

**An
Bord
Pleanála**

**Board Direction
BD-014415-23
ABP-315029-22**

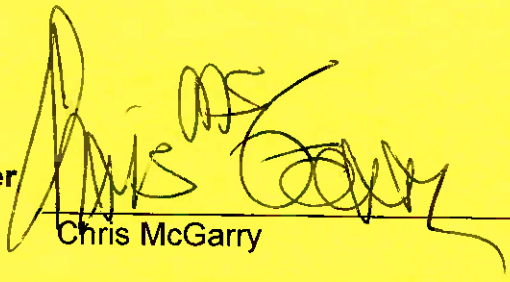
The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/10/2023.

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

Reasons and Considerations

Having regard to the location of the proposed development at a prominent location along Main Street, Celbridge, within an area proposed for an Architectural Conservation Area (ACA) in the Celbridge Local Area Plan 2017-2023, and which ACA is reaffirmed in the Kildare County Development Plan 2023-2029, to the proximity of the subject site to a number of protected structures, to the overall historic context of the site environs and to the relevant provisions of the current development plan relating to telecommunications and signage, it is considered that the proposed development, by reason of its form, scale, position and design, including a digital advertising display, would materially affect the character of this specific historic urban location and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 01/11/2023