Appendix 8 Landscape and Seascape Character Assessment



Waterford City & County Council Comhairle Cathrach & Contae Phort Láirge

Waterford City and County Development Plan 2022-2028

Appendix 8

Landscape and Seascape Character Assessment, Scenic Routes and Protected Views

1. Landscape Protection -Legal Context

The Planning and Development (Amendment) Act 2010 specifies that development plans shall contain particular objectives relating to landscape, including objectives in accordance with *'relevant policies or objectives ... relating to providing a framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention'*. The National Landscape Strategy 2015 – 2025 aims to implement the European Landscape Convention (2000) in Ireland by providing for specific measures to promote the protection, management and planning of the landscape. Actions in the Strategy include development of a National Landscape Character Assessment, statutory guidelines on local Landscape Character Assessments and preparation of Landscape Character Assessments at local authority level.

Landscape Character Assessment is the process of understanding and documenting the range of factors that contribute to the unique physical identity of a particular geographical area. It acknowledges that distinct areas have different capacities to accommodate change that can impact on that particular landscape character and this is understood as landscape sensitivity. Land-uses are constantly changing in response to socio-economic demands and the aesthetic response of viewers varies and may change over time, as a society's cultural sensibilities evolve. Landscape sensitivity and impact from change needs to be assessed from a range of criteria that can include tangible and intangible e.g. ecology, archaeology water quality, climate impacts, architecture, history, noise, odours, emotions and perceptions. Assessment of landscape impact is underpinned by the recognition that landscape always has and always will change.

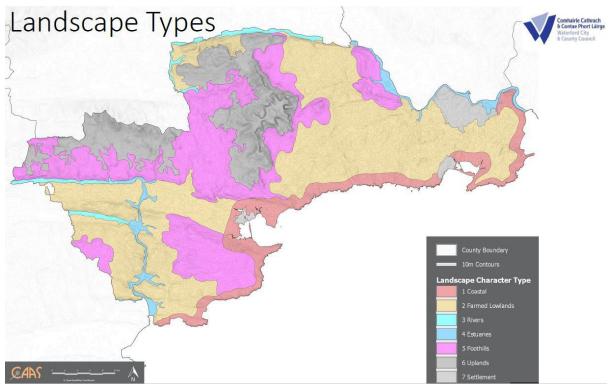
The EPA Guidelines (Draft 2017) on information to be contained in Environmental Impact Assessment Reports states EIARs need to consider assessment of impacts on; Landscape Appearance and Character, Landscape Context, Views and Prospects and Historical Landscapes.

2. Waterford Landscape Character Assessment

Waterford City and County Council commissioned a Landscape and Seascape Character Assessment in 2019 to inform review of the City and County Development Plan 2022-2028.

The objective of this assessment is to assist in development management by providing criteria for decision making based on a systematic and scientific methodology and alerting applicants and designers to the need for special requirements in certain areas for landscape fit or design to facilitate the integration of development in a particular landscape character type or area.

The 2020 Waterford Landscape Character Assessment identified seven landscape character types as illustrated in Map A8.1.

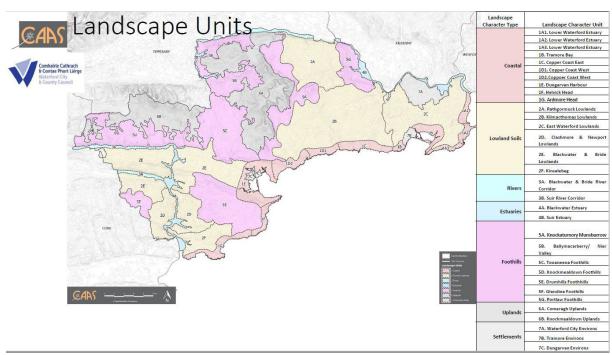


Map A8.1. Landscape Character Types

These seven landscape character types encompass the following landscape character units as detailed below and illustrated in Map A8.2

