

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0392E

Appeal by Janice Noone (nee Casey) care of Martin Noone Architect of 136 Lower Georges Street, Dún Laoghaire, County Dublin against the decision made on the 26th day of June, 2025 by Fingal County Council to refuse outline permission for the proposed development.

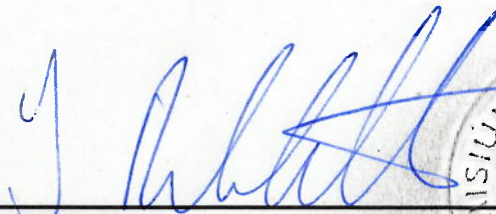
Proposed Development: Outline planning permission for an infill development comprising replacement of an existing 420 square metre greenhouse with a new two storey family dwelling of circa 190 square metres, change of use of the subject site from existing Market Garden use, adjustment of the existing established road entrance and roadside boundary to provide requisite sightlines and access, connection to existing adjacent public services, landscaping and boundary works and all works ancillary to providing a family dwelling at Site, Skerries Road, Rush, County Dublin.

Decision

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

Reasons and Considerations

The site lies within an area zoned 'HA'- High Amenity in the Fingal County Development Plan 2023-2029 where under the provisions of Policy Objective SPQHO74 the provision of houses is restricted to those who have a defined essential housing need based on their involvement in farming or exceptional health circumstances. Taking account of the documentation submitted in support of the application and the appeal, the Commission is not satisfied that the applicant comes within the scope of the housing need criteria set out in the plan for 'HA' zoned lands and has not demonstrated a genuine need for a house in this area under the requirements of the development plan. It is considered that the proposed development would be contrary to Policy Objective SPQHO74 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 30th day of Oct. 2025.

