

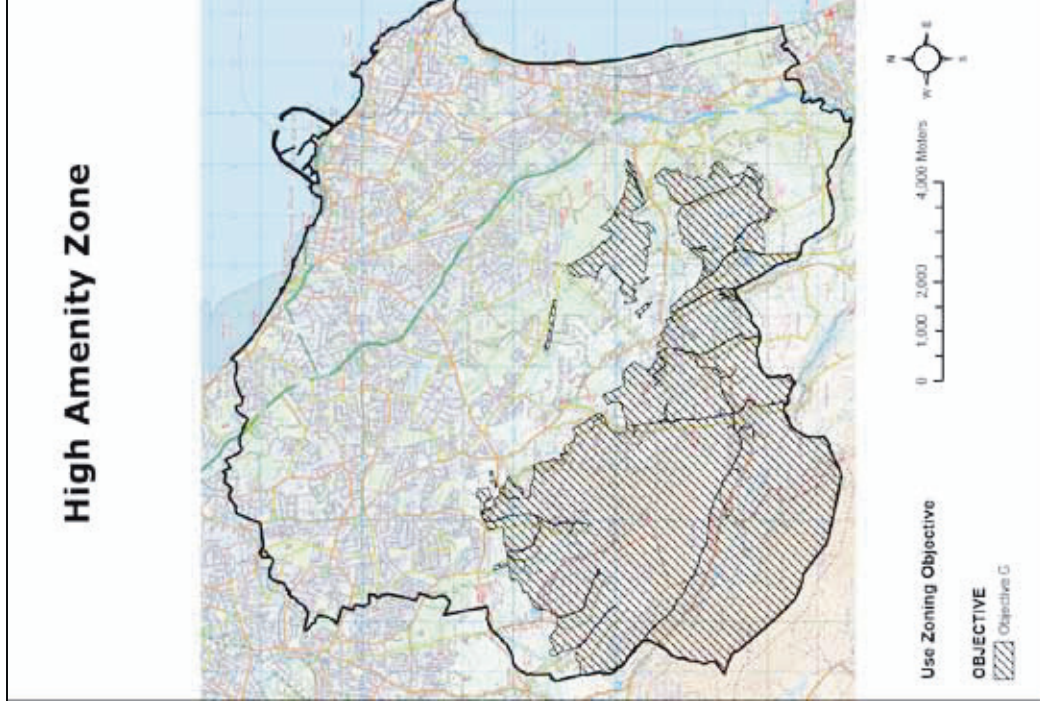
1.3.3 Landscape Evaluation and Sensitivity

Dún Laoghaire-Rathdown contains significant areas of landscape importance. The importance of these areas is particularly key due both to the established built-up nature of the majority of the County and the continuing pattern of densification and intensification. There is a clear presumption, as set out in Council Policy framework referred to above, in favour of conserving, maintaining and enhancing the landscape character of the County to enable those living within, and those visiting Dún Laoghaire-Rathdown to reap the benefits of the high quality environment and leisure and recreation amenities which this landscape facilitates.

The 'Area of Potential' is located entirely within the land use zone 'Objective G' - "To protect and improve high amenity areas". High amenity lands are considered the most sensitive lands in the County and are afforded the greatest level of protection of any zone. It is Council policy that, within zoned high amenity areas, any development not related directly to the area's amenity potential or its existing use for agriculture, mountain or hill farming shall not be permitted.

In 2002, during the preparation of the 2004-2010 County Development Plan, a Landscape Character Assessment of the primarily rural areas of the County was carried out. This identified 13 Landscape Character Areas with a recommended strategy for each area. The Landscape Character Assessment process provides a high level planning tool to aid decision-making and management in these areas. The updated Landscape Character Assessment is attached as Appendix G to the main Written Statement.

The 'Area of Potential' is located predominantly in the 'Glendoo Valley' Character Area. This enclosure encompasses much of the Glencullen river valley and is bounded on either side by Glendoo Mountain and Two Rock Mountain. The upper reaches of Glendoo Mountain which are forested but underlain with peat form part of the proposed Wicklow Uplands Park. Scrubland and deciduous species predominate in this river valley. Development is sparse and the land use is still predominantly agricultural.



Map 3: High Amenity (Zoning Objective 'G')

1.3.4 Natural and Built Heritage, Archaeology, Development Plan Designations

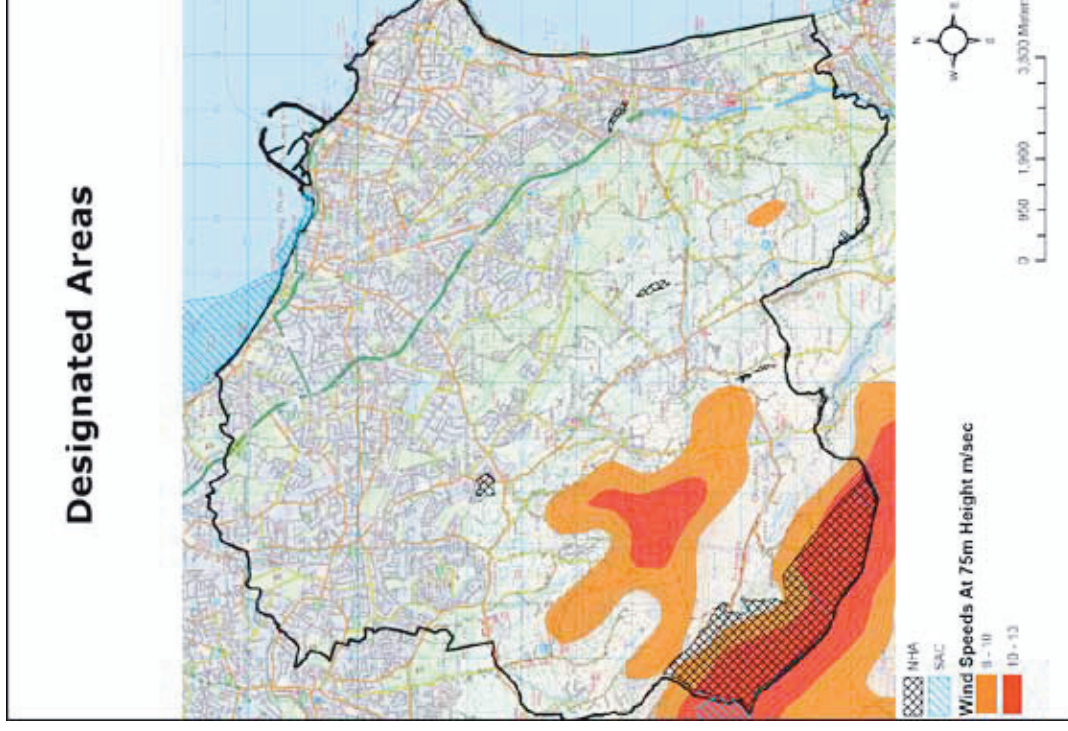
An overview of the heritage resources, archaeology and designations within the Development Plan for the County is presented in the context of the potential constraints arising that may restrict or inhibit potential wind energy developments. This assists in identifying those areas affected by statutory obligations and helps to balance environmental sensitivities with the goal of maximising the utilisation of wind energy resources.

