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**Board Direction**  
**BD-012567-23**  
**ABP-314332-22**

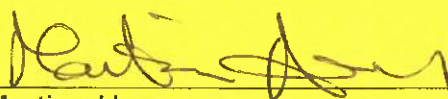
The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reasons therefor.

### **Reasons and Considerations**

Having regard to the nature and scale of the proposed development, the 'RS' zoning for the site, the provisions of the Fingal County Development Plan 2023-2029, it is considered that, the removal of condition number 2 would not seriously injure the residential and visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 26/06/2023