

The Planning Department,
Fingal County Council,
County Hall,
Main Street,
Swords, Co. Dublin
K67 X8Y2



Bell Associates,
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Rush,
Co. Dublin.

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5th March, 2021.

Re: Fingal Development Plan – Draft 2023 – 2029
Revised Zoning - Stephen & Elizabeth McMahon,

Dear Sir or Madam,

On behalf of our clients, Stephen & Elizabeth McMahon, [REDACTED]
[REDACTED] we wish to propose that the zoning of their lands
at [REDACTED] be revised from HA(high amenity) to
RU(To protect the development of agriculture & rural amenity) , to facilitate
providing future housing accommodation for their family.

We enclose a marked up Location Map indicating the proposed lands and other
relevant information.

In considering the proposal, the following should be noted:

1. The proposed lands are currently zoned HA in the 2017-2023
Development Plan.
2. The immediately adjacent RU zoning permits infill housing to persons
who comply with the rural housing policy.
3. A pattern of infill housing has become commonplace in the South Shore
Area of Rush over the last two development plans.
4. The HA zoning prohibits erection of a dwelling house on our clients
lands even though they comply with the rural housing policy at this
location.
5. Our proposals still allows a 'buffer' of HA zoned lands between our
clients property, and the foreshore, lands which are owned by Rush
Sailing Club.

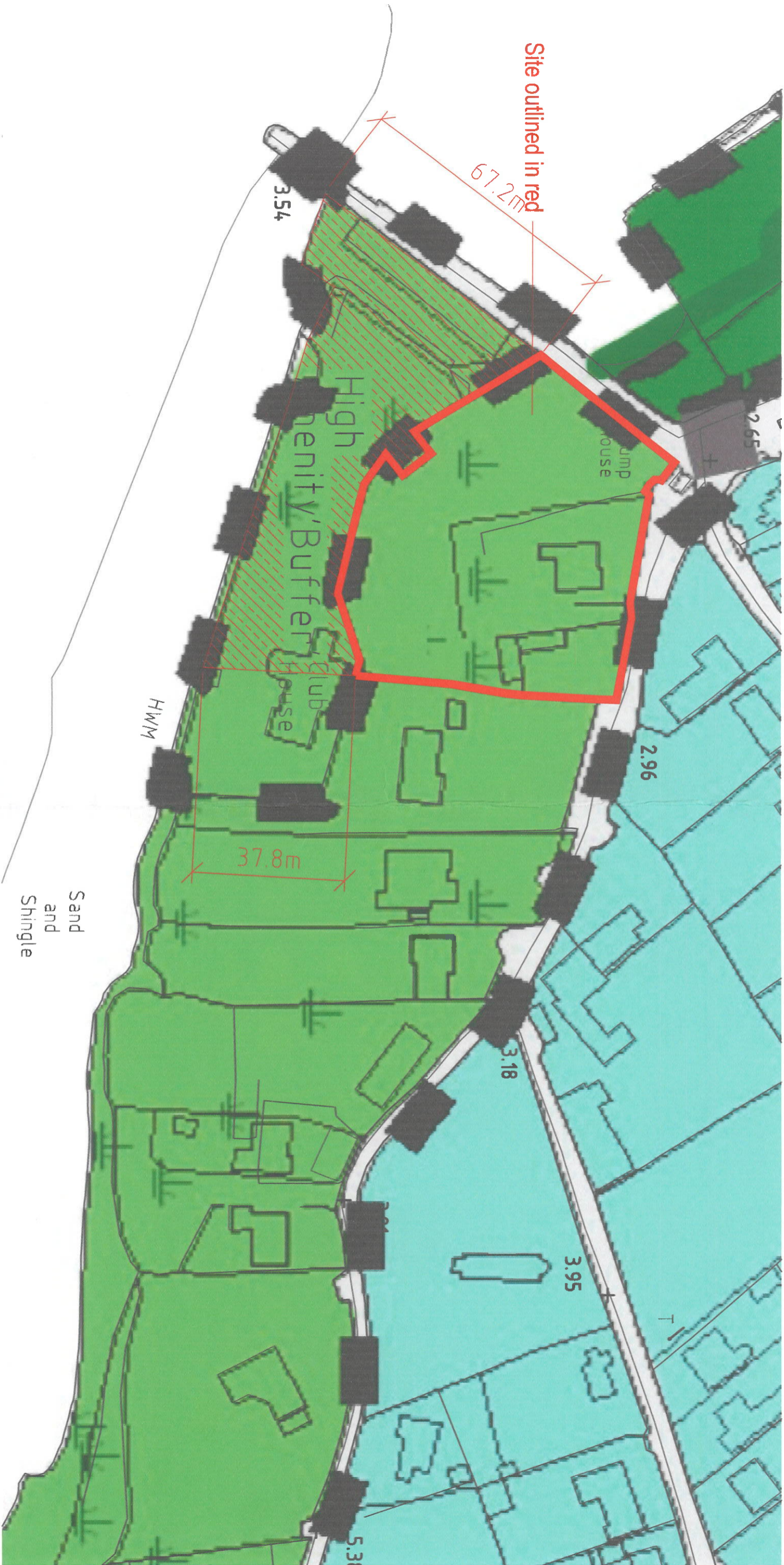
We trust you will give this observation appropriate consideration.

Should you have any queries, please do not hesitate to contact us.

