. LA DSCAPE A D VIS AL

6.1 INTRODUCTION AND METHODOLOGY

This Landscape and Visual Impact Assessment (LVIA) is in accordance with the EPA's Guidelines on the Information to be Contained in Environmental Impact Statements, 2002, and the Landscape Institute (UK) Guidelines for Landscape and Visual Impact Assessment, Second Edition 2002, (the Guidelines) from which the methodology is derived.

The following sources were also consulted:

- Department of the Environment and Local Government's Draft Landscape and Landscape Assessment Guidelines.
- Cork County Development Plan 2015 – 2021

The LVIA considers a proposal for a new dedicated production building located adjacent to the existing AbbVie production facility on the IDA Business and Technology Park, Carrigtwohill, Co. Cork.

The LVIA has been informed by detailed survey of the site and receiving environment, carried out by a senior and experienced Landscape Architect of Cunnane Stratton Reynolds in April and July 2016. Photomontages are provided by GNet.

.1.1 ethodology and Format

The EPA guidelines suggest that impacts should be assessed by reference to an existing acknowledged standard require clarity and a systematic approach to the description of impacts – Character (Positive, Neutral or Negative), Magnitude, Significance, Duration.

The Guidelines (Landscape Institute) prescribe that landscape and visual impacts be assessed by separate, although linked procedures. Landscape assessment considers the effects deriving from alterations to the elements and characteristics of the landscape, which may give rise to changes in its character, how it is experienced and hence the ascribed value of the landscape. The urban landscape is often described as "townscape". Visual assessment is concerned with changes that arise in the composition of available views, the response of people to these changes and the overall effects on the area's visual amenity. Visual change is the alteration to a view, visual impact is the assessment of the significance of that change.

The format of the LVIA is as follows. The methodology applied in undertaking the LVIA, including the criteria for decision making, is described where appropriate:

Section 6.2 Receiving Environment
The relevant content of various planning policy documents from national to local level is identified and assessed.

The landscape character of the receiving environment is described in terms of urban grain, land use and density, block structure, building typology and architectural character. This involves both desktop analysis and site survey.

Section 6.3 Characteristics of the Proposed Development
The characteristics / components of the proposed development that would have landscape and visual effects are described.

Section 6.4 Potential Impact of the Proposal
The predicted impact of the proposed development during operation is discussed. Landscape and visual impact are discussed separately.

Section 6.5 Amelioration and Mitigation Measures
Any ameliorative, remedial or reductive measures built into the proposed development in consideration of its potential landscape and visual impacts are also discussed.
Scheme design proposals, strategy and techniques to address potential negative impacts are explained.

Section 6.6 Predicted Impact of the Proposal
Potential Landscape Impacts and Visual Impacts are assessed separately as follows:

Section 6.6.1 Landscape Impacts

The potential landscape impact assessment is based on:

The sensitivity of the landscape resource, which is a function of its land use, landscape / townscape patterns and scale, visual enclosure and distribution of visual receptors, and the value placed on the landscape.

The landscape sensitivity is classified as:

- high (exhibits a very strong positive character with valued elements and characteristics that combine to give an experience of unity, richness and harmony, therefore particularly sensitive to change in general),
- medium (exhibits positive character but has evidence of alteration to / degradation / erosion of elements and characteristics resulting in an area of mixed character, therefore potentially sensitive to change in general, or
- low (exhibits generally negative character with few valued elements or characteristics), and;

The scale or magnitude of landscape effects or the quantity of change to be imposed on the landscape by the development:

The magnitude of change to the landscape is classified as:

- high (total loss of or major alteration to the key elements or characteristics of the landscape/townscape, and / or introduction of elements considered totally uncharacteristic in the context of the receiving environment's landscape/townscape character),
- medium (partial loss of or alteration to one or more key elements or features, and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic in the context of the receiving environment),
- low (minor loss of or alteration to one or more key elements or characteristics, and / or introduction of elements that may not be uncharacteristic in the context), or

- negligible (very minor loss, alteration or introduction of elements of the landscape).

Section 6.6.2 Visual Impacts

The potential visual impact assessment describes the changes in the character of the available views and the changes in the visual amenity of the visual receptors for a number of places / viewpoints selected to represent the receiving environment and its users. The potential visual impact on each viewpoint is assessed based on:

The sensitivity of the visual receptors, which is a function of the location and context of the viewpoint, the expectations and occupation or activity of the receptor, and the importance of the view.

Viewpoint sensitivity is classified as:

- high (e.g. users of outdoor recreation facilities or centres of activity focused on the landscape, and occupiers of residential properties with views affected by the development),
- medium (e.g. people travelling through or past the affected landscape in cars or on public transport, i.e. viewing but not focused on the landscape), or
- low (e.g. people at their place of work or engaged in similar activities such as shopping, etc., whose attention will be focused on these activities).

