

An
Bord
Pleanála

Board Direction
BD-013060-23
ABP-313588-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/07/2023.

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

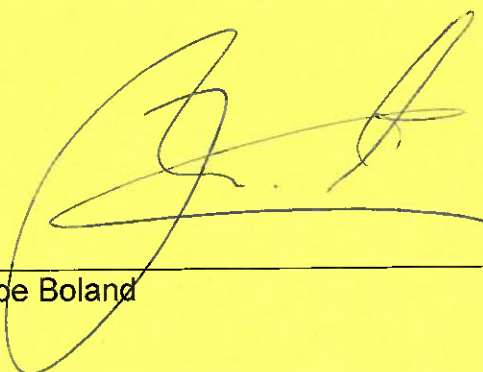
Reasons and Considerations

1. The appeal site is located within the 'Loughcrew and Slieve na Calliagh Hills Landscape Character Area' (Appendix 5: Landscape Character Assessment) which has a designation of Exceptional Value, of High Sensitivity and of National and International Importance in the Meath County Development Plan, 2021 – 2027. In addition, the site is located within 600m of, and visible from Slieve na Calliagh Protected View and Prospect, which is of National Importance and described as a 'panoramic view in all directions including intervisibility between the three peaks. Site of high cultural and scenic significance characterised by absent or very low levels of enclosure'. Having regard to design, architectural form and prominent siting of the proposed development and the development to be retained, and its location at a removed distance from the established cluster of tourism related buildings, the proposed development and the development to be retained would form a permanent and incongruous feature in this historic landscape and an unduly prominent and visually obtrusive feature detracting from the areas natural interest and beauty. It is therefore considered that the proposed

development would interfere with the character of the landscape and a view or prospect of special amenity value and is contrary to policies and objectives (HER POL 52, HER OBJ 56 and HER OBJ 49) of the Meath County Development Plan, 2021 – 2027. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. The appeal site is situated within a landscape that displays a rich archaeological heritage and is located within the 'Loughcrew and Slieve na Calliagh Hills Landscape Conservation Area'. Having regard to the design, architectural form and prominent siting of the proposed development and the development to be retained, and its location at a removed distance from the established cluster of tourism related buildings, the proposed development and the development to be retained would form an unduly prominent and visually obtrusive feature detracting from the areas archaeological heritage and rural character. It is therefore considered that the proposed development would adversely impact this landscape conservation area and is contrary to Policy HER POL 54 of the Meath County Development Plan, 2021 – 2027, the objective of which seeks 'To protect the archaeological heritage, rural character, setting and amenity of the Tara landscape and Loughcrew and Slieve na Calliagh Hills'. The proposed development and the development to be retained would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Joe Boland

Date: 28/07/2023