

5.0 Proposed Development

5.1 Proposed Development

The proposed development comprises a Large-scale Residential Development (LRD) on lands at Flemington Lane, Balbriggan, Co. Dublin. The application relates principally to Character Area 4 of the Flemington Local Area Plan lands and extends to approximately 4.4 ha gross, with a net development area of approximately 3.55 ha.

A total of 146 residential units are proposed, comprising 120 houses and 26 apartments, with a mix of 13 No. one-bedroom, 29 No. two-bedroom, 91 No. three-bedroom and 13 No. four-bedroom units. The houses are one and two storeys in height, including age-friendly accommodation, while the apartment buildings are three storeys. A childcare facility is also proposed.

The proposed development also includes:

- a childcare facility with associated play space, parking and drop-off facilities;
- an Active Travel Hub;
- a new Link Street and associated internal street network;
- an Active Travel Route through the development;
- public and communal open space, including a Multi-Use Games Area (MUGA) and play facilities;
- pedestrian and cycle connections;
- three vehicular accesses from Flemington Lane;
- car, motorcycle and bicycle parking;
- landscaping and boundary treatments;
- public lighting;
- SuDS and associated drainage infrastructure;
- two ESB substations;
- works to Flemington Lane, including two pedestrian crossing points; and
- all associated infrastructure, site development and landscape works.



Figure 5.1: CGI View of the Proposed Development. Source: JFOC Architects.

5.2 Site Layout

The proposed site layout has been informed by the subject site's relationship with Flemington Lane, the existing residential neighbourhood to the south, the established hedgerow structure and the requirements of the Flemington Local Area Plan.

The principal organising elements of the scheme are the Link Street, the Active Travel Route and a sequence of public open spaces. The Link Street provides the principal vehicular structure through the development, while local streets and shared-surface Home Zones provide access to individual residential areas. The Home Zones are designed as pedestrian-priority residential streets, with reduced vehicle speeds and increased opportunities for planting and public-realm activity.

The Active Travel Route is separated from the principal vehicular route for much of its length and provides a continuous pedestrian and cycle connection through the site, linking the principal public spaces and community facilities.

Residential development is generally arranged to provide active frontage to streets and open spaces. Buildings are positioned to define the edges of the principal routes and landscape spaces, contributing to enclosure, legibility and orientation through the development. This approach is consistent with the design principles set out in the Architectural and Urban Design Statement.



Figure 5.2: Diagram illustrating the principal layout elements of the Proposed Development. Source: JFOC Architects.

Two principal public spaces form key elements of the layout. The public piazza is located close to Flemington Lane and is framed by proposed apartment buildings, the childcare facility and the Active Travel Hub. It is conceived as a more formal civic space and as a principal point of arrival into the development. Three-storey residential buildings provide definition and enclosure around the space, while the childcare facility and Active Travel Hub act as gateway buildings associated with the entrance to the development and the beginning of the Active Travel Route.

The Neighbourhood Park provides a contrasting, greener and more informal open space within the northern part of the development. It is predominantly enclosed by two-storey housing with active frontages and incorporates recreation, play, a MUGA, planting and sustainable drainage features. The Active Travel Route connects the park with the other public spaces and routes within the scheme.

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Along Flemington Lane, the layout provides predominantly lower-scale residential development, including single-storey age-friendly homes at relevant locations, in response to the established residential context to the south. The arrangement also establishes a more defined residential frontage to Flemington Lane while providing a transition in scale towards the taller elements within the site.

Overall, the layout establishes a hierarchy of streets, active travel routes, public spaces and residential areas, with built form and landscape used together to define the principal spaces and connections through the development.



Figure 5.3: CGI View of the Proposed Development. Source: JFOC Architects.

5.3 Building Form, Massing and Materiality

As set out in JFOC Architects’ Architectural and Urban Design Statement, the proposed development incorporates a range of building forms and heights, from single-storey age-friendly homes and predominantly two-storey houses to three-storey apartment buildings. The taller residential elements are concentrated around the principal public piazza and other key locations within the scheme, where they define public spaces and reinforce points of arrival and orientation. Lower-scale development is generally provided along Flemington Lane, reflecting the scale of the established residential development to the south.

The arrangement of built form is intended to create a clear hierarchy within the development, with buildings used to define streets, public spaces and principal routes. Active frontages, consistent building lines and variations in height and form contribute to the enclosure and legibility of the principal public-realm spaces. The Architectural and Urban Design Statement similarly identifies building form, frontage, proportion and streetscape enclosure as important elements of the proposed character and placemaking strategy.

The proposed development incorporates a coordinated palette of brick, render, roof finishes, window treatments and metalwork, with variations in materials used to distinguish particular building types, streets and public spaces. The architectural proposals currently include red and buff brick, rendered finishes and dark roof treatments, together with contrasting metal elements. Full details of the final materials and finishes are set out in the architectural drawings and Architectural and Urban Design Statement submitted with the application.

The childcare facility and Active Travel Hub are given a more distinctive architectural treatment reflecting their role as gateway and community buildings adjoining the public piazza. The current architectural proposals indicate buff brick together with aluminium standing seam roof and cladding system and exposed structural elements, providing differentiation from the predominantly residential built form.

(Please refer to the architectural plans and particulars, including the Architectural and Urban Design Statement prepared by JFOC Architects, submitted as part of this application.)



Figure 5.4: CGI View of the Proposed Development. Source: JFOC Architects.

5.4 Landscape Proposals

Landscape design forms an integral component of the proposed development. The landscape strategy prepared by NMP Landscape Architects provides for an interconnected network of public, communal and environmental open spaces, retained and proposed vegetation, streetscape planting, sustainable drainage infrastructure and pedestrian and cycle routes.

