
ATTACHMENT 8

LANDSCAPE DESIGN

LANDSCAPE DESIGN STATEMENT

LIGHT INDUSTRIAL UNITS,
BAGENALSTOWN INDUSTRIAL PARK, ROYAL OAK, CARLOW.

LANDSCAPE CONTEXT

The application site is located at the south west periphery of the settlement of Bagenalstown. The River Barrow is located a short distance to the south west, whilst the site is accessed through an existing light industrial development off the Royal Oak Road, (R724), located to the north west of the application site. The local area is predominantly developed and industrial in nature, due primarily to the presence of the existing light industrial units, and associated infrastructure, to the north west. However, there are other land uses in the surrounding area, including residential settlement to the north east, agricultural land, (predominantly improved pasture), to the east, whilst the Kilkenny/ Waterford - Carlow railway line passes the application site less than 100m to the south east.

LANDSCAPE CHARACTER

The proposal site is located at the periphery of a developed area with mixed land uses. The character of the landscape within the immediate vicinity of the application site is heavily influenced by the River Barrow to the south west and the existing light industrial development to the north west.

The landform within the application site is gently undulating with a general fall of 6m from a high point on the north west boundary to a low point at the south east boundary, in the direction of the River Barrow. The topography, together with the mature vegetation associated with the river corridor and existing large-scale development to the north west provide a good degree of enclosure.

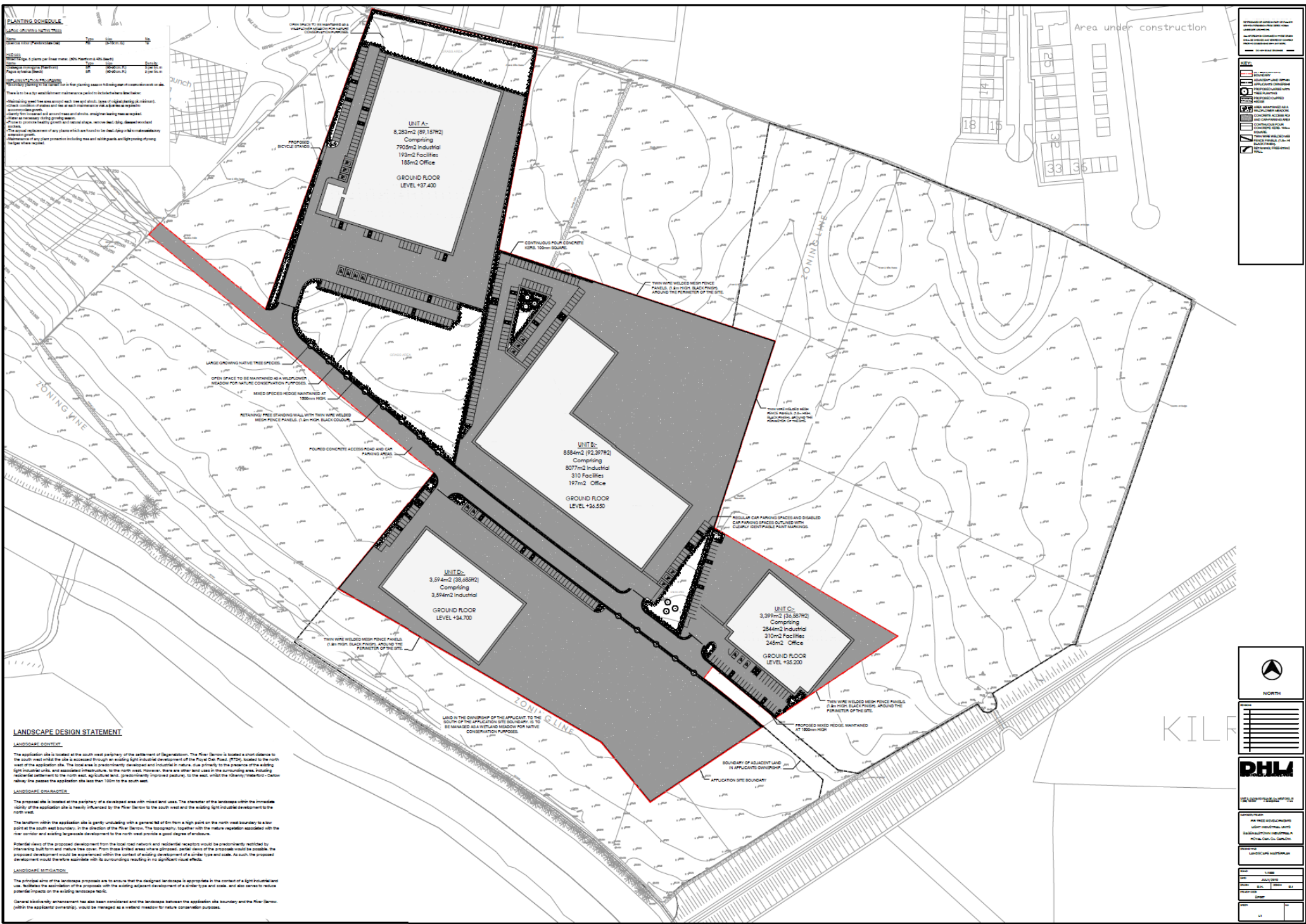
Potential views of the proposed development from the local road network and residential receptors would be predominantly restricted by intervening built form and mature tree cover.