Natural Heritage:

There is a range of sites in the County that are designated under National and EU legislation. The National Parks and Wildlife Service designates Special Protection Areas (SPA) and proposed Special Areas of Conservation (SAC) under the EU Birds and Habitats Directives respectively. Proposed Natural Heritage Areas (pNHAs) are designated to conserve species and habitats of national importance as well as sites of geological interest. All of the sites designated for natural heritage protection are part of a European network of designated sites called "Natura 2000".

The Wicklow Uplands is a designated site of international and national importance located within the 'Area of Potential'. It is both a proposed Natural Heritage Area and a proposed Special Area of Conservation.

The geographical location of the above is shown on Map 4. The 'Area of Potential' is located partially within the Wicklow Uplands pSAC. The National Parks and Wildlife Service state that the Wicklow Uplands is "*important as a complex, extensive upland site*". It shows great diversity from a geomorphological and a topographical point of view. The vegetation provides examples of the typical upland habitats with heath, blanket bog and upland grassland covering large, relatively undisturbed areas. In all, ten habitats listed on Annex I of the EU Habitats Directive are found within the site. Several rare, protected plant and animal species occur.

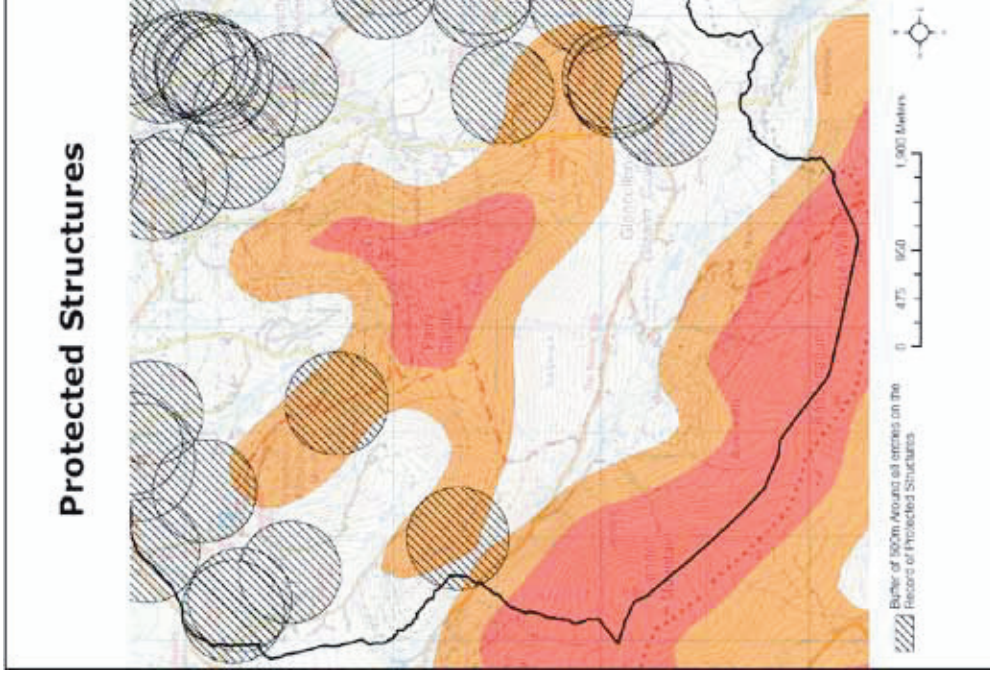


Map 4: Environmental Designations - pSAC, pNHA.

Built Heritage:

Dún Laoghaire-Rathdown has a diverse architectural heritage that is reflected in the number of areas of special character, which are defined as Architectural Conservation Areas, and a very high number of Protected Structures. The Record of Protected Structures is listed in Appendix C of the written statement and are shown on the County Development Plan Maps.

There are a number of Protected Structures within proximity to the 'Area of Potential'. A buffer of 500m was mapped around all Protected Structures in the area (see Map 5) and there is some overlap between the buffer areas and the 'Area of Potential', particularly around Glencullen Village and Ballyedmonduff Road.