ТҮРЕ	KEY	NAME	
1.Coastal Landscapes	1A	Lower Waterford Estuary	
	1B	Tramore Bay	
	1C	Copper Coast East	
	1D	Copper Coast West	
	1E	Dungarvan	
	1F	Helvic Head	
	1G	Ardmore Head	
2. Farmed Lowland Landscapes	2A	Rathgormack Lowlands	
	2B	Kilmacthomas Lowlands	
	2C East Wa		
	2D	Clashmore and Newport	
		Lowlands	
	2E	Blackwater and Bride Lowlands	
	2F	Kinsalebeg	
3. River Corridor Landscapes	3A	Blackwater and Bride River	
		Corridor	
	3B	Suir River Corridor	
4. Estuaries	4A	Blackwater Estuary	
	4B	Suir Estuary	
5. Foothill Landscapes	5A	Knockaturnory Munsboro	
	5B	Ballymacarbry/Nire Valley	
	5C	Tooraneena Foothills	

	5D	Knockmealdown Foothills	
	5E	Drumhills	
	5F	Glendine	
6. Upland Landscapes	6A	Comeragh Mountains	
	6B	Knockmealdown Mountains	
7. Urbanising Landscapes	7A	Waterford City Environs	
	7B	Tramore Environs	
	7C	Dungarvan Environs	



Map A8.2. Landscape Character Units

3. Landscape Capacity and Sensitivity

3.1 Capacity to Absorb Development

The Landscape Character Assessment classifies areas within Waterford City and County according to their capacity to absorb development without changing the distinctiveness and character of that particular landscape type. A landscape that could readily absorb development without disproportionately affecting the landscape is considered to be an area of least sensitivity. Areas where a development could easily cause a change in the character of the landscape and have impact over a wide area would be an area of most sensitivity.

The capacity of an area to visually absorb development is influenced by a combination of the following factors:

1) *Topography*-development in elevated areas will usually be visible over a wide area; development in enclosed areas will not.

2) *Vegetation* - areas which support (or which have the potential to support) trees, tall hedges and woody vegetation can screen new development from view. Areas which cannot easily sustain such vegetation will be unlikely to screen new development.

3) *Development* - New development is less likely to be conspicuous in the context of existing development in the landscape.

Taking the above into account all development proposals must satisfy site suitability and technical considerations, including;

- Availability of adequate infrastructure;
- Landscaping and screening;
- Degree to which it will give rise to ribbon development / suburbanisation of the countryside;
- The height, scale, bulk, massing, finishes and detailed design;
- Suitability of site layout;
- Availability of adequate sight distances at vehicular entrance;
- Ability to safely treat the wastewater arising from the proposed development, on site according to best practice;
- •Natural Heritage, Archaeology and Built Heritage Assessments and
- Degree to which site development works will scar the landscape / result in a site with excessive gradient.

Areas where enclosing topography, screening vegetation and/or existing development are present, should have a high potential to absorb new development. Areas of elevated topography, with low growing or sparse vegetation, with little existing development should have a low potential to absorb new development.

3.2 Disproportionate Visual Impacts

Every landscape can be affected to some degree by new developments. For the purpose of development management, it is important to appraise the extent of the land affected by the visual impacts of the proposed development. It is reasonable to assume that any evaluation of the visual impact of a proposed development should have regard to whether the area of the visual impact has been adhered to to a reasonable minimum, so that a development does not impose disproportionate effects on the community and wider environs.

Skyline ridges, hill and mountain tops, coastlines, promontories, headlands, lake shores and banks of large rivers are all conspicuous features in the landscape. The eye is strongly drawn to such features, principally because strong contrasts of colour and form occur along these lines of contact between the land and the sky or water. New development on or in the vicinity of such natural features has a significant potential to be conspicuous over a wide area. It is accepted that these landscape features have an extremely low potential to absorb new development without causing disproportionate visual impacts.

