
Flemington Local Area Plan

Adopted by Council on 9th December 2024

Appendix I:

Strategic Environmental Assessment Screening

Strategic Environmental Assessment Screening Determination

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1 Introduction

Fingal County Council (FCC) has prepared a Local Area Plan (LAP) for the Flemington lands in Balbriggan, Co. Dublin. The LAP seeks to establish a land use strategy for the proper planning and sustainable development of these lands.

A Local Area Plan (LAP) is a statutory document prepared in accordance with Part II, Section 20 of the Planning and Development Act 2000 (as amended). The purpose of an LAP is to examine a specific area in detail, identifying and analysing the various issues affecting the area and then setting principles and objectives for its future development.

The Fingal County Development Plan 2023-2029 identified Flemington as lands for which a Local Area Plan was to be prepared during the lifetime of the Development Plan.

Brady Shipman Martin (BSM) has been appointed by Fingal County Council to carry out screening for Strategic Environmental Assessment (SEA) and a screening for Appropriate Assessment (AA) in respect of the LAP.

This report documents the screening exercise for SEA in respect of Flemington Local Area Plan (December 2024) and incorporates the screening exercise undertaken of the Draft Flemington Local Area Plan (September 2024). The SEA Screening should be read in conjunction with the LAP itself as well as the Appropriate Assessment (AA) Screening Report (BSM, 2024).

2 Strategic Environmental Assessment (SEA)

2.1 Introduction

Directive 2001/42/EC¹ of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment (the ‘SEA Directive’) requires EU Member States to assess the ‘likely significant environmental effects’ of plans and programmes prior to their adoption. This provides for the assessment of strategic environmental considerations at an early stage in the decision-making process.

Article 1 of the SEA Directive states that:

“The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”

The SEA Directive was transposed into Irish law through:

- Statutory Instrument (S.I.) No. 435 of 2004 (the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004), as amended by S.I. No. 200 of 2011 (the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011); and
- S.I. No. 436 of 2004 (the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2004), as amended by S.I. No. 201 of 2011 (the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, relates to SEA as it applies to plans or programmes prepared for *“agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use”*².

S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, relates to SEA as it applies to plans or programmes where the context requires, *“a development plan, a variation of a development plan, a local area plan (or an amendment thereto), regional planning guidelines or a planning scheme”*³.

As the Flemington Local Area Plan is a statutory plan, the LAP was screened for the requirement for SEA under the requirements of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011. Therefore, this screening report has been prepared in accordance with the requirements of S.I. No. 436 of 2004 (as amended). Article 14A(2) of the Planning and Development Regulations 2001, as amended states that:

“Where a planning authority proposes to prepare or amend a local area plan referred to in sub-article (1), the planning authority shall, prior to giving notice under section 20(3) of the Act, consider whether or not implementation of the local area plan or amended plan would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A.”

The Screening for SEA has had regard to applicable legislation (above) and to current guidance, including:

- SEA of Local Authority Land Use Plans – EPA Recommendations and Resources (EPA, 2024);
- Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening (EPA, 2021);

¹ SEA Directive: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

² See Section 9(1)(a)

³ Section 5(c)

- Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities (DHLGH, 2022);
- The Planning System and Flood Risk Management Guidelines for Planning Authorities' (OPW, 2009);
- Ireland's Environment – An Integrated Assessment 2020 (EPA, 2020).
- EPA AA Geo Tool: <https://gis.epa.ie/EPAMaps/AAGeoTool>
- EPA SEA WebGIS Tool: <https://gis.epa.ie/EPAMaps/SEA>
- EPA Catchments: <https://www.catchments.ie/maps/>

2.2 Appropriate Assessment (AA)

Articles 6(3) and 6(4) of Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') require Appropriate Assessment (AA) to be carried out where a plan or project is likely to have a significant impact on a Natura 2000 site. Natura 2000 sites include:

- Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC), designated for the conservation of Annex I habitats and Annex II species of the Habitats Directive; and
- Special Protection Areas (SPA), designated for the protection of Annex I birds of Directive 2009/147/EC on the conservation of wild birds (the 'Birds Directive') and other regularly occurring migratory birds and their habitats.

Stage 1 in the AA process is to establish whether AA is required for the particular plan or project. This stage is referred to as 'screening for the requirement for AA', and its purpose is to determine:

- Whether a plan or project is directly connected to or necessary for the management of the site; and
- Whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a Natura 2000 site in view of its conservation objectives.

As set out in Department Circular Letter SEA 1/08 & NPWS 1/08⁴ (15 February 2008), Screening for AA is of relevance to SEA in that "where following screening, it is found that the draft plan or amendment may have an impact on the conservation status of a Natura 2000 site or that such an impact cannot be ruled out, adopting the precautionary approach:

- An AA of the plan must be carried out, and
- In any case where SEA would not otherwise be required, it must also be carried out."

Hence, if the LAP requires AA, it shall also require SEA.

The LAP has been screened for the requirement for AA. The AA Screening Report, (BSM, 2024) has concluded that:

"Following review of the Flemington Local Area Plan against the Conservation Objectives of the relevant European sites, it is concluded that there is no possibility that the implementation of the Plan could result in any likely significant effects on European sites on its own or in combination with other plans and programmes. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

In view of best scientific knowledge therefore, this report concludes that the implementation of the Flemington Local Area Plan, individually or in combination with another plan or project, is not likely to have a significant effect on European sites under Article 6 of the Habitats Directive (92/43/EEC) in light

⁴ NPWS SEA letter: <https://www.npws.ie/sites/default/files/general/circular-sea-01-08.pdf>

of their conservation objectives. The Plan does not require an Appropriate Assessment and the preparation of a Natura Impact Report.”

2.3 Strategic Flood Risk Assessment (SFRA)

A SFRA has been prepared in accordance with the OPW Guidelines for the lands (McCloy Consulting, 2024). The SFRA provides a detailed assessment of all sources of flood risk within the Plan Area. It is noted that while the Plan Area is affected by pluvial flooding, no fluvial or coastal flood risk has been identified.

Therefore, in line with the OPW Guidelines and SFRA, the Plan Area is wholly located in Flood Zone C and as such, the lands are appropriate for development of any vulnerability classification.

2.4 Consultation

2.4.1 Pre-draft Consultation

Fingal County Council published a Strategic Issues Paper in relation to the Pre-Draft Flemington Local Area Plan. The consultation period ran from 1 February 2024 to 1 March 2024 and a public drop-in information session was held in Balbriggan on 13 February 2024. Sixteen submissions were received during this period and the issues raised were considered in the making of the LAP.

2.4.2 Consultation on Potential Environmental Effects

On the 16 May 2024, Fingal County Council notified the environmental authorities specified in Article 13A(4) that the Planning Authority intended to prepare the Flemington Local Area Plan. The notice stated that the planning authority must determine whether or not implementation of the local area plan would be likely to have significant effects on the environment and that, in so doing, it must take account of the relevant criteria set out in Schedule 2A of S.I. 436 / 2004 as amended by S.I. 201 of 2011. In this regard, a submission or observation in relation to whether or not the implementation of the local area plan would be likely to have significant effects on the environment may be made to the Planning Authority within 4 weeks from the date of the notice.