The scale or magnitude of visual effects or the degree / quantity of change to the field of view (towards the site) resulting from the development. This takes into account the extent of the view that would be occupied by the intrusion, e.g. full, partial, glimpse, etc. including the distance of the viewpoint from the development and its effect on the importance of the development in the field of view, the proportion of the development or particular features that would be visible, and whether the view of the development would be static, or a sequence or transient (as seen from a moving vehicle).

The magnitude of change to each view is classified as:

- high (total loss of or major alteration to the key elements or characteristics of the view, and / or introduction of elements considered totally uncharacteristic in the context of the view),
- medium (partial loss of or alteration to one or more key elements or features, and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic in the context of the view),
- low (minor loss of or alteration to one or more key elements or characteristics, and / or introduction of elements that may not be uncharacteristic in the context), or
- negligible (very minor loss, alteration or introduction of elements of the view).

The significance of the impacts (both landscape and visual) is determined based on the measurement of the magnitude of change against the sensitivity to change as shown in Table 6.1.

Table .1 Assessment rading o Impact Signi icance

Magnitude \ Sensitivity	High	Medium	Low
High			
Medium			
Low			
Negligible			

	High Significance
	Medium Significance
	Low Significance

The predicted impacts are also classified as beneficial, neutral or adverse. This is not an absolute exercise; in particular, visual receptors' attitudes to development, and thus their response to the impact of a development, will vary. However, the methodology applied is designed to provide robust justification for the conclusions drawn.

These qualitative impacts are defined as:

Adverse – Scheme at variance with landform, scale, pattern. Would degrade, diminish or destroy the integrity of valued features, elements or their setting or cause the quality of the landscape (townscape)/view to be diminished.

Neutral – Scheme complements the scale, landform and pattern of the landscape (townscape)/view and maintains landscape quality.

Beneficial – improves landscape (townscape)/view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.

Impacts are also categorised according to their longevity or timescale:

Temporary – Lasting for one year or less

Short Term – Lasting one to seven years

Medium Term – Lasting seven to fifteen years

Long Term – Lasting fifteen years to sixty years

Permanent – Lasting over sixty years

A statement is made as to the appropriateness of the proposed development based on the combined assessment of the predicted landscape and visual impacts.

This methodology, in accordance with the various guidelines for LVIA, results in a conclusion as to the appropriateness of the proposed development based on objective assessment of its likely landscape and visual impacts.

Section 6.7 Conclusion

A statement is made as to the appropriateness of the proposed development based on the combined assessment of the predicted landscape and visual impacts.

6.2 RECEIVING ENVIRONMENT

The proposal is for a new dedicated production building located adjacent to the existing AbbVie production facility.

The proposed project will involve:

- A building accommodating the new Creon DR production line;
- Redevelopment of former warehousing area to accommodate new Creon DR production related activities;
- Installation of a solvent bulk storage tank farm;
- Installation of a Thermal Oxidiser (TO);
- Installation of various ancillary facilities, including a new Nitrogen Skid;
- Commissioning of new plant and equipment.

The development will also include modifications to the existing pharmaceutical building and minor remedial site works and landscaping.

.2.1 Relevant Planning Policy

This section provides a synopsis of the planning policy affecting the receiving environment of the proposed development. Planning policy at four levels is considered, including national, regional, city and local.

.2.1.1 Cork County Development Plan 2 1 2 21

Middleton Electoral Area Local Area Plan Jan 2015 Carrigtwohill - Environment and Heritage

1.2.37 *The County Development Plan 2009 designates the area from Killacloyne along the inner harbour area including Tullagreen and Barryscourt as far as Midleton as Scenic Landscape, where it is an objective of the County Development Plan 2009 to ''preserve the visual and scenic amenities of those areas of natural beauty identified as 'scenic landscape'.*

1.2.38 *The road at Cashnagarriffe, north west of Carrigtohill is designated (S42) in the County Development Plan 2009 as a Scenic Route. It is an objective of the County Development Plan 2009 (ENV 2-11) ''to preserve the character of those views and prospects obtainable from scenic routes identified in this plan''. There are unspoilt and attractive views heading*

east along the N25 Carrigtwohill by-pass towards the restored Barryscourt Castle.

1.2.44 *The Draft Landscape Strategy identifies Carrigtwohill as being located within the City Harbour and Estuary landscape character type which is deemed to be very high value (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of natural importance). This landscape is rated to be of National Importance. Landscape sensitivity is classified as Very High, as these are landscapes which are considered extra vulnerable and likely to be fragile and susceptible to change.*

1.3 PROBLEMS AND OPPORTUNITIES

Employment and Economic Activity

1.3.4 *CASP Update identifies Carrigtwohill as a primary location for office development as well as a location for business and technology floorspace, including office based industry, business to business services and R&D activities. Industry, distribution, warehousing and storage uses are also cited as appropriate uses for this strategic employment location.*