The proposals provide approximately 5,325 sq. m of public open space, equivalent to approximately 15% of the 3.55 ha net site area. In addition, approximately 412.6 sq. m of communal open space and 170.7 sq. m of environmental open space are identified within the Landscape Design Statement.

The public open-space network comprises four principal spaces: The Forum, Central Park (Neighbourhood Park), Link Park and Boundary Park. These spaces provide a range of formal and informal recreation, play, gathering and landscaped amenity areas and are connected through the wider movement and landscape network.

Central Park / Neighbourhood Park forms the principal recreational open space and incorporates the MUGA, playground and other play opportunities, lawn areas, planting, seating, public art and SuDS features. The Landscape Design Statement also provides for natural and incidental play and identifies approximately 666.6 sq. m of formal and incidental play provision across the development.

The Forum, adjoining the childcare facility and Active Travel Hub, provides a contrasting, more formal public-realm space associated with the principal arrival into the development. Link Park and Boundary Park provide additional landscape spaces within the wider open-space network, with Boundary Park incorporating retained existing hedgerow vegetation.

The existing hedgerow network has informed the landscape strategy. The proposals seek to retain, protect and enhance existing hedgerows where possible, including hedgerows extending through Central Park and Boundary Park. Retained hedgerows are proposed to be supplemented by native planting and associated herbaceous margins. Where removal is necessary to facilitate the development, the Landscape Design Statement provides for replacement and enhancement using native planting within or in close proximity to the affected areas.

A substantial programme of new tree planting is proposed along streets and within public and communal open spaces. The planting strategy places a strong emphasis on native species, supplemented by other species selected for their landscape function, biodiversity value and resilience. Shrub and groundcover planting, structured hedges, lawns, informal grassland and seasonal bulb planting are also proposed, with the overall planting strategy adopting a coastal-inspired character reflecting the site's wider context.

SuDS measures are integrated into the landscape framework and include attenuation areas, rain gardens, swales, permeable paving, constructed tree pits and temporary stone-void storage, together with opportunities for infiltration through soft-landscape areas. These measures form part of the landscape treatment of streets and open spaces rather than being treated solely as engineering infrastructure.

The Active Travel Route forms an important component of the landscape and movement structure, connecting homes, public open spaces and community facilities through the development. It is complemented by landscaped streets, shared surfaces, street trees and planting margins which extend the green structure through the residential areas.

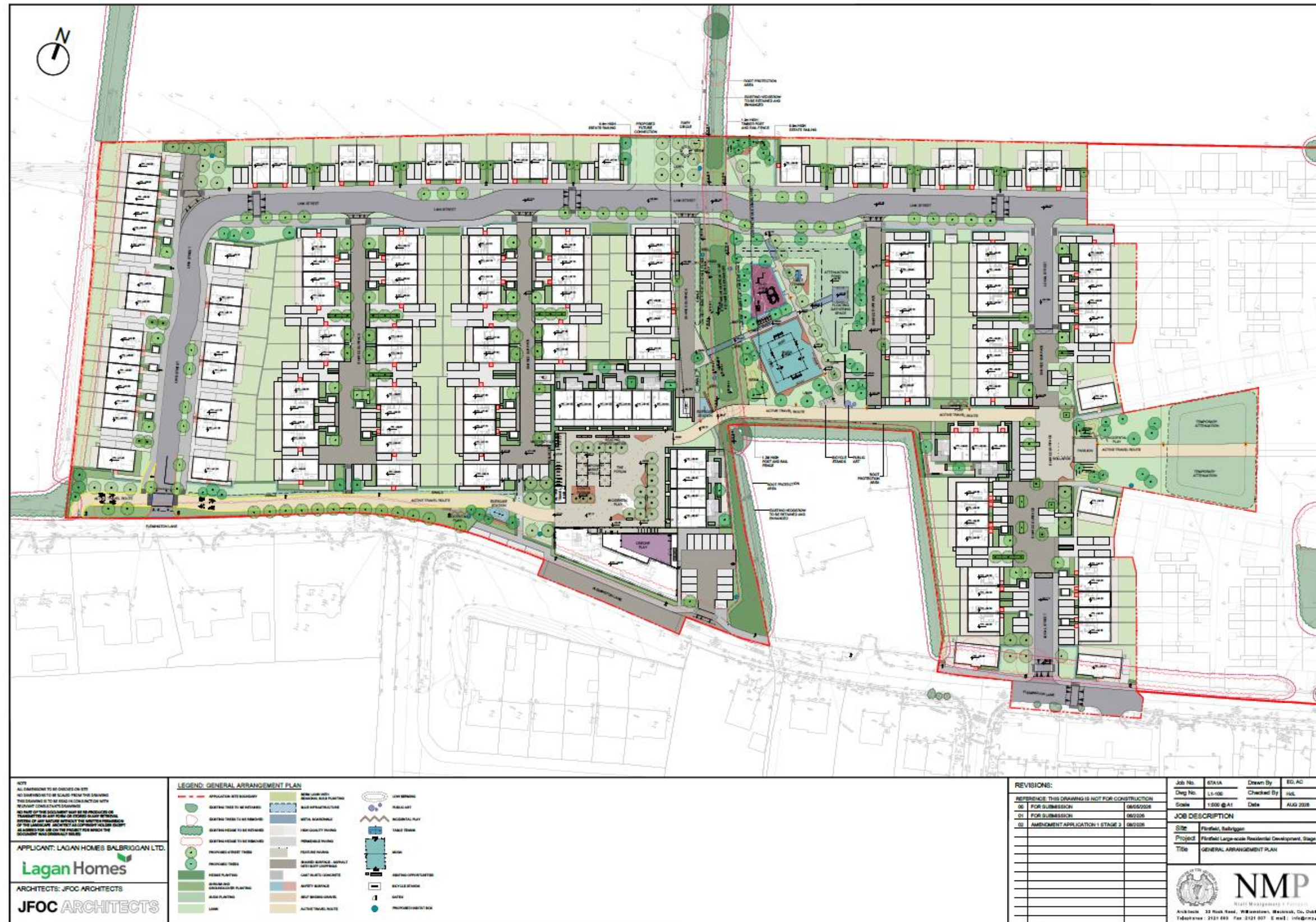
Overall, the landscape proposals establish a green and blue infrastructure framework comprising retained landscape features, new planting, public and communal open space, recreation, SuDS and active travel infrastructure.

