primary residential visual amenity of these properties is directed east, not directly towards the Proposed Development which is located to the south-south-east. |

| Viewpoint 5 – Residential Receptors on the L2214 north-west | |
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| | <ul style="list-style-type: none"> ➤ The proposed infrastructure of Site A aligns with the zoning of these lands as ‘E1 – Strategic Employment Zone’ in the Maynooth Environs Written Statement (2021-2027). ➤ The impact of vegetation screening has seasonal variation. The photomontages within the Volume 2 booklet were captured during the winter months. In general, vegetation will be much denser during summer months when existing hedges and deciduous trees are full of foliage. In this regard, the distant deciduous treeline will completely obscure the Proposed Development from view in summer months causing no visual effects from this location. |
| Residual Effect (incl. mitigating factors) | <p>Not Significant (EPA, 2022) An effect which causes noticeable changes in the character of the environment but without significant consequences.</p> |

| Viewpoint 06 - Site B from the R157 Regional Road | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View south-west towards Site B from the R157 Regional Road. ➤ This viewpoint is located on the verge of a public road, within the EIAR Study Boundary, immediately adjacent to the proposed vehicular access road into Site B. ➤ Field of View: south-west ➤ Grid Ref (ITM): E: 694,707; N: 738,814 |
| Visual Receptors and their sensitivity | Motorised traffic on the R157 – Low |
| Description of 'Baseline VVM' | Beyond the roadside verge of the R157, the baseline image shows the existing eastern field boundary of Site B comprising low timber fencing and deciduous vegetation. The mature woodland that forms the northern boundary of Site B is visible to the right of the image. From this specific location on the R157, there is a gap in the roadside screening and a relatively unobstructed view into the agricultural field where Site B is located. Several residential developments are just discernible in the distant background of the view where they are located beyond the valley of lower ground along the Rye Water. |
| Proposed Photomontage Description | <p>The proposed Primary Care Centre (PCC) is visible in the foreground of the photomontage as well as the proposed vehicular access route and junction with the R157. The proposed nursing home is visible beyond the PCC in the background right of the photomontage, although it is softened by the proposed tree planting along the access road.</p> <p>The proposed PCC is a three-storey building viewed in close proximity to this viewpoint (approximately 37 metres at its closest point), due to its scale and mass it is seen as a substantial feature of the photomontage. The proposed PCC causes some visual obstruction, blocking longer ranging views of the landscape beyond. The Proposed Development alters the baseline character and composition of the view from that of a rural landscape to one of a more urban nature.</p> |
| Cumulative Effects | The proposed road upgrades to the R157 as part of the MOOR and new junction will be visible along the road to the north (right of photomontage view). The Proposed Kildare bridge works may have some minor visibility within views to the south from this viewpoint, although it is likely to be screened from view by the intervening roadside vegetation. From this viewpoint there will be some minor visual connectivity with the nearest proposed Office Block of Site A which will be visible to the north (right of photomontage field of view), although visual effects will be mitigated by distance. A view of the Proposed Development at Site A from the south are presented in Photomontage Viewpoint 04A and visual effects are assessed in a table previously. Site C and Moyglare Bridge will not be visible from this viewpoint. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | Low: Includes viewers engaged in activities where the focus is not on the landscape or view. These including those travelling along a busy route, viewers at work or engaged in sport not related to views or experience of the landscape. |

| Viewpoint 06 - Site B from the R157 Regional Road | |
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| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | Substantial: Substantial change, where the proposals would result in large-scale, prominent or very prominent change, leading to substantial obstruction of existing view or complete change in character and composition of the baseline though removal of key elements or addition of uncharacteristic elements which may or may not be visually discordant. This includes viewpoints where the Proposed Development is fully or almost fully visible over a wide extent, at close proximity to the viewer. This change could be long term or of a long duration. |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Low x Substantial = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ Receptors will only have this view momentarily and the road is not oriented towards the site. ➤ The Proposed Development is sited in a location zoned for its purpose; the Site B Healthcare Facilities are sited in lands zoned for ‘G1 – Community Infrastructure’. ➤ Proposed infrastructure at Site A and Site B will not be visible within the same field of view from this location. Cumulative visual effects are mitigated by distance and screening. |
| Residual Effect (incl. mitigating factors) | Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |

| Viewpoint 07 – Kildare Bridge | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View north-west towards Site B and Kildare Bridge from a location on the R157 Regional Road. ➤ This viewpoint is located on the public footpath approximately 10 metres south of the existing Kildare Bridge structure and the location/origin of County Kildare Designated Scenic View RW-4. ➤ This viewpoint was chosen south of the designated scenic view in order to show a wider perspective and more open view towards the Proposed Development, set back from existent roadside screening. ➤ Field of View: north-north-west ➤ Grid Ref (ITM): E: 694,671; N: 738,561 |
| Visual Receptors and their sensitivity | County Kildare Designated Scenic View RW-4 (in close proximity) - High Motorised traffic on the R157 - Low |
| Description of 'Baseline VVM' | The existing Kildare Bridge structure and the R157 is visible in the foreground of the view. As shown in the baseline image there is limited safe pedestrian access to the western side of the bridge. The verge of the road either side of the bridge is lined by tall hedges and deciduous trees. The road and landform rises to the north, away from the viewpoint and bridge over the Rye Water. The agricultural field comprising Site B is visible beyond the bridge in the centre of the image. |
| Proposed Photomontage Description | <p>The cycleway/pedestrian access is visible as part of the MOOR along the verge of the existing R157. The Proposed Kildare Bridge works is visible adjacent to the stone wall of the existing Kildare Bridge structure in the left foreground. The proposed bridge itself has limited visibility from this viewpoint as it is located beyond the stone wall parapet of the existing Kildare Bridge Structure.</p> <p>Due to its elevated position from this perspective, the three storey Primary Care Centre (PCC) of Site B is a relatively prominent feature in the background-right of the photomontage beyond the treeline existent along the verge of the R157. The two-storey proposed nursing home is visible in the centre background of the photomontage, although a large portion of it is substantially screened from view by existing vegetation. The proposed car park is located upon the flat ground between the two proposed healthcare buildings. As shown by the photomontage, visibility of cars (and other element of the Proposed Development within Site B) will be softened by the proposed planting of native trees along the proposed recreational walking route to the south of the site.</p> |
| Cumulative Effects | <p>From this viewpoint location the Proposed Development at Site A will not be visible. From this viewpoint the R157 heads north and bends slightly to the north-north-east as it passes the entrance to proposed Site B. The dense woodland and topographical characteristics will therefore screen Site A (to the right of the field of view presented in the photomontage) from view. As shown by the indicative cumulative wireline image, Site C will not be visible from this viewpoint.</p> <p>The Permitted Dunboyne Road housing development is located approximately 200 metres south-west of this viewpoint, however no visibility of this development is expected from this viewpoint due to screening from intervening landform and vegetation. Plans for the proposed Maynooth</p> |

| Viewpoint 07 – Kildare Bridge | |
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| | Eastern Ring Road (MERR – P82019.08) which is a transport network linking with the Dunboyne roundabout, and associated works for this development will likely be visible from this viewpoint, however, cumulative visual effects will not be significant. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | <p>“Medium: Includes viewers who may have some susceptibility to a change in view. Viewers such as residents in medium proximity but who do not have views focused in the direction of the Proposed Development or whose views are not of a particularly scenic quality; those from views which are not designated but may have local recreational uses or those travelling along routes or at view which are considered moderately scenic.”</p> <p>Although this photomontage viewpoint is located in proximity (within 10m) to a designated scenic view, on-site appraisal determined that, on balance, this viewpoint does not represent receptors of high sensitivity and due to limited pedestrian access and height of the walls on the existing Kildare Bridge it is unlikely that receptors will come to this location to appreciate the designated scenic views.</p> |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | Moderate: The change in the view may involve partial obstruction of existing view or partial change in character and composition of the baseline through the introduction of new elements or removal of existing elements. Likely to occur at locations where the development is partially visible over a moderate or medium extent, and which are not in close proximity to the development. Change may be readily noticeable but not substantially different in scale and character from the surroundings and wider setting. |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Medium x Moderate = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The designated scenic views are from the existing Kildare Bridge and are oriented directly east and directly west along the Rye Water, in a direction perpendicular to the Proposed Development. Therefore, the Proposed Development is not the focus of the designated scenic view from this location and receptors will only have this view (shown in the photomontage) momentarily as they walk or drive across the existing Kildare Bridge. ➤ Whilst nice views of the Rye Water can be seen from above the wall on the existing Kildare Bridge (presented in Plate 11-35 & Plate 11-36 of Chapter 11), a pedestrian (receptor) walking across the bridge (or within a car driving past) would struggle to experience these scenic views due to the height of the stone walls on the bridge which have been constructed higher than average human eye height. Unless a receptor is either very tall or within an elevated vehicle these scenic views cannot be experienced. ➤ The proposed Kildare Bridge works and pedestrian and cycleway will enhance the accessibility of the designated scenic views (RW-4) available to the west ➤ As demonstrated by images within Chapter 11 (Plate 11-37, Plate 11-38), tall and dense vegetation will provide visual screening along much of the R157 during summer months when existing hedges and deciduous trees are full of foliage. The existing roadside screening, as well as |

| Viewpoint 07 – Kildare Bridge | |
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| | <p>proposed planting as part of the landscape plan will restrict visibility and mitigate visual effects from this viewpoint location.</p> <ul style="list-style-type: none"> ➤ The Proposed Development is sited in a location zoned for its purpose; Site B Healthcare Facilities is sited in lands zoned for ‘G1 – Community Infrastructure’. |
| Residual Effect (incl. mitigating factors) | <p>Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities</p> |