.2.2 The Site and Environs

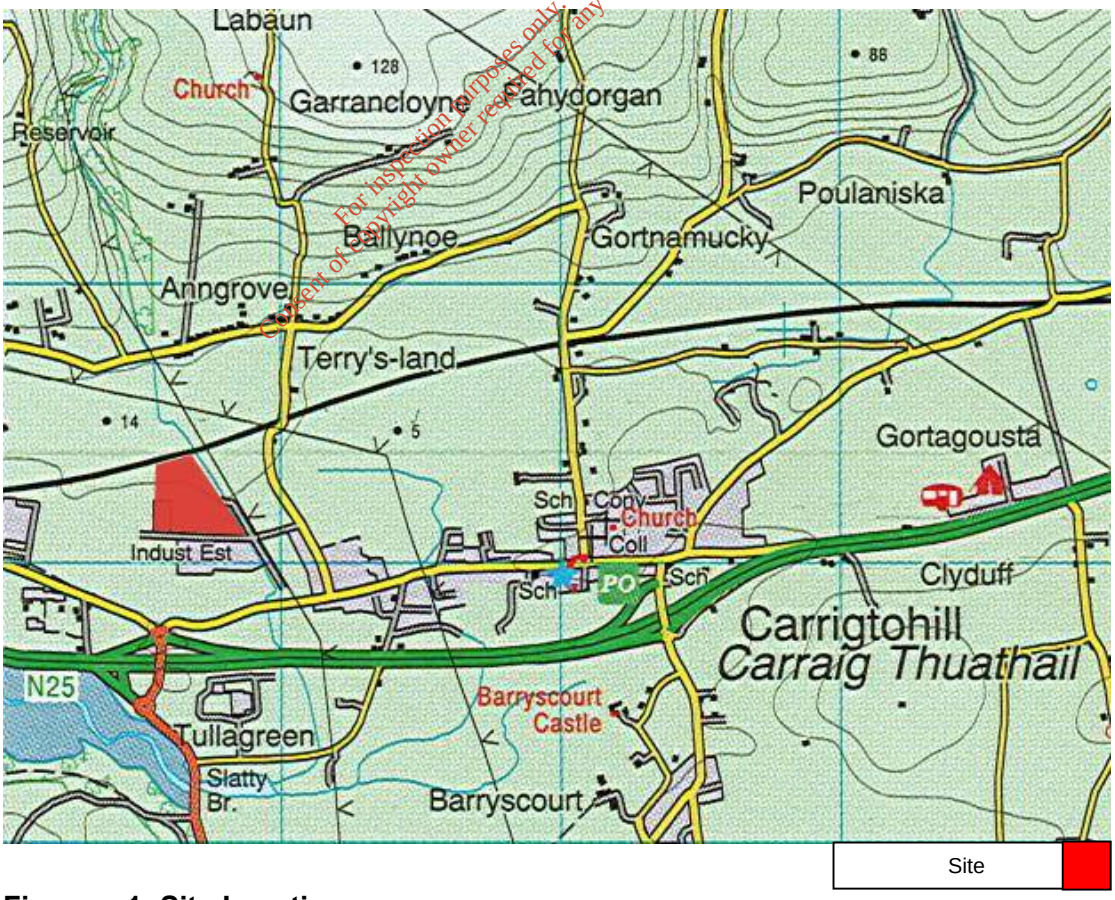


Figure .1 Site Location

.2.3 Carrigtwohill Business & Technology Park Conte t

Carrigtwohill is Metropolitan Town within the County Metropolitan Strategic Planning Area which includes a significant business & technology park and retail park, both located to the west of the settlement area.

The N25 (M3) Cork to Waterford Road is located to the south of Carrigtwohill. The Inner Harbour shoreline is located approximately 2km further south. The low lying ground associated with the harbour gives way to higher ground immediately to the north of Carrigtwohill which extends eastwards to Midleton. Designated Scenic Route S42 runs north-south and east-west along this ridge.

Plate .1 View o AbbVie site rom eastern end o access road

Plate .2 View rom western end o access road

.2. Site Environs and Local Area Character

The proposed development site is the AbbVie complex at Carrigtwohill IDA Business & Technology Park where it is proposed to provide an extension to the existing facility at the western boundary of the site.

The business and technology park is a high-end business location where a number of high technology companies have located and expanded over recent years. The park has a strong landscape infrastructure which imparts a positive image and sense of arrival to the site.

The AbbVie site itself comprises a large building complex with a large car parking area adjacent to the road front, a landscape area between the car park and the main reception and a large green space to the northern portion of the site which has substantial young tree cover.

Plate .3 Well maintained lawn and planting at main entrance to AbbVie

Plate . Western boundary and location of proposed building extension

Plate . Tree cover and Sli na Slainte route along northern perimeter of site

Plate . View southwards towards AbbVie from entrance to Gilead Sciences Ltd.