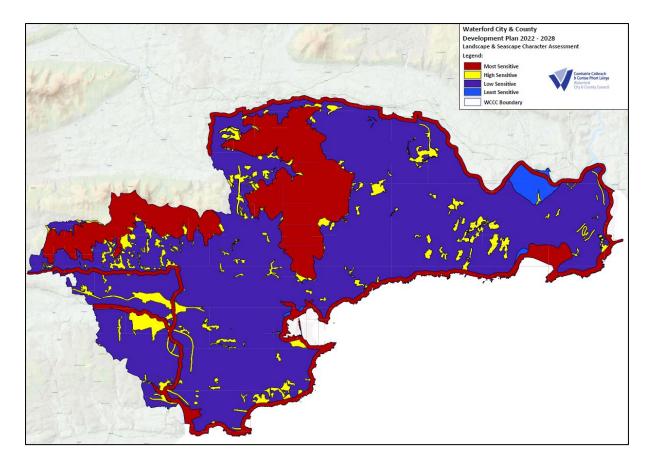
3.3 Degrees of Sensitivity

The landscape is made up of a series of compartments each of which has a distinctive character. Each unit of character is assigned an indicator of sensitivity, which indicates the extent to which the landscape will be vulnerable to change in its character. The categories will reflect the criteria of the capacity to absorb new development as well as the potential to create disproportionate visual impacts. Each unit of character can then become the focus of policy or development control.

The categories in the **Sensitivity Zoning Key** are as follows:

1. Most Sensitive	Very distinctive features with a very low capacity to absorb new development without significant alterations of existing character over an extended area.
2. High Sensitivity	Distinctive character with some capacity to absorb a limited range of appropriate new developments while sustaining its existing character.
3. Low Sensitivity	A common character type with a potential to absorb a wide range of new developments.
4. Least Sensitive	Areas of existing development and infrastructure. New development reinforces existing desirable land use patterns.

Table A8.2. Sensitivity Classifications



Map A8.3. Landscape Sensitivity

4. Landscape Sensitivity Guidelines

4.1(a) Most Sensitive Areas

Landscape Character Areas and features designated as Most Sensitive represent the principal features which create and sustain the character and distinctiveness of the surrounding landscape. To be considered for permission, development in or in the environs of these areas must be shown not to impinge in any significant way upon its character, integrity or uniformity when viewed from the surroundings. Particular attention should be given to the preservation of the character and distinctiveness of these areas as viewed from scenic routes and the environs of archaeological and historic sites.

4.1(b) Areas Designated as Most Sensitive

The coastline, all headlands and promontories. The banks of the rivers; The shoreline of all lakes; The skylines of upland areas;

4.2(a) High Sensitivity Areas

These areas have a distinctive, homogenous character, dominated by natural processes. Development in these areas has the potential to create impacts on the appearance and character of an extensive part of the landscape. Applications for development in these areas must demonstrate an awareness of these inherent limitations by having a very high standard of site selection, siting layout, selection of materials and finishes.

4.2(b) Main Areas Designated as High Sensitivity

Intertidal flats;

- •Coastal lagoons;
- •Agricultural lands with significant areas of natural vegetation;
- •Sparsely vegetated areas;
- •Beaches, dunes and sands;
- •Inland and salt marshes;
- •Bare rocks;
- •Transitional woodland scrub;
- •Broad leaved forest;
- •Peat bogs; and
- •Natural grassland.

4.3(a) Low Sensitivity Areas

A large area of County Waterford is designated as a landscape of low sensitivity. These areas have potential to absorb a wide range of new developments subject to normal planning and development control procedures. In these areas the Planning Authority will have regard to general restrictions to development such as scenic routes, siting, road set backs, road widening plans, parking numbers, road and sewage disposal criteria.

4.3 (b) Areas Designated as Low Sensitivity

Pasture Land

• Coniferous Plantations

4.4(a) Least Sensitive Areas

A small area of Waterford City and County is designated least sensitive to landscape change. These areas of concentrated existing development and infrastructure. Appropriate new development in these areas can reinforce the existing desirable landuse patterns. Regard shall be had to site development standards namely density, building lines, height of structures and design standards. The overall aim is to ensure that the inherent character of city /town environs and town and village centres is maintained.

In least sensitive areas:

(a) New development shall sustain and reflect the character of the area;

(b) Frontages on to the existing streets shall reflect the character of the street through careful design and use of materials; and

(c) Development should reflect the character of the townscape generally but fresh approaches to design will be considered.

(d) New development should be encouraged as a means of improving the existing character of such areas.

