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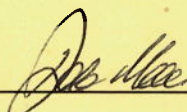
**Commission Direction**  
**CD-000017**  
**PL-500006-DF**

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The submissions on this file and the Inspector's report were considered at a meeting held on 19 January 2026.

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

**Planning Commissioner:**

  
\_\_\_\_\_  
**Declan Moore**

**Date:**

**20<sup>th</sup> day of January 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

It is considered that the information submitted with the planning application and grounds of appeal does not demonstrate that the appellant has a genuine rural generated housing need, since it indicates that he is the owner of 25 Channel

Road, a dwelling adjacent to the application site, which is in the South Shore area of Rush and within an area zoned as RU - Rural. The development proposal materially contravenes the Rural Settlement Strategy set out in Section 3.5.15.3 of the Fingal County Development Plan 2023-2029 and a grant of permission would create a widespread precedent which would undermine the operation of that strategy. The proposal also materially contravenes the RU zoning objective, Local Objective 14 and the Development Plan as a whole. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.