Doyle &
O'Troithigh
Landscape
Architecture

Landscape and Visual Impact Assessment

Fermoy Weir

D&
O'T

Project Ref 19-053
Client Cork Co. Co.
Date 04/04/2022

FERMOY WEIR LANDSCAPE and VISUAL IMPACT ASSESSMENT **Page**

FERMOY WEIR -LANDSCAPE AND VISUAL ASSESSMENT

1. INTRODUCTION

This Landscape and Visual Assessment has been prepared by doyle + o'troithigh landscape architecture. The purpose of this assessment was to review the existing landscape setting of the site, to assess the likely potential visual impacts arising from the proposed development on the existing landscape and describe proposed mitigation measures to reduce any likely adverse potential visual impacts on the receiving environment. This LVIA was prepared by David O'Sullivan, Landscape Architect, M. Ag. Sc. (HORT)., M.L.A, member of the Irish Landscape Institute and has experience in preparing a diverse range of Visual Impact Assessments covering residential, sports facilities, care homes, commercial and renewable energy. The Council of Europe defines 'Landscape as an area, as perceived by people, whose character is a result of action and interaction of natural and/or human factors'. The definition broadens the concept of landscape further than solely framed in terms of aesthetics and visual amenity. This definition of landscape is what will be used in this report.
This assessment should be read in conjunction with the 7 No. photomontages as prepared for the scheme by TJ O'Connor and included in planning application. The views were taken in autumn 2021 when deciduous trees were in part leaf and the views could be considered as summer/winter views, i.e., when there was some deciduous foliage screening views. The photomontage positions were selected following a site visit to assess the extent of overlooking from adjoining properties and an assessment of locations around the site area where there was the potential of views of the development which could be considered as creating a visual impact.

2. RESEARCH METHODOLOGY

This assessment has been based on the following guidance:

- *'Guidelines on the Information to be contained in Environmental Impact Statements'*, Environmental Protection Agency, 2002.
- *'Revised Guidelines on the information to be contained in environmental impact statements' - Draft September 2017*
- *'Advice Notes on Current Practice in the preparation of Environmental Impact Statements'*, Environmental Protection Agency, 2003.
- *'Guidelines for Landscape and Visual Assessment'*, 3rd Ed., The Landscape Institute and Institute of Environmental Management and Assessment, 2013.
- *Urban Development & Building Heights,* Dept. of Housing Planning & Local Government 2018

This assessment has involved:

- Undertaking a desk-top study of the site; including reviewing Ordnance Survey mapping and aerial photography.
- Reviewing the plans, sections, and elevations of the proposed scheme.
- A review of statutory planning and other documentation in order to ascertain the local and wider significance from a visual perspective; and
- Visiting the site and surrounding area in autumn of 2021 to assess the site's location and the local characteristics of the area to assist in the compilation of the LVIA Report.

2.1 Nature of Impacts

Impact on landscape arising from development has two distinct but closely related aspects:
Form of change to character of the landscape that arises from the insertion of the proposed development into the receiving environment.

- Degree of change to character of the landscape that arises from the insertion of the proposed development into the receiving environment.
- It is recognised that the combined impact on character and views will draw responses, the significance of which will be partly informed by an individual's subjective perception of how much the changes alters the existing context.
- The assessment of landscape and visual impacts includes:
- Direct impacts upon specific landscape elements and buildings within and adjacent to the site.
- Effect on the overall pattern of the landscape elements that give rise to the character of the site and its surroundings.
- Impacts upon any special features or interests in or around the site.
- Direct impacts of the scheme upon views in the landscape.
- Overall impact on landscape character and visual amenity.

2.2. Significance Criteria

Based on the EPA Advice Notes and Guidelines the following terms are used to describe the degree, quality and duration of an impact and are provided in Table 3.1 below.

Table 2.1: Impact Significance Criteria

Impact Criteria	Description
Profound Effects	An effect which obliterates sensitive characteristics
Very Significant	An effect which, by its character, magnitude, duration, or intensity significantly alters the majority of a sensitive aspect of the environment
Significant Effects	An effect which, by its character, magnitude, duration, or intensity alters a sensitive aspect of the environment
Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with the existing and emerging trends
Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
Not Significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
Imperceptible	An effect capable of measurement but without significant consequences

Terms used to describe the quality of change are:

Positive impact: A change that improved the quality of the environment.
Neutral impact: A change that does not affect the quality of the environment.
Negative impact: A change that reduces the quality of the environment.

Terms relating to the duration of impacts as described in the EPA Guidelines are listed as follows:

Temporary impact: Lasting one year or less.
Short-term impact: Lasting one to seven years.
Medium-term impact: Lasting seven to fifteen years.
Long-term impact: Lasting fifteen to sixty years.
Permanent impact: Lasting over sixty years.

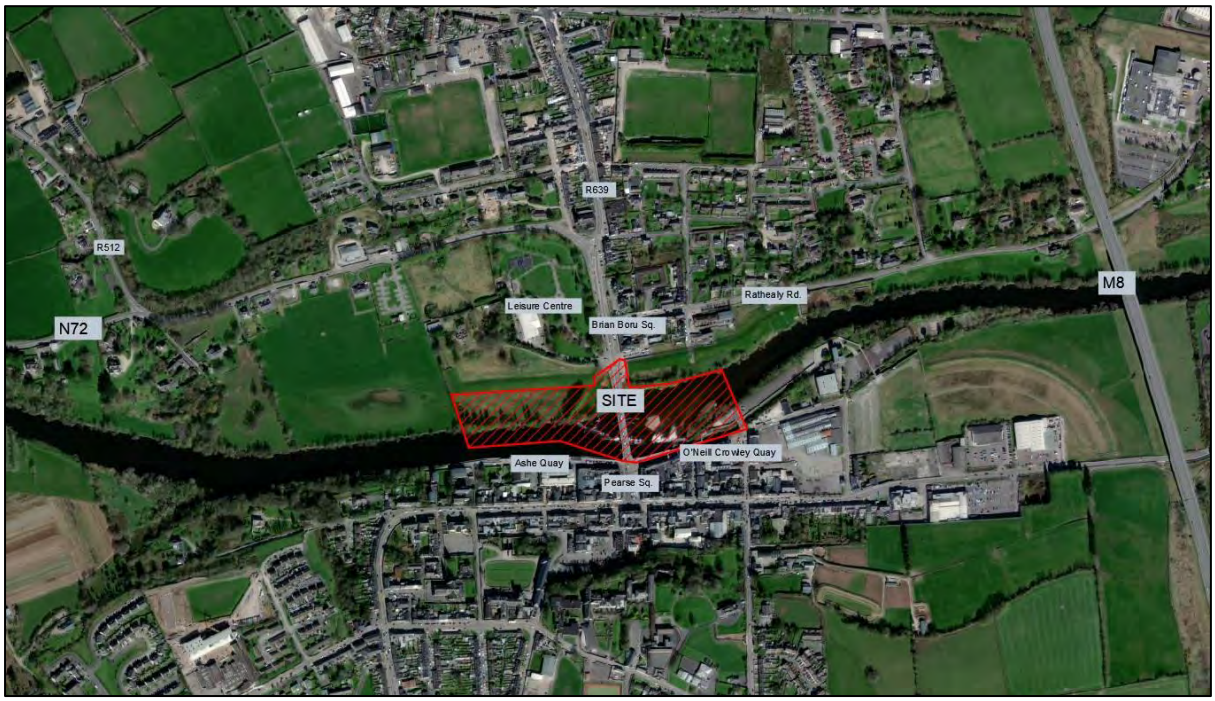

Fig A: Fermoy Weir: Site Location and Context (Microsoft Maps)

3. RECEIVING LANDSCAPE ENVIRONMENT

3.1 Policy and Planning

Policy Considerations

The relevant designated sites, local authority designations, archaeological features and protected sites were assessed from a landscape and visual impact basis with respect to the development proposals as contained in this submission.