4.4 (b) Areas Designated as Least Sensitive

- Continuous Urban Fabric
- Discontinuous Urban Fabric
- Industrial or Commercial Units
- Airports

Table A8.3. Sensitivity classifications and areas

Sensitivity Class	Description	Landscape type	Landscape Character Area	Location
1. Most Sensitive	Very distinctive features with a very low capacity to absorb new development without significant alterations of existing character over an extended area.	The coastline	1A.Lower Waterford Estuary 1B.Tramore Bay 1C.Copper Coast East 1D.Copper Coast West 1E.Dungarvan 1F.Helvic Head 1G.Ardmore Head	All beaches and strands, including headlands and promontories, from Waterford Harbour to East Point.
			4A. Blackwater Estuary 4B. Suir Estuary	
		The banks of rivers	3A.Blackwater and Bride River Corridor 3B. Suir River Corridor	The banks of the rivers Blackwater, Bride, Nire, Owenashad and Suir.
		Lake shorelines		Belle Lake, Ballyscanlan, Ballinlough, Coumshingaun, Crotty's Lake, Sgilloge Lakes, Lough Coumfea.
		The skylines of upland areas	6A.Comeragh Mountains 6B.Knockmealdown Mountains	The Pike, Knockaun, Coolowen, Ballyneety, Knocknalough, Knockadullaun, Knockcorragh, Knocknaboul, Knockaunarast, Monatarriv Knockaunabulloga, Southern slope of Sugarloaf Hill, Knockaunagnauv, Knocknafallia, Knockmeal Knockanask, Curraheenavoher Hill, Laghtnafrankee Long Hill, Raven's Rock, Shauneenabrega, Moanyarha, Knockanaffrin, Crotty's Rock, Knockeen, Milk Hill, Coumfea, Knockaunapeebra, Comeragh Mtn. Fauscoum, Foilaunaprisoon, Seefin, Coumaraglin Mtn. Farbreaga, Crohaun,

				Knockacomortish, Monacalee, Kilnafarna Hill, Knockaunaboullaga.
2.High Sensitivity	Distinctive character with some capacity to absorb a limited range of appropriate new developments while sustaining its existing character.	Intertidal flats and coastal lagoons; Beaches, dunes and sands; Inland and salt marshes		Clohernagh along the northern side of Back Strand, Dungarvan Harbour: - North: Abbeyside to Kilminnin to Ballynacourty Point - South: Cunnigar point to Ballynagaul Kinsalebeg to Ardsallagh Tramore Bay Clashanahy, adjacent to Whiting Bay, Killongford Bridge on the southern side of Dungarvan Harbour, Bunmahon Bay. Inland Marshes: At Snugborogh on the banks of the River Bride, At the confluence of the Bride and the Blackwater.
		Lakes		Cappagh, Monaneea, Kilmaloo, Ballylough, Ballyscanlan Lake at Ballymorris, Carrickavranty and Fenor.
		Hills	5A.Knockaturnory Munsboro 5B.Ballymacarbry/Nire Valley 5C.Tooraneena Foothills 5D.Knockmealdown Foothills 5E.Drumhills 5F.Glendine	Ardsallagh Hill, Ballycondon Hill, Coolnabeasoon, Barranashigaun, Croughan Hill, Dyrick, Knocknamona, Slievegrine Hill, Curraghballintlea, Carronadavderg.