| Viewpoint 08 – Lyreen Housing Estate | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View north-east from the Lyreen Housing Development in the townland of Mariavilla. ➤ This viewpoint is located adjacent to an area of recreational green space at the eastern extent of the Lyreen Housing Development. ➤ The viewpoint is approximately 500 metres south-west of the proposed nursing home in Site B. ➤ Field of View: north-east ➤ Grid Ref (ITM): E: 694,051; N: 738,522 |
| Visual Receptors and their sensitivity | <p>Residential Receptors - The Lyreen Housing Estate – High/Medium Park users and Pedestrians along the River Lyreen – High/Medium</p> |
| Description of ‘Baseline VVM’ | <p>The baseline view shows a relatively long ranging view across the Rye Water Valley where the River Lyreen joins the Rye Water. Several small loughs which are part of the Lyreen angling centre are visible in the middle distance amongst bushes and riparian vegetation. The park and boundary fencing of the Lyreen Housing estate is seen in the foreground left of the image. An agricultural field which is the location of Site B is seen in the distance beyond the low-lying ground surrounding the watercourses and waterbodies. Tall mature woodland is visible across the background of the view restricting longer ranging views of the wider landscape.</p> |
| Proposed Photomontage Description | <p>The proposed buildings of the Site B are visible in the background centre of the photomontage, they are enclosed in a backdrop of tall woodland. The proposed buildings of Site B (nursing home and PCC) comprise a wide horizontal extent of the view, however, they do not raise the height of the skyline and are neatly framed within the surrounding woodland. Surface elements of Site B are not discernible at this distance. Due to its siting on elevated ground beyond Site B, the Proposed Development at Site A is visible in the background centre-left of the Photomontage. The proposed five storey Office Block A is a prominent feature as its profile raises the skyline within the landscape. Lower elements of Site A will be obscured from view by intervening vegetation. Elevated ridgelines of housing infrastructure of Site C is just visible to the far left of the photomontage.</p> |

| Viewpoint 08 – Lyreen Housing Estate | |
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| | Cumulatively, all elements of the Proposed Development will alter the composition and character of this view, but will not detract value from its more aesthetic attributes such as the riparian landscape visible in the middle distance. |
| Cumulative Effects | <p>The proposed Site C SHD is located beyond the Lyreen Housing estate located to the left (west-north-west) of the photomontage. It will have very limited visibility from this location.</p> <p>There will be combined successional visibility of the Proposed Development with several other SHD developments located to the south (Proposed Moyglare Road – ABP 314337) and east (Permitted Dunboyne Road ABP 310865-21) of this viewpoint. These developments will be partially visible in opposing fields of view to the Proposed Development. They will add to the existing residential and suburban character of the landscape immediately east and west of this viewpoint. These developments and the Proposed Development will have a cumulative effect aligning with the current trend of urbanisation in this area. Considering the separation distances and screening elements obscuring full intervisibility between the Proposed Development and these two developments, significant cumulative visual effects are not likely to occur.</p> |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | <p>Although residential receptors are generally deemed to be of high sensitivity, the separation distance and orientation of houses are such that primary residential visual amenity is not directed towards the Proposed Development. On balance, sensitivity of this viewpoint is deemed to be of medium sensitivity.</p> <p>“Medium: Includes viewers who may have some susceptibility to a change in view. Viewers such as residents in medium proximity but who do not have views focused in the direction of the Proposed Development or whose views are not of a particularly scenic quality; those from views which are not designated but may have local recreational uses or those travelling along routes or at view which are considered moderately scenic.”</p> |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | <p>“Moderate: The change in the view may involve partial obstruction of existing view or partial change in character and composition of the baseline through the introduction of new elements or removal of existing elements. Likely to occur at locations where the development is partially visible over a moderate or medium extent, and which are not in close proximity to the development. Change may be readily noticeable but not substantially different in scale and character from the surroundings and wider setting.”</p> |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | <p>Medium x Moderate = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends</p> |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The woodland surrounding the Proposed Development and proposed planting at Site B effectively absorb the Proposed Development within the landscape and it does not obstruct views of aesthetic landscape features such as the loughs visible in the middle distance. ➤ In order to capture a completely unobstructed view of the Proposed Development from this perspective, the photomontage was captured outside of the Lyreen Housing estate boundary (seen to the left of the |

| Viewpoint 08 – Lyreen Housing Estate | |
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| | <p>photomontage). Visual receptors in the park would therefore have more limited visibility of the Proposed Development than is shown in the photomontage.</p> <ul style="list-style-type: none"> ➤ Orientation of housing in the development (left of the photomontage) is such that most primary residential visual amenity is directed to the south-east and north-west, therefore, not directly focussed in the direction of the Proposed Development reducing the visual impact upon residential receptors. ➤ Visual effects are mitigated by distance and appropriate siting of the various Proposed Development elements within the subject lands aligns with the zoning strategy detailed in the Maynooth Environs Written Statement (2021-2027). |
| Residual Effect (incl. mitigating factors) | <p>Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends</p> |

