



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000364**  
**PL-500668-DS-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 31 March 2026.

The Commission decided to amend condition 3 generally in accordance with the Inspector's recommendation, subject to the amendments shown in the draft Order below.

**Planning Commissioner:**

**Tom Rabbette**

**Date:**

**31<sup>st</sup> day of March 2026**

### **Draft Order**

### **Decision**

Having regard to the nature of the condition the subject of the appeal, the Commission is satisfied that the determination by the Commission 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 AMEND condition number 3 so that it shall be as follows for the reason set out.

3. (a) Only one velux roof light shall be permitted on the roof slope.

(b) All external finishes of the roof shall harmonise with the existing finishes on terms of materials and colour.

**Reason:** In the interest of visual amenity.

### **Reasons and Considerations**

The Commission had regard to the planning policies and objectives set out in the Dublin City Development Plan 2022-2028, in particular, the provisions in relation to attic conversions and dormer windows as set out in Sections 4, 5 and Table 18.1 of Appendix 18: Ancillary Residential Accommodation.