Transitional	Dunhill Lower, Raheens, Ballyrohin, North of
woodland scrub	Ballygarron between Kilbunny Wood and
and semi-	Glenhouse Wood, Mount Bolton, South of
natural	Georgestown, East of Graiguearush,
grassland	Knockanacullin, Ballindysert and Sheskin,
grassianu	Kilrossanty, On the shores of the Dalligan
	river west of Ballynevoga, From Bohadoon
	north to Kilbrien and Carrigataggle,
	Curraghnamadree, Knockroe and Garrydon,
	South-east of Millstreet, north of Soldiers
	Cross Roads, Ballysaggartbeghill, South of
	Kilbeg, North-west of Carncrow, North-
	wwest of Kinsalebeg, Knocknamona at
	Woodhouse Cross Roads, South of
	Johnstown House, Ballycullane House and
	North of Mountstuart, South of Monagally
	and Reanaboola, Carronadavderg and
	Lickybeg, Toor South, Monameen, North of
	Carrigeen, Gorteen. Knockroe.
	Mount Beresford Brownstown Head
	Monamintra Carrickphilip Ballinlough
	Croughaun Crotty's Rock Coumshingaun
	Kilclooney Graiuearush Davmore Comeragh
	mtn. Farbreaga Boolatin Dalligan Bridge
	Ballintlea Carrigataggle Glendalligan
	Carricknafinnoge Knockacomortish
	Knockavanna Knocknaree Curraheen
	Glenpatrick Shauneenabreaga Glendalough
	Knockgow Byrick Knocknanask Gowlaun
	Knocknahoola Monacalee
	Knockaunabouchala

		Broad leaved		Portlaw Wood, Curraghmore, Gardenmorris,
		forest		Dromana Forest, Kilahally, Monaman
		101030		Headborough, Harristown, Ballygarron.
		Peat bogs		Laghtnafrankee ,Glenpatrick, Glendalough,
		1 cut bogs		Curragheenavoher, Crow Hill,
				Shauneenabreaga, Knockanaffrin, The Gap,
				Coolingady, Knockacomortish, Crotty's Rock,
				Knockaunabulloga,
				Knockmealdowns, Knockanask , Moanyarha.
		Moor and		Harney Cross Rd.s Glendalough
		Heathland		Knockanaffrin Glennanore Lyre Knockavanna
		licatillaria		Tooreen Shanballyanne Knockeen,
				Knockaunapeebra, Seefin, Coumalocha
				Foilanaprisoon, Bleantasour Bearnamaddra
				Ballynevoga Ballintaylor Knocknamona Byrick
				Knockboy Mount Mellary
3 Low	A common character type	Pasture Land	2A.Rathgormack Lowlands	The majority of the County consists of
Sensitivity	with a potential to absorb a		2B.Kilmacthomas Lowlands	pasture land with the exception of large
	wide range of new		2C.East Waterford Lowlands	pockets at the Knockmealdown, Comeragh
	developments.		2D.Clashmore and Newport Lowlands	and Monavullagh Mountain ranges, the area
			2E.Blackwater and Bride Lowlands	south of Dungarvan Harbour, South of
			Kinsalebeg	Tallow, Waterford City and around Portlaw.
		Coniferous		North of Ballydavid House / East of
		Plantations		Callaghane Bridge, South of Monamintra,
				Around Ballyscanlan Lake, Kill, North-west of
				Savagetown Cross Roads, West of
				Carrickphilip, Ballygarron, South of
				Cullenagh, Glenhouse Wood, Beallough,
				Portlaw Wood, Kilbunny Wood, Tower Hill,
				Clashroe, Curraghballintlea, Brownswood
				and Fiddown, Robertstown, Whitestown
				Cross Roads, Croughan Hill, Crehaunagh,
				Coolnamuck Wood, Gurteen le Poer Wood,

Tiplinger Maged Nexth of the Durichle and
Tinkincor Wood, North of the Punchbowl,
Clondonnell, Southwest of Knocknarea, East
of Coumduala Lake, Southern shore of
Coumshingan, South of Shauneenapeebra,
From Furraleigh along the R676 to the road
West to Coumshingan, Ballybrack,
Slievenamona, Gortnalaght, South-west of
Lyre, Briska, Comeragh Mountain to
Boolatin, Glendalligan Wood,
Carricknafinnoge, South of Mount Kennedy
at Carrigmorna and between Downey's Cross
and Durrow Cross, Boheraval Cross Roads,
North of Monarud, Knockacomortish, North
of Knockaunagloom, North of Milk Hill at
Knockavanna, North-west and South-east of
Tooreen, North of Shanballyanne and
Craignagower / Ballymacarbry on the banks
of the Nire, Mountneill Wood, Caherbaun,
Curragheenavoher Hill, Boolabrien, South of
Knockgow, Boulavonteen, West of
Ballynamult, West of Byrick, Tooranaraheen,
Coolagorthboy, Ardnagunna, Glenshelane,
Crow Hill, On the shores of the Glenafallid
and Glenshelane Rivers, East and south
slopes of Knockafallia, Knocknabulloga, Along
the Owenshad River, North of
Knockadullaun, East and south of
Curragheenav, Labbanacallee, Lyregloch,
Gortnapeaky, The banks of the River Bride at
the Cork border, North of Kilnacarriga and
east of Ballyspick, South-west of Kilbeg,
Coolbeggan, Corradremaun Cross Roads,
West of Strancaly Castle, Boola and North of

