

An
Bord
Pleanála

Board Order
ABP-308898-20

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0517

Appeal by Adrian and Emma Leonard of Seafoam, South Shore Road, Rush, County Dublin in relation to the application by Fingal County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 19 of its decision made on the 8th day of December, 2020.

Proposed Development: Proposed new two-storey, four-bedroom dwelling with attached garage, area 282 square metres. The development will be accessed via an existing shared driveway, include new boundary treatments, new connection to public foul sewer, proposed soakaway to BRE 365 for storm water, and all associated site works. The Site is close to the Natura 2000 Site Special Protection Area of Rogerstown Estuary and a Natura impact statement is included in the planning application, all adjacent to "Seafoam", South Shore Road, Rush, County Dublin.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 19 and directs the said Council to ATTACH condition number 19 and the reason therefor.

Reasons and Considerations

Having regard to:

- (a) the submissions made in this appeal,
- (b) the provisions of the Fingal County Council Development Contribution Scheme 2021 - 2025 and in particular to section numbers 9 and 11 of the Scheme, and
- (c) the fact that the overlay of the proposed dwelling and the footprint of the previous fish factory structure is marginal, if any,

it is considered that condition number 19 has been correctly applied and is, therefore, in accordance with the Fingal County Council Development Contribution Scheme 2021 – 2025.

Matters Considered

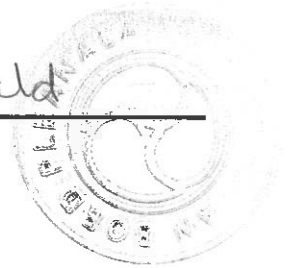
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 30th day of April 2021.