(Please refer to the landscape plans and particulars, including the Landscape Design Statement prepared by NMP Landscape Architects, submitted as part of this application.)



Figure 5.5: CGI of the proposed “Central Park”. Source: NMP Landscape Architects.

Figure 5.6: Extract of Landscape General Arrangement Plans
(Source: NMP Landscape Architecture)



6.0 Landscape Impact Assessment

6.1 Landscape Sensitivity

The sensitivity of the receiving environment can be classified ‘**Medium**’.

(Definition: “Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong, or has evidence of alteration, degradation or erosion of elements and characteristics. The landscape character is such that there is some capacity for change. These areas may be recognised in policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.”) (Please refer to Section 2.3.1 above.)

The classification takes account of the following factors:

- the subject site is presently agricultural land at the northern edge of Balbriggan, with existing hedgerows, trees and field boundaries contributing to its local landscape character;
- the site occupies a transitional settlement-edge location, immediately adjoining established residential development to the south of Flemington Lane, while agricultural lands extend to the north and west;
- existing hedgerows and associated vegetation form characteristic elements of the local landscape and provide structure and enclosure within and around the site;
- the subject site is not zoned High Amenity and is not crossed by or directly associated with a designated protected view or prospect;
- while the site lies within the wider Coastal Landscape Character Type, which the Fingal Development Plan identifies as having Exceptional landscape value and High landscape sensitivity, the application lands are physically separated from the immediate coastal landscape and are experienced primarily as part of the agricultural settlement edge of Balbriggan;
- the site is influenced by the established built-up area and surrounding road infrastructure and therefore does not have the characteristics of an isolated or intact rural landscape; and
- the RA zoning and Flemington Local Area Plan anticipate residential development of the lands. This does not alter the existing landscape baseline, but is relevant to the site's susceptibility to the particular type of change proposed.

Overall, the receiving landscape contains landscape elements and characteristics of local value but also has a clear capacity to accommodate appropriate change. The sensitivity of the site and immediate settlement-edge landscape is therefore assessed as **Medium**.

6.2 Magnitude of Landscape Change

The magnitude of landscape change resulting from the proposed development is assessed as **Medium**.

(Definition: “Change that is moderate in extent, resulting in partial loss or alteration to key elements, features or characteristics of the landscape, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape.”) (Please refer to Section 2.3.2 above.)

The proposed development will result in a clear and permanent change to the character of the subject site, replacing agricultural land with a residential neighbourhood comprising 146 dwellings, community uses, streets, public open spaces, active travel infrastructure and associated landscape works.

The existing field pattern and landscape structure will be altered, including the removal of some existing vegetation and sections of hedgerow. Other hedgerows will be retained and incorporated within the proposed landscape framework, together with substantial new tree, hedge and other planting.

The scale and form of the proposed development are, however, not substantially uncharacteristic of the immediate settlement-edge context. The application lands directly adjoin established residential development to the south, and the proposed built form is predominantly low-rise residential development.

The proposed landscape strategy will establish a new landscape structure across the site comprising public, communal and environmental open space, retained and enhanced hedgerows, new tree and other planting, SuDS and active travel infrastructure.

The proposed development will therefore result in a moderate extent of change, involving partial alteration of existing landscape elements and the introduction of new built and landscape elements which will change the character of the application lands. In accordance with the criteria set out in Section 2.3.2, the magnitude of landscape change is assessed as Medium.

6.3 Significance of Landscape Effects

Measuring the **Medium magnitude** of change against the **Medium sensitivity** of the receiving landscape, the significance of the landscape effect is assessed as Moderate.

The proposed development will result in a noticeable and permanent change to the existing agricultural character of the subject site through the introduction of residential built form, streets, community uses and associated infrastructure. This change will be most apparent within the application lands and their immediate surroundings.

During construction and the initial establishment period, landscape effects will be adverse, reflecting construction activity, vegetation removal and the transition from agricultural land to a developing residential environment.

The proposed landscape strategy will, however, establish a substantially enhanced landscape structure across the site. Existing hedgerows are retained and enhanced where practicable, while extensive new tree, hedge and other planting is

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proposed. The development also provides a connected network of public, communal and environmental open spaces, integrated SuDS, play and recreational facilities and landscaped pedestrian and cycle routes. These elements will increase the diversity, accessibility and amenity value of the landscape and will become increasingly established as planting matures.

In the longer term, while the development will represent a permanent transition from agricultural land to an urban residential landscape, the proposed landscape framework will create a more structured, diverse and accessible landscape, incorporating and enhancing retained landscape features and establishing substantial new green and blue infrastructure.