The notice was issued to:

- Environmental Protection Agency (EPA);
- Department of Housing, Local Government and Heritage;
- Development Applications Unit (DAU);
- Department of Environment, Climate and Communications;
- Department of Agriculture, Food & the Marine, and
- Surrounding planning authorities of Dublin City, Kildare, Meath and South Dublin.

The EPA provided a submission highlighting relevant legislation and guidance in relation to Strategic Environmental Assessment (SEA), including reference to the *State of the Environment Report – Ireland’s Environment 2020*, and to SEA Determination. These aspects have been included as appropriate in this report. It is noted that the Environmental Report prepared as part of the SEA for the Fingal Development Plan 2023-2029 addressed the issues raised in the *State of the Environment Report – Ireland’s Environment 2020*.

The Development Applications Unit (DAU) of the Department of Housing, Local Government and Heritage made a submission in relation to Architectural Heritage and Nature Conservation. Under *Architectural* the submission drew attention to the ‘*Architectural Heritage Protection: Guidelines for Planning Authorities*’, and

highlights additional resources in relation to architectural heritage. The LAP includes Objective 4.7 specifically addressing architectural heritage (refer to section 3 of this report and to the LAP itself).

In terms of Nature Conservation the submission drew attention to the value of existing hedgerows, noting that the *“proposed LAP should aim as far as possible to preserve the townland boundary hedgerow between Flemingstown and Bremore and hedgerows along Flemington Lane as well as those on the boundaries of the LAP lands.”* The submission also highlighted the requirement for Bird Surveys, noting that if breeding yellowhammer and tree sparrow *“are found to occur in the LAP lands, landscaping measures should be designed where feasible to preserve their nesting sites”*. The LAP includes Objective 4.4 specifically tree and hedgerow surveys and protection of existing biodiversity value of the LAP lands (refer to section 3 of this report and to the LAP).

Meath County Council, in its submission to FCC, stated that it had *no comments to make*.

2.4.3 Consultation on the Draft Plan

The Draft Flemington Local Area Plan went on public display from Tuesday 10 September 2024 to Tuesday 22 October 2024 (inclusive of both dates) at the Fingal County Council Offices at County Hall, Main Street, Swords, County Dublin and Grove Road, Blanchardstown, Dublin 15, as well as at Balbriggan Library, George’s Square, Balbriggan, County Dublin and on the County Council’s online portal: <https://consult.fingal.ie/en/browse>.

Refer to **Section 5** (Public Consultation – Draft Flemington Local Area Plan) for further details.

Further details on submissions made are included in the Chief Executive’s report (FCC, December 2024).

3 Description of the Flemington Local Area Plan

3.1 Overview

The lands at Flemington, which adjoin the existing urban area of north Balbriggan, are zoned 'RA-Residential Area' to "Provide for new residential communities subject to the provision of the necessary social and physical infrastructure" in the Fingal Development Plan 2023-2029. The vision associated with the zoning is to "Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities". The Fingal County Development Plan 2023-2029 also identified that development of the Flemington lands is subject to a Local Area Plan (LAP 4.B).

The Local Area Plan sets out the Vision, Key Themes and Strategic Objectives intended to guide the long term and sustainable development of the identified Flemington lands.

The LAP area comprises parcels of undeveloped land that are strategically located within the northern area of Balbriggan and directly adjacent to the existing urban footprint of the town. Existing residential areas are located to the south of Flemington Lane with rural lands situated to the north.

The lands are within walking and cycling distance of the coastal area to the east and town centre to the south. The LAP lands are proximate to the proposed Fingal Coastal Way and Bremore Regional Park. The strategic and undeveloped nature of the LAP lands can offer new residents a good quality of life while respecting the amenities of those who presently reside in the local area.

3.2 Vision, Key themes and Strategic Objectives

3.2.1 Vision

The principal aim of the LAP is to facilitate the co-ordinated and sustainable development of the Flemington lands through the provision of a framework of specific LAP policies and development objectives alongside those contained within the Fingal Development Plan.

The LAP is underpinned by a vision which is intended to guide the future growth of the lands as a new residential neighbourhood within the settlement of Balbriggan and to be consistent with its Residential Area (RA) zoning objective which seeks to "provide for new residential communities subject to the provision of the necessary social and physical infrastructure".

The vision statement for the LAP has been principally informed by comments and feedback received during the public consultation process, a detailed analysis of the existing local context, the identification of key themes and requisite planning policy and guidance.

Comments received during the consultation process are important as they give the local community the opportunity to positively inform the shared vision and to shape the future development of their local area.

The Vision Statement is as follows:

"The shared vision for Flemington is to promote the sustainable development of the LAP lands at a level that is appropriate for the existing local context through the delivery of a new residential neighbourhood that will offer a variety of new homes and a quality place to live. The new residential neighbourhood will be supported by community facilities, high quality public open space and active travel measures that will meet the needs of the future population in the area and generate a strong sense of community."

Achieving this vision will incorporate a development approach for the LAP lands that will sustainably balance the need for a new residential neighbourhood alongside key environmental considerations through the application of objectives as set out in the following sections of this chapter and throughout this LAP.

3.2.2 Key themes

3.2.2.1 Homes for All

A key objective of the LAP is to provide new homes within a new urban neighbourhood for people of all ages and to accommodate a variety of housing needs.

Fingal Development Plan 2023-2029 states that the Council will ensure that suitable housing for older people is a mandatory inclusion in all future LAPs and Masterplans. Objective SPQHO19 '*Range of Housing Options for Older People*' of the Development Plan seeks to promote a range of housing options within Fingal to cater for the housing needs and care requirements of older people. This includes independent and assisted living options and to support and promote the provision of specific purpose-built accommodation, including retirement villages, 'right-sizing' housing options and measures to ensure housing is adaptable to enable older people to continue living in their homes or in a home more suited to their needs. All LAPs and Masterplans will be assessed for suitability to provide housing for older people. Where there is an identified need or local demand, the appropriate housing option(s) will be included in the plan.

3.2.2.2 Creating Communities

The LAP is being brought forward to ensure the co-ordinated and proper planning of the identified lands. This approach can positively assist with creating communities within a liveable neighbourhood where people will feel welcome and part of a new place.

The creation of a new sustainable community in Flemington will be dependent on a number of factors. In particular, it will be important that the new resident population is supported by the delivery of an appropriate level of social infrastructure. It will also be important that the design of the new buildings and open spaces, for example, on the lands promotes social inclusion especially in terms of accessibility and use. Such development can generate a strong sense of community spirit.

3.2.2.3 Active Travel

The objectives of the LAP will seek to ensure that active travel infrastructure is identified for the lands so that residents have realistic alternative options to the private car. This accords with the Development Plan that seeks to secure the development of a high-quality, connected and inclusive pedestrian and cycling network and provision of supporting facilities / infrastructure across the County.

An active travel spine has been identified to run centrally through the LAP lands. This infrastructure provision will enable sustainable connectivity to all Character Areas within the LAP lands and to other active travel proposals along the R132 Route to the east, thereby promoting increased levels of pedestrian and cyclist activity.

3.2.2.4 Green Spaces & Public Spaces

The character areas proposed within the lands will provide a variety of green and public spaces for future residents to enjoy. It is anticipated that the existing community in Flemington will avail of these areas also.

