

An
Coimisiún
Pleanála

Commission Order
ABP-320479-24

Planning and Development Acts 2000 to 2022

Planning Authority: Kildare County Council

Planning Register Reference Number: 24168

APPEAL by ESB Telecoms Limited of Building 2, Swift Square, Northwood Business Park, Northwood, Dublin against the decision made on the 11th day of July 2024, by Kildare County Council to refuse permission.

Proposed Development: Retention for a 23-metre-high portion of an existing unauthorised monopole structure (removing the top seven metres).

Permission is also sought to extend the remaining structure with a four metres headframe (resultant total height of monopole with headframe to be 27 metres). The amended structure to carry antennae, communication dishes and ancillary equipment (including lightning finial) within an existing palisade fenced compound along with associated ground-mounted equipment and associated groundworks, to be shared with multiple operators, at the ESB Telecoms Limited compound (part of the former ESB Depot), Off Mill Lane/Main Street, Leixlip, County Kildare

Decision

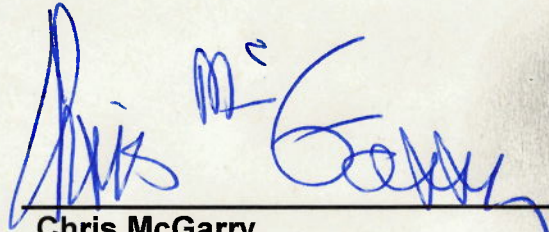
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the location of the subject site within the Leixlip Architectural Conservation Area as set out in the Leixlip Local Area Plan 2020-2023 (as extended to 2026) and proximity to Protected Structures, to the prominence of the structure within central views from along Main Street and from Leixlip Bridge, to the planning history of the site including temporary permissions for a telecommunications structure, and to the totality of submissions on file, from the applicant/appellant, observer and prescribed bodies, it is considered that the development for which retention permission is sought and the proposed development, by reason of its height and overall design and visibility from the surrounding area, would seriously detract from the setting of the Leixlip Architectural Conservation Area, the adjoining streetscapes generally and the setting of nearby protected structures including, Ivy House (Recorded Protected Structure (RPS) Reference B11-51), Number 8 Main Street (RPS Reference B11-80) and Number 10 Main Street (RPS Reference B11-81), in the context of the contribution that these Protected Structures make to the streetscape and the Leixlip Architectural Conservation Area.

Notwithstanding broad level support for telecommunications facilities within strategic national, regional and development plan policies, it is considered, on the specific facts of the case in terms of height, scale and positioning of the structure, that the development for which retention permission and the proposed development is sought, would be contrary to the relevant provisions of the Telecommunications Antennae & Support Structure - Guidelines for Planning Authorities 1996 and to the relevant provisions of the Architectural Heritage Protection - Guidelines for Planning Authorities 2011, would materially contravene Objectives EC O79 and EC O82 of the Kildare County

Development Plan 2023-2029 and would be contrary to Objective BH2.1 of the Leixlip Local Area Plan 2020-2023 (extended to 2026). The development for which retention permission is sought and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this

15th day of **July**

2025.