

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/0951E

APPEAL by Kim Lyons against the decision made on the 5th day of December, 2025 by Fingal County Council to refuse permission.

Proposed Development: Construction of new detached storey-and-a-half dwellinghouse, wastewater treatment plant and percolation area, storm water percolation area, and associated site works, with new vehicular entrance off access road, all at North Hill, Rush, County Dublin.

Decision

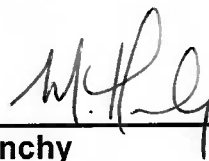
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development is located along a substandard minor laneway which is inadequate in width, alignment and structural conditions and would endanger public safety by reason of traffic hazard. Furthermore, it is considered that the proposed development would endanger public safety by reason of traffic hazard due to the additional traffic turning movements the proposed development would generate.

The proposed development would result in unacceptable development of the site which would fail to provide safe access to the surrounding area, would set a negative precedent, would be contrary to Objective DMSO118 (Road Safety Measures) of the Fingal Development Plan 2023-2029, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The site of the proposed development is located in an area zoned rural and identified as a 'Highly Sensitive Landscape' in the Fingal Development Plan 2023-2029, Section 14.12.3 of the plan which provides guidelines for rural dwellings. Having regard to the suburban design, scale and mass, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment, and would set an undesirable precedent for other developments of a similar nature. The proposed development would not accord with Section 14.12.3 of the Fingal Development Plan 2023-2029 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

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

Dated this 30th day of July 2026.