| Viewpoint 09A – View Focused on Site B from Mogaddy House & Moygaddy Castle Ruins | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View south-south-east towards Site B from the L2214-3 Local Road in proximity to Moygaddy House and Moygaddy Castle Ruins. ➤ The viewpoint is located within the EIAR Study Boundary, approximately 295 metres north of the proposed nursing home in Site B at its closest point. ➤ Field of View: south-south-east ➤ Grid Ref (ITM): E: 694,461; N: 739,171 |
| Visual Receptors and their sensitivity | L2214-3 Local Road - Low Nearby Moygaddy Castle Ruins (Cultural Heritage Receptor) – Medium |
| Description of ‘Baseline VVM’ | An open view across a flat field of agricultural grassland. The field boundary comprising mature trees and hedges are visible in the middle distance, they partially restrict long ranging views towards distant hills just visible in the background of the view. The pinnacle of an obelisk of Conolly’s Folly (located in the townland of Barrogstown West) is just discernible above the treeline in the background left of the baseline image. |
| Proposed Photomontage Description | The proposed Healthcare Zone is visible from this viewpoint beyond the distant treeline; however, it is substantially screened from view by the intervening vegetation. The upper storeys of the proposed PCC and nursing home buildings are visible amongst the treetops across the centre of the photomontage. The ground floor and surface elements are obscured from view by the vegetation. The proposed PCC building slightly obscures longer ranging views and the lower section of the obelisk at Conollys Folly. The Proposed Development comprises a relatively wide horizontal extent of the view, however, as a whole it is a minor addition to the background of the view and does not fundamentally change the character of the landscape from this viewpoint. |
| Cumulative Effects | From this viewpoint location the Proposed Development at Site A will not be visible due to the dense woodland to the north of the Local Road – east of Moygaddy House. Site C is located to the west of this viewpoint location and is not visible in the field of view presented in the photomontage. Photomontage 9B was captured from the same location and shows the view west focussed to the west towards Site C where various infrastructure elements of the proposed housing development will be visible beyond a distant treeline, as well as landscaping proposals around Moygaddy castle ruins and the MOOR. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | <p>The rural agricultural landscape view has some aesthetic value. Also, as Moygaddy Castle Ruins are located in proximity to this viewpoint and has local cultural heritage value. However, as there is currently limited public access to the ruins it is only seen by the public from the Local Road and in essence, the only visual receptors are the local road users. On balance this viewpoint is on balance deemed to be of Medium sensitivity.</p> <p>“Medium: Includes viewers who may have some susceptibility to a change in view. Viewers such as residents in medium proximity but who do not have views focused in the direction of the Proposed Development or whose views are not of a particularly scenic quality; those from views which are not designated but may have local recreational uses or those travelling along routes or at view which are considered moderately scenic.”</p> |

| Viewpoint 09A – View Focused on Site B from Mogaddy House & Moygaddy Castle Ruins | |
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| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Slight: The proposals would be partially visible or visible at sufficient distance to be perceptible and result in a low level of change in the view and its composition and a low degree of contrast. The character of the view may be altered but will remain similar to the baseline existing situation. This change could be short term or of a short duration.” |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Medium x Slight = Minor = Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ Due to roadside vegetation screening, receptors will only have this view momentarily and the road is not oriented towards Site B. ➤ The Proposed Development is sited in a location zoned for its purpose; the proposed Healthcare Facilities (which is visible in the photomontage) is sited in lands zoned for ‘G1 – Community Infrastructure’ in the Maynooth Environs Written Statement (2021-2027). ➤ As demonstrated by images within Chapter 11 vegetation will be much denser during summer months when existing hedges and deciduous trees are full of foliage. In this regard, visibility of the Proposed Development will have some seasonal variation. It is likely that visibility of the proposed Healthcare Zone at Site B would have much more limited visibility from this viewpoint if the photomontage was captured from this location during the summer months. |
| Residual Effect (incl. mitigating factors) | Not Significant (EPA, 2022) An effect which causes noticeable changes in the character of the environment but without significant consequences. |

| Viewpoint 09B – View Focused on Site C from Mogaddy House & Moygaddy Castle Ruins | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View focused west towards Site C and Moygaddy Castle Ruins from the L2214-3 Local Road adjacent to Moygaddy House. ➤ The viewpoint is located within the EIAR Study Boundary. ➤ Field of View: west-north-west ➤ Grid Ref (ITM): E: 694,447; N: 739,187 |
| Visual Receptors and their sensitivity | L2214-3 Local Road - Low Moygaddy Castle Ruins, a Cultural Heritage Receptor of Local Importance - Medium |
| Description of 'Baseline VVM' | A short distance view along the local road adjacent to Moygaddy House. The ruins of Moygaddy Castle are visible beyond a low stone wall lining the narrow road. Moygaddy Castle ruins are located within a small field of grassland enclosed by relatively dense woodland. |
| Proposed Photomontage Description | The Proposed MOOR (upgrades to the existing roadway in this location) is visible in the foreground of the photomontage. A new walking path tracks through the grasslands via Moygaddy Castle ruins to the proposed Scout Den Facility which is seen as a small single storey building within the field enclosure. The two upper storeys of Apartment Block B of the Site C infrastructure are visible above the treeline in the centre background of the photomontage. The addition of the apartment block and Scout Den facility alters the character of the view and slightly intrudes upon the wider setting of this landscape view. The Proposed Development does not obstruct views or alter the integrity of key sensitivities such as the immediate setting of the castle ruins within its field, enclosed by woodland. |
| Cumulative Effects | As shown in Viewpoint 9A, Site B will also be visible beyond a distant treeline to the south-east and will be a further addition to landscape views from this location. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | <p>The view of Moygaddy Castle Ruins has local cultural heritage value and some scenic value. However, as there is currently limited public access to the ruins it is only seen by the public from the Local Road and in essence, the only visual receptors are the local road users. On balance this viewpoint is deemed to be of Medium sensitivity.</p> <p>“Medium: Includes viewers who may have some susceptibility to a change in view. Viewers such as residents in medium proximity but who do not have views focused in the direction of the Proposed Development or whose views are not of a particularly scenic quality; those from views which are not designated but may have local recreational uses or those travelling along routes or at view which are considered moderately scenic.”</p> |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Moderate: The change in the view may involve partial obstruction of existing view or partial change in character and composition of the baseline through the introduction of new elements or removal of existing elements. Likely to occur at locations where the development is partially visible over a moderate or medium extent, and which are not in close proximity to the development. Change may be readily noticeable but not substantially different in scale and character from the surroundings and wider setting.” |

