



Visual Impact Assessment

(To be read in conjunction with Architects Report)

for

Proposed development of 5 no. dwellings, curtilage parking and associated site development works

at

Church Road, Lusk, Co. Dublin

Fingal County Council Architects Department
Date: July 2020

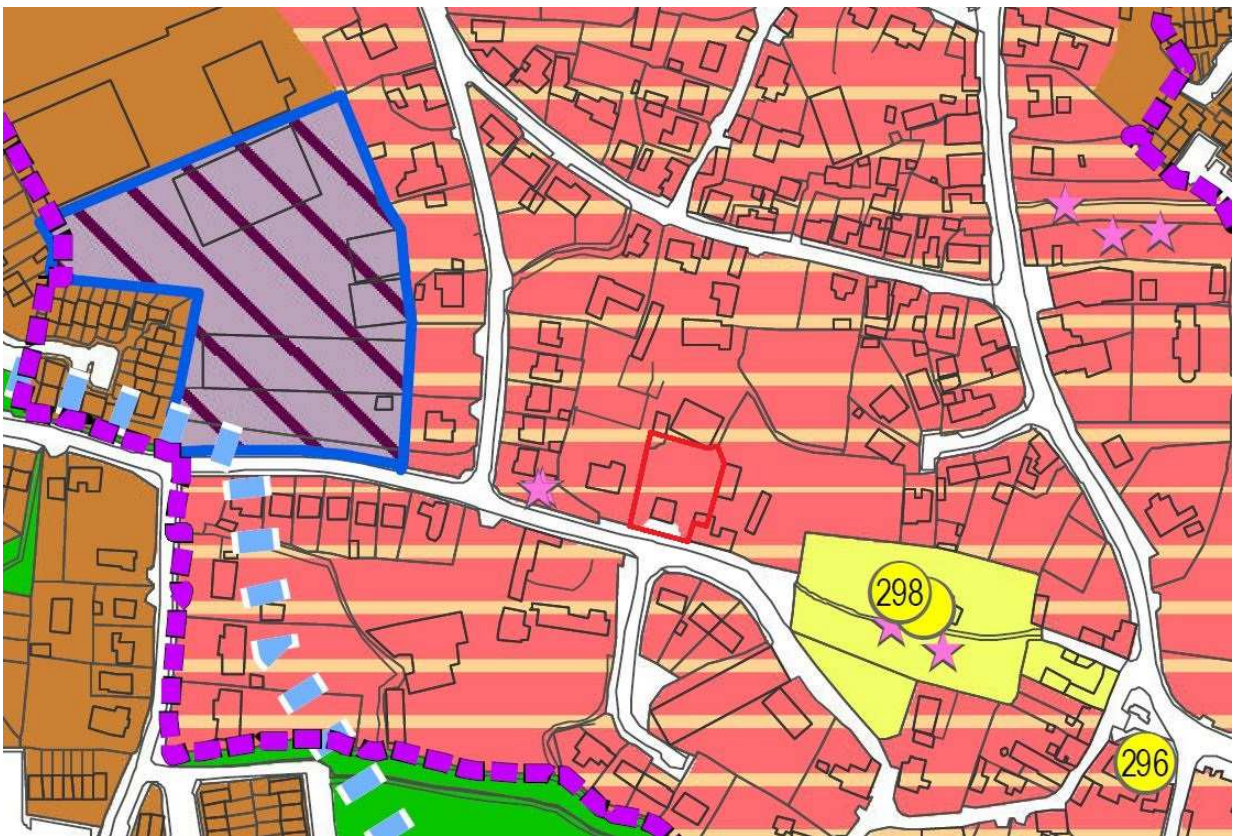
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1. Development Plan Objectives

The site is zoned 'TC' 'protect and enhance the special physical and social character of town and district centres and provide and/ or improve urban facilities' in the Fingal Development Plan 2017 – 2023. 'Residential' use class as proposed is considered 'permitted in principle' under the 'TC' zoning objective.

The site is also within the Architectural Conservation Area (ACA) for Lusk and in close proximity to the protected structures of RPS No. 297 Former St. Macculins Church of Ireland Church and RPS No. 298 Tower of former St. Macculin's Church. Both are recognisable features of the town skyline.



Fingal Development Plan Map -Sheet 6A Lusk (site outlined red & ACA as dashed purple line)

Lusk Development Plan Objectives:

Objective LUSK 1:

Protect and conserve the special character of the historic core of Lusk including the area of archaeological notification in the centre of the Town having regard to the physical and social character of the core area particularly in the vicinity of St. MacCullin's Church and Main Street, and to promote a conservation-led approach to the consolidation and redevelopment of the town core.

Archaeological testing comprising a desk-based assessment and excavation of test trenches identified significant archaeological remains. The proposed development will therefore adversely impact on sub-surface archaeological remains as redesign, avoidance and/or preservation in situ is not possible, given the location and extent of the archaeological remains. Mitigation measures recommended include full archaeological excavation prior to construction.

Objective LUSK 2:

Maintain the valued distinctive views of the monastic site from all approach roads in to the town, from significant areas of open space and from surrounding areas.

As can be noted by the 3D photomontages provided, the proposed development maintains the views of the monastic site and enhances the view from Ministers Road.

