

An
Bord
Pleanála

Board Direction
BD-019513-25
ABP-318594-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2025.


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

Reasons and Considerations

1. The proposed development of four dwellings on the subject site in the South Shore area of Rush would constitute a multiple unit housing estate in an area which is subject to Map Based Objective 13 of the Fingal Development Plan 2023-2029 and where multiple unit housing estates are explicitly excluded. The proposed development would therefore materially contravene Map Based Objective 13 of the Fingal Development Plan 2023-2029 and would, be contrary to the proper planning and sustainable development of the South Shore area.
2. Having regard to the location of the proposed development in the South Shore area of Rush, to the southwest of the town centre on 'RU - rural' zoned lands, and having regard to Objective SPQHO92 of the Development Plan relating to 'Applications for Houses within the South Shore Area', it is considered that the applicant has not demonstrated eligibility to be considered for dwellings within this rural area and the development would therefore materially contravene Objective SPQHO92 and the Rural Settlement Strategy of the Fingal Development Plan 2023-2029. To permit the proposed development on 'RU - rural' zoned lands where the principle of residential development is limited to set criteria and where residentially zoned land, appropriate to facilitate a multiple unit

scheme is available in the wider area, it is considered that the development would be contrary to the national guidance under the National Planning Framework and contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 22/04/2025