

Our Case Number: ACP-323060-25

Your Reference: The Boatyard/Boat Club



An
Coimisiún
Pleanála

Michael G Bohan & Co
7 Teeling Street
Ballina
County Mayo
F26 CA30

Date: 29 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- (ii) all objections made are subsequently withdrawn, or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
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

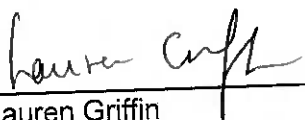
Tel
LoCall
Fax
Website
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(01) 858 8100
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(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

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
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Láithreán Gréasáin
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D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Lauren Griffin

From: Lauren Griffin
Sent: Friday, 29 August 2025 14:34
To: info@michaelgbohansolicitors.com
Subject: RE: Ballina Flood Relief Scheme

A Chara,

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

Kind regards,

Lauren

From: Michael Bohan <info@michaelgbohansolicitors.com>
Sent: Thursday 28 August 2025 16:10
To: jcondon@mayococo.ie
Cc: SIDS <sids@pleanala.ie>
Subject: Ballina Flood Relief Scheme

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 Sirs,

Please see attached letter with enclosures.

Yours faithfully,

MICHAEL G. BOHAN & CO

Michael G. Bohan Co.
Solicitors

No. 7 TEELING STREET,
BALLINA,
COUNTY MAYO.
F26 CA30
DX: 14 011 Ballina

Telephone: 096-78000
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Mr John Condon,
Director of Services,
Mayo County Council,
Aras an Chontae,
The Mall,
Castlebar,
Co. Mayo F23 WF90.

Your Ref:

Our Ref: M/N/

28th August 2025

AND

An Bord Pleanala, 64 Marlborough Street, Dublin 1D01 V902.

RE: Our Client: Michael Doherty, Rathkip, Ballina, Co. Mayo
The Boatyard/Boat Club, Bachelor's Walk, Ballina, Co. Mayo F26 YH68
Ballina Flood Relief Scheme

Dear Sirs,

We have been requested to write to you by our Client relative to your proposed acquisition via a CPO of the property coloured in grey on the map attached hereto. Our Client has stored a boat in a shed adjacent to the property you propose acquiring for in excess of 22 years without fear or favour. He believes that he is entitled to use the shed as of right and in fact may make an application to become the owner of it by way of long possession.

Our Client is concerned to ascertain as to whether or not he will have access to the shed once you complete the CPO of the property coloured in grey on the map attached hereto and start to work on it.

In addition, our Client has instructed us that there is a slipway within the property, a photograph of which is attached. He, along with others, was instrumental in constructing the slipway at his own expense approximately 10 years ago and he is concerned to ensure that access to the river is provided for in the context of the property you now propose acquiring. Will you be installing a new slipway if it's the case that the one identified on the attached photograph is proposed to be removed?

Please note that our Client did call to your Civic Offices at Arran Place, Ballina but unfortunately he did not get any information in relation to the matter of any consequence. Our Client has also instructed us that there was a meeting held on Bachelor's Walk with

Michael O'Grady, an Engineer employed by you, but unfortunately our Client was none the wiser after the meeting as to what your intentions were.

Our Client is also concerned as to how he gains access to and egress from his shed while the construction works are ongoing and furthermore as to how he gains access with his boat to the river again while you are carrying out work on the property. Our Client is an elderly man and has his boat on the river for a number of months each year. It is one of his prime pastimes and the last thing he wants at this stage of his life is to lose access to his shed and the river.

We would now be obliged if you would address the above matters as soon as possible bearing in mind that the last thing our Client wants to do is to institute proceedings in order to protect his position which we trust will not be necessary.

Yours faithfully,

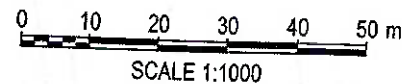
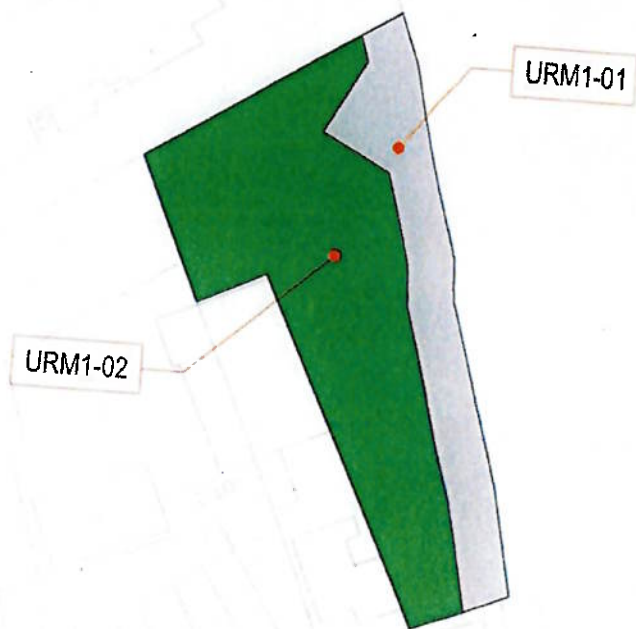
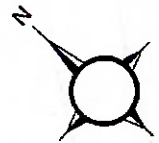
MICHAEL G. BOHAN & CO

Encls/

LEGEND

- PERMANENT ACQUISITION
- PERMANENT RIGHT OF WAY
- PERMANENT WAYLEAVE
- PERMANENT WAYLEAVE & PERMANENT RIGHT OF WAY
- TEMPORARY WORKING AREA
- TEMPORARY WORKING AREA & TEMPORARY RIGHT OF WAY
- TEMPORARY WAYLEAVE

X 525199.89
Y 819382.92



X 524895.39
Y 819317.40

ACQUISITION TYPE	AREA (ha)	PLOT No.
PERMANENT ACQUISITION	0.0657	URM1-01
TEMPORARY WORKING AREA	0.1543	URM1-02



WAYLEAVE DETAILS
Pipe Dia/Details: Flood wall
Width of Wayleave (Yellow): n/a
Length of Wayleave (Yellow): n/a
Temporary Working Strip (Green)

BALLINA FLOOD RELIEF SCHEME

LAND OWNER OR REPUTED LAND OWNER
THE TRUSTEES OF BALLINA BOAT CLUB
BACHELORS WALK, BALLINA, CO. MAYO, F26 YH68/C/O BOURKE, CARRIG
& LOFTUS SOLICITORS 5 TEELING STREET, BALLINA, CO MAYO. F26 N2V5

DRAWING No.	REV
MDW299-RPS-40 WK-CP D AC0008-00	1
D.S. REF. CHAL. 00118610	SCALE 1:1000/0.44
DATE	21/05/2024
DRG. BY	NJ
CHK. BY	PJ

