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Bord  
Pleanála

**Board Direction**  
**PL06D 248968**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 24<sup>th</sup> October, 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

Remove condition number 5

### **Reasons and Considerations**

Having regard to the location of the proposed development at the cul-de-sac end of Manor Park, the nature of the proposed design, the established housing and additional natural screening within the estate, and to the established form of development visible from the adjoining Grange Road, it is considered that the proposed development would not have any significant adverse impacts on visual or residential amenities of the area and would otherwise be in accordance with the proper planning and sustainable development of the area.

**Board Member**

**Date:** 25.01.2017

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Terry Prendergast