



An
Bord
Pleanála

Board Direction
BD-017327-24
ABP-315804-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/08/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The Kildare County Development Plan 2023-2029 designates Celbridge as a self-sustaining town in the county settlement hierarchy.

Table 2.8 of the core strategy sets out a residential density target 35-40 units/ha for Celbridge. In addition, the "Sustainable Residential Development and Compact Settlement, Guidelines for Planning Authorities (2024) set out a residential density range of 50-150 dwellings per hectare (net) for metropolitan towns, such as Celbridge (Table 3.5)

The residential density of the proposed development is significantly below the density ranges in both the Development Plan and in the Residential Density Guidelines.

The proposed development would not accord with local, regional and national policy objectives prioritising compact growth and densification of appropriately located, zoned and serviced residential land in central locations and settlements.

The Proposed Development would contravene policy objectives in the Kildare County Development Plan to achieve compact growth, including objectives CS 05, HO 05 and HO 08 and also would be contrary to the relevant ministerial guidelines and therefore to the proper planning and sustainable development of the area.

In deciding not to accept the Inspectors recommendation to grant permission, the Board considered that this extensive site, centrally located within Celbridge represented an opportunity to achieve local, regional and national planning policy objectives for compact growth with appropriate increased residential density as set out in local and national policy.

The Board noted the built heritage and green infrastructure context of the site but considered that these aspects could be appropriately safeguarded while in tandem providing an increased density of new housing on the site.

The Board were consequently not in agreement with the Inspector that an appropriate balance had been struck between the objectives to protect the heritage and green infrastructure assets of the site and objectives to provide compact residential growth on appropriate, centrally located urban sites.

Board Member



Liam Bergin

Date: 28/08/2024