Plate . Tree screen close to access road will remain unaffected by the proposed extension

Plate . Glimpse view of business and technology park from designated scenic route on high ground to north of site

Plate . View westwards along designated scenic route immediately north of site

Plate .1 View eastwards along designated scenic route to northwest of site

Plate .11 IDA eastern site boundary defined by mature tree screen

.2. Landscape Characteristics and Values

The above descriptions identify an extensive range of characteristics and values of the receiving environment that might be affected by the proposed development. Landscape values can be described as the environmental or cultural benefits, including services and functions that are derived from various landscape attributes. These attributes will, in many instances, be the components and image of the landscape as already established in the assessment of landscape character". (Department of Environment, Heritage and Local Government, Landscape and Landscape Assessment Consultation Draft of Guidelines for Planning Authorities, 2000)

The Guidelines differentiate between enhancement values (values of a socio-economic nature pertaining to development and thus environmental change), and cultural, social or ecological conservation values (concerned with natural landscape integrity and the inclination towards constraint in terms of environmental change).

Enhancement values reflect where policy, inevitable change or degraded features provide the scope to restore, or the opportunity to alter, or create, a new characteristic. The enhancement values reflect change that is already occurring, as well as potential capacity of parts of the receiving environment.

The conservation values indicate those aspects of the receiving environment which are sensitive and could potentially be negatively impacted on by the proposed development. These values form the landscape and visual constraints to the proposed development.

.2. .1 Conservation Values

- The established quality of the business and technology park as a desirable business location
- Potential impact on views and vistas from designated scenic route S42 to north of the site

.2. .2 Enhancement Values

- The business parks recognised function as an employment centre and the potential to increase its employment capacity
- Potential to add to an existing facility with minimal impact on the environment

6.3 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The proposed development is for an extension to the existing building along with a pipe rack connection to solvent and waste effluent tanks, liquid nitrogen skid and thermal oxidiser. The extension will incur a moderate increase in building height relative to existing buildings.

The development requires the cutting back of the crowns of a number of trees to accommodate the connecting elevated pipe rack. The trees are located on the adjacent site to the west but positioned immediately adjacent to the boundary fence line such that their crowns extend into the AbbVie site. The more significant boundary trees located immediately to the south will remain unaffected by the proposed extension development.

.3.1 Landscape Proposals

The nature and location of the extension is such that there are no significant hard or soft landscape treatments relevant to the proposed extension itself. The trimming back of the western boundary trees will be mitigated by the planting on an equivalent number of specimen trees elsewhere on the site. Please refer to Appendix 6.1 – landscape plan. (Completion of the proposed planting may be subject to the restrictions imposed by requirements for security camera visibility).

6.4 POTENTIAL IMPACT OF THE PROPOSAL

. .1 Construction Phase

The proposed development would require working and compound areas for site preparation and construction purposes. The development will require the cutting back of boundary trees which are located on an adjacent site. The development would generate traffic to and from the site associated with deliveries and disposal of excavated materials. The location of the proposed development, however, relative to existing buildings and tree cover along the adjacent site boundary means that much of the works will not be visible from the local road network in the business park or external to it.

. .2 Operational Phase

The proposed development will constitute an addition to the existing large scale industrial building complex on the AbbVie site. The intervention will be highlighted by the height of the proposed extension to the facility which will stand above existing building heights. Treatment of elevations, however, will mean that the extension will appear as an integral part of the existing facility given that material and colour finishes will match those on existing buildings.

. .3 Do othing

Do nothing would involve the retention of the site in its current operational state without realising the potential for expansion of the facility.

6.5 AMELIORATION, MITIGATION MEASURES

The nature of the proposed extension, its form and scale, means that the potential for remedial landscape measures is limited. Amelioration and avoidance mitigation measures are accommodated, however, in the design strategy for the development which ensures that the proposed extension will be integrated into the existing building complex and appear as a homogenous complex.

It is proposed to plant a dozen trees on green space to north of the site to mitigate the cutting back of existing boundary trees adjacent to the proposed extension.

6.6 PREDICTED IMPACT OF THE PROPOSAL

. .1 Landscape Impact

The proposed development will introduce a different building height to the site and the surrounding business and technology park. This height difference will be evident but not particularly out of place in the industrial and technology park where large scale development and infrastructure prevail. This will be further aided by the manner in which the proposed development is designed to merge with the existing AbbVie complex in its form, colour and material finishes.

Operational Phase

Potential landscape impact is assessed based on the likely nature and scale of changes to individual landscape elements and characteristics (and the consequential effect on landscape character) and the sensitivity of the landscape resource. Existing trends of change in the landscape and particularly, policy for future development, are taken into account.

The landscape characteristics and values summarised in Section 6.2.5 outline a range of policies, development guidance and ongoing change that support development of the scale and character proposed.

The sensitivity of the landscape resource is a function of its land use, landscape patterns and scale, visual enclosure and distribution of visual receptors and the value placed on the landscape (Refer to Section 6.1.1). The landscape sensitivity of the proposed development's receiving environment is classified as Medium: It exhibits positive character in respect of its presentation as a high-end business and technology park with a strong landscape framework and well maintained and managed circulation routes. The wider landscape is potentially sensitive to change given the relative positions of the N25, the Inner Harbour shoreline and the high ground to the north of the site where there is a designated scenic route.

