



Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 22/761

APPEAL by Aidan Henry care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 15th day of August, 2022 by Kildare County Council to refuse permission for the proposed development.

Proposed Development: Construction of a three-bedroom, two-storey detached dwelling with vehicular access and associated site works all at Callenders Mill, Celbridge, County Kildare.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

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. The proposed development would, therefore, be contrary to the zoning objective and to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *26* day of *October* 2023.