4 Least Sensitive	Areas of existing development and	Continuous Urban Fabric	7A.Waterford City Environs 7B.Tramore Environs	Carriglass, Dromore, Ballycullane, Knocknamona, Western slopes of Knockaunabouchala, East of Mountstuart, Slievegrine Hill, Knocknahoola, East of Monaculee, Gorteen, Lagnagoushee, South of Moonbrack, Monamraher, Carrigeen Kearagulee, Carronadavderg, South of Lickybeg, Toor South, West of Glenlicky and Grally Bridge on the shores of the Licky River, Ballymacart Bridge. Coolbeggan, Deerpark Hill. Waterford City, Dungarvan, Tramore, Clonmel Environs, Carrick-on-Suir Environs.
	infrastructure. New development reinforces existing desirable landuse patterns.		7C. Dungarvan Environs	
		Discontinuous		Waterford City, Dungarvan, Carrick-on-Suir
		Urban Fabric		Environs, Clonmel Environs, Cheekpoint,
				Dunmore East, Tramore, Kilmacthomas, Cappoquin, Lismore, Tallow, Ardmore.
		Industrial or		Ballyneashagh West of Waterford City,
		Commercial		Abbeyside East of Dungarvan.
		Lands		
		Airports		Waterford Regional Airport

5. Scenic Routes and Protected Views

Scenic routes and protected views indicate public roads and viewing points from which views and prospects of areas of natural beauty and interest can be enjoyed. Sightseeing visitors are more likely to be concentrated along these routes. The onus should be on the applicant for permission to develop in the environs of a scenic route, to demonstrate that there will be no obstruction or degradation of the views towards visually vulnerable features nor significant alterations to the appearance or character of sensitive areas.

5.1 Scenic Routes

1. The R666 heading west from the County border to Cappoquin;

2. The R668 north from Lismore and R669 north from Cappoquin;

3. Various third class routes heading north from the R666 through the Comeragh Mountains;

4. Third class route from the mouth of the Glendine River, crossing the River Bride and following the Blackwater north, turning west to Lismore;

5. From Youghal Bridge east along the N25 to Dungarvan;

6. North from Kinsalebeg to Clashmore on the R671, east at Clashmore along third class route to N25 at Gorteen;

7. East from Gorteen along third class route via Monamraher to the R674. East to Helvick (Heilbhic) Head, west to N25;

8. North-west from Dungarvan to Tooraneena on the R672. Third class North to Ballymacarbry. Join R671 to Clonmel taking the R678 and turning south for third class route through the Comeraghs;

9. Third class route east off the R671 at Ballymacarbry along the banks of the Nire, joining with route;

10. Third class route through the Monavullagh Mountains from the R672 to Lemybrien;

11. Third class circular route off R672 to Kilgobnet;

12. R680 East from Clonmel to Carrick-on-Suir. Turn south onto third class route to R678 or through Coolnamuck Wood onto R676;

13. R676 South from Clonmel to Lemybrien. N25 south to The Pike. Circular route along third class road south to R675, crossing N25 via Garrynageragh, east along R675 and north via Garranbaun and third class road returning to The Pike;

14. From Ballyvoyle Head east on the R675 to the junction with the R677. Continuing south along the R675 to Bunmahon, east via Kilmurrin and Annestown and Northeast to Fennor. East onto Tramore and north to Waterford City; and

15. South-east from Waterford City on the R683 to Mount Druid. South along the R684 to Belle Lake and east on third class road via Woodstown to Waterford Harbour. North to Passage East along the

Harbour, continuing north towards Cheekpoint. South at junction to R683 and west to Waterford City.