The scale or magnitude of landscape effects (or the quantity of change) to be imposed on the landscape by the development is classified as Medium. There would be alteration to one or more key elements or features of the area, and the introduction of elements that would be prominent, but not substantially uncharacteristic in the context of the receiving environment, which is an established business and technology park with large scale development.

On balance, this results in an overall **edium and eutral Signi icance** of impact on Landscape Character resulting in change which will introduce built elements that will be taller than existing buildings on the site or in the vicinity of the site but which will not appear intrusive in the context of the receiving business and technology park where large scale built forms and infrastructure prevail. This impact would be evident once the development was fully completed and in operational phase and would be **Permanent**.

Construction Phase

The landscape impact in the construction phase would be – **edium and Adverse.** This would be **Temporary.**

Worst Case Scenario

The worst case scenario would reflect partial completion of the development or poor delivery of the scheme ambitions.

. .2 Visual Impact

Based on the assessment of the landscape characteristics, values and sensitivities, 6 viewpoints were selected for assessment of visual amenity impact. These are divided into two categories, namely *Immediate Views (Micro Landscape)* and *More Distant Views (Macro Landscape).*

Table .2 Viewpoints or Visual Impact Assessment

No	***Location***	***Direction Of View***	***Viewpoint Type***	***Distance to site***
1	Estate Access Road East of AbbVie	North-West	Business Park Access Road	0.2km
2	Estate Access Road West of AbbVie	North-East	Business Park Access Road	0.05km
3	Adjacent Industrial Site Access Road North of Site	South	Business Park Access Road	0.2km
4	Scenic Route N-E of Site	South	Scenic Route/Residential	0.8km
5	Scenic Route North of Site	South-East	City Quay	0.7km
6	Fota Retail Park	North-East	Roadside	0.85km

Distances from the site are from the viewpoint to the nearest boundary of the proposed development site. Figure 6.2 below illustrates the locations of the above viewpoints.

For each viewpoint that would be affected by the proposed development, the field of view towards the application site is briefly described, and illustrated with a wide-angle photograph.

The potential visual impact on each viewpoint is assessed below, based on the degree / quantity of change to the field of view (towards the site) which would result from the proposed development and the sensitivity of the visual receptors at that location. The significance of the visual impact is scored and the quality of that impact.

Finally, a conclusion is made as to the predicted visual amenity impact in the operational phase and timescale. The construction stage is also commented on.

Figure .2 Viewpoints Location ap

Viewpoint 1 Estate Access Road East o AbbVie

Plate .12 Site as currently e ists

Plate .13 Photomontage view o proposed development See Appendi .2 or montages at A3 scale .

Description of View

The selected viewpoint is located approximately 0.2km to the east of the proposed development site on the estate access road to AbbVie.

Existing View

The view towards the proposed development site from this location reveals the established industrial character of the IDA business and technology park which accommodates large scale industrial premises and associated infrastructure. The trees along the road provide an insight into the attention paid across the estate to landscape treatments.

Proposed View and Mitigation

The photomontage view shows the proposed building extension which stands out due to its height. While the proposed extension introduces an increased building height to the site (the recently permitted warehouse being the next tallest structure), its form, elevations and colouring combine to integrate it with the existing site buildings such that the facility appears as a homogenous entity. The result is that the complex sits comfortably in the industrial/business environment (where other buildings of similar scale are already present).

VIA Result

- The viewpoint sensitivity is considered medium given the nature of the business and technology park where the emphasis is on movement to and from business premises.

- The degree of change from this viewpoint would be high in the short to medium term and high in the long term given the introduction of a substantial structure which is clearly taller than existing buildings on the site.

- The significance of the visual impact will be high and neutral in the short to medium term and high and neutral in the long term as while the proposed extension constitutes a significant intervention, it will not be an intrusive element in industrial/business setting.

During the construction phase the degree of change would be medium and the significance of this would be medium adverse.

Viewpoint 2 Estate Access Road West o AbbVie

Plate .1 Site as currently e ists

Plate .1 Photomontage view o proposed development See Appendi .2 or montages at A3 scale

Description of View

The selected viewpoint is located approximately 0.05km to the west of the proposed development site on the estate access road which runs past AbbVie.

Existing View

The view towards the proposed development site from this location reveals the established industrial character of the IDA business and technology park which accommodates large scale industrial premises and associated infrastructure. The trees, grass verges and roadside shrub planting soften the built environment and enhance the image of the working environment.

Proposed View and Mitigation

The photomontage view shows the proposed building extension which stands out due to its height. While the proposed extension introduces a new building height to the site, its form, material finishes in elevations and colouring combine to visually connect it with the existing site buildings. This, combined with its position on the site set back from the road behind the existing tree cover, means that the new extension is not detrimental in the industrial/business setting.

VIA Result

- The viewpoint sensitivity is considered medium given the nature of the business and technology park where the emphasis is on movement to and from business premises albeit in what is a high quality working environment.