The long-term landscape effect is therefore assessed as **Moderate and Positive**.

7.0 Assessment of Visual Effects

Viewpoint Locations and Verified Photomontages

A total of 10 No. viewpoints were selected for detailed assessment of visual effects. The viewpoints were chosen to represent the principal groups of visual receptors and the range of viewing conditions from which the proposed development may be experienced.

The selected locations include viewpoints in the immediate vicinity of the subject site, along Flemington Lane, within surrounding residential areas and from more distant locations within the agricultural and settlement-edge landscape to the north and west of Balbriggan. Together, they provide a representative range of near-, middle- and longer-distance views of the proposed development.

All viewpoints are located within the public domain and are representative of views available from public roads, residential streets and other publicly accessible locations within the receiving environment. The location of each viewpoint is shown on the viewpoint location map prepared by 3D Design Bureau.

The visual assessment should be read in conjunction with the Verified View Montages (VVMs) prepared by 3D Design Bureau and submitted separately with this application. The VVMs have been prepared using baseline photography, survey information, digital 3D modelling and verification techniques to accurately position the proposed development within each selected view.

For each viewpoint, the following images are provided:

- Baseline View – the existing view from the selected viewpoint location; and
- Proposed View – the verified representation of the proposed development within the existing view.

For selected viewpoints, a Cumulative View is also provided. These views illustrate the proposed development in combination with the permitted Flemington South residential development and/or the proposed NISA Grid Facility, where relevant to the particular viewpoint. The cumulative views include verified representations and/or outline representations of these developments sufficient to identify their location, scale and relationship within the view.

The following sections assess the sensitivity of the visual receptors, the magnitude of visual change and the resulting significance and quality of visual effects at each of the 10 No. viewpoints.

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Figure 7.1: Viewpoint locations. (Source: 3D Design Bureau)

View 1 - Baseline

7.1.1 Viewpoint 1: R132

Baseline View: This viewpoint is located on the R132 to the north-east of the subject site, looking south-south-west towards the Flemington lands. The foreground is dominated by the R132 carriageway and associated roadside verge. A dense established hedgerow extends across the middle ground and provides a strong degree of visual enclosure. Views beyond the hedgerow are limited. Occasional mature trees, utility poles and overhead lines are visible above the intervening vegetation, while the subject site itself is largely screened from view. The existing composition is therefore characterised principally by the road corridor, roadside vegetation and associated utility infrastructure, with only limited appreciation of the agricultural landscape beyond.
Viewpoint sensitivity: Low



View 1 – Proposed

7.1.2 Viewpoint 1 – R132

Proposed View: The proposed development would not be visible from this viewpoint. It is fully screened by the existing roadside hedgerow. The red outline shown in the verified view indicates the extent and position of the proposed development behind the intervening vegetation; it does not represent visible built form. The R132, roadside hedgerow and open sky would therefore continue to define the composition of the view, with no perceptible change to its character or visual amenity.
Magnitude of change: None
Significance and Quality of Visual Effects: No change



View 1 – Cumulative

7.1.3 Viewpoint 1 – R132

Cumulative View: The cumulative verified view illustrates the proposed development in combination with the permitted Flemington South residential development (Reg. Ref. LRD0069/S3E) and the proposed NISA Grid Facility (ABP Ref. ABP-319866-24), shown in yellow and blue respectively. The proposed NISA Grid Facility would introduce a visible built element above the intervening roadside hedgerow, while the permitted Flemington South LRD would have a limited presence and would remain substantially screened by intervening vegetation. The proposed development would not be visible from this viewpoint. The red outline identifies its location and extent behind the existing roadside hedgerow and confirms that the proposed built form would remain fully screened. Accordingly, while other permitted and proposed development may be visible within the wider cumulative view, the proposed development would make no perceptible contribution to the composition of the view and would not give rise to any additional cumulative visual effect.
Magnitude of change: None
Significance and Quality of Visual Effects: No Change



View 2 – Baseline

7.2.1 Viewpoint 2 – Flemington Lane, near 12 Bremore Cottages

Baseline View: The viewpoint is located on Flemington Lane, near 12 Bremore Cottages, to the east of the subject site, looking west-north-west towards the Flemington lands. The foreground comprises the local road and grassed roadside verge. Predominantly single-storey residential properties, together with boundary walls, hedges and private gardens, define the middle ground and give the view an established low-rise residential character. Mature vegetation is visible beyond and between the dwellings and provides a relatively contained backdrop. Utility poles and overhead wires are also noticeable elements within the composition. The subject site is screened from view by the intervening residential properties, boundary treatments and vegetation and makes no perceptible contribution to the existing composition.
Viewpoint sensitivity: Low



View 2 – Proposed

7.2.2 Viewpoint 2 – Flemington Lane, near 12 Bremore Cottages

Proposed View: The proposed development would not be visible from this viewpoint. It would be fully screened by the intervening residential properties, boundary treatments and vegetation. The red outline shown in the verified view indicates the extent and position of the proposed development behind the intervening built form and vegetation; it does not represent visible built form.
Magnitude of change: None
Significance and Quality of Visual Effects: No Change



View 2 – Cumulative

7.2.3 Viewpoint 2 – Flemington Lane, near 12 Bremore Cottages

Cumulative View: The cumulative verified view illustrates the proposed development in combination with the proposed NISA Grid Facility (ABP Ref. ABP-319866-24), shown in blue. The proposed NISA Grid Facility would be largely screened from this viewpoint by the intervening residential properties, boundary treatments and vegetation. Only limited portions of the facility would be perceptible above and between the existing built form and vegetation within the middle distance. The proposed development would not be visible from this viewpoint. The red outline identifies its location and extent behind the intervening residential properties, boundary treatments and vegetation and confirms that the proposed built form would remain fully screened. Accordingly, while limited elements of the proposed NISA Grid Facility may be perceptible within the wider cumulative view, the proposed development would make no perceptible contribution to the composition of the view and would not give rise to any additional cumulative visual effect.
Magnitude of change: None
Significance and Quality of Visual Effects: No change.