Map 5: Architectural Heritage - 500m buffer around all Protected Structures

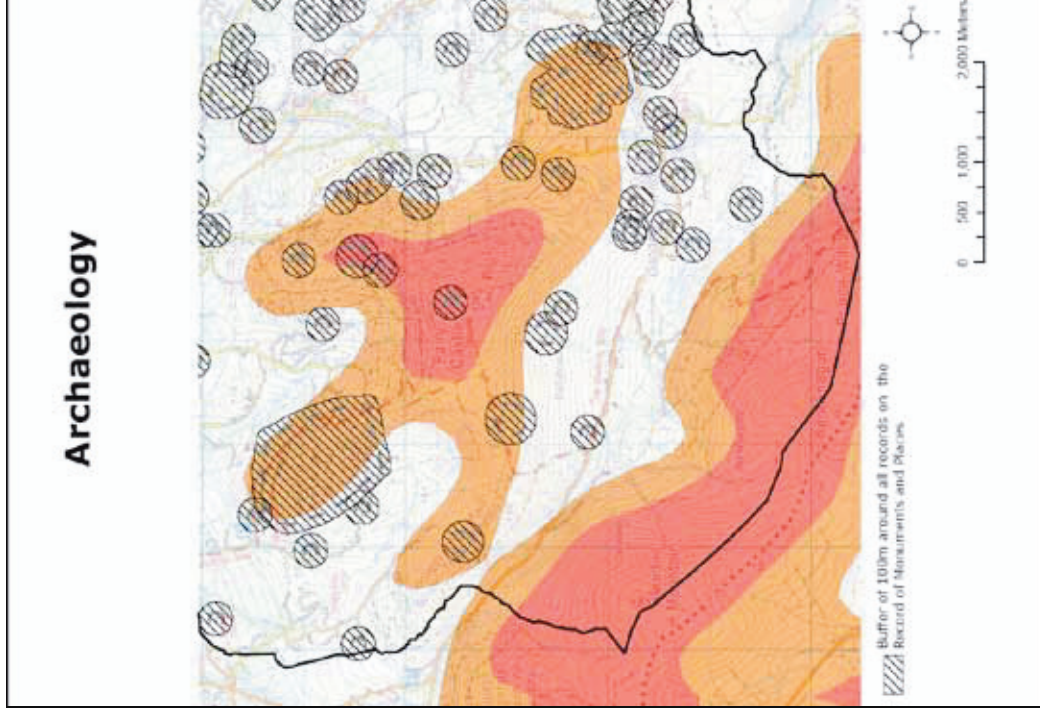
Archaeology:

Dún Laoghaire-Rathdown has a rich archaeological heritage, which has left its traces in the landscape. This heritage includes structures, constructions, groups of buildings, moveable objects, developed sites, all recorded monuments as well as their contexts whether situated on land or underwater. The Council fully recognises its role in protecting this resource for future generations to enjoy.

The Record of Monuments and Places (RMP) is accompanied by a set of maps on which monuments are designated by the relevant reference number and denoted by a circle defining a Zone of Archaeological Potential. These are shown on the Development Plan Maps and listed in Appendix C of the written statement.

There are a number of Recorded Monuments within the 'Area of Potential'. A buffer of 100m was mapped around all Recorded Monuments in the area and there is some overlap between the buffer areas and the 'Area of Potential', particularly around Two Rock Mountain.

While the location of features of archaeological interest does not preclude, definitively, the potential for wind farm development, clearly the significant number of recorded sites in the area places a potential constraint.



Map 6: Record of Monuments and Places - 100m buffer

Development Plan Designations

Zoning:

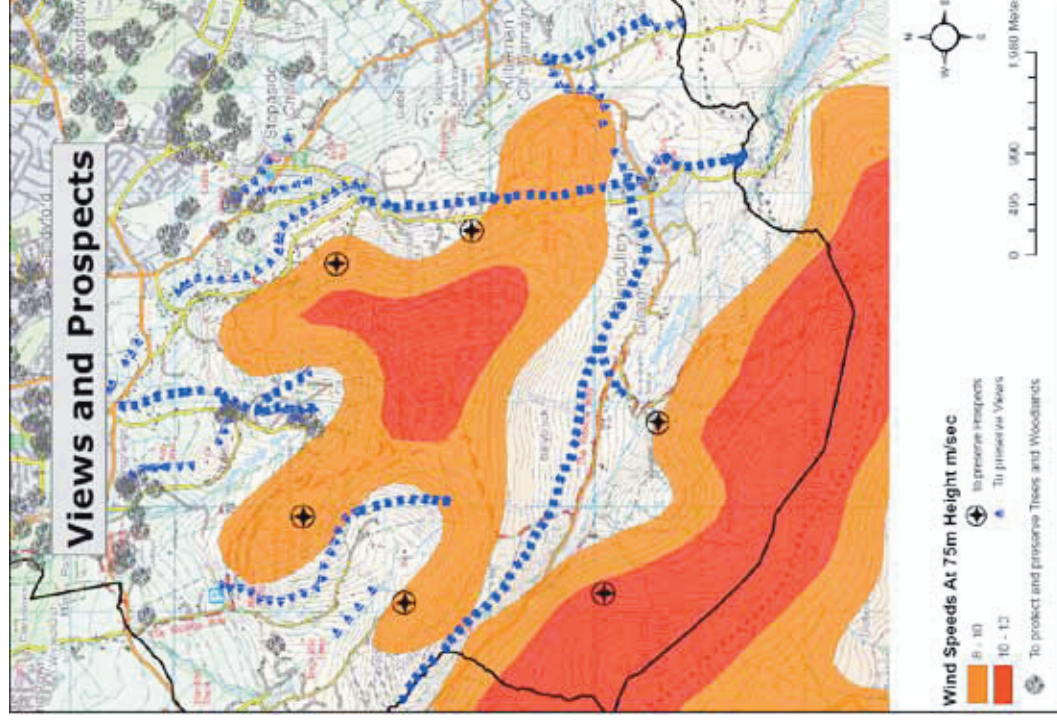
The zoning maps of the County Development Plan highlight areas that are zoned as High Amenity areas. These areas consist of landscapes of special value where inappropriate development would contribute to a significant diminution of the landscape setting of the County. These areas include the Glencullen Valley, Glendoo Valley and Kilmashogue Valley. The areas adjacent to the High Amenity areas are also sensitive landscapes as development in these areas may affect directly or indirectly the quality of the High Amenity areas. The Area of Potential falls within the high amenity zoning.

Within zoned High Amenity areas the Council will generally resist any development not related directly to the area's amenity potential or its existing use for agriculture, mountain or hill farming.

Views and Prospects:

The County contains many sites, areas and vantage points from which views over areas of great natural beauty, local landmarks, historic landscapes, adjoining counties and the City of Dublin may be obtained. In addition to scenic views, the County also contains important prospects i.e. prominent landscapes or areas of special amenity value or special interest which are visible from the surrounding area. Views and prospects for protection have been identified in the Plan. Of the fourteen prospects listed in the Development Plan to be preserved, six are concentrated in the general area of the 'Area of Potential', as demonstrated by Map 7. These are:

- Three Rock Mountain and Two Rock Mountain from the Enniskerry Road (Sandyford - Kiltiernan area) and Sandyford Village
- Three Rock Mountain and Two Rock Mountain from the Ballybrack Road
- Three Rock Mountain and Kilmashogue Mountain from Marlay Park
- Tibbradden Mountain and Kilmashogue Mountain from Kilmashogue Lane
- Glencullen Mountain and Valley from the Ballybrack Road
- Glendoo Mountain from the Ballybrack Road



Map 7 Views and Prospects

1.4 Conclusion

A relatively small area has been identified, through the methodology set out in the *Wind Energy Development Guidelines for Planning Authorities' 2006*, as having wind speeds sufficient for harnessing wind energy. This area is shown on Map 9 and Map 10 and amounts to roughly 400ha.