- The degree of change from this viewpoint would be high in the short to medium term and high in the long term given the introduction of a substantial structure which is substantially taller than existing buildings.

- The significance of the visual impact will be high and neutral in the short to medium term and high and neutral in the long term as while the proposed extension constitutes a significant intervention, it will not be an intrusive element in industrial/business setting.

During the construction phase the degree of change would be medium and the significance of this would be medium adverse.

Viewpoint 3 Estate Access Road orth o AbbVie

Plate .1 Site as currently e ists

Description of View

The selected viewpoint is located approximately 0.2km to the north of the proposed development site on the estate access road at the entrance to Gilead Sciences Ltd.

Existing View

The view towards the proposed development site from this location reveals the variation in levels across the business and technology park and the raised position of the viewpoint relative to the AbbVie site which is located on the opposite side of the roadside planting. A section of the existing AbbVie building complex is visible in the middle distance.

Proposed View and Mitigation

The proposed building extension will extend above the existing building roofline. This will constitute a significant intervention in the context of the existing building profile but visual impacts will be mitigated by the existing vegetation cover such that the extension will not be an intrusive element as one moves to and from this location.

VIA Result

- The viewpoint sensitivity is considered medium given the nature of the business and technology park where the emphasis is on movement to and from business premises albeit in what is a high quality working environment.

- The degree of change from this viewpoint would be medium in the short to medium term and medium in the long term given the introduction of

a substantial structure but one which will be screened by roadside vegetation.

- The significance of the visual impact will be medium and neutral in the short to medium term and medium and neutral in the long term as while the proposed extension will be visible from this location, it will not be an intrusive element in the view.

During the construction phase the degree of change would be medium and the significance of this would be medium adverse.

Viewpoint Scenic Route orth East o Site

Plate .1 Site as currently e ists

Description of View

The selected viewpoint is located approximately 1.0km to the north of the proposed development site on designated Scenic Route S42.

Existing View

The view towards the proposed development site from this location reveals elevated nature of the ridge to the north of Carrigtwohill. Much of the road is lined with tall hedge banks which restrict views of the wider landscape but in places breaks in the vegetation facilitate intermittent views southwards towards the harbour and the IDA business & technology park. There are a number of individual residential properties located along the road. The one shown above is the most prominent relative to the proposed development site.

Proposed View and Mitigation

The proposed building extension will not be visible from this location given the manner in which the property and the tree line on the other side of the property combine to restrict the views of the site.

VIA Result

- The viewpoint sensitivity is considered high given the nature of route which is designated as a scenic route and the existence of a residential property at the location.
- The degree of change from this viewpoint would be no change in the short to medium term and no change in the long term given the manner in which the site is screened from view.
- The significance of the visual impact will be no change in the short to medium term and no change in the long term as there will be no visual impacts experienced.

During the construction phase there will be no visual impacts evident from this location.

Viewpoint Scenic Route orth o Site

Plate .1 Site as currently e ists

Description of View

The selected viewpoint is located approximately 0.7km to the north of the proposed development site on designated Scenic Route S42. While the scenic route is bordered by significant roadside vegetation, this view represents an

exception to this at a location immediately north of the IDA business and technology park.

Existing View

The view towards the proposed development site shows a roadside residential property with boundary vegetation which partially screens views of the IDA business and technology park to the south. Existing buildings on the business and technology park are visible from this location and these restrict views of the wider landscape.

Proposed View and Mitigation

The proposed building extension will not be visible from this location given the manner in which the existing buildings and vegetation combine to restrict views of the proposed development site.

VIA Result

- The viewpoint sensitivity is considered high given the nature of route which is designated as a scenic route and the existence of a residential property at the location.

- The degree of change from this viewpoint would be no change in the short to medium term and no change in the long term given the manner in which the site is screened from view.

- The significance of the visual impact will be no change in the short to medium term and no change in the long term as there will be no visual impacts experienced.

During the construction phase there will be no visual impacts evident from this location.

Viewpoint Fota Retail Park

Plate .1 Site as currently e ists

Description of View

The selected viewpoint is located approximately 0.85km to the south west of the proposed development site at Fota Retail Park.

Existing View

The view towards the proposed development site shows the entrance to Fota Retail Park set against the back drop of some of the buildings on the IDA business and technology park and the distant ridge to the north of Carrigtwohill.

Proposed View and Mitigation

The proposed building extension will have not have any significant visual impact from this location given the combined effect of distance and established vegetation which heavily restrict views of the site.

VIA Result

- The viewpoint sensitivity is considered medium given the roadside nature of the location where the focus is on movement to and from the retail park or through the area.

- The degree of change from this viewpoint would be no change in the short to medium term and no change in the long term given the manner in which the site is screened from view.

- The significance of the visual impact will be no change in the short to medium term and no change in the long term as there will be no visual impacts experienced. During the construction phase there will be no visual impacts evident from this location.

