



Planning and Development Acts 2000 to 2021

Planning Authority: Meath County Council

Planning Register Reference Number: 21/1344

APPEAL by Alannah Lynch care of Declan Brassil and Company of Lincoln House, Phoenix Street, Smithfield, Dublin against the decision made on the 2nd day of September, 2021 by Meath County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of the construction of new two-storey dwelling house with single storey detached garage, wastewater treatment plant, well, new vehicular entrance and associated site works at Philpotstown, Garlow Cross, Navan, County Meath.

Decision

REFUSE permission for the above proposed development in accordance with 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

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 Number 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. The proposed development 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.



John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 16th day of FEBRUARY 2022.

