

An  
Bord  
Pleanála

**Board Direction**  
**BD-016893-24**  
**ABP-316316-23**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/07/2024.

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


### **Reasons and Considerations**

1. Having regard to the objectives of the current development plan for the area which in respect of residential development seeks to ensure high quality design and integration with the character of the surrounding area and having regard to the location of the proposed development on a prominent site at the main entrance point to Rush from the west it is considered that, by reason of the siting, orientation and design of proposed Duplex Blocks and the proposed treatment of the southern site boundary, the proposed development either in its submitted or amended form would result in an inactive streetscape along Whitestown Road, would militate against an attractive pedestrian environment, would be of insufficient architectural quality on a prominent site and would seriously injure the visual amenities of the area. The proposed development would, therefore, conflict with the objectives of the development

plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the zoning of the site as set out in the Fingal Development Plan 2023-2029, the objective of which is to provide *for residential development and protect and improve residential amenity* and Policy SPQHP35 which in respect of 'Quality of Residential Development' seeks, inter alia, *to ensure high-quality living environments for all residents in terms of the standard of individual dwelling units and the overall layout and appearance of developments*, it is considered that, by reason of its inadequate qualitative provision of public and private open space, the lack of dedicated communal open space, the failure to maximise daylight provision for apartments, the internal layout which is dominated by hard surfaced areas and inadequate parking provision, the proposed development fails to provide an adequate level of residential amenity for future occupants. The proposed development would, therefore, conflict with the zoning objective and the policies of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Joe Boland

**Date:** 02/07/2024