DESIGNATED SITES

National Heritage Sites – National Monuments

Historic Town (NM Ref. CO035-107) – Town developed in the 17th century. The general area around the site has a historic appearance and therefore the introduction of a modern will require sensitivity.

Kent Bridge (NM Ref. C0035-073) – Has had several re-constructions since an early wooden bridge built prior to 1626 with the 1864 bridge as is seen today. The proposed site adjoins the bridge and weir and will be clearly visible beside the bridge and therefore design and site finish will require sensitivity to complement existing stone bridge.

Corn Mill (NM Ref. CO035-025) – Located downriver from the bridge dating to the early 1800s and now containing offices. This feature is 400M downstream and visually separated from the development works.

Graveyard (NM Ref. CO035-024001) – Originating from the 12th Century Cistercian Abbey on the site.
School (NM Ref. CO035-103) – Pre 1842 school building. The graveyard is over 100M south of the site and is screened by intervening buildings.

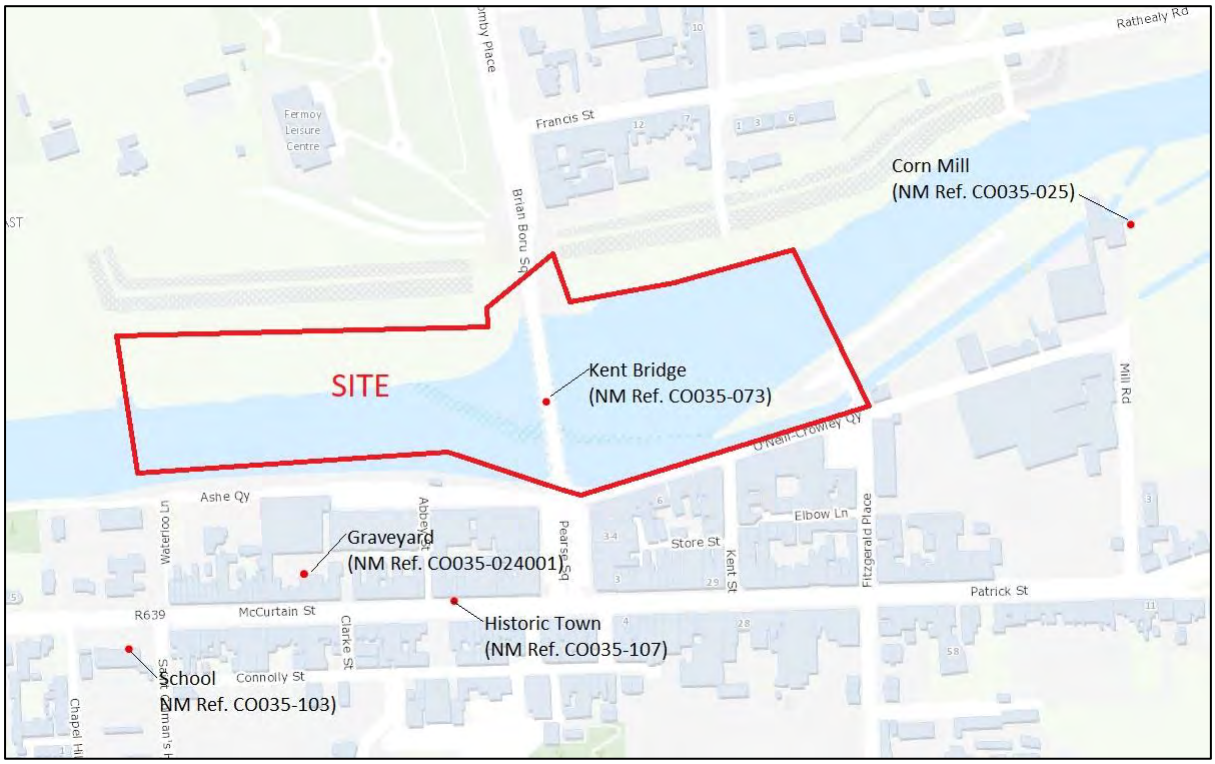

Fig B: Fermoy Weir: National Monuments (My Plan Map)

National Inventory of Architectural Heritage (NIAH)

1. **Glenavon** (NIAH Ref. 20821038) – Gates and railings dating to 1840s. Screened from the site by intervening vegetation and topography.
2. **House** (NIAH Ref. 20821046) – House dating to 1910. Screened from site by existing buildings.
3. **House** (NIAH Ref. 20821047) – House dating to 1860. Screened by existing buildings.
4. **House** (NIAH Ref. 20821048) – House dating to 1860. Screened by existing buildings.
5. **House** (NIAH Ref. 20821049) – House dating to 1820 with views towards the river from the upper floors. Generally screened from the proposed site.
6. **Riverview** (NIAH Ref. 20821050) – House dating to 1820 with views towards the river from the upper floors. Generally screened from the proposed site.
7. **House** (NIAH Ref. 20821052) – House dating to 1800. Orientated north and therefore not affected by the development proposals.
8. **House** (NIAH Ref. 20821051) – House dating to 1800. Orientated north and therefore not affected by the development proposals.
9. **Abbeyville House** (NIAH Ref. 20821045) – House dating to 1840. Oriented away from the site.
10. **House** (NIAH Ref. 20821044) – House dating to 1840. Oriented away from the site.
11. **Fermoy House** (NIAH Ref. 20821053) – Railing and gates remain from original 1810 house which is now demolished. Adjacent to the proposed development works and will require attention re their protection and setting.
12. **Fermoy Bridge (Kent Bridge)** (NIAH Ref. 20821054) – Bridge dating to 1860 but the site of earlier versions. Adjacent to the proposed development works and will require attention re protection and setting.

13. **Former Mill** (NIAH Ref. 20821055) – Dating to 1800 this former mill is now used as offices. The associated mill race is within the site area and will require attention re protection and setting.
14. **Former quayside** (NIAH Ref. 20820002) – Dating to the early 1800s the quayside, mill weir and bridge are an important collection of structures that form the built heritage in the centre of Fermoy.
15. **Store Warehouse** (NIAH Ref. 20820038) – Dating to 1800this former warehouse is an architecturally important part of the quay front.
16. **Carlton House** (NIAH Ref. 20820037) – Dating to 1905 and now used as offices. Faces out onto quayside and is a prominent building on the corner of Kent Street.
17. **Former Bank Building** (NIAH Ref. 20820036) – Dating to the early 1900s this red brick and sandstone façade is a notable feature on the quay side.
18. **Group of commercial buildings** (NIAH 20820034-35) – Dating back to the late 1700s this group of buildings link the quay side and square and are close to the southern side of the bridge.
19. **Group of commercial buildings** (NIAH 20820029-32) – dating to the early 1900 these buildings form the eastern side of Pearse Square.
20. **Former House** (20820023) – Formerly a house dating to the early 1800s.
21. **Hotel** (NIAH Ref. 20820022) – Dating to the late 1800s has a prominent position facing onto the river.
22. **Hotel** (NIAH Ref. 20820022) – Dating to 1910. Prominently sited overlooking the river and proposed development works.
23. **Coolmore** (NIAH Ref. 20820014) – A house on Ashe Quay dated to 1900 set on rising ground with views over the river including the proposed development site.

