



An  
Bord  
Pleanála

**Board Order**

**ABP- 313588-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: 22/287**

**Appeal** by Niall Shortt care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 28<sup>th</sup> day of April, 2022 by Meath County Council to refuse permission.

**Proposed Development:** Retention permission for (1) existing dormer style log cabin operating as tourism accommodation ancillary to the adjoining campsite, (2) wastewater treatment unit and percolation area and, (3) all ancillary site works. Permission for (1) upgrade of existing wastewater treatment unit and percolation area, (2) to close up an existing entrance and remove hardcore surfaced driveway, (3) to construct an outdoor recreational and arts room with covered patio area ancillary to the dormer style log cabin, (4) to construct a rental bike storage shed adjacent to existing on site meeting room, (5) to construct a covered outdoor wellness, sauna and hot tub area, (6) to construct a barbeque hut type building and, (7) all ancillary site works at Drumsawry or Summerbank, Oldcastle, County Meath.

## Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## 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) in the Meath County Development Plan, 2021 – 2027 which has a designation of Exceptional Value, of High Sensitivity and of National and International Importance. In addition, the site is located within 600 metres of, and visible from, Slieve na Calliagh Protected View and Prospect, which is of National Importance and described in the development plan 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 area's natural interest and beauty. It is therefore considered that the proposed development and the development to be retained 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 in this regard. The proposed development and the development to be retained 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 area's archaeological heritage and rural character. It is therefore considered that the proposed development and the development to be retained 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.



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**Joe Boland**

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

Dated this *24<sup>TH</sup>* day of *August* 2023