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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F20A/0678**

**APPEAL** by William Andrews care of CWPA Limited of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 19<sup>th</sup> day of February, 2021 by Fingal County Council to refuse permission.

**Proposed Development:** The construction of four number detached residential dwellings (two number four bed units and two number five bed units) consisting of the following: two number House Type A at 191 square metres, each and associated domestic garage 29.60 square metres, two number House Type B at 361 square metres, each and associated domestic garage 29.60 square metres, connection to mains foul drainage public network and other services via Channel Road, two number within curtilage parking spaces per dwelling. Vehicular access onto Channel Road and associated site development and engineering works necessary to facilitate the development, at a site to the rear of Tigín Bán, Channel Road, Rush, County Dublin.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## 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.

## Reasons and Considerations

The site is located within the 'RU' zoning objective under the Fingal Development Plan 2017 -2023, the objective of which is to 'protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage' and in a Rural Area under Strong Urban Influence as set out in the 'Sustainable Rural Housing Guidelines for Planning Authorities' issued by Department of Environment, Heritage and Local Government in April, 2005. The proposed development would contravene the rural settlement strategy of the current Fingal Development Plan as it relates to the South Shore area of Rush and would also contravene Variation No. 2 of the Plan, which incorporates the National Planning Framework and the Regional Spatial and Economy Strategy into the Plan, in particular Objective SS01a, SS02, SS 02b and SS03 and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Terry Prendergast**

**Member of An Bord Pleanála**

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

Dated this 27<sup>th</sup> day of July 2021