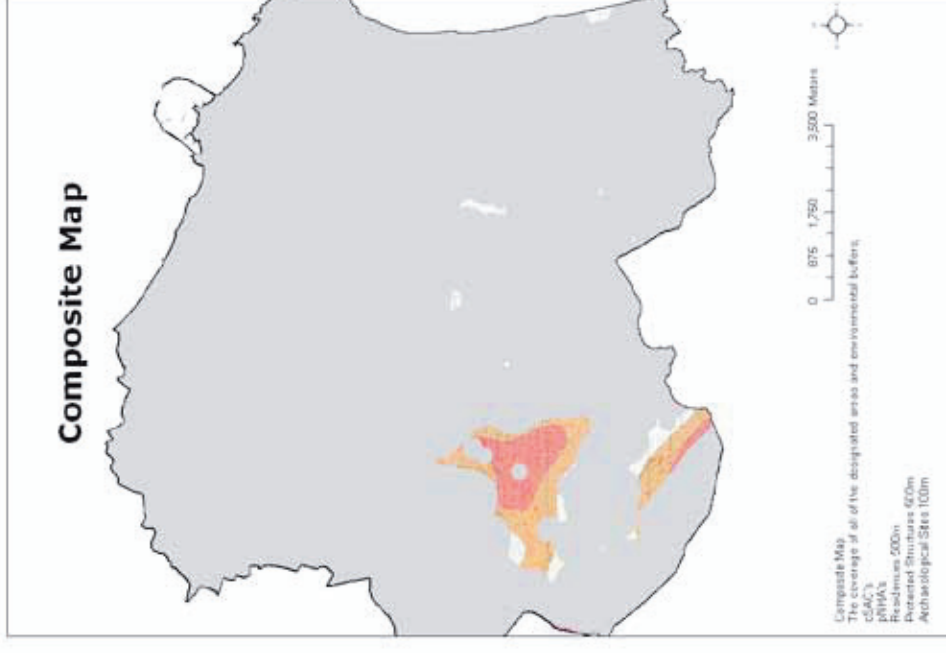
The infrastructure (i.e. service roads and power lines) associated with wind farm developments can cause an adverse visual and environmental impact. Not only will this have a disproportionate effect on Metropolitan Dublin vis a vis skyline issues and adverse visual impact, but will also set a precedent of opening up the Dublin Mountains for further development. The Dublin/Wicklow Mountains provide an extremely important recreational and visual amenity for the whole City of Dublin. The Mountains provide both a dramatic visual backdrop to the City and a recreational opportunity for the urban population of Greater Dublin to gain relatively easy access to a contrasting, unspoilt rural landscape.

The Council acknowledges that wind energy as a renewable energy source could have an important role to play in achieving national targets in relation to reductions in fossil fuel dependency and therefore greenhouse gas emissions. However, as demonstrated there is a strong correlation between areas suitable for wind energy generation and vulnerable, sensitive upland landscapes. As such the Council seeks to strike a balance between the benefits of renewable energy developments and negative impacts on our rich environment.

The *Wind Energy Development Guidelines for Planning Authorities' 2006* set out the methodology for determining the classification of various landscapes in terms of their potential for wind energy developments. It is recommended that Planning Authorities classify areas where wind energy developments are either

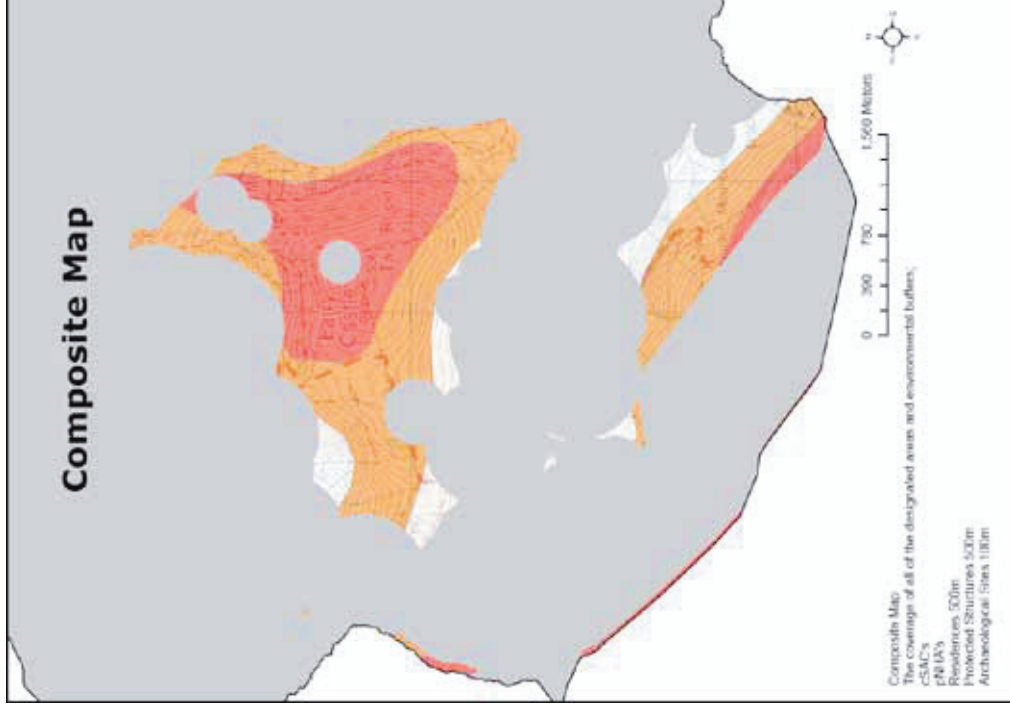
- (a) acceptable in principle;
- (b) open to consideration; or
- (c) not acceptable.

