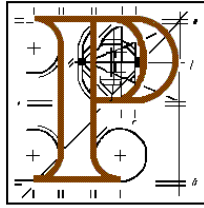


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Meath County Council

Planning Register Reference Number: LB/170270

An Bord Pleanála Reference Number: ABP-300070-17

APPEAL by Emer Maloney and Karen Maloney of Chapel Street, Slane, County Meath and by Brian B. Taylor of 34 Church Lands, Slane, County Meath against the decision made on the 2nd day of October, 2017 by Meath County Council to grant subject to conditions a permission to Land and Heritage Properties Holdings Limited care of Rapport Architects of 248 Upper Newtownards Road, Belfast B4 3EU.

PROPOSED DEVELOPMENT: A development in the grounds of the former Cillghrian Glebe, a protected structure (RPS Number 208) in an Architectural Conservation Area consisting of 22 number two-storey townhouse units with an additional attic bedroom and a tourist accommodation block of two and three floors containing 36 number single bedroom suites. The intended use of the townhouse is for sale or long-term letting as dwellings and/or for short-term/holiday letting. A temporary coach and car park will be provided on site during the building works. Access to the development is from Chapel Street using the existing entrance reformed, and existing pedestrian entrances are available from Main Street and Chapel Street. The application includes for new site drainage works, roads and parking together with associated landscape works to protect the integrity of Cillghrian Glebe and Mount Charles Lodge. All at Chapel Street, Slane, County Meath. Further public notices were received by the planning authority on the 6th day of September, 2017 which included the following information: Revised plans which provide for 19 number townhouse units, a revised layout reorienting dwellings and a relocation of the tourist accommodation block.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the provisions of the Slane Written Statement, as introduced by Variation Number 2 of the Meath County Development Plan 2013-2019, which discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting of the special historic interest of Slane's important protected structures, and which recommends that the two protected structures, Cillghrian and Mount Charles Lodge, remain as they were originally intended, as private residences within their own grounds, it is considered that the proposed development, by reason of its layout, configuration and design, would materially and adversely affect the character and setting of the protected structures and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not consider that there is a conflict between the policy/guidance of the plan as it relates to the proposed development, which is considered reasonable, and the zoning provisions of the plan.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.