



An  
Bord  
Pleanála

**Board Direction**  
**BD-008759-21**  
**ABP-309734-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/07/2021.

The Board decided generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The site is located within the 'RU' zoning objective under the Fingal Development Plan 2017-2023, the objective of which is 'to protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape and the built and cultural heritage and in a Rural Area under Strong Urban Influence as set out in the 'Sustainable Rural Guidelines for Planning Authorities' issued by the DOEHG in April, 2005. The proposed development would contravene the rural settlement strategy of the current Fingal Development Plan as it relates to the South Shore area of Rush and would also contravene Variation No. 2 of the Plan, which incorporated the National Planning Framework and the Eastern and Midlands RSES into the Plan, in particular Objectives SS01a, SS02, SS02b and SS03, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21.07.2021

Terry Prendergast