The Wind Strategy has assessed the 'Area of Potential' for wind energy generation in relation to environmentally designated areas, land use zoning objectives and specific local objectives, protected views and prospects, archaeological and built heritage and the potential impact on the residential amenity of adjacent dwellings.



Map 9 – Area

in the County with potential wind speed – not covered by designation/buffer



Map 10 - Excerpt of Area in the County with potential wind speed - not covered by designation/buffer

It should be reiterated that the 'Area of Potential' is located entirely within the land use zone 'Objective G' - "To protect and improve high amenity areas". This layer has not been included on the composite map opposite. However, high amenity lands are considered the most sensitive lands in the County and are afforded the greatest level of protection of any zone. It is Council policy that, within zoned high amenity areas, any development not related directly to the area's amenity potential or its existing use for agriculture, mountain or hill farming shall not be permitted.

It is considered that, in weighing up the costs of introducing wind energy generation in the mountains, the visual and environmental impacts of associated development such as access roads, plant, grid connections etc. and the precedent that these developments would set for further development in the mountains, in light of the limited 'Area of Potential', outweighs the potential benefits in planning and environmental terms.

In summary, having regard to the very limited scale of the 'Area of Potential' in the County, and the issues outlined above, there are no areas in the County that the Planning authority can recommend where large scale commercial wind energy infrastructure should be either "acceptable in principle" or "open to consideration".

Notwithstanding the above, the Council remains supportive of off-shore wind energy development and small-scale wind energy developments within urban and industrial areas.

APPENDIX F

LANDSCAPE CHARACTER AREAS

Landscape Assessment Study and Landscape Character Areas

Landscape Character Assessment (LCA) attempts to describe landscapes in terms of their character in an objective way. This can be used to inform decision making in relation to the protection of the environment, natural resources and heritage; it can be used to monitor change and can be used to guide development. The Landscape Character Assessment for Dún Laoghaire Rathdown divides the County into 13 Landscape Character Areas. A description of each Landscape Character Area and principles for development for each are detailed.

Description	Sensitivity/Strategy
<p>1.Kilmashogue Valley</p> <p>This enclosure is bounded by the M50 motorway to the north, Glendoo to the south, Tibbradden Mountain to the West and Kilmashogue to the east. Because this is an area of high relief, the boundaries are actually landform features.</p> <p>The upper reaches of this enclosure – i.e. the upper valley between Tibbradden Lane and Kilmashogue Lane is almost completely hidden from the view of the rest of the enclosure and indeed the outside world. This portion of the enclosure retains its rural feel with planned older hedges retained in the main. In the higher reaches, sheep graze in the fields. This is essentially an upland grazing area. Some field boundaries take the form of stone walls. The upper reaches have been afforested but not to the same extent as other upland areas in the County.</p> <p>Further down valley again, the field pattern becomes larger, the development more concentrated and the features of a large urban settlement in the form of pylons, the Oldfield golf course and the M50 motorway begin to impinge on the landscape.</p>	<ul style="list-style-type: none"> • Kilmashogue valley is currently one of the County’s finest unspoilt valley landscapes, which is currently not protected by any particular status. Any development in this valley should be carefully considered and be in sympathy with the existing landscape. The upper portion of the valley has not been affected by large-scale afforestation. • Existing deciduous trees especially those around Larch Hill shall be afforded continuing protection. • Buildings – the rural character of the built fabric of the valley shall be maintained along with the avoidance of suburbanisation. Any permitted development shall be vernacular in design, mass and scale and in accordance with the policies of the Development Plan. • Roads – any plans for road realignment or improvements shall take account of the existing hedgerows. • Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the valley. • Afforestation (coniferous species) – careful consideration shall be given to the landscape impact of large scale afforestation on the upper reaches of either Kilmashogue or Tibbradden Mountain. • Resist aspirations for large scale residential development

<p>2. Western Half of Kellystown Road</p> <p>This enclosure is bounded by Kilmashogue Mountain to the west, Three Rock to the south, the M50 motorway to the north and a small rocky outcrop (the remains of a quarry) to the east.</p> <p>The area runs steeply upwards from the motorway. St Columba's school (originally Hollybrook House) is at the Northern end of the enclosure. The Southern Cross route effectively contains this enclosure. Some suburban development has infiltrated up the valley. Individual fields give way to Stackstown Golf Course which ends with the tree line of Kilmashogue Woods stretching upwards to Kilmashogue Mountain and eastwards to Three Rock Mountain. Views in the upper reaches have been obscured by coniferous plantations. At the bend on Kellystown Lane the view downwards to the city is obscured by a line of pylons traversing the enclosure. The Little Dargle River valley is delineated by deciduous trees along its reaches.</p>	<ul style="list-style-type: none"> • Existing hedgerows and stone walls shall be maintained. • Deciduous trees in the river valley shall be protected. • Roads – any plans for road improvements shall take account of the existing hedgerows. • Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the County. • Afforestation (coniferous species) – careful consideration shall be given to the landscape impact of large scale afforestation.
<p>3. Ticknock Road</p> <p>From the top of the enclosure one obtains a panoramic view of the city. A line of pylons again traverses the view. From the upper reaches of the valley existing development appears to nestle discreetly in hollows or wooded areas. The coniferous treeline along Three Rock provides a stark boundary to the east. The traditional planned field pattern is delineated by stone walls and hedgerows. Afforestation has altered the landscape.</p>	<ul style="list-style-type: none"> • Regard to be had to the restoration and conservation of field patterns. • Building – any permitted development shall be vernacular in design, scale and mass and shall nestle into the existing landscape. • Pylons and Masts – careful consideration shall be given to proposals for pylon schemes traversing the landscape. • Afforestation – careful consideration shall be given to landscape impact of large scale coniferous afforestation and resultant harvesting on the upper reaches of the Mountains bounding this enclosure. Closing off of the slopes shall be avoided. • Existing parklands associated with demesne houses shall be treated on an individual basis. It is recommended that historical survey and analysis be carried out prior to any alterations.