A key element regarding the open space areas in general is to ensure they are shared spaces that are welcoming and inclusive to all. Their design and quality will play a role in how successful these spaces are, so

it is imperative they are visually attractive, safe and secure, well maintained and accessible for people of physical abilities.

The green spaces and public spaces that will be brought forward on the LAP lands will provide a key infrastructural role supporting the future population growth in Flemington. They will also make a positive contribution to healthy placemaking that forms a key part of the strategic vision of the Development Plan.

3.2.2.5 Environment & Climate Action

Strategically, the preparation of a LAP for Flemington will ensure that its future development as a new residential neighbourhood will be undertaken in a sustainable manner that affords as much protection as possible to the natural environment and provides for a climate resilient environment.

3.2.2.6 Character Areas

The overall LAP layout is shown in **Figure 3.1**. The development strategy for the lands is proposed through the creation of 4 no. character areas (see **Figure 3.2**) that will comprise a variety of residential typologies, open space areas, active travel routes, community uses and Active Travel Hubs. Each character area will respond specifically to its defined area within the LAP lands.

Advantages of implementing a strategy centred on different character areas will ensure that future development is, *inter alia*, defined by providing variety in the built form and avoiding monotony in architectural design and scale. It also assists in creating a mix of residential typologies across the LAP lands, uses that can be spatially arranged and placed in the optimum locations, a diversity of open spaces areas that support residential buildings and ensuring all areas are accessible by active travel infrastructure.

Detailed information in respect of the character areas is provided in Chapter 5 of the LAP.

Figure 3.1 Proposed Flemington LAP Development Layout



Figure 4.2 Proposed Flemington LAP Character Areas



3.2.2.6.1 Character Area 1

Character Area 1 (CA1) is located at the eastern end of the LAP lands and has frontage to the adjacent R132 route that provides onward access to Drogheda to the north and Balbriggan town centre to the south. The existence of mature vegetation to the eastern boundary obscures views of CA1 from the public road. Adjacent and south of CA1 is a long established ribbon of detached and semi-detached dwellings accessed via Flemington Lane and which are set on elongated plots. To the east of CA1 and on the opposite side of the R132 route are the new grounds of O'Dwyers GAA Club incorporating new playing pitches and clubhouse building. The Club has relocated from its previous site on Hamlet Lane to the south of Flemington.

CA1 measures an area of c.4.38 ha (net). Residential development within this character area will comprise a mix of residential typologies and may include townhouse, duplexes and apartment typologies with unit sizes generally ranging from 1-4 bedrooms.

In terms of public open space, CA1 will provide c.0.35 ha along with c.1,000 sqm - c.1,100 sqm of commercial floorspace and c.700 sqm - c.800 sqm of community floorspace. An active travel hub adjacent to the R132 route is proposed alongside the community use. CA1 will provide the eastern point for accessing the active travel spine that will be accessible from the R132.

3.2.2.6.2 Character Area 2

Character Area 2 (CA2) is situated within the eastern portion of the LAP lands and west of CA1. The southern boundary of CA2 adjoins the aforementioned ribbon of dwellings on Flemington Lane. Access to this agricultural field is taken via an informal laneway off Flemington Lane. For clarity, this laneway is not included within the boundary of the LAP lands.

CA2 measures an area of c.2.26 ha (net). Residential development within this character area will comprise a mix of residential typologies such as townhouses and duplex units with unit sizes generally ranging from 2-4 bedrooms. Areas of public open space in CA2 measure c.0.34 ha.

3.2.2.6.3 Character Area 3

Character Area 3 (CA3) is located centrally within the LAP lands and has frontage to Flemington Lane and existing dwellings situated at Dún Saithne View. This character area is located west of CA2.

CA3 measures c.2.8 ha in area (net). Residential development in this character area will comprise a mix of typologies such as townhouse and duplex units ranging in size from 2-4 bedrooms. Community use floorspace (c.1,500 sqm – c.1,600 sqm) will be provided within CA3. Areas of public open space measure c.0.62 ha.

3.2.2.6.4 Character Area 4

Character Area (CA4) is situated within the western portion of the LAP lands and north of the established Dún Saithne and New Haven residential developments. This character area has direct frontage to Flemington Lane and measures c.3.27 ha in area (net). CA4 will provide a mix of residential typologies such as townhouses, duplexes and apartment units, with unit sizes generally ranging from 1-4 bedrooms.

3.2.3 Strategic Objectives

Strategically, the LAP lands will assist with meeting the identified need for new housing in Balbriggan as set out by the Core Strategy of the Fingal Development Plan.

It is imperative that new residential development is brought forward at a density that is appropriate for its location and local context. New and existing local residents will benefit from the proposed areas of open spaces, active travel infrastructure, proximity to local services and amenities both within the LAP lands and within the wider locale.

The LAP is underpinned by the following strategic objectives emerging from the key themes that will deliver the Vision and guide the future sustainable development of the lands.

3.2.3.1 Homes for All

Strategic Objective: Promote mixed typologies, tenures and sizes of residential development that will accommodate a diverse range of identified local housing requirements and assist with promoting balanced community development.

3.2.3.2 Creating Communities

Strategic Objective: Support the provision of socially inclusive community development and associated infrastructure that will contribute to the growth and development of a new residential neighbourhood, thereby creating a sustainable community where residents will enjoy a good quality of life.

3.2.3.3 Active Travel

Strategic Objective: Facilitate the use of active modes of travel through the delivery of physical infrastructure that promotes sustainable movement by walking and cycling modes within a connected, legible and accessible residential neighbourhood.

3.2.3.4 Green Spaces & Public Spaces

Strategic Objective: Identify the appropriate locations within the LAP lands to facilitate a variety of high quality green spaces and public spaces that appropriately complement the built form and which provide attractive, safe and inclusive amenity areas for residents.

3.2.3.5 Character Area

Strategic Objective: Implement a development approach for the future growth of the LAP lands that identifies individual character areas that will support a variety of residential, commercial and community development, public open space areas and active travel infrastructure in order to achieve balanced community development.

3.2.3.6 Environment

Strategic Objective: Ensure the future growth of the LAP lands are undertaken in a manner that is sustainable over the long term, where new development proposals can assist with decarbonising the built environment while mitigating any significant impacts upon the natural green and blue environment.

3.2.4 Environmental and Sustainability Objectives

Objective 4.1: Development of the LAP lands will be undertaken in a sustainable manner so as to assist with County's decarbonisation targets as set out within the Fingal County Council Climate Action Plan 2024-2029.

Objective 4.2: Planning applications for new proposals should, in terms of best practice, be accompanied by a Sustainability Statement (or similar) detailing the overall sustainability of the proposed scheme.

Objective 4.3: Development of each character area should seek to maximise its biodiversity value through the inclusion of an interconnected network of green and blue infrastructure that will maximise the biodiversity value of the LAP lands.

Objective 4.4: Development proposals within each character area shall be accompanied by botanical tree and hedgerow surveys and should seek to retain existing trees and hedgerows in so far as possible in order to protect the biodiversity value of the LAP lands.

