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**Planning and Development Act 2000, as amended**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F25A/0091E**

**APPEAL** by Michael Gillen against the decision made on the 10<sup>th</sup> day of September 2025, by Fingal County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of new detached two storey dwelling house, to side of existing dwelling, with new off street parking provision for two number vehicles, with access from Channel Road, to include new shared vehicular entrance, and revised off street parking provision for two number vehicles to existing dwelling, and associated site works, on a site adjacent to Padre Pio, 25 Channel Road, County Dublin.

## **Decision**

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

## Reasons and Considerations

It is considered that the information submitted with the planning application and grounds of appeal does not demonstrate that the applicant has a genuine rural generated housing need, since it indicates that they are the owner of 25 Channel Road, a dwelling adjacent to the application site, which is in the South Shore area of Rush and within an area zoned as RU - Rural. The development proposal materially contravenes the Rural Settlement Strategy set out in Section 3.5.15.3 of the Fingal County Development Plan 2023-2029 and a grant of permission would create a widespread precedent which would undermine the operation of that strategy. The proposed development also materially contravenes the RU zoning objective, Local Objective 14 and the development plan as a whole. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area



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**Declan Moore**

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

Dated this **26<sup>th</sup>** day of **JANUARY** 2026.