



An
Bord
Pleanála

Board Direction
BD-018170-24
ABP-316053-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The absence of suitable pedestrian connectivity to Rush Town Centre/Main Street would be contrary to the Core Strategy of the Fingal County Development Plan 2023-2029 Objective CSO6 – Phased Development Ensure the phased development of new housing areas in tandem with the delivery of physical and social infrastructure provision as identified within Local Area Plans or Masterplans, as informed by assessments carried out by the Planning Authority and given the absence of adequate accessibility for pedestrians and cyclists development at this location would therefore be premature.

Note:

In deciding not to accept the Inspector's recommendation to grant permission, the Board decided that the Board did not have adequate evidence that the proposed development, if granted would not create a significant conflict with more vulnerable road and path users and would interfere with the safety and free flow of pedestrian and traffic on a public road. The proposed development, by itself and by the

precedent it would set, would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Liam Bergin

Date: 13/11/2024