<p>4. Marlay Park</p> <p>This enclosure contains Marlay House and 18th century demesne which is one of the largest to remain intact in the entire County of Dublin. A portion of the original demesne is now a public park with much of the original estate wall still intact. Marlay Park provides a good buffer between the foothills of the Dublin Mountains and the built up area of the city.</p>	<ul style="list-style-type: none"> To progress the Masterplan for Marlay Demesne with a focus on the conservation of the heritage of Marlay Park, the provision of quality recreational facilities, maintaining the highest standard of horticultural and landscape presentation and increasing accessibility of the Park, Marlay House and its amenities
<p>5. Kiltiernan Plain</p> <p>This is a large enclosure which comprises the hilly plain lying between Three Rock to the west, Newtown, Barnaslingan (The Scalp) and Carrickgollogan to the south, the disused lead mines and chimney to the east. The enclosure is curtailed to the north by the coniferous plantation on Three Rock. The edge of Stepside Area Action Plan and Ticknick also forms a boundary to the north east.</p> <p>This enclosure is characterised by a series of smaller hillocks within a plain. Roads run between the undulations most notably the main Enniskerry Road running north-south from Stepside and disappearing into the Scalp.</p> <p>This large hilly plain which is part of the foothills of the Dublin Mountains accommodates much of the rural development in the County (Kiltiernan and Stepside). Given its terrain and the number of routeways traversing this plain, it is likely to be subject to the most pressure for long-term development which would significantly alter the existing landscape.</p> <p>The area has accommodated much change generated by the pressures of being adjacent to a large urban area. New residential communities have been provided with the adoption of Stepside Action Area Plan (2000).</p>	<ul style="list-style-type: none"> There is a risk that continued linear development along the road between Kiltiernan and Stepside will simply merge the two villages into a continuous built up strip. Settlement strategy shall concentrate on the consolidation of these villages along with the provision of a substantial open space buffer zone between the two to prevent coalescence. To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Kiltiernan. To have regard to the policies and objectives of Kiltiernan/Glenamuck Local Area Plan adopted in July 2007.

<p>6. Ballycorus</p> <p>This enclosure encompasses the valley along which runs the Ballycorus Road and is bounded by the disused lead mines to the south and Ticknick and the Glenamuck Road to the north, Barnaslingan to the west with Three Rock in the background. This enclosure displays past and also present industrial/extractive works. The past is in the form of the old leadworks especially the lead mine's chimney. Quarrying/extraction has continued into the present with the activities of Cement Roadstone in the valley.</p>	<ul style="list-style-type: none"> • Recognition of the important role of Ballycorus leadmines in the past. • Dingle Glen is a sensitive landscape and shall be afforded protection due to its rarity. • Maintenance and restoration of field patterns and boundaries. • To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Kiltiernan. • To have regard to the policies and objectives of Kiltiernan/Glenamuck Local Area Plan adopted in July 2007.
<p>7. Glencullen Valley.</p> <p>The enclosure of the Glencullen Valley is possibly the most tranquil, unspoilt, high amenity area in the County which is further enhanced by the presence of the village of Glencullen at the crossroads in the valley. Although the river valley stretches beyond the boundary of this enclosure it was felt more appropriate - due to characteristics and distinctiveness - to divide the valley into two enclosures - No. 7 and No. 8.</p> <p>The village of Glencullen nestles at a crossroads in the middle of an upland valley contained by Glencullen Mountain to the west, Ballybrew (Co. Wicklow) to the south, the Scalp (Killegar) to the east and Newtown Hill and Two Rock to the north. When approached either from Kiltiernan or the Ballyedmonduff Road, there is a point along each road where one enters what can be termed 'Glencullen Valley'. The sense of a village at a height contained within an armchair of hills is evident. The village and the valley are possibly best viewed from the Killegar Road outside the County. From this view point the fact that the village is being gradually elongated due to one-off housing is also evident.</p> <p>Field patterns predominate and are delineated by stone walls in some cases. Coniferous forestation along with one-off housing has had the largest impact on the landscape. The upper reaches of Glendoo</p>	<ul style="list-style-type: none"> • This is a highly sensitive landscape in which any development must be handled with care. Linear elongation of the existing Glencullen village shall be avoided. Instead consolidation shall be encouraged. • Building - any new development shall respect the vernacular in design, mass and scale. Development on ridges shall be avoided. • Encouragement of tree planting of native species in low lying area and on hills. • The impact of coniferous plantations on the hills shall be noted and further proposals assessed. • Existing stone walls shall be restored and maintained. • Possible road improvement schemes shall not remove hedgerows and walls. • To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Glencullen. • To have regard to the policies and objectives of the Glencullen Local Area Plan, adopted by Council in November 2007. • To concentrate all new housing development within the village core

<p>are afforested –as is the east portion of Newtown Hill. The valley contains a wealth of archaeological sites and artefacts of importance. In the lower reaches of the valley the course of the river is delineated by native scrubland and deciduous woodland.</p> <p>The pHA Ballybetagh bog lies within this enclosure. Ballybetagh bog includes three separate areas of marsh land situated approximately 5km north-west of Enniskerry.</p> <p>Knocksink Wood, a proposed Natural Heritage Area of international importance, is situated in the south of this enclosure, just north west of Enniskerry. The steep sided valley falls down to the Glencullen River which meanders over granite boulders along the valley floor.</p>	<p>and specific identified rural clusters. Residential development in the form of new dwelling houses will not be permitted outside the designated village core and rural clusters.</p> <ul style="list-style-type: none"> • To implement the Source Protection Plan at Glencullen and to prohibit any development which would conflict with the objectives of the Source Protection Plan which was completed in November 2005.
<p>8. Glendoo Valley.</p> <p>This enclosure encompasses much of the Glencullen river valley and is bounded on either side by Glendoo Mountain and Two Rock Mountain. The upper reaches of Glendoo Mountain which are forested but underlain with peat form part of the proposed Wicklow Uplands Park. From the northern end of this enclosure the view is one of an unspoilt rural landscape with traditional field boundaries delineated by stone walls. Scrubland and deciduous species predominate in this river valley. Development is sparse and the land use is still predominantly agricultural (sheep grazing).</p> <p>To the west, Glendoo Mountain has been altered by dense coniferous afforestation and the resultant forest tracks which are part of the Wicklow Way are clearly visible snaking up the hillside. Looking northwards from the same point the view is again of a rural landscape – predominantly peat on the upper reaches. The Uplands Park which covers much of upland Wicklow, contains an area of approximately 20,000 hectares. Part of this vast area falls within the Glendoo enclosure and the County boundary. This includes large areas of mountain blanket bogs.</p>	<ul style="list-style-type: none"> • The nature of this valley landscape renders it a sensitive landscape. Extensive planting of forestry would be detrimental to this landscaped • Field patterns and stone walls shall be conserved. • Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the valley. • To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Glencullen. • To continue to support the amenity/recreational value of the Wicklow Way as it passes through the Glendoo Valley.