View 3 – Baseline

7.3.1 Viewpoint 3 – Flemington Lane, near 17 Dún Saithne View

Baseline View: The viewpoint is located on Flemington Lane, near 17 Dún Saithne View, looking north-west towards the subject site. The foreground is defined by the local road and adjoining footpath. Dense established hedgerows, shrubs and trees extend along the northern side of the road and provide a strong degree of visual enclosure. Utility poles, overhead lines and street lighting are also prominent elements within the composition. Views towards the Flemington lands are substantially restricted by the intervening vegetation. The subject site is not discernable from this viewpoint and makes no contribution to the existing composition.
Viewpoint Sensitivity: Low



View 3 – Proposed

7.3.2 Viewpoint 3 – Flemington Lane, near 17 Dún Saithne View

Proposed View: The proposed development would be largely screened from view by the existing hedgerow along Flemington Lane. Only a very limited portion of the upper parts of the proposed dwellings, comprising small sections of the slated roofs, would be visible above the intervening hedgerow. These elements would occupy a very small proportion of the overall composition and would be only marginally perceptible. The existing road corridor, hedgerow vegetation and utility infrastructure would continue to define the view, and the proposed development would not materially alter its overall character or visual amenity.
Magnitude of Change: Negligible
Significance and Quality of Visual Effects: Imperceptible and neutral.



View 4 – Baseline

7.4.1 Viewpoint 4 – Flemington Lane, near Eircode K32 KT50

Baseline View: The viewpoint is located on Flemington Lane, near Eircode K32 KT50, immediately adjoining the subject site and looking north-east along the road. The foreground is defined by the narrow local road and roadside verges. A dense established hedgerow extends along the northern side of Flemington Lane and forms a continuous vegetated edge, substantially screening the subject lands beyond. On the opposite side of the road, established residential properties are defined by boundary walls, hedges and garden vegetation. Utility poles, overhead lines and street lighting are also prominent elements within the view. The view has a clear settlement-edge character, defined by the contrast between the vegetated boundary of the undeveloped lands to the north and established residential development to the south.
Viewpoint Sensitivity: Low



View 4 – Proposed

7.4.2 Viewpoint 4 – Flemington Lane, near Eircode K32 KT50

Proposed View: The proposed development would be prominently visible at close range from this viewpoint and would result in a substantial change to the northern side of Flemington Lane. The existing roadside hedgerow would be replaced by a new residential frontage comprising predominantly two-storey dwellings, together with the proposed Active Travel Route, verge and associated tree and landscape planting. The development would therefore change the character of this part of the view from a vegetated settlement edge to a more defined residential streetscape. The proposed built form would be comparable in scale with the established residential development on the opposite side of Flemington Lane. The new pedestrian and cycle infrastructure and landscape planting would provide a structured interface between the road and the proposed dwellings and would assist in integrating the development as the planting establishes. Overall, the proposed development would result in a substantial and readily perceptible change to the composition and character of the view, while introducing built form and streetscape elements that are consistent with the established residential context.
Magnitude of change: High
Significance and Quality of Visual Effects: Moderate and positive.



View 4 – Cumulative

7.4.3 Viewpoint 4 – Flemington Lane, near Eircode K32 KT50

Cumulative View: The cumulative verified view illustrates the proposed development in combination with the proposed NISA Grid Facility (ABP Ref. ABP-319866-24), shown in blue. The proposed NISA Grid Facility would not be visible as a separate element within the view, being screened by the proposed development together with intervening built form and vegetation. Accordingly, the cumulative view would be effectively the same as the Proposed View. The principal visual change would remain the introduction of the proposed residential frontage, Active Travel Route and associated landscaping along the northern side of Flemington Lane. As the proposed NISA Grid Facility would not be visible, it would not give rise to any additional cumulative visual change or intensify the visual effect of the proposed development from this viewpoint.
Magnitude of change: High
Significance and Quality of Visual Effects: Moderate and positive.



View 5 – Baseline

7.5.1 Viewpoint 5 – Flemington Lane, near Anbar (Eircode K32 XW18)

Baseline View:
The viewpoint is located on Flemington Lane, near Anbar (Eircode K32 XW18), looking east-north-east along the road towards the subject site. The foreground is defined by the narrow local road, with established hedgerows and boundary vegetation extending along both sides. The hedgerow on the northern side of Flemington Lane forms a strong vegetated edge and substantially restricts views into the subject lands. Utility poles and overhead lines are prominent within the composition, while existing residential boundary treatments and vegetation are visible along the opposite side of the road. The view has a semi-rural settlement-edge character, with the subject site largely screened by the intervening roadside hedgerow and vegetation.
Viewpoint sensitivity:
Low



View 5 – Proposed

7.5.2 Viewpoint 5 – Flemington Lane, near Anbar (Eircode K32 XW18)

Proposed View: The proposed development would be clearly visible from this viewpoint, principally beyond and above the existing hedgerow along the northern side of Flemington Lane. The proposed dwellings would introduce a noticeable extent of residential built form into the middle ground, with rooflines and upper elevations visible above the retained roadside vegetation. The existing hedgerow would continue to provide a strong foreground element and would partially screen the lower parts of the development. The proposed buildings would be residential in scale and character and would be seen in the context of the existing settlement edge along Flemington Lane. New tree and landscape planting within the development would further contribute to the integration of the built form as the landscape structure establishes. Overall, the proposal would result in a noticeable but not dominant change to the composition of the view. The retained hedgerow and existing road corridor would continue to form important elements within the foreground, while the proposed development would establish a more defined residential edge beyond.
Magnitude of change: Medium
Significance and Quality of Visual Effects: Slight and positive.



