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Bord  
Pleanála

**Board Direction**  
**BD-011785-23**  
**ABP-313453-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/02/2023.

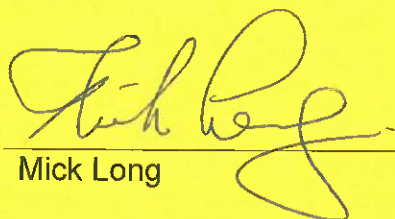
The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 2

#### **Reasons and Considerations**

Having regard to the site location in a developing residential area, the surrounding pattern of existing and permitted development, and the limited nature and scale of the proposed development, it is considered that the imposition of condition number 2 is not warranted and that the proposed development would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member:**

  
Mick Long

**Date:** 14/02/2023

