

An
Coimisiún
Pleanála

Commission Order
ACP-323802-25

Planning and Development Act 2000, as amended

Planning Authority: Roscommon County Council

Planning Register Reference Number: PD/2460586

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, County Roscommon,

AND WHEREAS condition number 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 number 3(a) refers) and relocation of the proposed garage (Condition number 3(b) refers),

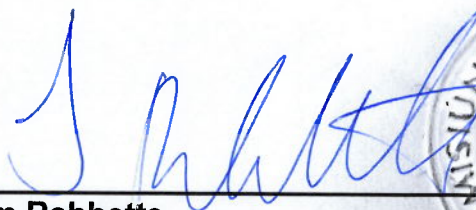
AND WHEREAS the developer and the planning authority failed to agree on the above details in compliance with the terms of the said condition and the matter was referred by the applicant to An Coimisiún Pleanála on the 9th day of October 2025,

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

- (a) Condition number 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 number 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 number 3(a) as the location of the dwellinghouse is not in accordance with site layout plan drawing number (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 number 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 number 3(b) as the proposed garage is shown repositioned forward on site within the range as specified in the said condition number 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 that the revised layout received by the planning authority on the 30th day of July 2025:

- does not satisfy the requirements of condition number 3(a), and
- does satisfy the requirements of condition number 3(b).



Tom Rabbette

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 23rd day of Jan. 2026