View 5 – Cumulative

7.5.3 Viewpoint 5 – Flemington Lane, near Anbar (Eircode K32 XW18)

Cumulative View:
The cumulative verified view illustrates the proposed development in combination with the proposed NISA Grid Facility (ABP Ref. ABP-319866-24), shown in blue. The proposed NISA Grid Facility would not be visible as a separate element within the view, being screened by intervening built form and vegetation. Accordingly, the cumulative view would be effectively the same as the Proposed View. The principal visual change would remain the introduction of the proposed residential development and associated landscaping along Flemington Lane. As the proposed NISA Grid Facility would not be visible, it would not give rise to any additional cumulative visual effect or materially alter the significance or quality of the visual effect arising from the proposed development.
Magnitude of change:
Medium
Significance and Quality of Visual Effects:
Slight and positive.



View 6 – Baseline

7.6.1 Viewpoint 6 – Flemington Lane, near the entrance to Bremore Farm (Eircode K32 HN79)

Baseline View: The viewpoint is located on Flemington Lane, near the entrance to Bremore Farm (Eircode K32 HN79), looking east towards the subject site. The foreground is defined by the local road and adjoining roadside boundaries. Agricultural / commercial buildings, fencing and associated yard infrastructure are prominent on the northern side of the road, while mature hedgerows and trees define the opposite side and provide a degree of enclosure. Beyond the foreground buildings and vegetation, limited views are available towards the Flemington lands. The subject site forms part of the middle-distance landscape but is partly screened by intervening built form, hedgerows and vegetation. The view has a mixed agricultural and settlement-edge character, with the road, existing buildings, fencing and vegetation forming the principal elements of the composition.
Viewpoint Sensitivity: Low



View 6 – Proposed

7.6.2 Viewpoint 6 – Flemington Lane, near the entrance to Bremore Farm (Eircode K32 HN79)

Proposed View: The proposed development would be partially visible in the middle distance, with principally the upper portions and roofs of proposed dwellings visible above and beyond the existing palisade fencing associated with Bremore Farm and the intervening hedgerow vegetation. The visible built form would occupy a relatively limited part of the overall composition and would remain substantially screened at lower levels by the existing fencing, buildings and vegetation. The proposed dwellings would be residential in scale and character and would not appear uncharacteristic in the wider settlement-edge context. Proposed tree and landscape planting within the development would further assist in assimilating the scheme into its surroundings as the planting establishes and matures. Overall, the proposal would result in a noticeable but limited change to the composition of the view, without becoming a dominant visual element.
Magnitude of change: Low
Significance and Quality of Visual Effects: Not Significant and neutral.



View 6 – Cumulative

7.6.3 Viewpoint 6 – Flemington Lane, near the entrance to Bremore Farm (Eircode K32 HN79)

Cumulative View: The cumulative verified view illustrates the proposed development in combination with the proposed NISA Grid Facility (ABP Ref. ABP-319866-24), shown in blue. The proposed NISA Grid Facility would not be visible as a separate element within the view, being screened by intervening built form, fencing and vegetation. Accordingly, the cumulative view would be effectively the same as the Proposed View. The principal visual change would remain the limited visibility of the upper portions and roofs of the proposed dwellings above and beyond the existing palisade fencing associated with Bremore Farm and the intervening hedgerow vegetation. As the proposed NISA Grid Facility would not be visible, it would not give rise to any additional cumulative visual effect or materially alter the significance or quality of the visual effect arising from the proposed development.
Magnitude of change: Low
Significance and Quality of Visual Effects: Not Significant and neutral.



View 7 – Baseline

7.7.1 Viewpoint 7 – Flemington Road at its junction with Flemington Lane

Baseline View: The viewpoint is located on Flemington Road at its junction with Flemington Lane, looking east-north-east along Flemington Lane towards the subject site. The foreground is defined by the road junction and carriageway. Established low-rise residential properties, together with brick boundary walls and garden vegetation, define the northern side of Flemington Lane, while a dense mature hedgerow forms a strong vegetated edge along the opposite side. Utility poles, overhead wires and roadside signage are also noticeable elements within the composition. The view has a mixed residential and settlement-edge character, with the existing built development and mature vegetation creating a relatively enclosed outlook along Flemington Lane. The subject site is screened from view by intervening residential development, vegetation and distance and makes no perceptible contribution to the existing composition.
View point Sensitivity: Low



View 7 – Proposed

7.7.2 Viewpoint 7 – Flemington Road at its junction with Flemington Lane

Proposed View: The proposed development would not be visible from this viewpoint, being fully screened by the intervening residential properties, boundary treatments and vegetation. The red outline shown in the verified view indicates the extent and position of the proposed development behind the intervening built form and vegetation; it does not represent visible built form. The existing residential properties, roadside hedgerow, road infrastructure and utility elements would therefore continue to define the composition and character of the view, with no perceptible alteration arising from the proposed development.
Magnitude of Change: None
Significance and Quality of Visual Effects: No Change



