

Our Case Number: ACP-323060-25.

Your Reference: John Rafferty & Nicola Moylett



An
Coimisiún
Pleanála

Gaynor Miller Ltd
Unit 1B
Kilminchy Court
Dublin Road
Portlaoise
Co. Laois

Date: 26 August 2025

Re: Mayo County Council Ballina Flood Relief Scheme Compulsory Purchase Order No 1 of 2025
River Moy, County Mayo

Dear Sir / Madam,

An Coimisiún Pleanála has received your letter of objection in relation to the above mentioned compulsory purchase order.

In respect of same, please note that in circumstances where:

- (i) no objections are received by the Commission within the period provided for making objections, or
- (ii) all objections made are subsequently withdrawn, or
- (iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator the Commission will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended.

The Commission has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. Accordingly, the Commission will inform you on this matter in due course.

If you have any queries in the meantime please contact the undersigned officer of the Commission at laps@pleanala.ie Please quote the above-mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

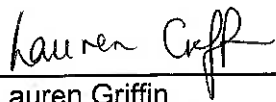
Teil
Glaao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel (01) 858 8100
LoCall 1800 275 175
Fax (01) 872 2684
Website www.pleanala.ie
Email communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Yours faithfully,



Lauren Griffin
Executive Officer
Direct Line: 01-8737244

CH02

Tell
Glao Áitiúil
Facs
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Dublin 1
D01 V902

Lauren Griffin

From: Lauren Griffin
Sent: Tuesday, 26 August 2025 12:06
To: kevinmiller@gaynormiller.ie
Subject: RE: Mayo Co Co Ballina Flood Relief Scheme Compulsory Purchase Order No. 01 of 2025 Your Ref: 323060-25

A Chara,

The Commission acknowledges receipt of your email; official correspondence will issue in due course.

Kind regards,

Lauren

From: Kevin Miller <kevinmiller@gaynormiller.ie>
Sent: Tuesday, 26 August 2025 09:46
To: LAPS <laps@pleanala.ie>
Subject: Mayo Co Co Ballina Flood Relief Scheme Compulsory Purchase Order No. 01 of 2025 Your Ref: 323060-25

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Dear Sir/Madam,

We would appreciate confirmation that you received this submission.

FOR GAYNOR MILLER

Kevin Miller BAgSc BScProp MSCSI MRICS

The contents of this email are strictly confidential and may be legally privileged and are intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient, any copying, disclosure, distribution or any other action taken or omitted to be taken in reliance on it, is strictly prohibited and may be unlawful.

Any particulars that are given are on the understanding that they will not be construed as part of a contract, conveyance or lease and that all negotiations will take place through this company. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurement.

The information contained in this email is *without prejudice/subject to contract/contract denied*.

Gaynor Miller Ltd., Registered Office: Unit 1B, Kilminchy Court, Dublin Road, Portlaoise, Co. Laois, Ireland R32 YP1D

Directors: J.J. Gaynor MAgr Sc MIPAV K.T. Miller BAgrSc BScProp MSCSI MRICS

P.G. Gaynor BScFt BScProp MSCSI MRICS

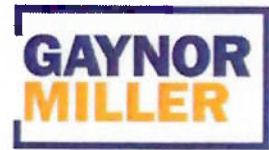
Registered No.: 423859 VAT No.: IE9643840M

PSR License No. 001178

Chartered Surveyors • Auctioneers & Valuers • Agronomists
25th August 2025

Your Ref: 323060-25
Our Ref: KM

An Bord Pleanála,
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Co. Laois, Ireland
T +353 (0)57 867 8080
E info@gaynormiller.ie
www.gaynormiller.ie

**RE: Mayo County Council Ballina Flood Relief Scheme
Compulsory Purchase Order No.1 of 2025**

Submission

Landowner : John Rafferty & Nicola Moylett
Address: Quay Road, Ballina, Co. Mayo.
CPO Ref: BU35a & BU35b

Dear Sirs,

We act on behalf of the above property owner(s) who have been served with notice of the making of the above compulsory purchase order. Having reviewed the drawings, correspondence and documentation, our client(s) have instructed us to object to the confirmation by you of the order.

1. There is no need to acquire an easement on these lands as the infrastructure could be constructed in the public road.
2. No details have been provided on how the boundary wall will be affected.
3. No details have been provided on how services will be maintained to the property during and after construction.
4. No details have been provided on how the entrance will be affected and how access will be maintained during and after the works.
5. No regard has been had for the future development of the site by placing the wayleave inside the boundary wall.
6. No details have been provided on how the property owners will be indemnified against any claims arising from the works.
7. We reserve the right to raise further matters that may arise as further information is received on the acquisition.

Gaynor Miller Ltd., **Registered Office:** Unit 1B, Kilminchy Court, Dublin Road, Portlaoise, Co Laois
Directors: Kevin Miller, Paul G. Gaynor, James J. Gaynor
Registered No.: 423859 **VAT No.:** IE9643840M **PSR No.:** 001178 **Regulated by RICS**

Yours Sincerely,

FOR GAYNOR MILLER LTD

A handwritten signature in blue ink, appearing to read 'Kevin Miller', is written above the printed name.

Kevin Miller BAgrSc BSc(Prop) MSCSI MRICS

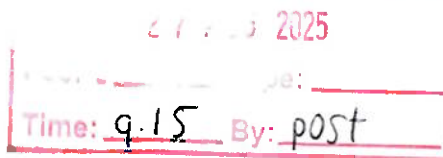


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