

An
Coimisiún
Pleanála

Direction
CD-021725-26
ACP-323802-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/01/2026.

The Commission decided as indicated hereunder, generally in accordance with the Inspector's recommendation.

WHEREAS by order dated the 26th day of June 2025 Roscommon County Council, under planning application reference number PD/24/60586, granted subject to conditions a permission to Aine Finneran for development comprising the erection of a dwelling house, garage and construction of effluent treatment system, coupled with ancillary works at Carrowdugg and Garbally, Taughtmaconnell, Ballinasloe, Co. Roscommon,

AND WHEREAS Condition no. 3 attached to the said permission required that a revised site layout plan shall be submitted for the written agreement of the Planning Authority to reflect the location and the specified finished floor level of the house (Condition no. 3(a) refers) and relocation of the proposed garage (Condition no. 3(b) refers),

AND WHEREAS the applicant and the planning authority failed to agree on the above details in compliance with the terms of the said condition and the matter was referred by the applicant to An Coimisiún Pleanála on the 9th day of October 2025,

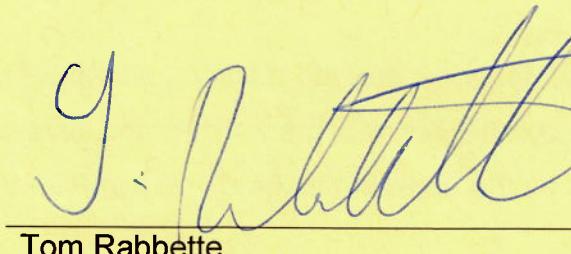
AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to the following –

- (a) Condition no. 3 of planning application reference number PD/24/60586 was not the subject of an appeal by the applicant.
- (b) The scope of matters now before the Commission relate to the specific points of detail set out in the said Condition no. 3 (and does not constitute an appeal of that condition).
- (c) The compliance submission received by the planning authority on the 30th day of July 2025 does not comply with the requirement of Condition no. 3(a) as the location of the dwellinghouse is not in accordance with site layout plan Drg. No. 6C (Titled Scenario 1) and the finished floor level of the dwelling house is not 60.5m as specified in the said Condition no. 3(a).
- (d) The compliance submission received by the planning authority on the 30th day of July 2025 does comply with the requirement of Condition no. 3(b) as the proposed garage is shown repositioned forward on site within the range as specified in the said Condition no. 3(b).

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 34(5) of the Planning and Development Act, 2000, as amended, hereby determines that the revised layout received by the planning authority on the 30th day of July 2025:

- does not satisfy the requirements of Condition no. 3(a), and
- does satisfy the requirements of Condition no. 3(b).

Planning
Commissioner:



Tom Rabbette

Date: 14/01/2026