

An  
Bord  
Pleanála

## Board Order ABP-318694-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F23A/0576**

**Appeal** by John C. Bollard care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 16<sup>th</sup> day of November, 2023 by Fingal County Council to refuse permission.

**Proposed Development:** Construction of four number new detached one-and-a-half-storey dormer dwellings, within curtilage parking provision for two number vehicles for each dwelling, new vehicular access and new internal access roadway via Saint Catherine's View, with pedestrian walkways, hard and soft landscaping, services (including SuDS) and all other ancillary and associated site development works necessary to facilitate the development, all on lands to the south of Seaview, The View, Saint Catherine's Estate, Rush, County Dublin.

### Decision

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

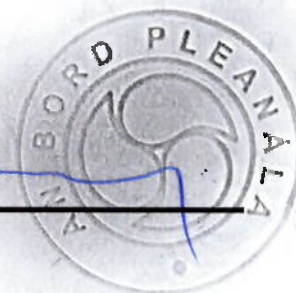
## Reasons and Considerations

Having regard to the location of the site of the proposed development within an area designated 'RU – Rural' in the Fingal Development Plan 2023-2029, and in the absence of sufficient evidence to demonstrate compliance with the Fingal Rural Settlement Strategy – Rural Generated Housing Need, it is considered that, based on the information submitted with the planning application and the appeal, the applicant has not sufficiently demonstrated compliance with the new rural housing criteria as outlined in Section 3.5.15.3 and Table 3.5 of the Fingal Development Plan 2023-2029. The proposed development would contravene Policy SPQHP46 (Rural Settlement Strategy) and Objective SPQHO81 (RU and GB lands) of the Fingal Development Plan 2023-2029. Furthermore, the proposed development would not be in accordance with the maximum number of houses permitted for each zoning step as set out in Table 3.3 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Martina Hennessy**

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



Dated this 22nd day of October 2024.