| Viewpoint 09B – View Focused on Site C from Mogaddy House & Moygaddy Castle Ruins | |
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| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Medium x Moderate = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The Proposed Development infrastructure – (Site C - visible in the photomontage) is appropriately sited, aligned with the land zoning in the Maynooth Environs Written Statement (2021-2027). Proposed housing infrastructure is visible within lands zoned as ‘A2 – New Residential’ and the proposed Scout Den Facility and landscaped pathways within lands zoned as ‘H1 Amenity’ which include for development such as <i>“Cycleways / Greenways / Trail Development, Land & Water Based Recreational Activities Open Space, Cultural Activities”</i>. ➤ Provision of safe public rights of way included in the landscape plan, as well as the cycleway and pedestrian route along the MOOR will enhance the accessibility of Moygaddy Castle ruins to the general public and a variety of visual receptors beyond regular commuter traffic along the local road. |
| Residual Effect (incl. mitigating factors) | Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |

| Viewpoint 10 – Carton Demesne | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View north-west towards Site B from Carton Demesne. ➤ The viewpoint is located on a popular walking path (Extension of carton Avenue or ‘Lime Walk’) through Carton House Golf Course. ➤ Field of View: north-north-west ➤ Grid Ref (ITM): E: 694,945; N: 738,366 |
| Visual Receptors and their sensitivity | Carton House Demesne (Landscape Receptor) - High Carton Avenue (Lime Walk’) Walking Route – High Carton House Golf Course – Low/Medium |
| Description of ‘Baseline VVM’ | The baseline image shows a relatively short-range view across the fairway and green of Carton House Golf Course towards flat marshy lands around the Rye Water which is located at lower elevation in the middle distance. The landscape is enclosed by mature woodland and hedgerows. There is a narrow corridor of visibility through the trees around the existing Kildare Bridge where the agricultural field of Site B is visible in the background of the image. |
| Proposed Photomontage Description | The elevated profile of the proposed nursing home (Site B) and a row of housing from Site C are just visible beyond the trees in the background of the photomontage. Most of the Proposed Development is substantially screened from view by the intervening woodland. Kildare Bridge, Site A, The MOOR and Moyglare Bridge are not visible from this location. Due to the set back distance and screening, the Proposed Development is a very small addition to the background of the view and has a very minor alteration to the character of this view. |
| Cumulative Effects | It is likely that there will be some in-combination visibility of the Proposed Development with the permitted Dunboyne Road SHD which may be partially visible left of the view shown in the photomontage, beyond the distant treeline. The Proposed Development and this proposed SHD would add minor visibility of built infrastructure to the landscape seen from within Carton Demesne, however, cumulative visual effects are not deemed to be significant. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | “High: Includes viewers at designated views or landscapes. Viewers such as residents in close proximity to the viewpoint who have primary views that will be in the direction of the development that may not necessarily be of a particularly scenic quality; viewers at well-known heritage or popular tourist or recreational areas, viewers along scenic or tourist routes.” |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Slight: The proposals would be partially visible or visible at sufficient distance to be perceptible and result in a low level of change in the view and its composition and a low degree of contrast. The character of the view may be altered but will remain similar to the baseline existing situation. This change could be short term or of a short duration.” |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | High x Slight = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends. |
| Mitigation Factors | ➤ This viewpoint is one of the only locations within Carton Demesne where the Proposed Development will be visible. The dense woodland |

| Viewpoint 10 – Carton Demesne | |
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| | <p>located between the Proposed Development and Carton Demesne obscures the Proposed Development from view elsewhere within the vast majority of Carton Demesne. The Proposed Development will not have any impact on the setting of Carton House or designated scenic amenity along the Rye Water.</p> <ul style="list-style-type: none"> ➤ Receptors walking along Carton Avenue will only have views of the Proposed Development for a brief period as visibility will be greatly restricted to the east of this viewpoint location. ➤ The Proposed Development is not located within any particularly scenic parts of views within the demesne landscape. ➤ The Proposed Development is sited in a location zoned for its purpose; the proposed Healthcare Zone (which is visible in the photomontage) is sited in lands zoned for ‘G1 – Community Infrastructure’ in the Maynooth Environs Written Statement (2021-2027). ➤ As demonstrated by images within Chapter 11, vegetation will be much denser during summer months when existing hedges and deciduous trees are full of foliage. In this regard, visibility of the Proposed Development will have some seasonal variation. It is likely that visibility of the proposed Healthcare Zone at Site B would have much more limited visibility from this viewpoint if the photomontage was captured from this location during the summer months. |
| Residual Effect (incl. mitigating factors) | <p>Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</p> |