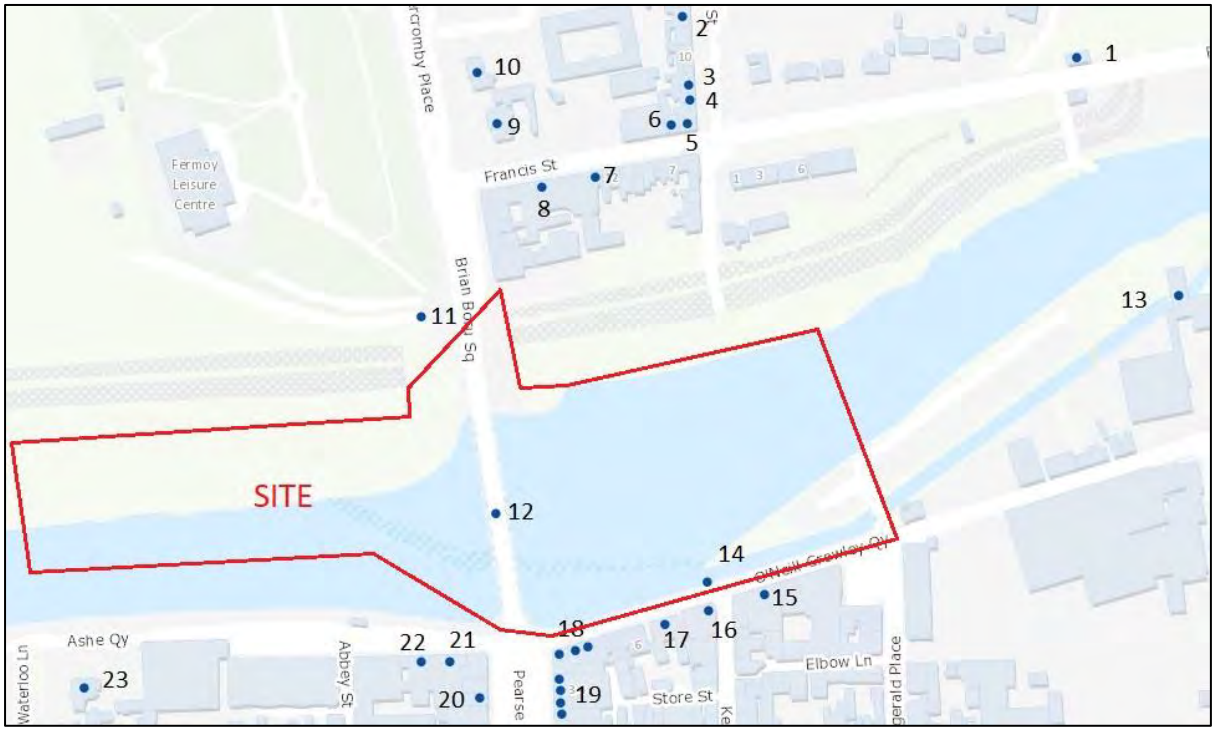

Fig B: Fermoy Weir: NIAH Listed buildings (My Plan Map)

The main visual impacts from the development proposals on NIAH listed features will be on views from the north side of the bridge at the Fermoy House railings (11), off the western side of the bridge (12), from the Hotel (21 & 22) and Coolmore (23). Mitigation measures such as design of the

structures plus tree planting and landscaping measures will reduce the visual impact on receptors in these areas.

CORK CO. CO. DEVELOPMENT PLAN 2014-2021 (CDP)

County Development Plan Objective GI 6-1: Landscape

The Development Plan sets out in its Green Infrastructure Objective 6-1 as follows: -

***a)** Protect the visual and scenic amenities of County Cork's built and natural environment.*

***b)** Landscape issues will be an important factor in all landuse proposals, ensuring that a proactive view of development is undertaken while maintaining respect for the environment and heritage generally in line with the principle of sustainability.*

***c)** Ensure that new development meets high standards of siting and design.*

***d)** Protect skylines and ridgelines from development.*

***e)** Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.*

County Development Plan Objective GI 6-2: Landscape

Ensure that the management of development throughout the County will have regard for the value of the landscape, its character, distinctiveness, and sensitivity as recognised in the Cork County Draft Landscape Strategy and its recommendations, in order to minimize the visual and environmental impact of development, particularly in areas designated as High Value Landscapes where higher development standards (layout, design, landscaping, materials used) will be required.

Cork Co. - Landscape Character Assessment

The site is within the Fertile Plain with Moorland Ridge Landscape Character Area No. 5 and is designated with a Very High Landscape Value and Landscape Sensitivity of County Importance (See Fig. C).

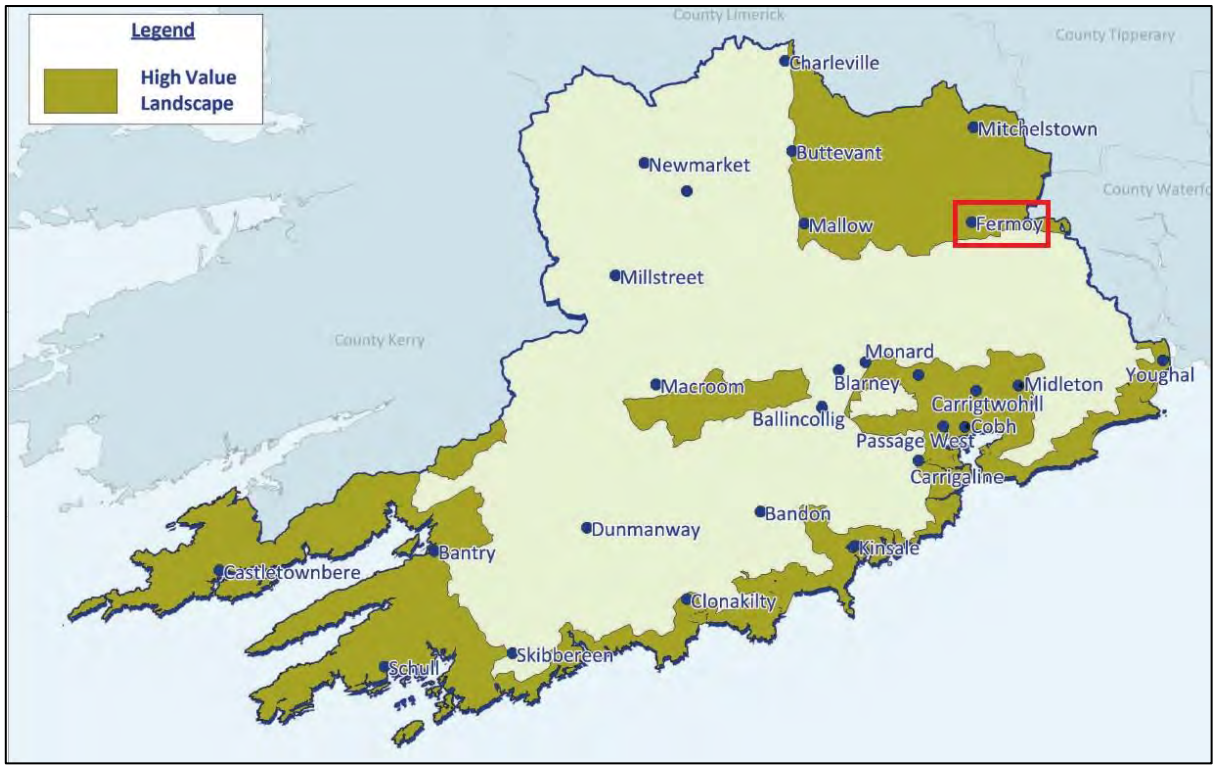

Fig C: High Value Landscapes (CDP)

The Development Plan states: - *The capacity of each landscape character type to absorb new development will largely depend on the sensitivity of the landscape type. Developments which are*

likely to create a significant environmental and particularly visual impact will best be absorbed in areas where the landscape is robust, i.e., has the capacity to absorb development without significantly changing its character. All developments should be assessed on a site-by-site basis to avoid, minimise, or mitigate any potential environmental or visual impact.