Objective 4.5: Planting plans will accompany development proposals and provide detailed information regarding the retention, removal and new planting of hedgerow and trees and other vegetation as appropriate. Development proposals shall also be accompanied by bird surveys.

Objective 4.6: Development proposals shall be sensitively designed in order to account of the existing local landscape character of the LAP lands.

Objective 4.7: Planning applications shall clearly demonstrate that development proposals on the LAP lands will not result in any adverse impacts upon archaeology or the built heritage.

Objective 4.8: All new buildings shall be designed to be as energy efficient as possible and to be constructed from materials that have low to zero embodied energy and CO₂ emissions.

Objective 4.9: Support and promote best practice in the use of renewable energy infrastructure and technologies in all new residential, commercial and community buildings.

Objective 4.10: New residential, commercial and community developments will be encouraged to explore the possibility of providing on-site energy production, where feasible, as part of development proposals.

Objective 4.11: The objectives and actions as contained within the Fingal Biodiversity Action Plan 2023-2030 shall be taken into consideration for all development proposals.

3.2.5 Character Area Objectives

Objective 5.1: Facilitate the sustainable development of the LAP lands in collaboration with landowners and stakeholders.

Objective 5.2: Support new proposals that have due regard to the identified character areas in order to promote a co-ordinated development strategy across the entirety of the LAP lands.

Objective 5.3: Ensure proposals provide for an appropriate level of connectivity and sustainable linkage between the character areas in order to prevent piecemeal development.

Objective 5.4: Proposals within each character area must provide a variety of residential development that will be suitably complemented by shared open space areas, public realm and active travel routes.

Objective 5.5: Design of new proposals must take account of the requirement to facilitate the development of a central active travel spine through the entirety of the LAP lands commencing in CA4 at Flemington Lane (west) and terminating in CA1 on the R132 Route (east).

Objective 5.6: Provide good quality housing that can accommodate specific needs through the provision of a range of typologies and unit sizes and, in particular, the housing requirements of the elderly, marginalised groups and those with disabilities.

Objective 5.7: Promote and encourage a Universal Design approach for all new development within each character area in order to facilitate an inclusive and sustainable urban environment (as per Policy SPQHP06 of the Fingal Development Plan).

Objective 5.8: Design of new housing should take account of the occupier as they age and incorporate flexible and adaptable layouts.

Objective 5.9: Enhance the visual quality of the streetscape by requiring residential development to have frontage onto Flemington Lane so as to assist with fostering a sense of community engagement within a pedestrian-friendly streetscape.

Objective 5.10: Promote high standards of building facade design to ensure integration with the existing local context thereby enhancing visual character and sense of place.

Objective 5.11: Ensure that public open space and recreation areas are appropriately located so as to avail of passive surveillance so as to safeguard the welfare and safety of users.

Objective 5.12: The hierarchy of proposed open space areas within the character areas shall conform with Table 4.2 ('Public Open Space and Play Space Hierarchy and Accessibility Standards') of the Fingal Development Plan.

Objective 5.13: Planning applications for all medium to large scale proposals shall be accompanied by a Design Statement that clearly demonstrates compliance with Development Plan Standards and addresses the contextual and design issues that have been considered as part of the proposal.

3.2.6 Movement and Transport Objectives

Objective 6.1: Ensure delivery of the appropriate infrastructure in line with the proposed hierarchy of streets and in accordance with the Design Manual for Urban Roads and Streets and the Cycle Design Manual to function as urban streets and to accommodate multi-modal movements, create a sense of place and contribute to the public realm.

Objective 6.2: Deliver the link street and necessary works for residential development as provided for within the Fingal Development Plan and in accordance with the Phasing Strategy set out in Chapter 9 of this Plan.

Objective 6.3: Provide safe walking and cycling links within the character areas in order to support a comprehensive sustainable movement network with appropriate directional signage including cyclist priority crossings and cycling parking.

Objective 6.4: Provide two new Active Travel Hubs, one at the northern gateway in CA1 along the R132 Route and a second hub on Flemington Lane in CA4.

Objective 6.5: Ensure that engagement with residents, businesses, and transportation providers is undertaken in understanding their needs and ensuring that the Active Travel Hubs serve the community effectively.

Objective 6.6: Facilitate a central active travel spine commencing in CA4 at Flemington Lane (west) and terminating in CA1 on the R132 Route (east) in order to promote sustainable movement for future residents.

Objective 6.7: Promote increased active travel linkages from the character areas onto Flemington Lane in order to facilitate increased permeability and sustainable travel patterns.

Objective 6.8: Examine the feasibility of providing a new signalised pedestrian/cyclist crossing on the R132 Route so as to provide increased and safe connectivity with the LAP lands.

Objective 6.9: Promote the provision of reduced parking standards for residential and commercial land uses.

Objective 6.10: Minimise the requirement for surface car parking through innovative design and the implementation of a Mobility Management Plan for all residential developments.

3.2.7 Sustainable Water Management Objectives

Objective 7.1: Development proposals shall incorporate Sustainable urban Drainage Systems (SuDS) measures in order to facilitate nature-based infrastructure solutions and an urban greening approach.

Objective 7.2: Development proposals shall be designed in accordance with the Greater Dublin Regional Code of Practice for Drainage Works (as amended) and have particular regard to Fingal County Council's Green and Blue Infrastructure for Development Guidance Note (November 2021) (and as subsequently amended).

Objective 7.3: Development proposals shall be supported by a Surface Water Management Plan that will comprehensively assess the existing and future surface water network conditions.

Objective 7.4: Development proposals shall provide for separate surface water and wastewater networks in accordance with the Fingal Development Plan and in agreement with Uisce Éireann.

Objective 7.5: Promote the inclusion of rainwater harvesting and grey water reuse measures and other appropriate water-efficient systems within the design of new buildings.

Objective 7.6: Development proposals will only be permitted where it can be clearly demonstrated there is availability of and adequate capacity within the water supply, surface water and wastewater disposal networks and in agreement with Uisce Éireann.

Objective 7.7: Require development proposals to demonstrate that, both individually and cumulatively with other developments, that it would not adversely impact the objectives of the Water Framework Directive.

3.2.8 Creating Communities Objectives

Objective 8.1: Proposals within each character area must clearly demonstrate how they promote balanced development and will contribute to the establishment of sustainable communities.

Objective 8.2: Engage with local community groups and residents and other interested parties to identify the optimal use of proposed community use floorspace.

Objective 8.3: Facilitate and deliver a range of community-related uses in character areas CA1, CA3 and CA4 to encourage community participation while promoting such uses as being flexible in nature to accommodate changing needs over time.

Objective 8.4: Large residential and mixed use development proposals shall be supported by a social infrastructure audit to identify community-related requirements.

Objective 8.5: Community amenities and facilities that will support the future resident population should be multi-functional in use in order to accommodate the needs of all age groups and to promote community cohesion.

Objective 8.6: Development proposals shall incorporate the principles of Universal Design so as to deliver accessible, useable, safe and connected streetscapes and public spaces that will positively influence the quality of life of future residents and promote social interaction.

Objective 8.7: Promote a variety of shared and inclusive open space and recreation areas within each character area that can be accessed by persons of all ages and abilities.

