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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Kildare County Council**

**Planning Register Reference Number: 22/562**

**APPEAL** by John Young care of Patrick M. Kerr Architecture of 39A Maynooth Road, Celbridge, County Kildare and by Andrews Construction Limited care of The Planning Partnership of The Bank Building, 52 Oliver Plunkett Street, Mullingar, County Westmeath against the decision made on the 27<sup>th</sup> day of January, 2023 by Kildare County Council to grant subject to conditions a permission to the said Andrews Construction Limited for the proposed development.

**Proposed Development:** Construction of 60 number residential units at Celbridge Lodge. The proposed development at Celbridge Lodge (a Protected Structure – RPS Reference: B11-35) incorporates the continued residential use of Celbridge Lodge (four number bedroom) and the Gate Lodge (one number bedroom) and comprises the construction of 60 number residential units at single and two-storey levels in two, three and four bedroom (terrace, semi-detached, detached and mews) formats, comprising; 18 number four bedroom (room in roofspace), 34 number three-bedroom and eight number two bedroom units of which incorporates the conversion of the stable building to form a new single storey (two number bedroom) residential unit; the site thus supports a total of 62 number residential units, the

incorporation of Celbridge Lodge "curtilage elements" as includes inter alia the stable building, a walled garden and main entrance gates; the formation of communal open space areas totalling 5,423 square metres, the retention of important tree groupings, supplementary and additional landscaping; 109 dedicated car parking spaces (106 residential three number accessible/service vehicle); a new primary vehicular and pedestrian access to the proposed development will be provided at the midpoint of the development with Tea Lane/Church Road; pedestrian/cycle access only points will also be provided from Tea Lane/Church Road. The proposal includes all associated hard and soft landscaping, boundary treatments, footpaths an ESB Sub-Station, and all other ancillary works above and below ground on a site of circa 2.73 hectares at Celbridge Lodge, Tea Lane/Church Road, Celbridge, County Kildare (a Protected Structure), as amended by significant further information received by the planning authority on the 11<sup>th</sup> day of November 2022, which included the following: a reduction of eight number residential units (52 number new residential units), retention and renovation of an existing ruinous structure, increased open space setting to Celbridge Lodge, open space areas increased from 5,423 square metres to 7,211 square metres and consequential additional mature tree retention.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **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/hectare 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 (dph) (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 the Residential Density Guidelines. The proposed development would not be in accordance 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 O5, HO O5 and HO O8, would be contrary to the relevant ministerial guidelines and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's 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.

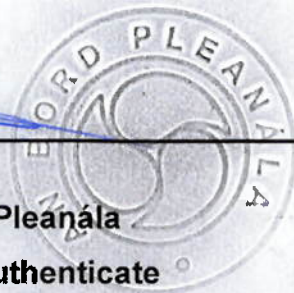
The Board were consequently not in agreement with the Inspector that an appropriate balance had been struck between the objectives to protect the heritage and green infrastructure assets of the site and objectives to provide compact residential growth on appropriate, centrally located urban sites.



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**Liam Bergin**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board**



**Dated this 20<sup>th</sup> day of September 2024**