The Fermoy Local Area Plan 2017 contains Local Area Plan Objectives LAS-01 which are relevant to this project: -

e) Preserve and protect the archaeological and architectural heritage which contributes to the character of the area and is intrinsic to its identity and sense of place in accordance with the heritage objectives HE 3-1-5 & HE 4 1-5)

f) Maintain where possible important features of the landscape which function as ecological corridors and areas of local biodiversity value.

County Development Plan Objective GI 7-1: General Views and Prospects

Preserve the character of all important views and prospects, particularly sea views, river or lake views, views of unspoilt mountains, upland or coastal landscapes, views of historical or cultural significance (including buildings and townscapes) and views of natural beauty as recognized in the Draft Landscape Strategy.

Protected Views and Prospects

The N 72 (Mallow Road) out of Fermoy has a scenic route designation S9 which begins at the edge of the town. Photomontage No. 7 has been prepared from the area to describe the impact of the proposals on this viewpoint. Distance from the development site and intervening vegetation partially screens views of the proposed works.

The area around the proposed site is designated as a scenic area as well as a High Value Landscape which requires particular attention to the protection of this amenity.

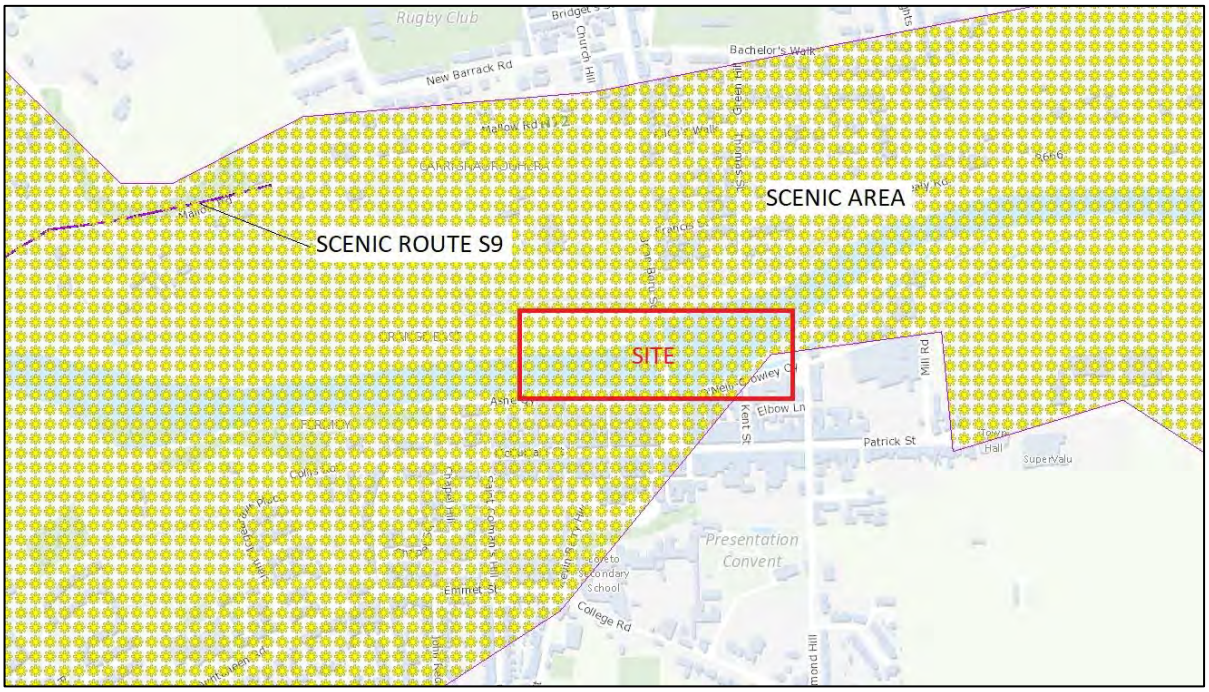

Fig D: Fermoy Weir: Scenic Routes & Scenic Areas (Heritage Maps)

Designated Natura 2000 Sites

There are a number of Designated Sites in the general area of the site: -

Blackwater River SAC (Site Code 2170): The SAC encompasses most of the site's red line area which means special measures need to be taken to protect this designated area.

Blackwater Callows SPA (Site Code 004094): This Special protection Area lies approximately 1.2Kms downstream to the east of the site. Measures are required to protect this designated site.

Blackwater River Callows pNHA): The proposed National heritage areas lie approximately 800M upstream and 300M downstream from the site.

Munster Blackwater Margaritifera Area: The site lies withing this designated area.

Pre-Planning Meeting with Cork Co. Co

A number meetings were held to discuss the proposals between the project engineers and Cork Council in 2021.

Surrounding Environment

The site is located in the centre of Fermoy Town and the proposed fish pass weir is to be set in the open space that forms part of the town park. To the rear of the proposed works there is a flood defence earthen berm, with listed access gates and railings that once formed the entrance to the now demolished Fermoy House to the rear of this. The area to the north of the works site contains the heavily planted town park and leisure centre and fields extends westwards from this area. The main road through the town passes over the listed seven arch stone bridge adjacent to the site and meets the south quay area and Pearse Square.

3.2 Site Description

The red line area of the site encompasses an area from O'Neill Crowley Quay to Ashe Quay on the southern quays to the open space in front of the flood defence berms on the northern bank. The site for the fish pass weir contains a landscaped grass area with seating accessed from the entrance area into the leisure centre. A line of mature poplar trees extends diagonally from the riverbank and there is a mixture of other deciduous trees along the bank edge. The existing weir extends diagonally from the riverbank under the bridge to the mill race and includes a fish pass in the centre of the river. The flood defence walls on the southern quays obscure views towards the site from Pearse Square but there are clear views towards the site from the boardwalk on Ashe Quay and from the bridge itself. There are views of the proposed fish pass site from the entrance area into the leisure centre on Brian Boru Square.

SITE IMAGES

A selection of 5 No. views (See Fig. E below for locations) has been prepared to show the character of the existing site. The images were taken in November 2021 when the deciduous trees were in autumn form and the conditions were overcast at the time of the visit.