View 7 – Cumulative

7.7.3 Viewpoint 7 – Flemington Road at its junction with Flemington Lane

Cumulative View: The cumulative verified view illustrates the proposed development in combination with the permitted Flemington South residential development (Reg. Ref. LRD0069/S3E) and the proposed NISA Grid Facility (ABP Ref. ABP-319866-24), shown in yellow and blue respectively. Neither the proposed development nor the permitted Flemington South residential development or proposed NISA Grid Facility would be visible from this viewpoint, being screened by intervening residential development, boundary treatments, vegetation and distance. Accordingly, there would be no perceptible change to the composition or character of the view, and the proposed development would make no contribution to any cumulative visual effect.
Magnitude of Change: None
Significance and Quality of Visual Effects: No Change



View 8 – Baseline

7.8.1 Viewpoint 8 – Flemington Road, near Eircode K32 ET82

Baseline View:
The viewpoint is located on Flemington Road, near Eircode K32 ET82, approximately 1 km from the subject site. The foreground is defined by the local road and grassed roadside verge. A continuous mature hedgerow extends across the middle ground and forms the principal landscape element within the view, substantially restricting views of the lands beyond. A utility pole and overhead lines are also visible within the composition. The view has a rural settlement-edge character, with established roadside vegetation providing a strong degree of visual enclosure. The subject site is not visible, being screened by the intervening hedgerow, vegetation and distance, and makes no perceptible contribution to the existing view.
Viewpoint Sensitivity:
Low



View 8 – Proposed

7.8.2 Viewpoint 8 – Flemington Road, near Eircode K32 ET82

Proposed View: The proposed development would not be visible from this viewpoint, being fully screened by the intervening roadside hedgerow, vegetation and distance. The red outline shown in the verified view identifies the location and extent of the proposed development behind the intervening vegetation; it does not represent visible built form. Accordingly, the existing road corridor, roadside hedgerow and utility infrastructure would remain unchanged in visual terms, with no perceptible alteration to the composition or character of the view arising from the proposed development.
Magnitude of Change: None
Significance and Quality of Visual Effects: No Change



View 8 – Cumulative

7.8.3 Viewpoint 8 – Flemington Road, near Eircode K32 ET82

Cumulative View: The cumulative verified view illustrates the proposed development in combination with the permitted Flemington South residential development (Reg. Ref. LRD0069/S3E) and the proposed NISA Grid Facility (ABP Ref. ABP-319866-24), shown in yellow and blue respectively. Neither the proposed development nor the permitted Flemington South residential development or proposed NISA Grid Facility would be visible from this viewpoint, being screened by intervening hedgerows, vegetation and distance. Accordingly, there would be no perceptible change to the composition or character of the view, and the proposed development would make no contribution to any cumulative visual effect.
Magnitude of Change: None
Significance and Quality of Visual Effects: No Change



View 9 – Baseline

7.9.1 Viewpoint 9 – Flemington Lane, near Eircode K32 K198

Baseline View: The viewpoint is located on Flemington Lane, near Eircode K32 K198, in close proximity to the subject site. The foreground is defined by the narrow local road and associated roadside verges and boundary treatments. The existing dwelling with Eircode K32 K198 is visible towards the centre-right of the view, together with its associated boundary treatment and garden vegetation. Established hedgerows, trees and other vegetation provide a strong vegetated edge along and beyond the northern side of Flemington Lane. Utility poles, overhead lines and other roadside infrastructure are also evident within the composition. Views towards the subject lands are substantially filtered and screened by the intervening hedgerow and vegetation, with only limited appreciation of the lands beyond. The view has a mixed residential and settlement-edge character, influenced by the existing dwelling, roadside vegetation and utility infrastructure.
Viewpoint Sensitivity: Low



View 9 – Proposed

7.9.2 Viewpoint 9 – Flemington Lane, near Eircode K32 K198

Proposed View: The proposed development would be partially visible in the middle distance, principally to the left of the existing dwelling at Eircode K32 K198 and beyond the intervening roadside vegetation. A limited number of proposed dwellings would be visible, including rooflines and upper elevations, introducing additional residential built form into the view. The development would remain substantially contained by the existing hedgerows, trees and other vegetation, which would continue to screen much of the scheme. The existing dwelling at K32 K198, together with the roadside hedgerow, mature vegetation and utility infrastructure, would continue to form the principal elements of the composition. The proposed development would read as a continuation of the existing low-rise residential character rather than as a dominant new feature. Overall, the proposal would result in a minor and relatively contained alteration to the view, without materially changing its overall character or visual amenity.
Magnitude of Change: Low
Significance and Quality of Visual Effects: Not Significant and Neutral



View 10 – Baseline

7.10.1 Viewpoint 10 – Flemington Park

Baseline View: The viewpoint is located within Flemington Park, approximately 50 m from the subject site, looking towards the junction with Flemington Lane. The foreground is defined by the residential estate road, adjoining footpaths and broad grassed verges. Mature hedgerows and trees provide a strong vegetated edge to the left-hand side of the view, while lower hedgerow vegetation extends across the middle ground. Road signage, street lighting, utility cabinets, overhead lines and a telecommunications mast are also noticeable elements within the composition. The subject lands lie beyond the intervening roadside hedgerow and are largely screened from view, with the existing vegetation forming the principal visual boundary between Flemington Park and the lands beyond. The viewpoint is taken from the public road within Flemington Park, rather than from a private dwelling. It represents an ordinary residential-estate view influenced by road infrastructure, signage, utility cabinets, overhead lines and a telecommunications mast. It is not a protected or designated view, and there is no particular scenic or landscape feature within the composition that would give the view elevated value. Users of the road and public realm therefore have a relatively limited susceptibility to the type of change proposed. Overall, the view has an established residential settlement-edge character and a reasonable capacity to accommodate appropriately scaled residential development.
Viewpoint Sensitivity: Low



