

An
Bord
Pleanála

Board Order

ABP-319807-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24/85

Appeal by Aidan Henry care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 29th day of April, 2024 by Kildare County Council to refuse permission.

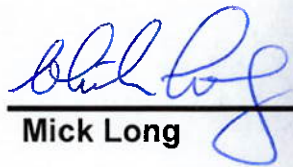
Proposed Development: Two number single storey retail shops (floor area of shop 1 44 square metres, floor area of shop 2 44 square metres) on a site of circa 0.7 acres, associated signage zone, loading area, service yard with entrance gates and 1,800-millimetre-high walls and all associated site works. Customer car parking is existing on site. This application was granted previously under planning register reference number 04/137, 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

Having regard to the proposed location of the development on a restricted site within an existing area of public open space, and the design and configuration of the proposed development, it is considered that the proposed development would be inappropriate and would constitute substandard haphazard development which would fail to connect with the surrounding area, and which would result in an unacceptable loss of residential and visual amenity within the area. The proposed development would conflict with Objective RET 015 of the Kildare County Development Plan 2023-2029, would seriously injure the residential and visual amenities of the surrounding area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 21st day of October 2024.