<p>9. Barnacullia</p> <p>This enclosure encompasses the elevated slopes rising from Stepside village up towards Three Rock Mountain. Three of the boundaries are man made features – the roadway, the plantation forest and the edge of the built up area of the city. The enclosure can be almost subdivided into two separate enclosures by the Barnacullia Road. To the west of this road the land slopes steeply upwards to the summit of Three Rock Mountain. The most significant feature is the granite quarry which is clearly visible from a number of viewpoints within the County and from 2 kilometres off shore in Dublin Bay. One-off housing is dotted up the mountainside with almost continuous ribbon development along the road. To the east of the Barnacullia Road the landscape is gentler in slope and characterised by irregular fields broken up by deciduous tree belts. One-off housing is again prevalent along the lower side of the roadway although views down the valley are currently protected. The noise of traffic in Sandyford village is audible and a line of large pylons traverses the enclosure. This enclosure also includes the area containing the NHA Fitzsimons Wood which occupies an area of approximately 8 hectares near Lamb’s Cross.</p>	<ul style="list-style-type: none"> • The area has already absorbed considerable residential development along its main routeways. At present the Enniskerry Road R117 acts as a boundary between urban and rural developments as the land begins to rise steeply to the west of this roadway. • The impact of any further pylon schemes on the landscape shall be carefully assessed. • Any new residential development shall maintain the rural character of the area and should not be obtrusive on the horizon. • The impact of further extractive industries on the elevated slopes of Three Rock shall be carefully assessed. • Possible road improvement schemes shall not remove hedgerows and walls • To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Barnacullia.
<p>10. Rathmichael</p> <p>This enclosure encompasses the area between the Rathmichael Road and Carrickgollogan. At present the area slopes gently westwards up to Carrickgollogan. A number of roads with virtually intact hedgerows criss-cross the area giving a rural ambience, despite the fact that the area is dotted with enclaves of low density residential units – often three or four units, 17 in one case - all set in their own large sites.</p>	<ul style="list-style-type: none"> • Maintenance of natural ambience. • Protection of deciduous tree belts. • To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Rathmichael • A Draft feasibility Study has been undertaken to determine the potential impact of propped housing development on groundwater and surface water in the Rathmichael area. It is anticipated that this will provide guidance in relation to the preparation of the proposed Rathmichael/Ferndale Road Local Area Plan.

<p>11. Ballyman</p> <p>This enclosure encompasses the large plain between the Scalp and the Little Sugar Loaf and Great Sugar Loaf. This enclosure stretches beyond the geographical boundary of the County and beyond the area defined as Ballyman. The area has a distinctively rural feel with an open landscape and agricultural activities. It is a regular landscape with the fields generally larger than in the rest of the agricultural part of the County. This is possibly due to the upland nature of much of the rural area of the County. Fields are delineated by low hedges and trees. Moving away from the rolling plain afforestation prevails on the upper reaches of Killegar and Barnaslingan which rise on either side of The Scalp.</p> <p>Dún Laoghaire Golf Course is located on the Ballyman Glen on either side of Ballyman Road.</p> <p>Between Carrickgollogan and the Ballyman Road a line of pylons traverses the site and crosses the Ballyman Road amidst residential development. This enclosure also includes the village settlement of Old Conna.</p>	<ul style="list-style-type: none"> • This area is distinctively agricultural and low lying in nature with views across to Bray Head and the Sugar Loaf. • Much of the area falls outside the County and as such the Council shall work with Wicklow County Council on formulating policy for this area. • Prevention of unauthorised dumping. • To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Old Connaught. • To complete preparation of a Local Area Plan for Old Conna and to have regard to the policies and objectives of the Plan when adopted.
<p>12. Shanganagh</p> <p>This enclosure is essentially the area between Shankill and Bray which takes in the cemetery at Shanganagh, Shanganagh Park and Woodbrook golf course. This enclosure also includes the land to the west between the Dublin Road and the N11. The Dublin Road from Shankill to Bray traverses this enclosure. Big houses include The Aske, Beauchamp, Wilford, Woodbrook and Shanganagh House.</p> <p>When viewed from Killiney Hill and also from Carrickgollogan this area belt is effectively indistinguishable from the overall plain. The entire expanse appears to be dominated by low-density housing. When viewed from the Dublin Road, the trees prevent any sense of a vista but instead provide for a tree lined Avenue.</p>	<ul style="list-style-type: none"> • The functioning of this area, as a green belt is reassessed in light of its proximity to the Dart line and also given that the vista nature of Crinken can be retained while allowing further development. • The sylvan character of the Old Dublin Road shall be maintained. • To have regard to the policies and objectives of the Woodbrook/ Shanganagh Local Area Plan 2006-2016 adopted in November 2006.

