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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4097/21**

**Appeal** by Sinead Quish care of The House Architects of 79 Merrion Square South, Dublin against the decision made on the 18<sup>th</sup> day of February, 2022 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.


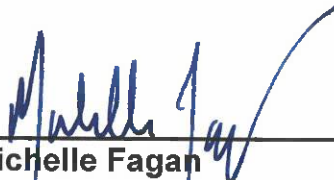
**Proposed Development:** Retention permission for amendments to previously approved planning permission WEB3504/11 comprising alterations and extensions to the existing mid-terraced single-storey house. Amendments comprise minor modifications to the internal layouts, modifications to the fenestration of the single-storey rear extension and additional Velux roof lights on the front and rear roofs at 18 Niall Street, Dublin.

**Decision**

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 3.

## Reasons and Considerations

Having regard to the nature and scale of the development proposed to be retained, and the residential land use zoning of the site, it is considered that the modifications and requirements of the planning authority, in its imposition of condition number 3, are not warranted, and that the development proposed to be retained, with the omission of this condition, has no significant negative visual impact on the dwelling or the streetscape of this residential conservation area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.



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

Dated this *20<sup>th</sup>* day of *July* 2022