

An
Bord
Pleanála

Board Order
ABP-317119-23

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0062

Appeal by Shamrock Cottages (Rush) Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 17th day of April, 2023 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Demolition of one existing dilapidated dwelling and the construction of six number new two-storey dwellings, new access road, new boundary walls, new vehicular entrances, soakaways, foul sewerage connections, and all associated site works on land located between South Shore Road and Sundrive Road, Rush, County Dublin.

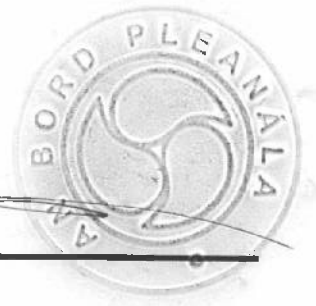
Decision

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

Reasons and Considerations

Having regard to the nature, scale, layout and design of the proposed development, it is considered that the proposed development would be seriously injurious the amenities of future occupants of the proposed development due to an inadequate and useable provision of private open space, would constitute overdevelopment of the site and would, therefore, be contrary to and materially contravene the current stated zoning objective of Fingal County Development Plan 2023-2029 RS

Residential with the objective to provide for residential development and protect and improve residential amenity and a vision in relation to the zoning objective which is to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity. The proposed development would, therefore, be in contrary to the proper planning and sustainable development of the area.



Liam Bergin

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board**

Dated this *06* day of *September* 2023