



An
Bord
Pleanála

Board Order ABP-321839-25

Planning and Development Acts 2000 to 2022

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/1019

Appeal by Graeme Price of Estuary Echo, South Shore Road, Rush, County Dublin against the decision made on the 16th day of January, 2025 by Fingal County Council to grant subject to conditions a permission to Chris Daly care of Brendan Guidan of 51 Red Arches Road, Baldoyle, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention sought for wall finishes to part front gable and rear walls, standing seam roof finish to rear annex, including alteration to front boundary wall treatment and vehicular entrance, as previously approved under planning register reference number F18A/0654, all at Cois Tra, South Shore Road, Rush, County Dublin.

Decision

GRANT permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the zoning of the site, the relevant provisions of the Fingal Development Plan 2023-2029, and the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not have any adverse visual impact in terms of the external finishing materials of the house on site, and that the alterations made to the roadside boundary would not result in a traffic hazard at this location. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. This grant of permission for retention of development relates solely to that detailed in the statutory public notices and does not refer to any other aspects of the development that may be shown on the lodged plans and particulars.

Reason: In the interest of clarity.



Emer Maughan

Member of An Bord Pleanála

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

Dated this 11th day of June 2025.