View 10 – Proposed

7.10.2 Viewpoint 10 – Flemington Park

Proposed View: The proposed development would be prominently visible from this viewpoint, occupying a substantial part of the middle ground beyond Flemington Park and Flemington Lane. The proposal would introduce a clearly defined residential edge comprising principally two-storey dwellings, together with the associated street, pedestrian and cycle infrastructure and landscape planting. The existing hedgerow and vegetation would remain important elements within the composition, while new tree and landscape planting would provide additional structure and assist in integrating the proposed built form into the surrounding residential environment as it establishes. The development would represent a substantial and readily perceptible change from the existing relatively open and vegetated settlement edge. However, the proposed built form would be domestic in scale and character and would be consistent with the established residential context of Flemington Park. Overall, the proposed development would become a prominent element within the view, creating a more defined residential streetscape and settlement edge. While the composition of the view would change substantially, the development would not introduce a form or scale of development that is uncharacteristic of its surroundings.
Magnitude of Change: High
Significance and Quality of Visual Effects: Moderate and Positive



View 10 – Cumulative

7.10.3 Viewpoint 10 – Flemington Park

Proposed View: The cumulative verified view illustrates the proposed development in combination with the proposed NISA Grid Facility (ABP Ref. ABP-319866-24), shown in blue. The proposed NISA Grid Facility would not be visible as a discernible built element within the view. Only a small portion of the blue outline is apparent at the extreme right-hand side of the cumulative verified view, indicating the location and extent of the facility behind intervening built form and vegetation rather than visible development. Accordingly, the cumulative view would be effectively the same as the Proposed View. The principal visual change would remain the introduction of the proposed residential development and associated landscape and public-realm works. As the proposed NISA Grid Facility would not be perceptible as built form, it would not give rise to any material additional cumulative visual effect or alter the significance or quality of the visual effect arising from the proposed development.
Magnitude of Change: High
Significance and Quality of Visual Effects: Moderate and Positive



8.0 Conclusion

The proposed development will result in a clear change to the subject site, replacing existing agricultural lands with a new residential neighbourhood. However, the Landscape and Visual Impact Assessment demonstrates that the visual influence of the development is very limited and strongly localised.

The site is well contained by existing hedgerows, mature vegetation, adjoining residential development and other built features. The verified views show that the proposed development is not visible from a number of the wider viewpoints assessed and, even from several locations along Flemington Lane, visibility is restricted to relatively small portions of roofscape and upper elevations above existing hedgerows, fencing and vegetation.

The clearest views of the development occur from those locations immediately adjoining the site on Flemington Lane and within Flemington Park. At these locations the change is more apparent, as would be expected given their proximity to the site. The proposed residential development nevertheless remains domestic in scale and character and is experienced in the context of the existing and emerging residential edge of Balbriggan.

A key finding of the assessment is therefore that the zone of visual influence falls away quickly beyond the immediate site surroundings. The development does not become a prominent feature within the wider Balbriggan landscape, does not materially influence the more distant views assessed and does not adversely affect any designated protected view or prospect.

8.1 Landscape Effects

The development will alter the existing agricultural character of the lands and the magnitude of landscape change is assessed as **Medium**. At the same time, the proposal establishes a new landscape framework through the retention and enhancement of existing hedgerows, substantial new tree and hedge planting, public open spaces, SuDS, recreation areas and the landscaped Active Travel Route. As this structure establishes and matures, it will provide greater landscape structure, accessibility and amenity across the site.

The overall long-term landscape effect is assessed as **Moderate and Positive**.

8.2 Visual and Cumulative Effects

The visual assessment considers 10 No. representative viewpoints.

Visibility of the proposed development is generally localised, with wider views substantially restricted by existing vegetation, intervening development and distance. Where views are available, they are generally confined to locations in

close proximity to the site, particularly along Flemington Lane and within Flemington Park. Beyond these locations, visibility reduces quickly as the development is screened by existing hedgerows, mature vegetation, intervening development and distance.

The proposed buildings are domestic in scale and character and relate appropriately to the established residential context. Retained vegetation and proposed landscape planting will further assist in integrating the development into its surroundings.

Visual effects range from No Change to Moderate and Positive, with no significant adverse visual effects identified.

The cumulative assessment has also considered the permitted Flemington South residential development (Reg. Ref. LRD0069/S3E) and the proposed NISA Grid Facility (ABP Ref. ABP-319866-24). These developments are either screened or have limited combined visibility with the proposed development from the assessed viewpoints and do not materially alter the overall visual effects identified.

8.3 Overall Conclusion

The assessment demonstrates that the proposed development can be accommodated within the receiving landscape without giving rise to significant adverse landscape, visual or cumulative effects.

Although the development will result in a clear change to the subject lands, its visibility within the wider area is limited. The proposal is most apparent from locations immediately adjoining the site, particularly along Flemington Lane and within Flemington Park. Beyond these locations, it is generally screened, only partially visible or not visible at all.

The development will also establish a new landscape structure through retained and enhanced hedgerows, new planting, public open space, SuDS and the Active Travel Route.

Overall, the proposed development will result in a Moderate and Positive long-term landscape effect, with visual effects ranging from No Change to Moderate and Positive. Its visual influence is therefore principally localised to the immediate Flemington Lane area, with no significant adverse landscape, visual or cumulative effects identified.

Signed:

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