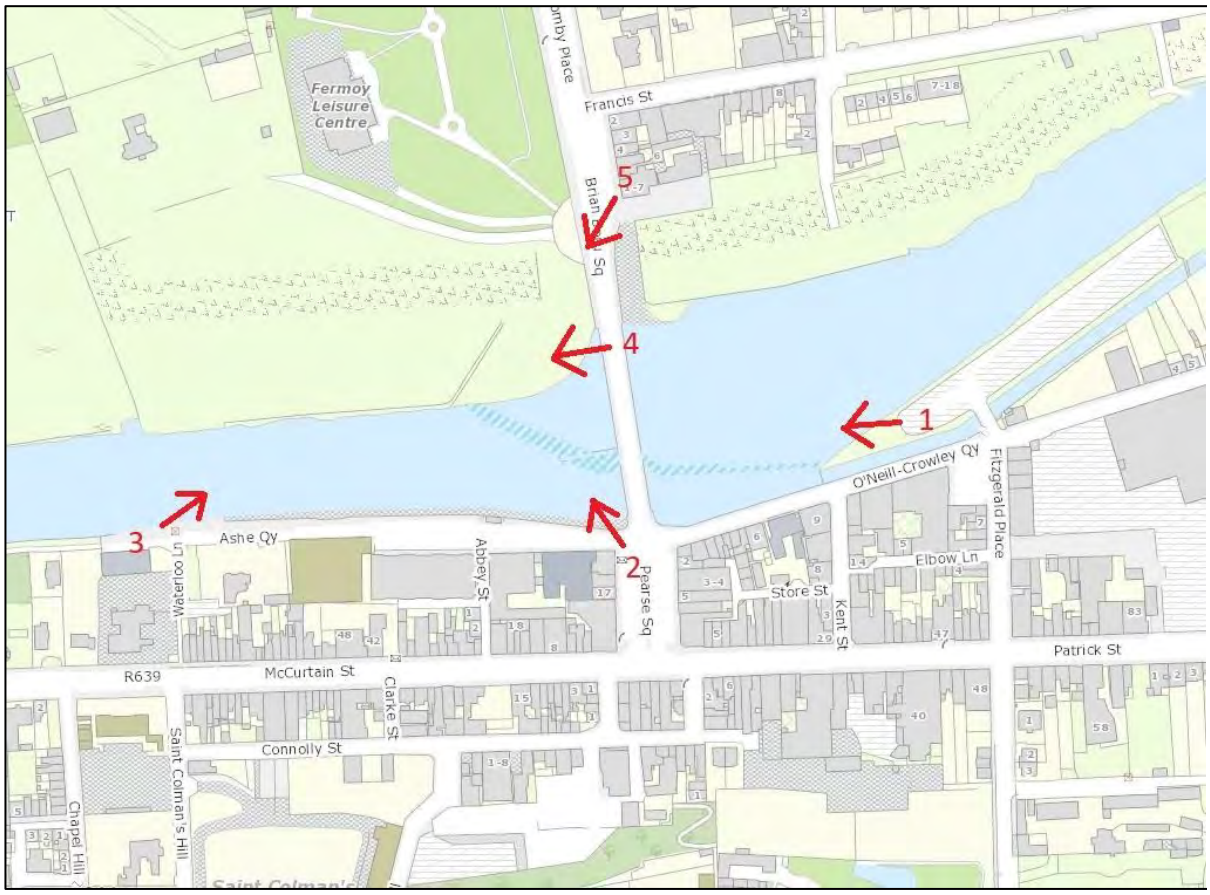

Fig E: Fermoy Weir: Locations of Site Image Views (My Plan Maps)

Image 01 – Fermoy Weir: – View west towards bridge from car park

Image 02 – Fermoy Weir: – View north towards site from Pearse Square

Image 03 – Fermoy Weir: – View east towards site from Ashe Quay

Image 04 – Fermoy Weir: – View west from bridge into site of fish pass.

Image 05 – Fermoy Weir: – View southwest towards site from Brian Boru Square.

3.4 Key Receptors

NORTHERN RECEPTORS – The northern receptors would include users of the leisure centre and premises on Brian Boru Square. The flood defence earthen berms along the northern bank obscure a range of views along the northern bank of the river but where there is a break in the berm at the road and bridge, the site is visible from at the entrance to the leisure centre and from the area around Brian Boru Square. The removal of the trees at construction stage would be the most visually negative impact along with the excavation of the open space green area. Mitigation planting and landscape grading will modify the negative impact in this area.

SOUTHERN RECEPTORS – The southern receptors would include the properties along O'Neill Crowley Quay and Ashe Quay and sections of Pearse Square. The flood protection walls along the southern quays tend to screen views of the river and northern bank where the works are located. The existing prospect as experienced from the south side of the river is that of a line of trees along the riverbank with glimpse views of the green area to the rear. The removal of the trees on the far bank will create the biggest visual impact at construction stage.

ROADS – The N72 Killarney to Dungarvan road passes through Fermoy and crosses the Blackwater at Kent Bridge. The N72 also has a Scenic Route Designation as the road leaves the town for Mallow approximately 500M to the northwest of the site. The site is generally screened from this road but there are clear views into the site from Brian Boru Square and from the bridge.

WALKING ROUTES – The Barnane Walk is listed as a walk based in Fermoy and there would be views from Ashe Quay towards the site from this walk.

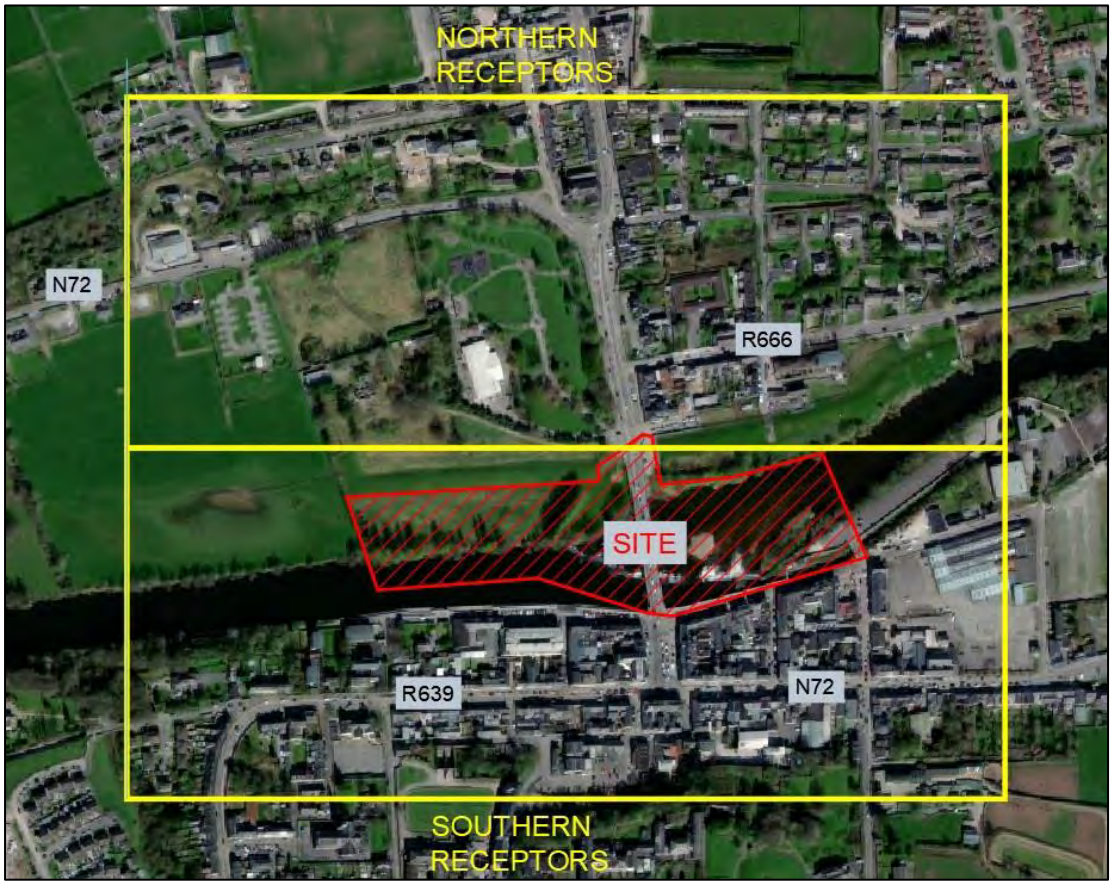

Fig. F – Fermoy Weir: -Receptors (Microsoft Maps)