Objective 8.8: Childcare requirements shall be identified within development proposals and brought forward in accordance with the provisions of the Childcare Facilities: Guidelines for Planning Authorities (2001) (and as subsequently amended).

Objective 8.9: Community development proposals shall be supported by the required level of infrastructural services in agreement with the appropriate service providers.

3.2.9 Phasing of Development Objective

Objective 9.1: It is an objective of this Local Area Plan that the central active travel spine and new link street are provided as part of the overall development proposals brought forward in Phase 1.

4 Screening for Requirement for SEA

4.1 Relationship to Fingal Development Plan 2023-2029

The Fingal Development Plan 2023-2029 was subject to Strategic Environmental Assessment and Appropriate Assessment. In the Development Plan the LAP lands are zoned for residential development and no new zoning or changes to the zoning are proposed in the LAP.

The lands at Flemington, which adjoin the existing urban area of north Balbriggan, are zoned 'RA-Residential Area' to "Provide for new residential communities subject to the provision of the necessary social and physical infrastructure" in the Development Plan.

The vision associated with the zoning is to "Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities".

The Fingal County Development Plan 2023-2029 also identified that development of the Flemington lands is subject to a Local Area Plan (LAP 4.B).

4.2 Screening for SEA with regard to Schedule 2A

The screening for the requirement for SEA has been conducted in accordance with the criteria set out in Schedule 2A of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011.

The criteria are set out under two principal headings:

- Characteristics of the Plan; and
- Characteristics of the effects and of the area likely to be affected.

The corresponding sub-criteria are addressed in [Tables 4.1](#) and [4.2](#), below, respectively.

Table 4.1: Characteristics of the Plan, having regard, in particular, to:

<i>The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources</i>
<p>The Flemington Local Area Plan will provide a framework for the planned, coordinated and sustainable development of c.17.4 hectares of residential zoned lands located adjacent to similar residential land uses in north Balbriggan. The LAP proposes a residential and associated development in 4 character areas with a variety of public open spaces and areas for recreation as well as addressing climate action. The LAP seeks to promote a modal shift in relation to how people move around the Flemington locale with a focus on utilising active modes of travel especially for short journeys.</p> <p>The lands are zoned for residential development in the Fingal Development Plan 2023-2029, which itself was subject to Strategic Environmental Assessment and Appropriate Assessment. There is no change to the findings of the Strategic Environmental Assessment (SEA) and associated environmental report and statement prepared for the Fingal Development Plan arising from the LAP.</p> <p>While the LAP sets a development framework at a local level, the plan is also subservient to the Development Plan and aligns with the policies and objectives for proper planning and sustainable development and environmental protection as detailed in the higher level plan.</p>

<p><i>The degree to which the plan influences other plans, including those in a hierarchy</i></p>
<p>The LAP is subservient to the Development Plan and no new land use zonings are proposed. The LAP aligns with the policies and objectives for proper planning and sustainable development and environmental protection as detailed in the higher level plan.</p> <p>The lands are zoned for residential development in the Fingal Development Plan 2023-2029, which itself was subject to Strategic Environmental Assessment and Appropriate Assessment. There is no change to the findings of the Strategic Environmental Assessment (SEA) and associated environmental report and statement prepared for the Fingal Development Plan arising from the LAP.</p> <p>The LAP has no influence on other plans, including those in a hierarchy.</p>
<p><i>The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development</i></p>
<p>The LAP is subservient to the Fingal Development Plan 2023-2029 and the LAP aligns with the policies and objectives for proper planning and sustainable development and environmental protection as detailed in the higher level plan.</p> <p>The content of the LAP has been informed by environmental assessments, including this screening for Strategic Environmental Assessment (SEA) and Strategic Flood Risk Assessment (SFRA) undertaken in parallel with the drafting of the LAP, thereby ensuring integration and consideration of environmental issues. In this regard the LAP includes a Strategic Objective for the protection of the environment as well as a series of Environmental and Sustainability Objectives and Sustainable Water Management Objectives (refer to sections 3.2.4 & 3.2.7 respectively of this report and to the LAP).</p> <p>The LAP allows for integration of environmental considerations and seeks to promote sustainable development.</p>
<p><i>Environmental problems relevant to the plan or programme</i></p>
<p>The lands are zoned for residential development in the Fingal Development Plan 2023-2029, which itself was subject to Strategic Environmental Assessment and Appropriate Assessment. There is no change to the findings of the Strategic Environmental Assessment (SEA) and associated environmental report and statement prepared for the Fingal Development Plan arising from the LAP.</p> <p>The LAP is subservient to the Development Plan and no new land use zonings are proposed. The LAP aligns with the policies and objectives for proper planning and sustainable development and environmental protection as detailed in the higher level plan.</p> <p>The environmental problems relevant to Fingal County are detailed in the baseline section of the Environmental Report prepared as part of the Strategic Environmental Assessment for the Fingal Development Plan 2023-2029.</p> <p>The LAP does not give rise to environmental problems for the plan area.</p>
<p><i>The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection)</i></p>
<p>The Fingal Development Plan includes a wide range of policies and objectives in relation to implementation of European Union legislation on the environment and the LAP is subservient to the Development Plan. The LAP aligns with the policies and objectives for proper planning and sustainable development and environmental protection as detailed in the higher level plan.</p>

The lands are zoned for residential development in the Fingal Development Plan 2023-2029 and no new zonings are proposed. The LAP includes for integration of European Union legislation on the environment (e.g. plans linked to waste management or water protection).

Table 4.2: Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

<i>The probability, duration, frequency and reversibility of the effects</i>
<p>The lands are zoned for residential development in the Fingal Development Plan 2023-2029 and no new zonings are proposed.</p> <p>The implementation of the LAP will not result in significant effects on the environment. While it is probable that some not significant effects will arise these will be of temporary or short duration.</p>
<i>The cumulative nature of the effects</i>
<p>The LAP is subservient to the Fingal Development Plan 2023-2029, which itself was subject to Strategic Environmental Assessment and Appropriate Assessment. The lands are zoned for residential development in the Development Plan and no new zonings are proposed.</p> <p>No cumulative effects on the environment arise from the LAP and there is no change to the findings of the Strategic Environmental Assessment (SEA) and associated environmental report and statement prepared for the Fingal Development Plan 2023-2029.</p>
<i>The trans-boundary nature of the effects</i>
<p>The local area plan will have no national, regional or inter-county transboundary effects, over and above the effects of the strategy, policies and objectives of the Development Plan.</p>
<i>The risks to human health or the environment (e.g. due to accidents)</i>
<p>The local area plan would not give rise to risks to human health or the environment due to accidents owing to the limited scale, nature and character of the plan area. The framework established in the LAP is consistent with the existing and current land use and no new land use zonings or changes to land use zonings are proposed.</p> <p>The LAP will not give rise to effects for human health or the environment.</p>
<i>The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</i>
<p>The LAP is subservient to the Fingal Development Plan 2023-2029, which itself was subject to Strategic Environmental Assessment and Appropriate Assessment. The lands are zoned for residential development in the Development Plan and no new zonings are proposed.</p> <p>The LAP will not give rise to significant effects and the issue of the magnitude or spatial extent of likely significant effects does not arise. Any not significant effects will be localised and temporary or short-term in duration.</p>
<i>The value and vulnerability of the area likely to be affected due to:</i>
<i>(a) special natural characteristics or cultural heritage</i>

