

An  
Bord  
Pleanála

**Board Direction**  
**BD-009314-21**  
**ABP-309424-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/10/2021.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

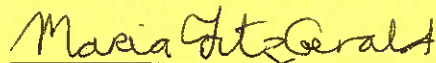
#### **Reasons and Considerations**

1. The site is located within a proposed Architectural Conservation Area as per the Celbridge Local Area Plan 2017-2023 and is in close proximity to several Protected Structures as per the Kildare County Development Plan 2017-2023. It also adjoins the River Liffey corridor, which is characterised as 'Class 4 Special Sensitivity' in the Development Plan. Having regard to the existing character and prevailing pattern of development, it is considered that the proposed townhouses, by reason of their overall layout and design, including significantly raised site levels, inappropriate orientation and proximity to the River Liffey, would seriously detract from the architectural character of surrounding properties and the landscape setting along the river. Furthermore, the proposed new building along Main Street would seriously detract from the character of the existing streetscape by reason of its inappropriate form, scale and design, and would not justify the demolition of the existing building. The proposed development would, therefore, adversely affect the architectural character and setting of surrounding properties, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.



2. The proposed development involves the construction of dwellings and other significant works in areas that are at risk of flooding. Having regard to the inappropriate flood mitigation measures proposed, including the excessive raising of site levels and the inappropriate design and location of the flood storage measures, the Board is not satisfied that the proposed development adequately addresses the risk of flooding either on the proposed development site itself, or on other lands. The proposed development would, therefore, constitute an unacceptable risk of flooding to future occupants and adjoining lands, would be prejudicial to public health and safety, and would be contrary to the proper planning and sustainable development of the area.
3. Objective GIO 1.6 of the Celbridge Local Area Plan 2017-2023 aims to maintain a biodiversity protection zone of not less than 15 metres from the top bank of the River Liffey and of not less than 10 metres from the top bank of smaller watercourses in Celbridge. This objective is considered reasonable having regard to the characteristics and sensitivities of the site. Having regard to the significant extent of works proposed within these zones along the River Liffey and Toni River, it is considered that the proposed development would be contrary to the aims of the Celbridge Local Area Plan to protect local biodiversity value and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Maria FitzGerald

**Date:** 22/10/2021