5.2 Protected Views

- 1. Panoramic View of Clonmel from Lachtnafrankee
- 2. Layby north of Glendalough on the L3060
- 3. River Suir viewing N towards Slievenamon
- 4. Nire Valley Trail Carpark Area
- 5. Sugarloaf Horseshoe Walk Parking Area- Waterford/Tipperary Border
- 6. The Vee
- 7. View of Knockmealdowns from Lay-by along the L1025
- 8. Mahon Falls
- 9. Cooltegin L 5087 viewing east to Waterford Harbour
- 10. Waterford Harbour between Crooke and Newtown Head
- 11. View from Lismore Bridge E and W
- 12. Picnic Area between Cappoquin and Lismore along River Blackwater
- 13. View from the 1916 memorial E of Cappoquin
- 14. Máma Road
- 15. Fornaght Strand between Knockaveelish and Creadan Head
- 16. Blackwater Valley from layby west of Aglish
- 17. Knockyoolahan East on Greenway looking to Ballynacourty headland and An Rinn
- 18. Tankardstown Copper Mine E and W
- 19. Copper Coast View point
- 20. Annestown Beach
- 21. Coastal trail between Dunmore East and Brownstown Head
- 22. Panoramic view over Dungarvan Harbour fro0m N25 Layby at Barranalira
- 23. Layby Helvic Head
- 24. Panoramic view over Dungarvan Harbour from Old Parish Road Layby on the L2026
- 25. Layby S Face of An Rinn Headland

- 26. L6040 to Ardsallagh Quay viewing N over River Blackwater
- 27. Goat Island
- 28. View from Ardmore Round Tower over Ardmore Bay.

6. Seascapes

A Seascape Character Assessment for Ireland was published by the Marine Institute in 2020 to collate a baseline descriptions of seascape character and to contribute to commitments under the European Landscape Convention and the National Landscape Strategy 2015- 2025. The aim of Seascape Character Assessment is to identify, classify and describe seascape character at a regional scale.

Seascape Character Assessment formed part of the 2020 Waterford Landscape Character Assessment project which classified the coast according to the Seascape types and Seascape Units detailed in Table A8.4.

Seascape	Description	Seascape Unit	Sensitivity	
Туре				
Fully enclosed Coast	Shorelines adjacent to marine or transitional waters but no view of the sea horizon. (The horizon is assumed to be at a distance of 20km)	A1: Youghal Inner Bay A2: Dungarvan Inner Bay A3: Tramore Inner Bay A4: River Barrow Inner Estuary	Most Sensitive to change	Likely to undergo significant change or loss of character and appearance due to relatively minor changes - especially if located along the shoreline or skyline as it is visible throughout the area.
Semi- Enclosed Coast	Shorelines adjacent to marine or transitional waters but no more than 50% view of the sea horizon.	B1: Youghal Outer Bay B2: Ballinamona Bay B3: Dungarvan Outer Bay B4: Tramore Outer Bay B5: River Barrow Outer Estuary	High Sensitivity to change	Likely to undergo noticeable change of character and appearance due to the magnitude or effects of new uses or developments that are visible from some parts of the area.
Open Coast	All sea areas for a distance of up to 5km offshore with a view that is at least 50% ocean	C1: Waterford Estuary Coast C2: Tramore Coast and Copper Coast	Less Sensitive to change	Areas where use, development and change may occur and where new uses

Table A8.4 Seascape Type and Sensitivity

	horizon. Views from these waters will feel that the land is the dominant feature.	C3: Dungarvan to Youghal Coast		or developments are visible from some parts of the area.
Offshore and the Open Sea	All water between the edge of the Open Coastal waters Boundary (5km from the shore) and the Open Sea boundary (20km from the shore). Views from these waters will feel that the sea is the dominant feature. All waters that are beyond sight of land		Least Sensitive	Capable of accommodating, without loss of overall character, patterns of significant change of appearance due to continued development or use on the seaward side.

Map A8.4 Seascapes of County Waterford