Yours sincerely,



Roger Bell dip.arch.tech.BSc CAD RIAI(arch.tech.)MCIAT MSCSI/MRICS MCIQB




Site Location Map 1:1000
 subject lands area =
 0.4925Ha (4925m²)

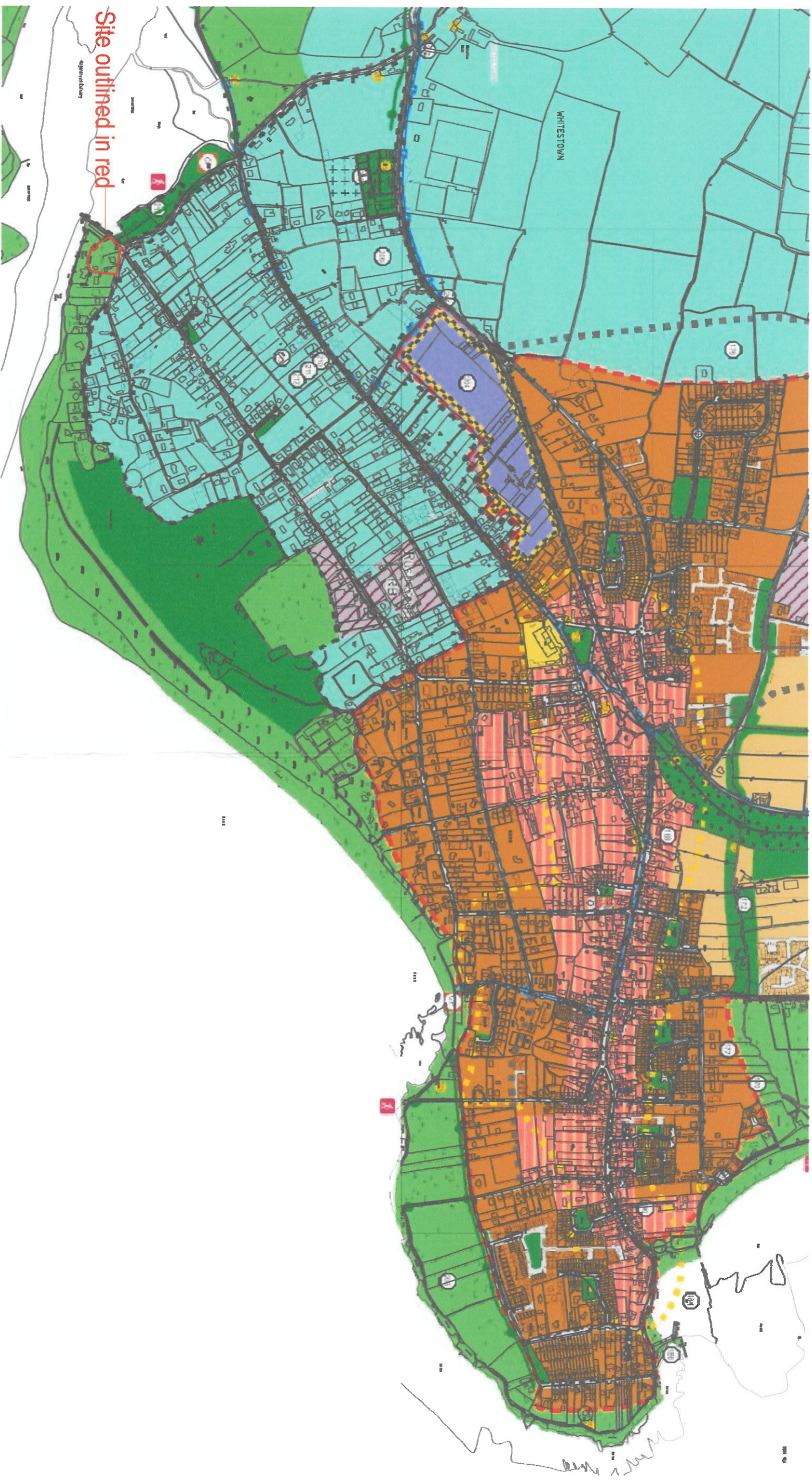


lands zoned RU(T) to protect the development
 of agriculture & rural amenity)



lands zoned HA
 (High Amenity)

PROJECT		CLIENT		DRAWING TITLE		DRAWING NUMBER	
Revised zoning of lands Coastguard Road/Rogerstown, Rush, Co. Dublin.		Stephen & Elizabeth McMahon, Ravensdale, Rogerstown, Rush, Co. Dublin. K56 X224		SITE LOCATION MAP (site outlined in red)		53-dv-02-01	
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		DATE		DATE: May 2021		CHECKED:	
		INT.				REV.	
						 BELL ASSOCIATES Executive House, Whitelawn Road, Rush, Co. Dublin. Planning & Building Consultants Email: bellassociates@bt.com; www T: 01-4452871; M: 087-2371984 www.bellassociates.ie	



Site Location Map 1:10000
 subject lands area =
 0.4925Ha (4925m2)



lands zoned RU(T) to protect the development
 of agriculture & rural amenity)



lands zoned HA
 (High Amenity)

PROJECT
 Revised zoning of lands
 Coastguard Road/Rogerstown, Rush, Co. Dublin.

CLIENT
 Stephen & Elizabeth McMahon,
 Ravensdale, Rogerstown,
 Rush, Co. Dublin. K56 X224

REV. AMENDMENT	DATE	INT.

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SITE LOCATION MAP
 (site outlined in red)

SCALE: 1:10000
 DATE: May 2021

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 CHECKED:

DRAWING NUMBER: 53-dv-02-01

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REV.

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