Table .3 Results o Visual Impact Assessment

o.		Location Description	Viewpoint Sensitivity	Degree o Change	Predicted Impact				
					Temporary construction	Short Term	edium Term	Long Term	Permanent
		acro Wider Landscape Viewpoints							
1		Estate Access Road East of AbbVie	Medium	High	Medium Adverse	High & Neutral			
2		Estate Access Road West of AbbVie	Medium	High	Medium Adverse	High & Neutral			
3		Adjacent Industrial Site Access Road North of Site	Medium	Medium	Medium Adverse	Medium & Neutral			
4		Scenic Route N-E of Site	High	No Change	n/a	No Change			
5		Scenic Route North of Site	High	No Change	n/a	No Change			
6		Fota Retail Park	Medium	No Change	n/a	No Change			

Beneficial			Neutral	Adverse		
High	Medium	Low	L, M, H	Low	Medium	High

6.7 LANDSCAPE AND VISUAL IMPACT ASSESSMENT CONCLUSION

. .1 Landscape Impacts

As described in Section 6.6.1 a medium magnitude of change is experienced. On balance, this results in impact of **medium and neutral signi icance** on landscape character. While the proposed development will introduce a built form which will be distinctly taller than existing buildings on the site, it will not appear intrusive in the context of the setting where large scale buildings and infrastructure prevail. Integration of the proposed development is assisted by the manner in which it has been designed and detailed to appear as part of the existing building complex on the AbbVie site and existing tree cover on the site and the adjacent site to the west softens its impact on the setting.

. .2 Visual Impacts

The visual impact of the proposed development has been closely examined and we have seen that;

Of the six viewpoints assessed it is anticipated that:

1. The short term impact will be
    - **o change** for three of the viewpoints, **medium neutral** for two of the viewpoints and **high neutral** for the remaining one viewpoint.
2. The medium to long term impact will be (i.e. after completion and development of any mitigating landscape treatment that may be required):
    - **o change** for three of the viewpoints, **medium neutral** for two of the viewpoints and **high neutral** for the remaining one viewpoint.

At the macro (wider) landscape level, views of the proposed development site are from high ground to the north of the site which includes designated Scenic Route S42. Views along the scenic route, however, are heavily constrained by significant roadside vegetation. Views from the property shown at Viewpoint 4 are also constrained by a row of trees to the front of the property. Occasional gaps in the roadside vegetation, thus, facilitate only fleeting views southwards over the wider harbour landscape and parts of the business and technology park.

Views from the east of the business and technology park are heavily constrained by significant tree cover which prevails along the eastern boundary such that residents in that area will not experience any visual impacts associated with the proposed development.

Views of the N25 to the south of the site are also constrained by tree cover and distance while views from the areas immediately to the south and west of the business and technology park are limited by distance, vegetation cover and existing development at Fota Retail Park.

At the micro (local) landscape level within the IDA business and technology park, the development will constitute a significant intervention by virtue of its height relative to existing buildings in the vicinity of the site. However, in the context of the

business/industrial environment where large scale buildings and infrastructure already prevail, the proposed building extension will not appear out of place. Furthermore, its integration in the setting is aided by the proposed building form, colour and choice of materials for elevations, which combine to integrate it within the existing building complex. Existing tree cover in the vicinity of the site also assist in softening its visual impact.

There are, thus, no adverse impacts recorded as part of the assessment.