4.0. CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The proposal is to create a fish pass weir on the northern bank of the River Blackwater. This will require the removal of a number of riverbank trees and the excavation of a channel around the existing weir where a series of fish pass sections will be constructed. Planting of willow into the embankment of the fish pass will screen views of the construction. A riparian enhancement planting scheme and wildflower meadow is proposed for the riverbank area to the north of the fish pass site (See Doyle O'Troithigh Landscape Plan LP-01-PP which accompanies the application)

5.0 POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

The construction of the fish pass in an area of scenic beauty, adjacent to National Monuments, listed buildings, within a Special Area of Conservation (SAC) and in the centre of a busy town will have negative impacts on the landscape and will result in a level of negative visual impacts on receptors. The landscape and visual impacts of the proposals will occur mainly be during the construction stage where tree removal / tree surgery and excavations in a park setting will create a level of visual disruption and landscape loss. There would be also a loss of amenity space where part of the grass open space will be used for the fish pass. The positive aspects of the development would be the remediation of the deteriorating mill race weir structure which is an important feature in the centre of the town and the potential for inclusion of an area of native species planting which will promote biodiversity and replace existing non-native planting.

6. MITIGATION MEASURES

The mitigation proposals commenced at the design stage under the following headings: -

6.1 Design Stage

There are a number of measures that can and have been taken to ensure that the impacts of the proposed development on the surrounding area are minimised during construction and subsequent commission.

- Design of then weir to respect existing trees close to site works
- the planting of additional semi mature trees and native species understorey to compensate for those removed.
- Regrading of soil around the site works to blend into existing grass open space.
- The planting of willow saplings into bank of the weir to stabilise the bank during flood conditions.

6.2 Construction Stage

This mitigation process was developed to address any residual adverse effects of the development.

- The protection of existing retained trees and screening vegetation on the boundaries to BS 5837:2012 standards with the Root Protection Area (RPA) protected by secure fencing for the duration of the development.
- Soil stripping and correct stockpiling method will ensure that where existing topsoil is to be reused it is stripped and stored in dry conditions and placed in a suitable area of the site where it is not trafficked or contaminated with building spoil.

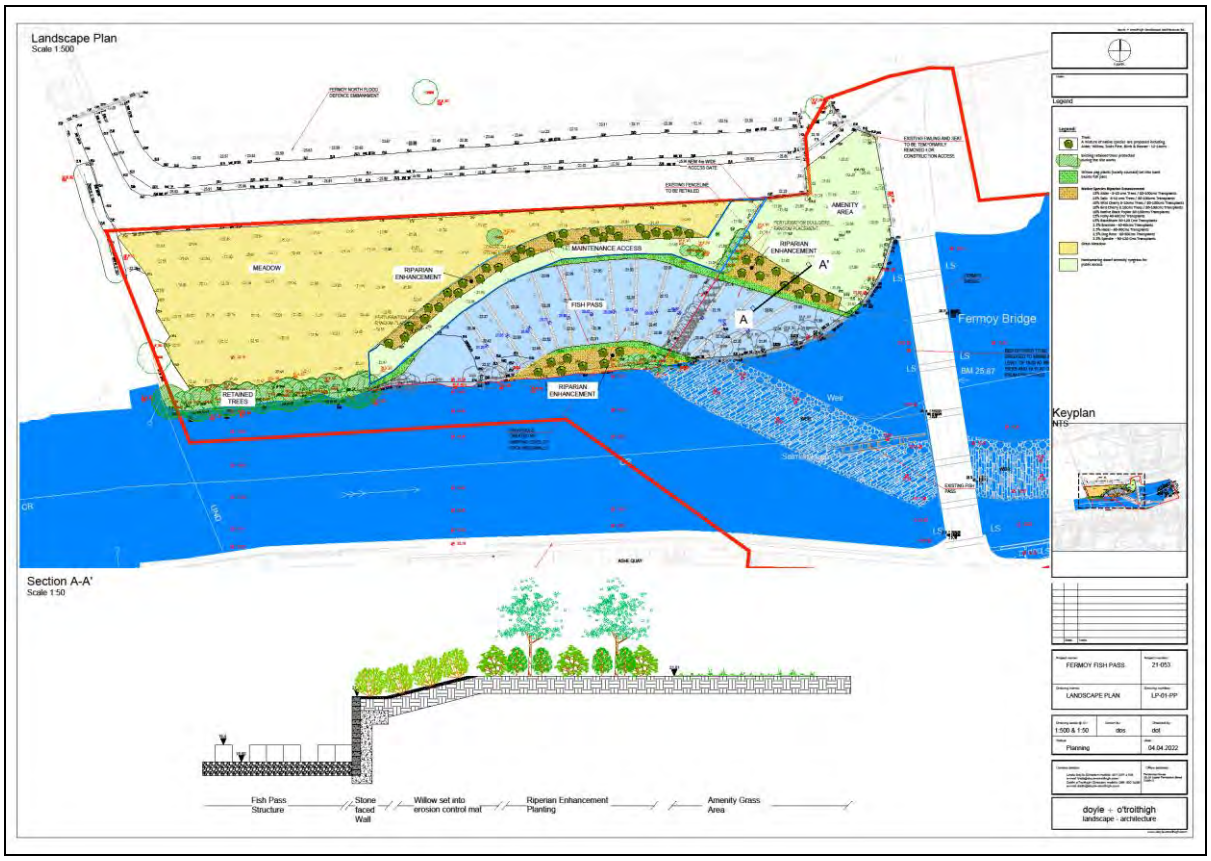

Fig. G Fermoy Weir: -Landscape Masterplan LP-01-PP (DOT LA)

- Site works are carried out in consideration of neighbouring houses and roadways are and site warning signage are properly maintained.
- Planting operations are carried out to the best horticultural practices and an irrigation and weed control maintenance operations are put in place during the defects liability period.

6.3. Operational Stage

Grass cutting, tree, shrub and hedge maintenance and leaf and litter clearing are the main operations carried out in such a development. Periodic tree surveys are also important where there are existing mature trees retained on site to ensure the safety of residents and public where trees adjoining housing and roadways.

7.0 PREDICTED IMPACTS OF THE PROPOSED DEVELOPMENT

The impacts on the landscape will be the removal and surgery of existing trees and the reduction in size of the open space area close to the town centre. The visual impacts of the proposed development can be divided into short term construction impacts and operational impacts. The site clearance and level reduction works will have the most negative visual impacts on the receptors adjoining the site.

7.1 Construction Phase Impacts

Consideration shall be made to mitigate any potentially adverse construction related impacts on the surrounding lands. The normal operations at construction phase would include the erection of visually sensitive site hoarding, tree felling, tree surgery and site excavation followed by a period of

construction activity. A section of the listed railings, sculpture and seating will be temporarily removed and replaced once construction works have ceased.