No aspects of special natural characteristics or cultural heritage will be affected.
<i>(b) exceeded environmental quality standards or limit values</i>
No environmental quality standards or limit values will be exceeded.
<i>(c) Intensive land-use</i>
<p>The lands are currently in agricultural use, with similar land use to the immediate north. Established residential areas lie to the south. The lands are zoned for residential development in the Development Plan and no new zonings are proposed.</p> <p>No effects due to intensive land use will arise.</p>
<i>The effects on areas or landscapes which have a recognised national, European Union or international protection status</i>
<p>The lands which are subject to the LAP do not have any recognised national, European Union or international protection status.</p> <p>The LAP has been subject to screening for Appropriate Assessment (refer to section 2.2 of this report or to the AA Screening Report (BSM, 2024).</p> <p>The implementation of the LAP will not result in any significant effect on areas or landscapes which have a recognised national, European Union or international protection status and there is no change to the findings of the Strategic Environmental Assessment (SEA) and associated environmental report and statement prepared for the Fingal Development Plan 2023-2029.</p>

5 Public Consultation – Draft Flemington Local Area Plan

The Draft Plan was screened for the requirement for Appropriate Assessment (AA) (BSM, September 2024) and Strategic Environmental Impact Assessment (SEA) (BSM, September 2024). The screening of the Draft Plan for the requirement for SEA included a screening against the criteria set out in Schedule 2A of S.I. 436/2004, as amended by S.I. 201/2011 (refer to Section 4.2). The finding of the screening assessments was that the Draft Flemington Local Area Plan would not give rise to likely significant effects on the environment, including on European sites, and therefore, would not require Appropriate Assessment or Strategic Environmental Assessment.

A total of 22 no. submissions were received in relation to the Draft Flemington Local Area Plan during the public display period, including submissions from Transport Infrastructure Ireland (TII), the Environmental Protection Agency (EPA), Meath County Council (MCC), the Department of Transport (DoT), the Department of the Environment, Climate and Communications (DECC), the National Environmental Health Service (EHS) of the Health Services Executive (HSE), the Office of Public Works (OPW), the Department of Education (DoEd), the Department of Housing, Local Government and Heritage (DoHLGH), the Office of the Planning Regulator (OPR), Uisce Éireann (UÉ), the National Transport Authority (NTA) and others.

The Chief Executive prepared a report on the Submissions and Observations received on the Draft Flemington Local Area Plan and circulated the report to the Members. The Chief Executive Report responds to each of the submissions and observations and sets out a number of proposed recommendations for non-material amendments to the Draft Plan.

The non-material amendments were screened for the requirement for Appropriate Assessment and Strategic Environmental Assessment and no likely significant environmental effects were identified. Refer to Table 7.1 below.

In conclusion, the proposed non-material amendments do not result in likely or potential adverse impacts on the environment or on European sites and as such do not require Appropriate Assessment and / or Strategic Environmental Assessment.

A meeting of Fingal County Council was held on 09 December 2024 at which the Draft Flemington Local Area Plan and the Chief Executive's Report on Submissions and Observations were discussed. All of the recommendations in the Chief Executive's Report were accepted.

In the following table, text deleted from the Draft Local Area Plan is shown ~~red strikethrough~~, while new text is shown *green italic*.

Table 5.1 Screening of the Recommended Non-material Amendments for Appropriate Assessment (AA) and for Strategic Environmental Assessment (SEA)

Chief Executive's Recommendation (with reference to Draft Flemington LAP)	Recommended Proposed Non-material Amendment (Deleted text in red strikethrough) (Inserted text in <i>green italic bold</i>)	Screening for Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA)
<p>CER 1 Executive Summary Public Consultation</p>	<p>Amend as follows: The statutory public consultation period for the Draft Flemington LAP will take <i>took</i> place between 10th September 2024 and 22nd October 2024. <i><u>A total of 22 no. submissions were received.</u></i></p>	<p>The recommended amendment provides for update on the progress of the preparation of the local area plan. No potential environmental effects arise. AA is not required. SEA in not required.</p>
<p>CER 2 CH 1 Introduction and Background Section 1.4 Pre-Draft Public Consultation</p>	<p>Amend as follows: 1.4 Pre-Draft Public Consultation The statutory public consultation period for the Draft Flemington LAP will take <i>took</i> place between 10th September 2024 and 22nd October 2024. <i><u>A total of 22 no. submissions were received.</u></i> Once the public consultation period has closed, the Council will consider <i>considered</i> all submissions received in the preparation of the Draft Flemington Local Area Plan. Elected Members will then decide to adopt the LAP or to make alterations.</p>	<p>The recommended amendment provides for update on the progress of the preparation of the local area plan. No potential environmental effects arise. AA is not required. SEA in not required.</p>
<p>CER 3 CH 7 Sustainable Water Management Section 7.7</p>	<p>Under Heading Challenges, text to be amended as follows: The capacity of the existing surface water drainage network in the Balbriggan area must be assessed regarding the expected demand of the development.</p>	<p>The recommended amendment provides for clarification in relation to</p>

Chief Executive's Recommendation (with reference to Draft Flemington LAP)	Recommended Proposed Non-material Amendment (Deleted text in red strikethrough) (Inserted text in <i>green italic bold</i>)	Screening for Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA)
<p>Water Infrastructure Challenges and Opportunities</p>	<p>If there is no capacity for the additional surface water, a new outfall will be required.</p> <p>Insert amending text as follows:</p> <p><i><u>The Sustainable Drainage Strategy (SDS) outlines that infiltration is likely to be feasible at the site (subject to standard infiltration / percolation testing as part of detailed design) which would be preferred to other forms of discharge from the site in line with the SuDS discharge hierarchy. In the event that infiltration is shown not to be entirely feasible, in the absence of open channel watercourses, any discharge would be to the surface water sewer network. In such event the capacity of the existing surface water drainage network must be assessed regarding the expected demand of the development. In the event of insufficient capacity and / or absence of available connection point, new connections / sections of sewer may be required. It is noted that in line with requirements of the SDS and Fingal CDP, flow from the site will be required to be limited to greenfield (i.e. pre-development) runoff rate and achieve sufficient pollutant removal in line with SDS and CIRIA SuDS Manual to ensure no increase in flood risk and enhancement of water quality both on- and off-site.</u></i></p>	<p>surface water treatment for the local area plan lands.</p> <p>No potential environmental effects arise.</p> <p>AA is not required.</p> <p>SEA in not required.</p>
<p>CER 4 CH 6 Movement and Transport Figure 6.5 Walking Isochrones Map.</p>	<p>Update Figure 6.5 as follows:</p> <p><i><u>Include the town bus route alignment.</u></i></p>	<p>The recommended amendment provides for update on public transport bus route alignment.</p> <p>No potential environmental effects arise.</p> <p>AA is not required.</p> <p>SEA in not required.</p>