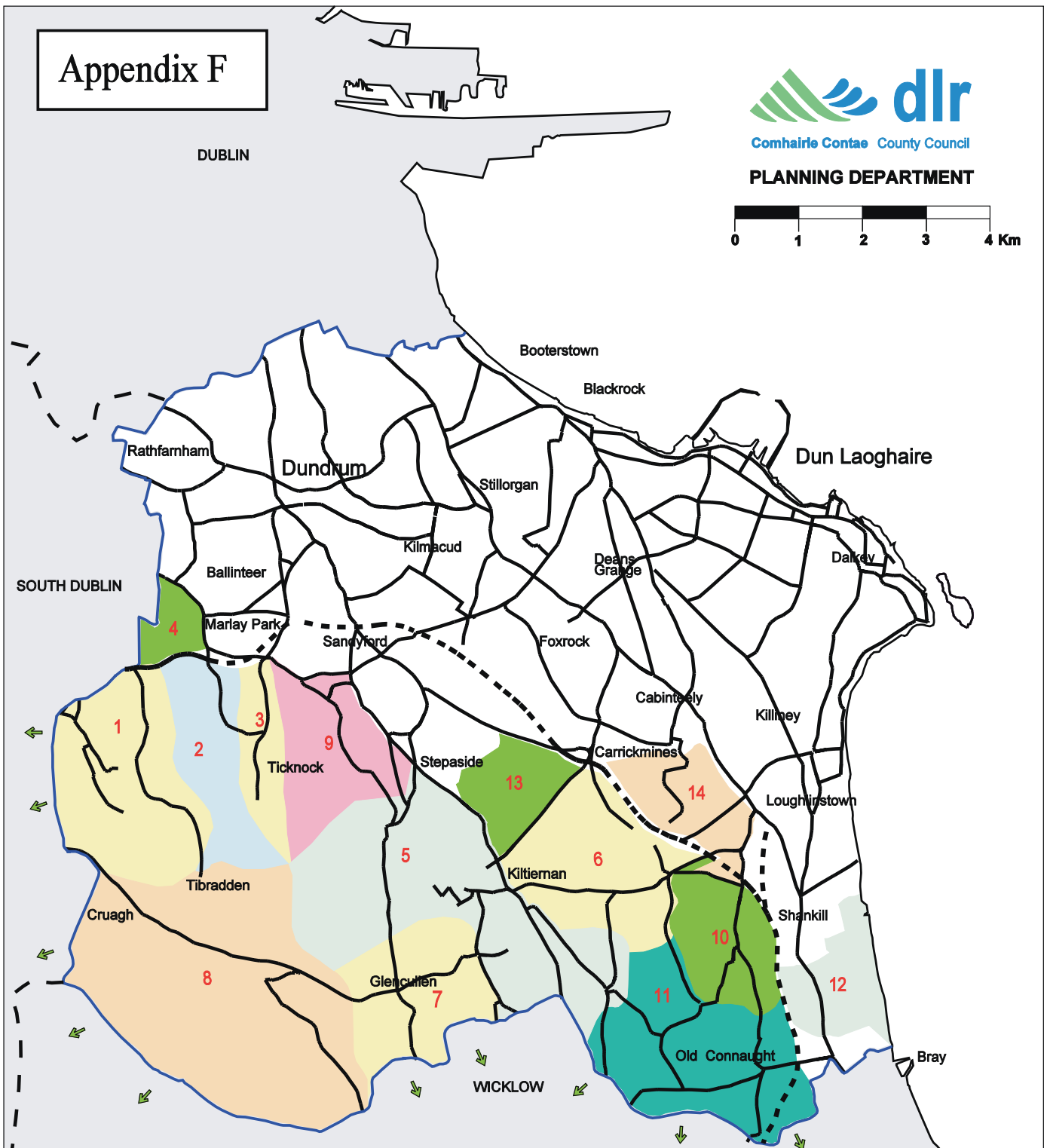
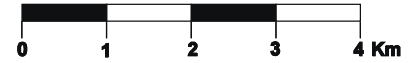
<p>13. Carrickmines</p> <p>This enclosure encompasses the area east of the Stepside Action Area and is bounded by the motorway to the north, the Glenamuck Road to the South and the Enniskerry Road to the west. The most dominant visual feature of this enclosure is the new 50 acre Retail Park at Carrickmines intersection of the M50. Ballyogan landfill is located at the edge of the built up area of Dún Laoghaire Rathdown and functions as a buffer between the more densely built-up area of Leopardstown/Stepaside and the lower density suburban generated housing area of Kiltiernan.</p> <p>This enclosure is best viewed from a height adjacent to Dingle Glen pNHA. From this viewpoint one gets a clear view of the enclosure. The impact of the multitude of urban uses – the tiphead, retail park, pylons and houses on the landscape are evident.</p>	<ul style="list-style-type: none"> • Following on from decommissioning of the existing tiphead it is probable that the landscape of this enclosure will alter. The decommissioning of the tiphead offers an opportunity to enhance and restore a portion of the landscape for an amenity type purpose. The enclosure sits between the urban and the rural landscapes and is capable of accommodating development. • To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Kiltiernan. • To have regard to the policies and objectives of Kiltiernan/Glenamuck Local Area Plan adopted in July 2007.
<p>14. Cherrywood Rathmichael</p> <p>For the purposes of this landscape assessment the Cherrywood Rathmichael has been outlined, as the landscape character of this area is undergoing dramatic change with the introduction of the Luas B1 line and the development of the Cherrywood Science and Technology Park.. The Cherrywood area is bounded by the N11 to the east, the proposed South Eastern Motorway to the west, Cherrywood Road to the south and the built up area of Brennanstown to the north.</p>	<ul style="list-style-type: none"> • To seek the designation of Cherrywood as a Strategic Development Zone and to prepare a Planning Scheme for the area. • Development within the Cherrywood Rathmichael shall take into account the features of landscape importance within the area.

Appendix F



Comhairle Contae County Council

PLANNING DEPARTMENT



LANDSCAPE ASSESSMENT STUDY AND LANDSCAPE CHARACTER AREAS

LEGEND

- | | | |
|----------------------------------|---------------------------|---------------------------------------------------------------------------|
| 1 KILMASHOGUE VALLEY | 8 GLENOO VALLEY | LANDSCAPE CHARACTER AREAS SHOWN COLOURED (Boundaries are indicative only) |
| 2 WESTERN HALF OF KELLYSTOWN RD. | 9 BARNACULLIA | MOTORWAY |
| 3 TICKNOCK | 10 RATHMICHAEL | INDICATES WHERE LANDSCAPE AREAS CONTINUE OUT OF THE COUNTY |
| 4 MARLAY PARK | 11 BALLYMAN | |
| 5 KILTIERNAN PLAIN | 12 SHANGANAGH | |
| 6 BALLYCORUS | 13 CARRICKMINES | |
| 7 GLENCULLEN VALLEY | 14 CHERRYWOOD/RATHMICHAEL | |