The operation of a well-managed organised and planned construction site following a specific Construction Management Plan, with adequate control of construction traffic and working activity, will be key to avoiding and or minimising impact. Other control measures will include:

- Adequate measures to protect the existing vegetation and retained features on site and on neighbouring lands.
- Warning signage as per the Traffic Management Plan.
- Use of hoarding for screening works as appropriate.
- Ensure all construction operations are carried out during daylight hours but where site lighting is required it will be directed away from adjoining roadways and dwellings.

7.2 Operational Stage Impacts

Once completed the development should integrate visually with the existing landscape and the newly planted trees and shrubs should develop and anchor the development in its surrounds.

Once established the proposed planting should provide additional screening of the new development. The existing trees and retained vegetation on site would be maintained subject to the relevant Wildlife Acts and subject to BS 5387: 2012 Standards. The proposed fish pass with migrating fish would also add interest to the area.

7.3 Photomontage Analysis

A set of 7 no. photomontages have been prepared surrounding the site to fully illustrate the visual nature of the proposed development. The views were taken in the autumn 2021 when deciduous leaf growth was in transition, and the views can be considered as autumn views where there is some screening afforded from deciduous trees. The views have been prepared from publicly accessible locations that are representative of views of the site from the surrounding areas. These photomontages together with a site location map are presented in Appendix 1. For each of the views taken a Photomontage has been prepared illustrating the development works within the defined view. Since the development will not be visible from some of the viewpoints red lines are used to indicate the relative positions of the proposed site buildings.

Table 7.1: Photoview Locations, Fermoy Weir, Fermoy, Co. Cork

View	Description	Location
1	View northwest from O'Neill Crowley Quay.	Southeast
2	View northwest from Pearse Square	Southeast
3	View northeast from Ashe Quay	Southwest
4	View northwest from Kent Bridge	Southeast
5	View southwest from entrance to leisure centre	Northeast
6	View southwest from Brian Boru Square	Northeast
7	View southeast from N72 Mallow Road	Northwest

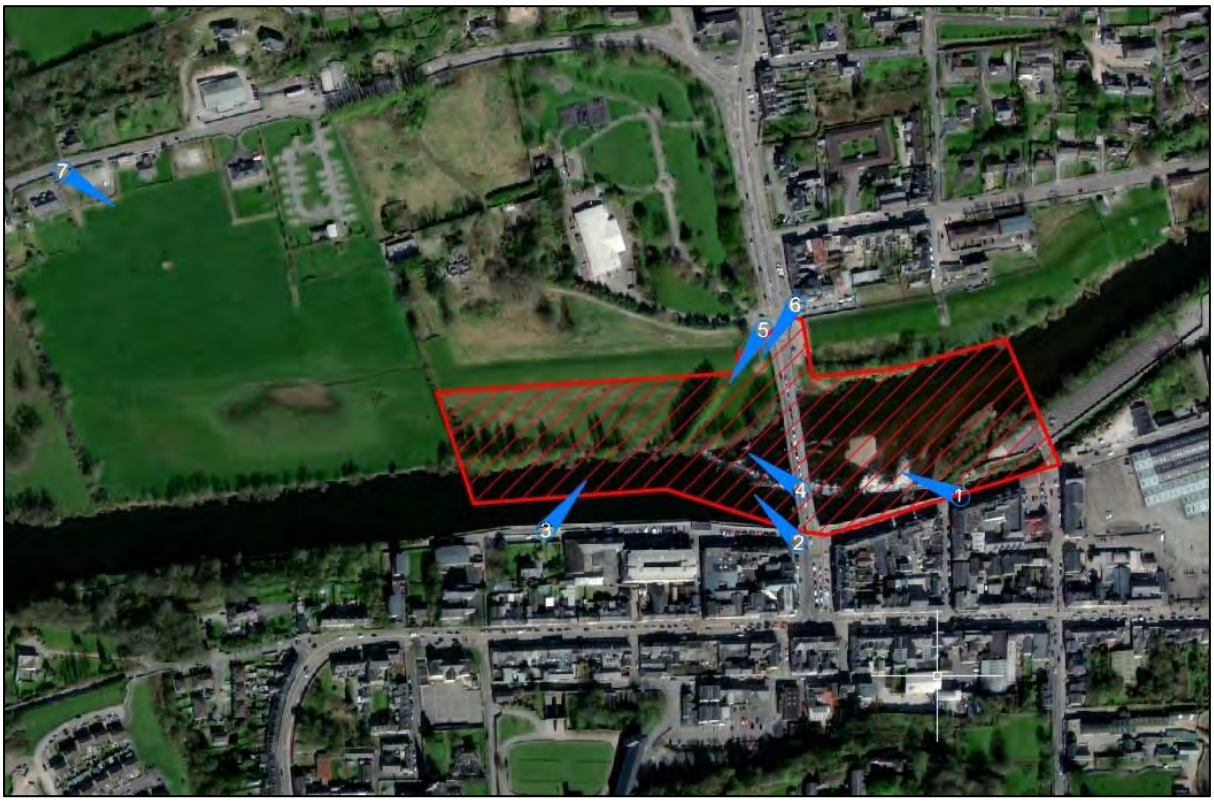

Fig. H – Fermoy Weir, – 7 Photomontage locations (Microsoft Image)

Photomontage View 1: **View northwest from O'Neill Crowley Quay.**	
Existing View This northwest view is across the River Blackwater with Kent Bridge in the midground, and the line of Poplar trees is visible to the rear of the bridge. The damaged mill race weir is visible in the foreground with the rock armouring protecting the riverbank.	
Proposed View The proposed view shows the refurbished weir stretching across the river under the bridge. There is a gap in the poplar tree line behind the bridge where the trees have been removed to facilitate construction of the weir. It is proposed to reduce the existing poplar trees in height to protect them from wind damage, according to the Arborist's Report. Which will impact on the shape of the trees.	
Impact (Construction Stage)	Slight negative short term visual impact
Impact (Operation Stage)	Imperceptible neutral long term visual impact

Photomontage View 2: **View northwest from Pearse Square**	
Existing View The view is towards the site of the proposed fish pass and the area is just visible over the riverside flood protection walls. The existing trees line the riverbank on the opposite side of the bridge.	
Proposed View The proposed fish pass is visible where the riverside trees have been removed. The remaining poplar trees will be reduced in height to protect their viability. Proposed riparian enhancement planting at the edge of the fish pass will provide a strong native species presence along the river.	
Impact (Construction Stage)	Moderate negative short term visual impact.
Impact (Operation Stage)	Slight positive long term visual impact

Photomontage View 3: **View northeast from Ashe Quay**	
Existing View The view is from the riverside walkway on Ashe Quay. The bridge of the river and existing weir are visible on the right of the image. The existing riverside trees line the opposite bank where the proposed fish pass is to be located with a small gap where the field beyond is visible.	
Proposed View The proposed view shows some of the riverside trees removed with the stone fronted fish pass visible and the willow peg planting on top. A section of buildings on Boru Square are partially visible due to the removal of vegetation for the construction of the fish pass. However , the proposed replacement planting along the riverbank will screen views of the buildings when mature.	
Impact (Construction Stage)	Moderate negative short term visual impact.
Impact (Operation Stage)	Imperceptible neutral long term visual impact

Photomontage View 4: **View northwest from Kent Bridge**	
Existing View The existing timber and stone fish pass is visible adjoining the weir. The existing riverbank trees provide an attractive edge to the river. The tall poplar trees are visible above the riverbank trees.	
Proposed View The refurbished stone-faced weir and stone fish pass channel replace the existing deteriorating concrete faced weir. The proposed fish pass on the riverbank adds another visual dimension to the river in this area albeit at the expense of removing some mature trees.	
Impact (Construction Stage)	Moderate negative shorth term visual impact
Impact (Operation Stage)	Slight positive long term visual impact.

