



An
Bord
Pleanála

Board Direction
BD-014249-23
ABP-314568-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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 proposed development is located in an area where the stated Zoning objective in the Celbridge Local Area Plan, is 'B, Existing Residential/Infill, to protect and enhance the amenity of established residential communities and promote sustainable intensification. Having regard to the proposed location of the dwelling within an existing area of public open space and the substandard design, setting and configuration of the dwelling itself, it is considered that the proposed development would constitute haphazard development and result in an unacceptable loss of this residential amenity within the area. Accordingly, the proposed development would be contrary to the zoning objective, proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 23/10/2023