| Viewpoint 11 – Moygaddy Local Road T-Junction | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View south-west towards Site C from the T junction between the L6219, L2214 and the L2214-3 Local roads. ➤ The viewpoint is located within the EIAR Study Boundary. ➤ Field of View: South-west ➤ Grid Ref (ITM): E: 694,339; N: 739,258 |
| Visual Receptors and their sensitivity | Local Road Users - Low |
| Description of 'Baseline VVM' | Beyond the road junction visible in the foreground, there is a medium distance view to the right along the L6219 local road which is lined by hedgerows and occasional deciduous trees. The centre of the view comprises a gateway into a field of agricultural grassland. Trees and bushes are seen to the left of the image adjacent to the roadside, this vegetation forms part of a tract of woodland either side of the Blackhall Little stream. These trees and a small V-shape valley act as a physical and visual buffer between the agricultural field seen in the centre of the view (site of the proposed housing infrastructure) and the field enclosure at Moygaddy Castle ruins, approximately 45 metres east of the viewpoint. |
| Proposed Photomontage Description | The Proposed SHD infrastructure of Site C is clearly visible in the centre and right of the photomontage. A four storey apartment block (Block B) is visible in the centre foreground and a streetscape of residential development lines the entirety of one side of the roadway to the right of the photomontage. The carriageway and cycle/pedestrian access of the MOOR is visible along the route of the existing roadway, until the road is re-aligned to the right (north-west) in the background right of the photomontage. The existing hedgerows along the southern side of the local road have been removed to enable the proposed cycleway and pedestrian access alongside the MOOR. Proposed tree planting along the roadside will soften the landscape and visual impact where these hedgerows have been removed. The woodland to the left of the photomontage will be retained. The Proposed Development has altered the character of the rural view to that of a semi-urban, residential setting. |
| Cumulative Effects | It is unlikely that the proposed Development at Site A, Site B, Kildare Bridge and Moyglare Bridge will be visible from this location. Road and bridge upgrades included as part of the MOOR will be visible to the east (left of the photomontage). |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | “Low: Includes viewers engaged in activities where the focus is not on the landscape or view. These including those travelling along a busy route, viewers at work or engaged in sport not related to views or experience of the landscape.” |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Substantial: Substantial change, where the proposals would result in large-scale, prominent or very prominent change, leading to substantial obstruction of existing view or complete change in character and composition of the baseline though removal of key elements or addition of uncharacteristic elements which may or may not be visually discordant. This includes viewpoints where the Proposed Development is fully or almost fully visible over a wide extent, at close proximity to the viewer. This change could be long term or of a long duration.” |

| Viewpoint 11 – Moygaddy Local Road T-Junction | |
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| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Low x Substantial = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The Proposed housing infrastructure is visible within lands zoned as ‘A2 – New Residential’ land zoning in the Maynooth Environs Written Statement (2021-2027). ➤ The woodland seen to the left of the image will not be removed, retaining the integrity of the of the Blackhall Little stream and its surrounds, as well as providing a visual buffer between the proposed housing infrastructure and the amenity area at Moygaddy Castle and Moygaddy House. ➤ The proposed Development does not obscure any long-ranging views of high scenic value. |
| Residual Effect (incl. mitigating factors) | Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |

| Viewpoint 12 – Residential Development South of the Rye Water | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View north towards Site C from a residential housing estate (Mariavilla/Moyglare Hall) south of the Rye Water. ➤ The viewpoint is located approximately 340 metres south of the EIAR Site Boundary at its closest point. ➤ Field of View: north ➤ Grid Ref (ITM): E: 694,447; N: 739,187 |
| Visual Receptors and their sensitivity | Residential Receptors (medium distance) – High/Medium |
| Description of ‘Baseline VVM’ | The baseline image shows an open and medium-distance view across the Rye Water flood plain comprising grassland and wooded field boundaries. Beyond the walled enclosure of a residential housing development, the landform dips to the low elevation of the Rye Water River in the middle distance. A relatively flat field and dense treeline form the background of the view. Utility infrastructure such as telecommunications uprights and large overhead power line are visible throughout the view. The view is of a semi-urban, semi-rural character. |
| Proposed Photomontage Description | The proposed residential infrastructure of site C is visible as a linear array of development across the background of the view on the elevated lands beyond the Rye Water River. The ridgelines of the proposed residential infrastructure is vertically aligned with the existing treeline forming the background of the view, however, the profile of the Proposed Development slightly raises the skyline in the very centre of the photomontage. Although the Proposed Development only alters a small spatial extent of the view, it contributes an additional suburban influence to the landscape view. |
| Cumulative Effects | No visibility of Site A is anticipated from this viewpoint. There may be some limited visibility of Site B, but this will be mostly restricted by intervening woodland. And the housing developments |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | <p>The residential receptors are approximately 390 metres from the nearest proposed residential unit of Site C and are deemed to be in moderate proximity and the view does not comprise any unique features or attributes of value.</p> <p>“Medium: Includes viewers who may have some susceptibility to a change in view. Viewers such as residents in medium proximity but who do not have views focused in the direction of the Proposed Development or whose views are not of a particularly scenic quality; those from views which are not designated but may have local recreational uses or those travelling along routes or at view which are considered moderately scenic.”</p> |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Moderate: The change in the view may involve partial obstruction of existing view or partial change in character and composition of the baseline through the introduction of new elements or removal of existing elements. Likely to occur at locations where the development is partially visible over a moderate or medium extent, and which are not in close proximity to the development. Change may be readily noticeable but not substantially different in scale and character from the surroundings and wider setting.” |

| Viewpoint 12 – Residential Development South of the Rye Water | |
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| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Medium x Moderate = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The proposed housing infrastructure is visible within lands zoned as ‘A2 – New Residential’ land zoning in the Maynooth Environs Written Statement (2021-2027). ➤ Once planting as part of the landscaping plan establishes over times, the planting at the southern perimeter of Site C will soften the visual impact of the Proposed Development from this perspective. |
| Residual Effect (incl. mitigating factors) | Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |

| Viewpoint 13 – Moyglare Hall Road | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View north-east towards Site C from Moyglare Hall Road, the viewpoint is located adjacent to Maynooth Community College Campus. ➤ The viewpoint is located just within the EIAR Study Area, on the southern perimeter of the Moyglare Bridge Application. ➤ Field of View: north-east ➤ Grid Ref (ITM): E: 693,551; N: 739,208 |
| Visual Receptors and their sensitivity | <p>Traffic and Local Road Users – Low</p> <p>Maynooth College Campus – Low to Medium</p> <p>Residential Receptors in the vicinity – High/Medium</p> |
| Description of ‘Baseline VVM’ | <p>The foreground of the view shows a field of grassland in a relatively derelict state. Housing from a residential estate is visible to the right of the view. The landform dips to the low elevation of the Rye Water River in the middle distance, agricultural grassland and wooded field boundaries comprise the background of the view. A large overhead power line is a dominant man-made feature to the left of the view detracting quality form the rural landscape character seen in that direction.</p> |
| Proposed Photomontage Description | <p>The Proposed MOOR and Moyglare Bridge are substantial features visible throughout the foreground of the photomontage. The proposed carriageway, verge and cycle/pedestrian routes extending away from the viewpoint, across the Rye Water valley to Site C which is visible in the background of the photomontage. The proposed Duplex Block A is the most visually prominent building, seen adjacent to the MOOR in the centre-left background of the photomontage. At this distance and perspective, the proposed residential developments of Site C only slightly raise the skyline. The eastern extent of Site C is screened form view by vegetation in the intervening landscape.</p> |
| Cumulative Effects | <p>No visibility of Site A, Site B or Kildare Bridge is anticipated form this viewpoint.</p> |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | <p>Human influences detract value from this view and it is not a landscape view of any particularly scenic value or uniqueness. Whilst there are residential receptors in proximity to this viewpoint, it is not deemed to be a viewpoint of high sensitivity. On balance, the viewpoint is deemed to be of Medium sensitivity.</p> <p>“Medium: Includes viewers who may have some susceptibility to a change in view. Viewers such as residents in medium proximity but who do not have views focused in the direction of the Proposed Development or whose views are not of a particularly scenic quality; those from views which are not designated but may have local recreational uses or those travelling along routes or at view which are considered moderately scenic.”</p> |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | <p>“Substantial: Substantial change, where the proposals would result in large-scale, prominent or very prominent change, leading to substantial obstruction of existing view or complete change in character and composition of the baseline though removal of key elements or addition of uncharacteristic elements which may or may not be visually discordant. This includes viewpoints where the Proposed Development is fully or almost</p> |

| Viewpoint 13 – Moyglare Hall Road | |
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| | fully visible over a wide extent, at close proximity to the viewer. This change could be long term or of a long duration.”.” |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Medium x Substantial = Moderate = Significant (EPA, 2022) An effect, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The MOOR and Moyglare Bridge are visible, following a route where it is envisaged for a transport road network to exist within local planning policy. The MOOR and Moyglare Bridge are sited within lands zoned as ‘Transport - Indicative Road Route’ in the land zoning (Sheet No: 26(a)) in the Maynooth Environs Written Statement (2021-2027). ➤ The photomontage imagery was captured from a viewpoint in the very centre of the Proposed MOOR/Moyglare Bridge route, accentuating the perceived magnitude of change from this location. In reality the visual effects of the Proposed Development is not by its character or magnitude adversely impacting any valuable landscape view or sensitive visual amenity. ➤ Immediately behind this viewpoint is the end of an existing road network, therefore, visual effects of the MOOR is best categorised as ‘An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends’(See EPA Definition below). ➤ The proposed housing infrastructure is visible, sited within lands zoned as ‘A2 – New Residential’ land zoning in the Maynooth Environs Written Statement (2021-2027). ➤ The gable end of residential properties in proximity to the viewpoint is directed in the same direction as the view shown in the photomontage - to the north-east. Primary residential amenity of these residences is directed north-west, over/across the road of the Proposed MOOR and only a small spatial extent of the Proposed Development will be actually visible compared to the extent which is shown in the photomontage which shows a view to the north-east. ➤ Once planting as part of the landscaping plan establishes over times, the planting at the southern perimeter of Site C will soften the visual impact of the Proposed Development from this perspective. |
| Residual Effect (incl. mitigating factors) | Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |

| Viewpoint 14 – L1012 Local Road, Moyglare | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View south-west from an elevated vantage point on the L1012 Local Road in the townland of Moyglare. ➤ The viewpoint is located approximately 850 metres from the EIAR Study Boundary at its closest point. ➤ Field of View: north-north-west ➤ Grid Ref (ITM): E: 693,003; N: 739,904 |
| Visual Receptors and their sensitivity | Local Road Users – Low Residential Receptors in the vicinity – High/Medium Moyglare Stud (in proximity to the west) – High/Medium |
| Description of ‘Baseline VVM’ | The baseline image shows a relatively open and long ranging view across an agricultural landscape of grassland and woodland. The northern fringes of Maynooth Town is visible, framed amongst the deciduous trees to the right of the view. Maynooth Community Campus is identifiable as a large white building to the far right. The Wicklow Mountains form the distant backdrop of the long-ranging landscape view. |
| Proposed Photomontage Description | Site A, Site B, and Kildare Bridge are not visible, they are screened from view by intervening landscape elements, primarily mature treelines, hedgerows and localised topography. Moyglare Bridge and the MOOR may be slightly visible from this viewpoint, but are difficult to distinguish at this distance. |
| Cumulative Effects | As demonstrated by the wireline image, no cumulative visual effects will occur. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | The main receptor at this viewpoint is local traffic, however, there are some residential receptors located in close proximity to this viewpoint. Also, the open, rural landscape view has some scenic qualities. On balance, the sensitivity is deemed to be Medium. “ Medium: Includes viewers who may have some susceptibility to a change in view. Viewers such as residents in medium proximity but who do not have views focused in the direction of the Proposed Development or whose views are not of a particularly scenic quality; those from views which are not designated but may have local recreational uses or those travelling along routes or at view which are considered moderately scenic.” |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “ Negligible: Any change would only be barely distinguishable from the status quo “do-nothing scenario” in the surroundings. The composition and character of the view would be substantially unaltered, approximating to little or no change.” |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Medium x Negligible = Minor/Negligible = Not Significant (EPA, 2022) An effect which causes noticeable changes in the character of the environment but without significant consequences. |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ The MOOR and Moyglare Bridge are visible, following a route where it is envisaged for a transport road network to exist within local planning policy. The MOOR and Moyglare Bridge are sited within lands zoned as ‘Transport - Indicative Road Route’ in the land zoning (Sheet No: 26(a)) in the Maynooth Environs Written Statement (2021-2027). |

| Viewpoint 14 – L1012 Local Road, Moyglare | |
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| Residual Effect (incl. mitigating factors) | Not Significant (EPA, 2022) An effect which causes noticeable changes in the character of the environment but without significant consequences. |

| Viewpoint 15 – L6219 Local Road West | |
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| Viewpoint Description and Details | <ul style="list-style-type: none"> ➤ View east-south-east towards Site C along the L6219 Local Road ➤ The viewpoint is located approximately 10 metres west of the EIAR Study Boundary. ➤ Field of View: north-north-west ➤ Grid Ref (ITM): E: 693,621; N: 739,358 |
| Visual Receptors and their sensitivity | Local Road Users - Low Residential Receptors in Proximity to Proposed Development - High |
| Description of 'Baseline VVM' | The 'Baseline VVM' shows a short-distance view around a slight bend on the narrow local road. The road is enclosed on both sides by narrow hedgerows. A cluster of bushes and trees are visible to the left of the view. The skyline is broken by overhead power lines and a large pylon structure to the right of the view. |
| Proposed Photomontage Description | A small portion of the Proposed SHD infrastructure of Site C is visible at the end of the bend where the Proposed MOOR begins. A vast majority of Site C is screened from view behind the roadside hedgerows and other roadside vegetation. The loss of some hedgerows and addition of housing infrastructure slightly alters the character of the rural view to that of a semi-urban, semi-rural setting. |
| Cumulative Effects | Site A, Site B, Kildare Bridge and Moyglare Bridge will not be visible from this location and no cumulative visual effects will occur. |
| Sensitivity of Visual Receptor(s) <i>(Definition, See Section 11.2.4)</i> | <p>The main receptor at this viewpoint is local traffic. Some residential receptors are located in close proximity to this viewpoint, however they will have limited visibility of the Proposed Development due to the nature of vegetation screening in the area. On balance, the sensitivity is deemed to be Medium.</p> <p>“Medium: Includes viewers who may have some susceptibility to a change in view. Viewers such as residents in medium proximity but who do not have views focused in the direction of the Proposed Development or whose views are not of a particularly scenic quality; those from views which are not designated but may have local recreational uses or those travelling along routes or at view which are considered moderately scenic.”</p> |
| Magnitude of Change <i>(Definition, See Section 11.2.4)</i> | “Moderate: The change in the view may involve partial obstruction of existing view or partial change in character and composition of the baseline through the introduction of new elements or removal of existing elements. Likely to occur at locations where the development is partially visible over a moderate or medium extent, and which are not in close proximity to the development. Change may be readily noticeable but not substantially different in scale and character from the surroundings and wider setting.” |
| Significance of Effect <i>(Definition, See Section 11.2.4)</i> | Medium x Moderate = Moderate/Minor = Moderate (EPA, 2022) An effect that alters the character of the environment in a manner consistent with existing and emerging baseline trends |
| Mitigation Factors | <ul style="list-style-type: none"> ➤ Due to roadside vegetation, as well as the winding and undulating nature of the local road, there will be very limited visibility of the |

| Viewpoint 15 – L6219 Local Road West | |
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| | <p>Proposed Development from much of the Local road to the west of this viewpoint.</p> <ul style="list-style-type: none"> ➤ The Proposed housing infrastructure is visible within lands zoned as ‘A2 – New Residential’ land zoning in the Maynooth Environs Written Statement (2021-2027). ➤ The Proposed Development does not obscure or intrude upon sensitive or scenic landscape views or valuable scenic amenity from this perspective. |
| Residual Effect (incl. mitigating factors) | <p>Slight (EPA, 2022) An effect which causes noticeable changes in the character of the environment without affecting its sensitivities</p> |