From those limited areas where glimpsed, partial views of the proposals would be possible, the proposed development would be experienced within the context of existing development of a similar type and scale. As such, the proposed development would therefore assimilate with its surroundings resulting in no significant visual effects.

LANDSCAPE MITIGATION

The principal aims of the landscape proposals are to ensure that the designed landscape is appropriate in the context of a light industrial land use, facilitates the assimilation of the proposals with the existing adjacent development of a similar type and scale, and also serves to reduce potential impacts on the existing landscape fabric.

General biodiversity enhancement has also been considered and the landscape between the application site boundary and the River Barrow, (within the applicants' ownership), would be managed as a wetland meadow for nature conservation purposes.



PLANTING SCHEDULE

LANDSCAPE LIGHTING

Scale: 1:100

Notes:

- 1. All plants to be specified in the schedule.
- 2. Plants to be specified in the schedule.
- 3. Plants to be specified in the schedule.
- 4. Plants to be specified in the schedule.
- 5. Plants to be specified in the schedule.
- 6. Plants to be specified in the schedule.
- 7. Plants to be specified in the schedule.
- 8. Plants to be specified in the schedule.
- 9. Plants to be specified in the schedule.
- 10. Plants to be specified in the schedule.

KEY

- 1. Boundary of adjacent land
- 2. Boundary of adjacent land
- 3. Boundary of adjacent land
- 4. Boundary of adjacent land
- 5. Boundary of adjacent land
- 6. Boundary of adjacent land
- 7. Boundary of adjacent land
- 8. Boundary of adjacent land
- 9. Boundary of adjacent land
- 10. Boundary of adjacent land

LANDSCAPE DESIGN STATEMENT

LANDSCAPE CONTEXT

The application site is located at the south west periphery of the settlement of Baginbun. The River Barrow is located a short distance to the south west and the site is accessed through an existing light industrial development off the River Barrow. The site is located to the north west of the application site. The site area is predominantly developed and industrial in nature, due primarily to the presence of the existing light industrial units and associated infrastructure. To the north west, however, there are other well used sites in the surrounding area, including residential settlement to the north east, agricultural land, predominantly improved pasture, to the east, whilst the Kilbrannigan-Cashel railway line passes the application site less than 100m to the south west.

LANDSCAPE CHARACTERISTICS

The proposal site is located at the periphery of a developed area with mixed land uses. The character of the landscape within the immediate vicinity of the application site is heavily influenced by the River Barrow to the south west and the existing light industrial development to the north west.

The northern boundary of the application site is partly unobscured with a general fall of 8m from a high point on the north west boundary to a low point at the south east boundary, in the direction of the River Barrow. The topography, together with the nature vegetation associated with the River Barrow and existing landscape development to the north west provide a good degree of enclosure.

Potential views of the proposed development from the local road network and residential receptors would be predominantly notified by intervening built form and mature tree cover. From these views areas where proposed, earlier views of the proposed development could be experienced within the context of existing development of a similar type and scale. As such, the proposed development would be well screened with its surroundings resulting in no significant visual effects.

LANDSCAPE IMPACTS

The objective of the landscape proposals are to ensure that the designed landscape is appropriate in the context of light industrial use, whilst the absorption of the proposal with the existing adjacent development of a similar type and scale, and also aimed to reduce potential impacts on the existing landscape fabric.

Open biodiversity enhancement has also been considered and the landscape between the application site boundary and the River Barrow (within the applicant's ownership), should be managed as a natural meadow to reduce conservation purposes.

NORTH

DHL

Scale: 1:100

Author: [Name]

Check: [Name]

Date: [Date]

Sheet: [Number]