Photomontage View 5: **View southwest from entrance to leisure centre**	
Existing View The view is through the listed 1810 Fermoy House gates towards the site. The stone-faced flood defence berm is on the right with the line of polars and riverbank trees screening views across the river.	
Proposed View The proposed view opens up views across the river with the buildings on Ashe Quay visible at the edge of the river. The proposed stone-faced weir is also visible in the view. Additional proposed planting beside the fish pass will partially screen views across the river in time.	
Impact (Construction Stage)	Moderate negative short term visual impact
Impact (Operation Stage)	Slight positive long term visual impact.

Photomontage View 6: **View southwest from Brian Boru Square**	
Existing View The view across the N72 roadway shows the existing listed gates and railings of the former Fermoy House with the flood defence berm and riverbank trees screening views towards Ashe Quay. The view is dominated by passing traffic on the N72.	
Proposed View The proposed tree removal opens up views towards Ashe Quay on the other side of the river. These views will be screened to an extent over time with proposed replacement planting on the riverbank. The fish pass is not clearly visible from this viewpoint.	
Impact (Construction Stage)	Slight negative short term visual impact
Impact (Operation Stage)	Imperceptible neutral long term visual impact

Photomontage View 7: **View southeast from N72 Mallow Road**	
Existing View The are listed views from the N72 close to this viewpoint. The river and town buildings are screened from view except for a glimpse view of the boat club building in the distance.	
Proposed View Intervening vegetation screens views towards the proposed fish pass and therefore other than the proposed surgery works to the poplar trees beside the site there would no significant impacts on this viewpoint.	
Impact (Construction Stage)	Imperceptible neutral short term visual impact
Impact (Operation Stage)	Imperceptible neutral short term visual impact

8.0 RESIDUAL IMPACTS

The residual impacts of this proposed development will be associated with the introduction of a fish pass structure into an area of public open space. The initial loss of trees, the proposed surgery to some of the remaining trees and the loss of a section of open grass recreation area in the centre of the town will be the main impacts of the proposed development works. The impact of the introduction of a modern structure adjoining a long-established stone bridge will also have visual impact implications particularly in the early stages of development and establishment. The use of sensitive fabrication materials, the introduction of additional tree planting and ground shaping will enhance the area and the fish pass will add visual interest to the centre of the town.

9.0 REFERENCES

- *'Guidelines on the Information to be contained in Environmental Impact Statements'*, Environmental Protection Agency, 2002 and Draft Guidelines 2017.
- *'Advice Notes on Current Practice in the preparation of Environmental Impact Statements'*, Environmental Protection Agency, 2003.
- *'Guidelines for Landscape and Visual Assessment'*, 3rd Ed., The Landscape Institute and Institute of Environmental Management and Assessment, 2013.
- *Urban Development & Building Heights,* Dept. of Housing Planning & Local Government 2018

Appendix 1

Table 7.1: Photoview Locations, Fermoy Weir, Fermoy, Co. Cork

View	Description	Location
1	View northwest from O'Neill Crowley Quay.	Southeast
2	View northwest from Pearse Square	Southeast
3	View northeast from Ashe Quay	Southwest
4	View northwest from Kent Bridge	Southeast
5	View southwest from entrance to leisure centre	Northeast
6	View southwest from Brian Boru Square	Northeast
7	View southeast from N72 Mallow Road	Northwest

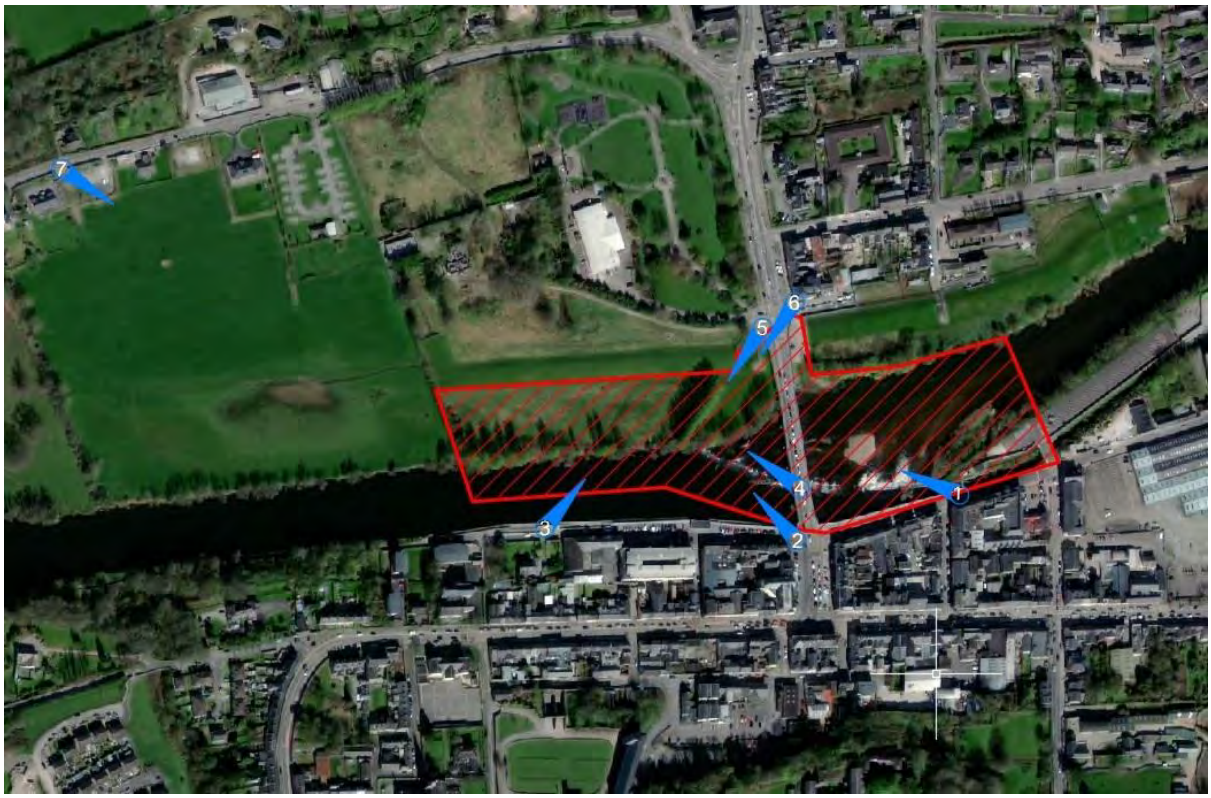

Fig. I – Fermoy Weir – 7 No. Photomontage Locations (Bing Maps)

View 01 – Existing - northwest from O'Neill Crowley Quay.

View 01 – Proposed - northwest from O'Neill Crowley Quay.

View 02 - Existing - northwest from Pearse Square

View 02 - Proposed- northwest from Pearse Square

View 03 – Existing - northeast from Ashe Quay

View 03 – Proposed - northeast from Ashe Quay

View 04 – Existing - northwest from Kent Bridge

View 04 – Proposed - northwest from Kent Bridge

View 05 – Existing - southwest from entrance to leisure centre

View 05 – Proposed - southwest from entrance to leisure centre

View 06 – Existing - southwest from Brian Boru Square

View 06 – Proposed - southwest from Brian Boru Square

View 07 – Existing - southeast from N72 Mallow Road

View 07 – Proposed - southeast from N72 Mallow Road

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