

An
Bord
Pleanála

Board Order
ABP-318594-23

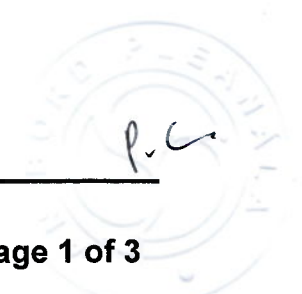
Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F23A/0542

APPEAL by Anne McCrudden care of CWP/PA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 7th day of November, 2023 by Fingal County Council to refuse permission.

Proposed Development: Demolition of existing glasshouses, and the construction of four number new detached two-storey dwelling houses; provision for storm water percolation; within curtilage, parking provision for two number vehicles for each dwelling; new vehicular access and new internal access road from South Shore Road to include goods vehicles turning provision; hard and soft landscaping; access road and pedestrian walkways, services (including SuDS) and all other ancillary and associated site development works at South Shore Road, Rogerstown, Rush, County Dublin as revised by the further public notices received by An Bord Pleanála on the 6th day of February 2024.



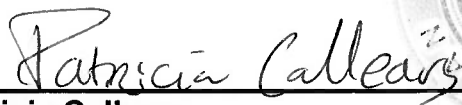
Decision

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

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 would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 23 day of April 2025