

An  
Bord  
Pleanála

**Board Direction**  
**BD-010018-22**  
**ABP-311433-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2022.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

It is considered that the proposed development, by reason of its location on an elevated, prominent, and exposed site within its landscape setting relative to the Hill of Tara, would by virtue of its siting, design and scale, interfere with Protected View No. 44 which is of special amenity value and which it is necessary to preserve. The proposed development would therefore be contrary to HER OBJ 56 of the Meath County Development Plan, 2021-2027, which seeks to preserve such views and prospects as well as to protect them from inappropriate development which would interfere unduly with the character and visual amenity of the landscape. It would also be contrary to Development Plan policy RD POL 60 which seeks to only support development that does not damage the resources like the Hill of Tara or prejudice its future tourist value in any way. The proposed development would also add to the proliferation of such developments in the Tara, Skryne Hills Landscape Character area which is designated as an area of exceptional value and high sensitivity and would add to the cumulative visual diminishment from this type of development.

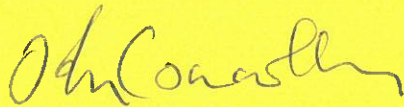
Moreover, at this location the proposed development would set an undesirable precedent for similar future developments to the west of Lismullin on the L1000-0 to Garlow Cross.

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

**Note:**

The Board shared the Inspector's concern that the applicant had not satisfactorily demonstrated an economic or social need to live at this site within a rural area under urban influence and pressure, in accordance with the "Sustainable Rural Housing Guidelines for Planning Authorities", issued by the Department of the Environment, Heritage and Local Government in April 2005, and national policy as set out in National Policy Objective 19 of the National Planning Framework. However, the Board considered this to constitute a new issue in the context of the appeal and, having regard to the substantive reason for refusal, decided not to pursue this matter further with the parties.

**Board Member**



**Date:** 15/02/2022

John Connolly