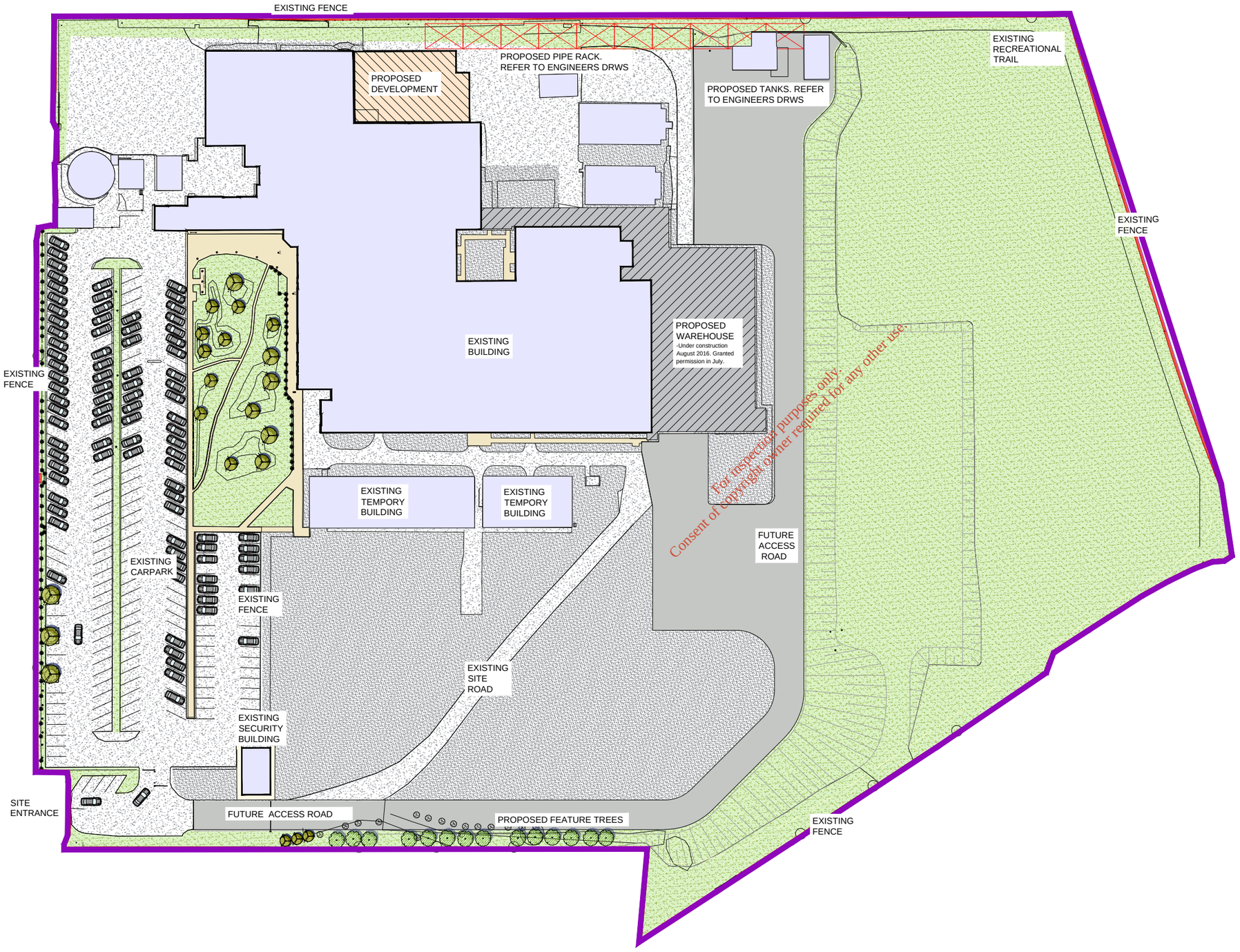
It is proposed, therefore, that the proposed development will be acceptable in the context of the receiving environment.

APPENDIX 6.1

PROPOSED LANDSCAPE PLAN –

CUNNANE STRATTEN REYNOLDS

awnconsulting



LEGEND

- EXISTING FEATURE TREES RETAINED
- PROPOSED FEATURE TREES
- EXISTING HARDSTAND AREAS. REFER TO ARCHITECTS/ ENGINEERS DRWS
- EXISTING GRAVEL AREAS. REFER TO ARCHITECTS/ ENGINEERS DRWS
- FUTURE HARDSTAND AREAS. REFER TO ARCHITECTS/ ENGINEERS DRWS
- EXISTING FOOTPATHS
- EXISTING OPEN SPACE
- EXTENT OF SITE

PLANTING PALETTE

SPECIES	SIZE/POT SIZE	QUANTITY
FEATURE TREE		
Sorbus aucuparia (Rowan)	10-12cm girth, RB	4
Malus sylvestris (Crab Apple)	10-12cm girth, RB	4
Prunus padus (Bird Cherry)	10-12cm girth, RB	4

NOTE: THIS DRAWING IS INTENDED FOR THE PURPOSE OF MAKING A PLANNING APPLICATION AND MAY NOT BE USED FOR ANY OTHER PURPOSE.

REV	DATE	AMENDMENT

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

CORK OFFICE
COPLEY HALL COTTERS STREET CORK
TEL 021 496 9224 FAX 021 496 9012
EMAIL corkinfo@csrlandplan.ie

PROJECT: **ABBVIE, CARRIGTOHILL** **CO. CORK** **CREON OPTIMISED**	DATE: AUGUST 2016
	SCALE: 1:500 @ A1
DRAWING: **LANDSCAPE MASTER PLAN**	DRAWN: VL CHECKED: JK
	DRAWING NO: **16399-2-101**

APPENDIX 6.2

PHOTOMONTAGES @ A3 SCALE –

CUNNANE STRATTEN REYNOLDS

Abbvie, IDA Business & Technology Park, Carrigtwohill, Co. Cork
Landscape and Visual Impact Assessment Photomontages @ A3 Size

VIEW 1 'BEFORE'

Abbvie, IDA Business & Technology Park, Carrigtwohill, Co. Cork
Landscape and Visual Impact Assessment Photomontages @ A3 Size

VIEW 1 'AFTER'

Abbvie, IDA Business & Technology Park, Carrigtwohill, Co. Cork
Landscape and Visual Impact Assessment Photomontages @ A3

VIEW 2 'BEFORE'

Abbvie, IDA Business & Technology Park, Carrigtwohill, Co. Cork
Landscape and Visual Impact Assessment Photomontages @ A3

VIEW 2 'AFTER'