



An
Coimisiún
Pleanála

Commission Order
ACP-323379-25

Planning and Development Act 2000, as amended

Planning Authority: Kildare County Council

Planning Register Reference Number: 25/60585

Appeal by Phoenix Tower Ireland 111 Limited care of Indigo of Houston Hall, Ballycummin Avenue, Raheen Business Park, Limerick against the decision made on the 18th day of July, 2025 by Kildare County Council to refuse permission.

Proposed Development: Replacement of an existing 18-metre floodlight pole with a 27-metre multi-user monopole type telecommunications support structure carrying antenna, dishes and repositioned floodlights together with associated ground equipment cabinets enclosed within a 2.4-metre-high mesh-fenced compound and associated site works, all at the grounds of Naas GAA Club, Sallins Road, Oldtown Demesne, Naas, 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 Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in 1996 (as updated by Circular Letter PL 07/12), the Kildare County Development Plan 2023-2029, including Section 7.15 (Telecommunications Infrastructure), Objective EC O79, and Section 15.11.4 (Telecommunications and Supporting Infrastructure), the height, scale and location of the proposed development in close proximity to the boundary of residential development to the north and a school and attendant grounds to the east, it is considered that the proposed development would be visually obtrusive, and would seriously injure the visual and residential amenities of the residential property to the north of the site and the visual amenity of the school to the east of the site. Furthermore, the Commission was not satisfied, based on the justification report, and other documentation submitted in support of the planning application and the appeal, that all alternative sites in the area (including alternative locations within the subject landholding) had been adequately considered having regard to the proximity of the proposed development to the boundary of residential development to the north and a school and attendant grounds to the east. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Commission concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, and, therefore, no preliminary examination, screening for environmental impact assessment, or environmental impact assessment is required.



Liam McGree

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *27th* day of *December* 2025.