Chief Executive's Recommendation (with reference to Draft Flemington LAP)	Recommended Proposed Non-material Amendment (Deleted text in red strikethrough) (Inserted text in <i>green italic bold</i>)	Screening for Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA)
CER 5 Replace and update the following images to address cartographical error	<p><u><i>Figure 1.1 Location of LAP Lands; Character Areas image on page 15; Figure 3.1 Proposed Flemington LAP Development Layout; Figure 4.3 Hedgerow locations; Figure 5.1 Character Areas; Figure 5.2 Character Area 1; Figure 5.5 Character Area 2; Figure 5.6 Character Area 3; Figure 5.7 Character Area 4; Figure 6.5 Walking Isochrones Map, Figure 6.8 LAP Street Hierarchy; Figure 6.10 Options for Active Travel Linkages onto Flemington Lane and the R132 Route, Figure 7.3 SuDS Concept Masterplan; Figure 8.3 proposed Community Uses in Character Area 1 adjacent to Plaza area and Active Travel Hub; Figure 9.1 Phasing of development.</i></u></p>	<p>The recommended amendment provides for update to 14 figures in the draft local area plan, which corrects a cartographical error. No potential environmental effects arise.</p> <p>AA is not required. SEA in not required.</p>
CER 6 Amend and update land area values as follows to address cartographical error	<p>Executive Summary Page 5 Replace c.17.4 hectares (gross) with 17.2 hectares (gross)</p> <p>CH 1 Introduction and Background Section 1.2 Flemington Page 7 Replace c.17.4 hectares with <i>c.17.2 hectares</i></p> <p>CH 5 Character Areas Table-Character Area 1 Page 24 Replace Gross Development Area c.5.57 hectares with <i>c.5.6 hectares</i></p> <p>CH 5 Character Areas Character Table -Character Area 4 Page 27 Replace Gross Development Area c.4.57 hectares with <i>c.4.4 hectares</i></p>	<p>The recommended amendment provides for an update to land area values, which corrects a cartographical error. The changes in the figures presented are marginal and not significant. No potential environmental effects arise.</p> <p>AA is not required. SEA in not required.</p>

Chief Executive's Recommendation (with reference to Draft Flemington LAP)	Recommended Proposed Non-material Amendment (Deleted text in red strikethrough) (Inserted text in <i>green italic bold</i>)	Screening for Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA)
<p>CE OPR CH 5 Character Areas Section 5.7 Character Areas Objectives</p>	<p>Insert new Objective (5.14) Character Areas Objectives as follows: <u><i>5.14 Proposals for residential development within each character area will be required to accord with the density ranges as set out for Key Town / Large Town (Suburban/Urban Extension) within the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (or any update thereof).</i></u></p>	<p>The recommended amendment ensures that the local area plan will comply with National Guidelines / Policy for residential densities. Potential positive environmental effects. No potential adverse environmental effects arise. AA is not required. SEA in not required.</p>
<p>CE OPR CH 6 Movement and Transport Section 6.8 Movement and Transport Objectives</p>	<p>Insert new Objective (6.11) in Section 6.8 Movement and Transport Objectives as follows: <u><i>6.11 Engage with transport providers regarding improvements in public transport accessibility within the LAP area, in order to develop an integrated, inclusive, and accessible network that supports all residents, including those with mobility challenges, to reach essential services, employment, and recreational destinations.</i></u></p>	<p>The recommended amendment confirms the requirement to engage with transport providers in terms of improvements in public transport accessibility. Potential positive environmental effects. No potential adverse environmental effects arise. AA is not required. SEA in not required.</p>

Chief Executive's Recommendation (with reference to Draft Flemington LAP)	Recommended Proposed Non-material Amendment (Deleted text in red strikethrough) (Inserted text in <i>green italic bold</i>)	Screening for Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA)
CE OPR CH 6 Movement and Transport Figure 6.10	Amend Figure 6.10 as follows: <i>Image to illustrate existing bus stops and routes together with the manner in which proposed LAP active travel measures link with existing public transport.</i>	The recommended amendment provides for update on public transport bus routes and links. No potential environmental effects arise. AA is not required. SEA is not required.
CE NTA CH 6 Movement and Transport Figure 6.5 Walking Isochrones Map	Update Figure 6.5 Walking Isochrones Page 32 to include town bus route alignment	The recommended amendment provides for update on public transport bus route alignment. No potential environmental effects arise. AA is not required. SEA is not required.
CE APP III Surface Water Management Plan and Strategic Flood Risk Assessment	Update Appendix III Strategic Flood Risk Assessment to reflect the requirements of the OPW. Please see amended SFRA document which accompanies this Chief Executive's Report for details of the amendments made.	The recommended amendment provides for revisions and clarifications in relation to baseline flood information having regard to a submission from the Office of Public Works (OPW submission to Draft LAP, 16 October 2024).

Chief Executive's Recommendation (with reference to Draft Flemington LAP)	Recommended Proposed Non-material Amendment (Deleted text in red strikethrough) (Inserted text in <i>green italic bold</i>)	Screening for Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA)
		No potential environmental effects arise. AA is not required. SEA in not required.
CE CH 4 Environment and Sustainability Section 4.9 Environment and Sustainability Objectives.	Include new Objective 4.12 within the Table Pg. 22 <u><i>Objective 4.12: It is a general objective of this LAP to support the achievement of the key messages as contained within the State of the Environment report and any subsequent editions of the report.</i></u>	The recommended amendment ensures that the local area plan has regard to the Key Messages in the State of the Environment Report. Potential positive environmental effects. No potential adverse environmental effects arise. AA is not required. SEA in not required.
CE CH 7 Sustainable Water Management Section 7.4 Foul Water Drainage	Amend Section 7.4 Foul Water Drainage as follows: The Stamullen Waste Water Upgrade Scheme is currently underway to address the limited capacity of the wastewater treatment plant (WWTP). The WWTP is located to the north west of Flemington in Stamullen, Co. Meath. The project involves two phases – the first of which is the installation of c.2km of twin rising mains and a gravity sewer on the R132 from the Delvin Bridge to Cardy Rock, Balbriggan, at which point it may connect into the sewer network	The recommended amendment provides for clarification in relation to foul water drainage. Uisce Éireann has confirmed (Submission to Draft LAP, 22 October 2024) that there “is sufficient headroom at the Barnageeragh Wastewater Treatment Plant to serve the LAP lands.”

Chief Executive's Recommendation (with reference to Draft Flemington LAP)	Recommended Proposed Non-material Amendment (Deleted text in red strikethrough) (Inserted text in <i>green italic bold</i>)	Screening for Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA)
	<p>which terminates in Skerries WWTP. Installation of this sewer line was completed in 2022.</p> <p>The second phase is currently under construction and includes a further 4km twin rising main, which has been completed, and the construction of a pumping station in place of the Stamullen Waste Water Treatment Plant. This will allow pumping of wastewater from this location to Skerries.</p> <p>It is proposed that all foul water from future development on the LAP lands be connected into this foul network for treatment at the Skerries WWTP, subject to engagement and agreement with Uisce Éireann and connection applications.</p> <p>It is likely that a pump station will be required for the development on the LAP lands due to the foul network at the proposed point of connection being a rising main.</p> <p>Include updated text as follows: <u><i>Having regard to foul water, it is most likely that the LAP lands will connect to the existing sewer network and go forward to Quay Street Pumping Station and then pumped forward to Barnageeragh Wastewater treatment Plant in Skerries.</i></u></p>	<p>No potential environmental effects arise.</p> <p>AA is not required.</p> <p>SEA in not required.</p>
<p>CE CH 7 Sustainable Water Management Section 7.7 Water Infrastructure Challenges and Opportunities</p>	<p>Amend Section 7.7 Water Infrastructure Challenges and Opportunities as follows:</p>	<p>The recommended amendment provides for clarification in relation to foul water drainage. Uisce Éireann has confirmed (Submission to Draft</p>