Objective LUSK 3:

Prepare an Urban Framework Plan as required to guide and inform the future development of the centre of Lusk and in particular ensure that future development inter alia includes:

- *Ensure that all new developments respect the historic character of the Inner and Outer Core Areas of Lusk.*
- *The external walls and roofs shall be faced with high quality materials and finishes within the Inner and Outer Core Areas.*
- *... no building within the Outer Core Area of Protection shall exceed two storeys in height...*

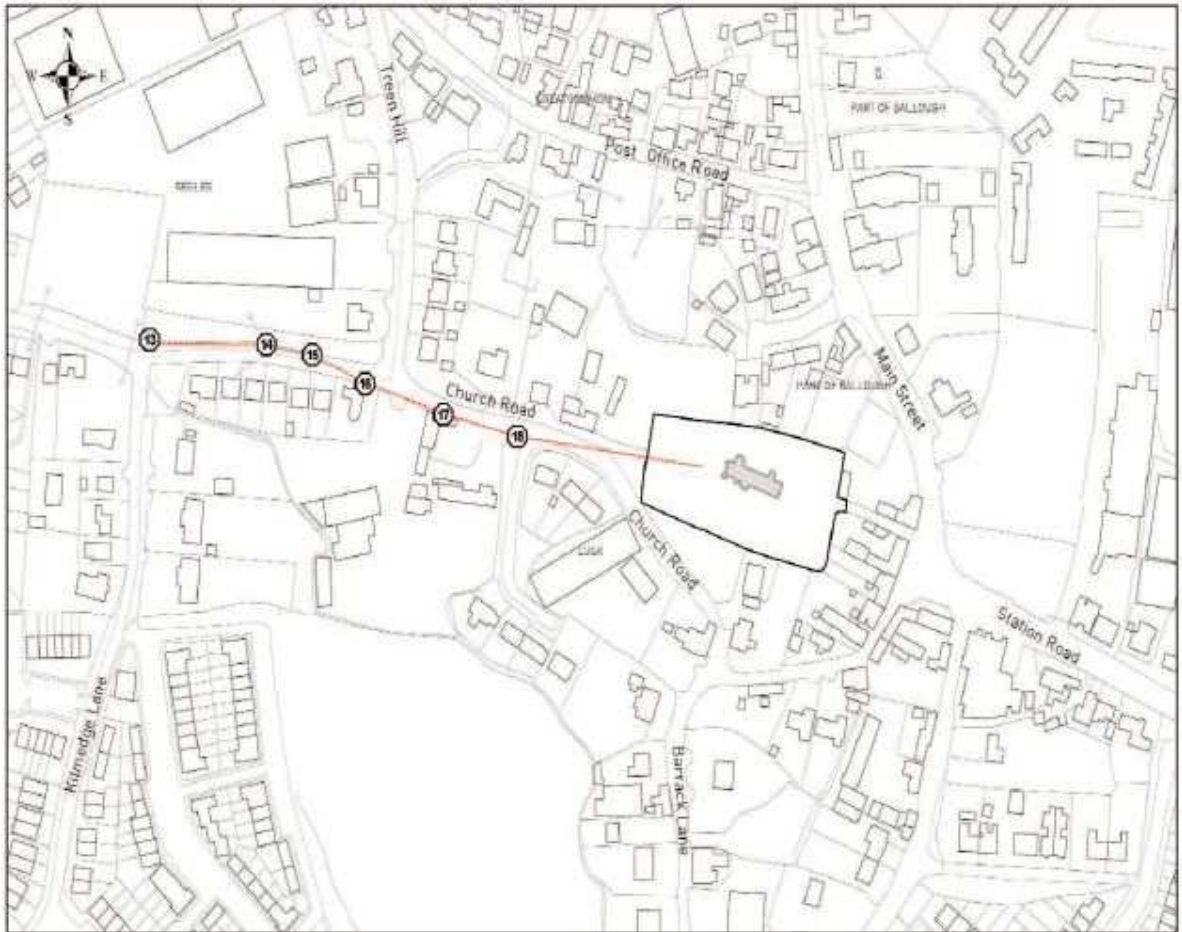
The modest single and two storey development respects the historic character of the outer core and reflects the scale of existing development in the vicinity. A selection of high-quality materials is proposed – grey brick cladding, smooth white render, grey aluminium clad triple glazed windows/doors, natural slate and pressed metal roof finishes etc.

2. Protection of Important Views

As one enters the town, views of the church and tower become visible at varying points and at unique angles depending on the observer's viewpoint relative to local buildings and trees and the natural curvature of streets. These occasional framed views or oblique glimpses of the historic structure within the townscape are both appropriate and desirable in terms of the town's medieval street pattern, natural evolution and unique interest.

Development Plan Map Sheet 6A indicates Preserved Views approaching Lusk from the South and East. There are no Preserved Views along Minsters Road or Church Road.

A baseline survey of views was carried out by Fingal County Council in 2008 to identify key views and implement policies for their protection. The extract below sets out what are identified as the key views of the church and tower from the west.



Extract from 2008 baseline survey showing key views along Minsters Road & Church Road

The proposed development has been modelled and the photomontages below demonstrate that there is no negative visual impact on the Former St. Maccullins Church of Ireland Church or Tower of former St. Macculin's Church at locations 17 and 18. The site is barely visible at locations 13-16 and for this reason photomontages at these locations are not included.



Existing view at location no. 18



Proposed view at location no. 18



Existing view at location no. 17



Proposed view at location no. 17

3. Summary

From the foregoing sections it is clear that the proposed development has no negative visual impact and is appropriate to the requirements of the Lusk ACA and is suitably sympathetic to the upstanding ecclesiastical remains.