Chief Executive's Recommendation (with reference to Draft Flemington LAP)	Recommended Proposed Non-material Amendment (Deleted text in red strikethrough) (Inserted text in <i>green italic bold</i>)	Screening for Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA)
	<p>A foul sewage pump station may be required in order to connect to the rising main on the R132 Route to the Skerries Waste Water Treatment Plant (subject to confirmation from Uisce Éireann).</p>	<p>LAP, 22 October 2024) that the “<i>Quay Street wastewater pumping station serves the Balbriggan North area and can cater for the lands located north of Flemington Lane.</i>”</p> <p>No potential environmental effects arise.</p> <p>AA is not required. SEA in not required.</p>
<p>CE CH 4 Environment and Sustainability Section 4.9 Environment and Sustainability Objectives</p>	<p>Amend Objective 4.1 as follows: <i>Development of the LAP lands will be undertaken in a sustainable manner <u>so as to support the implementation of the Climate Action Plan 2024 and National Adaptation Framework 2024</u> so as to assist with <u>the County's decarbonisation targets as set out within the Fingal County Council Climate Action Plan 2024-2029.</u></i></p>	<p>The recommended amendment confirms the requirement to support the implementation of the Climate Action Plan 2024 and National Adaptation Framework 2024.</p> <p>Potential positive environmental effects. No potential adverse environmental effects arise.</p> <p>AA is not required. SEA in not required.</p>
<p>CE CH 4 Environment and Sustainability Section 4.9</p>	<p>Amend Objective 4.4 as follows:</p>	<p>The recommended amendment provides for inclusion of townland</p>

Chief Executive's Recommendation (with reference to Draft Flemington LAP)	Recommended Proposed Non-material Amendment (Deleted text in red strikethrough) (Inserted text in <i>green italic bold</i>)	Screening for Appropriate Assessment (AA) and Strategic Environmental Assessment (SEA)
Environment and Sustainability Objectives	Development proposals within each character area shall be accompanied by botanical tree and hedgerow surveys and shall seek to retain existing trees and hedgerows, <i><u>including townland boundaries</u></i> , in so far as possible in order to protect the biodiversity value of the LAP lands and <i><u>its historical context</u></i> .	boundaries as part of the consideration of biodiversity value on the local area plan lands. Potential positive environmental effects. No potential adverse environmental effects arise. AA is not required. SEA in not required.
CE CH 6 Movement and Transport Section 6.5.2 LAP Internal Walking and Cycling Links	Include the following text within Section 6.5.2 LAP Internal Walking and Cycling Links as follows: <i><u>Fingal County Council will work cooperatively with neighbouring authorities in order to successfully deliver active travel infrastructure and to increase pedestrian and cycle connectivity both within the locality of the LAP lands and the wider area.</u></i>	The recommended amendment provides co-operation with neighbouring authorities on the delivery of active travel infrastructure. Potential positive environmental effects. No potential adverse environmental effects arise. AA is not required. SEA in not required.

6 Recommendation on Requirement for SEA

As the Flemington Local Area Plan is a statutory plan, it has been screened for the requirement for SEA under the requirements of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011.

The Flemington Local Area Plan has been considered in respect of the SEA screening criteria set out in Schedule 2A of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, and the findings are set out in Section 4 of this report. It is considered, on the basis of this exercise, that the implementation of local area plan has no real likelihood of having likely significant negative effects on the environment.

The Screening for Appropriate Assessment (BSM, 2024) has concluded that-

“...the implementation of the Flemington Local Area Plan, individually or in combination with another plan or project, is not likely to have a significant effect on European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives. The Plan does not require an Appropriate Assessment and the preparation of a Natura Impact Report.”

In accordance with the requirements of S.I. 436 of 2004, as amended by S.I. 201 of 2011, and Article 14A(4) of the Planning and Development Regulations 2001, as amended, Fingal County Council did give notice to the environmental authorities, specified in Article 13A(4) of the 2001 Regulations, of the preparation of the LAP. Submissions received were taken into account the preparation of this screening report.

It is recommended that the competent authority reach a determination that the LAP is not likely to have significant negative effects on the environment and, therefore, SEA is not required.

7 References

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EPA (2024a). *EPA Maps.*

EPA (2024b). *SEA of Local Authority Land-Use Plans – EPA Recommendations and Resources.*

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EPA (2022b). *SEA Pack.*

EPA (2021). *Good Practice Guidance for Strategic Environmental Assessment (SEA) Screening*

EPA (2020). *Ireland’s Environment – An Integrated Assessment 2020.*

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EPA (2003). *Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland – Synthesis Report.*

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Fingal County Council (BSM, 2023). *SEA Environmental Report for Fingal Development Plan 2023-2029.*

Fingal County Council (BSM, 2023). *SEA Statement for Fingal Development Plan 2023-2029.*

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**Strategic Environmental Assessment (SEA) Screening Determination under the SEA Directive
2001/42/EC as transposed into the Irish law under S.I. 436/2004, as amended for the Flemington
Local Area Plan**

Fingal County Council has prepared a Local Area Plan for lands at Flemington, Balbriggan, Co. Dublin. The Flemington Local Area Plan seeks to establish a land use strategy for the proper planning and sustainable development of the lands.

Fingal County Council, as the Competent Authority for the Flemington Local Area Plan, has undertaken screening for SEA under Directive 2001/42/EC. The screening assessment was carried out using the criteria for determining the likely significance of effects as set out in Schedule 2A of S.I. 436/2004, as amended.

Following assessment of the criteria and having regard to the nature of the Flemington Local Area Plan and the potential for likely significant environmental effects arising as a result of the implementation of the Plan, Fingal County Council has determined that the Plan will not give rise to likely significant effects on the environment.

This determination has been made following consideration of the information contained in the SEA Screening Report, the criteria set out in Schedule 2A of S.I. 436/2004 as amended, and consultation feedback from statutory Environmental Authorities for SEA.

The Flemington Local Area Plan is a statutory land use plan. Having regard to the characteristics of the Plan and characteristics of the effects and of the area likely to be affected (as set out in Schedule 2A of S.I. 436/2004 as amended), it is considered that the implementation of the Plan has no real likelihood of having significant negative effects on the environment.

In addition, the accompanying AA Screening report concludes that the Flemington Local Area Plan, individually or in combination with another plan or project, is not likely to have a significant effect on European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives. The Plan does not require an Appropriate Assessment and the consequent preparation of a Natura Impact Report.

Taking into account the findings of the SEA process that are detailed in the SEA Screening Report that accompanies this Determination, Fingal County Council has determined that the Flemington Local Area Plan is not likely to have significant negative effects on the environment and, therefore, that SEA is not required.

Name/Signature *Matthew McKeen*

Title *Director of Services*

Date *19th December 2024*