Mountmellick Flood Relief Scheme
An Coimisiún Pleanála Submission Response Note
Case # ACP-323830-25

February 2026

www.jbaconsulting.ie

www.egis-group. com

Laois County Council
Áras an Chontae, Portlaoise, Co Laois

OPW
Oifig na nOibreacha Poiblí
Office of Public Works

JBA Project Manager

Richard Buck
2nd Floor
Lincoln House
Lincoln Lane
Arran Quay
Dublin

Egis Project Manager

Eoin Dunphy
Classon House
Dundrum Business Park
Dundrum Road
Dublin 14

Revision History

Revision Ref/Date	Amendments	Issued to
P01/20 February 2026	Draft	LCC
P02/4 March 2026	For Final Review	LCC and OPW
P03/6 March 2026	Final Issue	An Coimisiún Pleanála

Contract

This report relates to the Mountmellick Flood Relief Scheme commissioned by Laois County Council (LCC), on behalf of the Office of Public Works (OPW).

Purpose

This document has been prepared as a Draft Report for Laois County Council and the OPW. JBA Consulting accepts no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared.

JBA Consulting has no liability regarding the use of this report except to Laois County Council and the OPW.

Copyright

Carbon Footprint

A printed copy of the main text in this document will result in a carbon footprint of 305g if 100% post-consumer recycled paper is used and 388g if primary-source paper is used. These figures assume the report is printed in black and white on A4 paper and in duplex.

JBA is aiming to reduce its per capita carbon emissions.

Table of Contents

1 Introduction

The period for submissions relating to the Mountmellick River Flood Relief Scheme (FRS) ended on the 15 December 2025. An Coimisiún Pleanála (ACP), issued a letter to the applicant, Laois County Council (LCC) dated 21 January 2026 requesting comments on the submissions by the 18 February 2026. LCC requested an extension to the response period.

ACP confirmed in a second letter to LCC dated 12 February 2026 that they would grant an extension to the date for the submission of responses. The date was amended from the 18 February 2026 to the 6 March 2026.

1.1 Planning Submissions

There were sixteen planning submissions received by ACP in total and these are listed below with the reference number provided by ACP:

1. Brendan Murray & Doris Grehan
2. Darrin Dunne
3. Derrycloney Residents
4. Development Application Unit
5. Edna Ryan
6. Feargal Rochford
7. Gerry Gorman
8. Inland Fisheries Ireland
9. James and Katherleen O'Neill
10. John C Fletcher
11. Mountmellick Development Association CLG
12. Mountmellick Tidy Town Committee
13. Roberto & Tracy Caschera
14. Ronan Wall
15. Transport Infrastructure Ireland (TII)
16. William Horan

Three of those listed above were from statutory bodies, namely:

- Development Applications Unit (DAU)
- Inland Fisheries Ireland (IFI)
- Transport Infrastructure Ireland (TII)

Two additional submissions were made directly to LCC and ACP confirmed on 12 February 2026 that they would both be considered by ACP and that responses would be required. The two submissions were:

- Michael Dowling
- Charles and Lynn Sands

1.2 CPO Objections

There were twelve objections received by ACP against the Mountmellick FRS Compulsory Purchase Order No. 2 and these are listed below with the reference number provided by ACP:

1. Feargal Rochford
2. Fran Baker
3. Gerry Gorman
4. Jamie & Ellen Conroy
5. Ohn C Fletcher
6. Mountmellick Development Association CLG

7. PJ Claire Conroy
8. Reps of the late Thomas Flynn
9. Reps of the late Thomas Flynn
10. Reps of the late William Delaney & Eliabeth Delaney
11. Roberto & Tacey Caschera
12. William Horan

2 Planning Submissions

2.1 (1) Brendan Murray & Doris Grehan

2.1.1 Summary of Submission

The observation was made on Doris Grehan's behalf by Brendan Murray. They expressed concern about flooding in O'Moores Forst, Mountmellick – R32X8Y2 and noted that the proposed FRS did not include any measure to protect the property from flooding. They had spoken to the project team at LCC and they had confirmed that the area around the property was not included in the scheme.

They also expressed concern about the impact of the proposed scheme on flood risk at their property as they were shown the flood maps resulting from the scheme that show areas where flood water will back up and move into flood storage areas. They also expressed concern regarding the drainage networks installed by local farmers and the removal of trees in the Slieve Bloom mountains – both of which they fee will increase the volume of water flowing in the stream adjacent to their property and in the general area.

2.1.2 Applicant Response

Figure 2.1. below shows the location of the property being considered and confirms that it is located outside the scheme area.

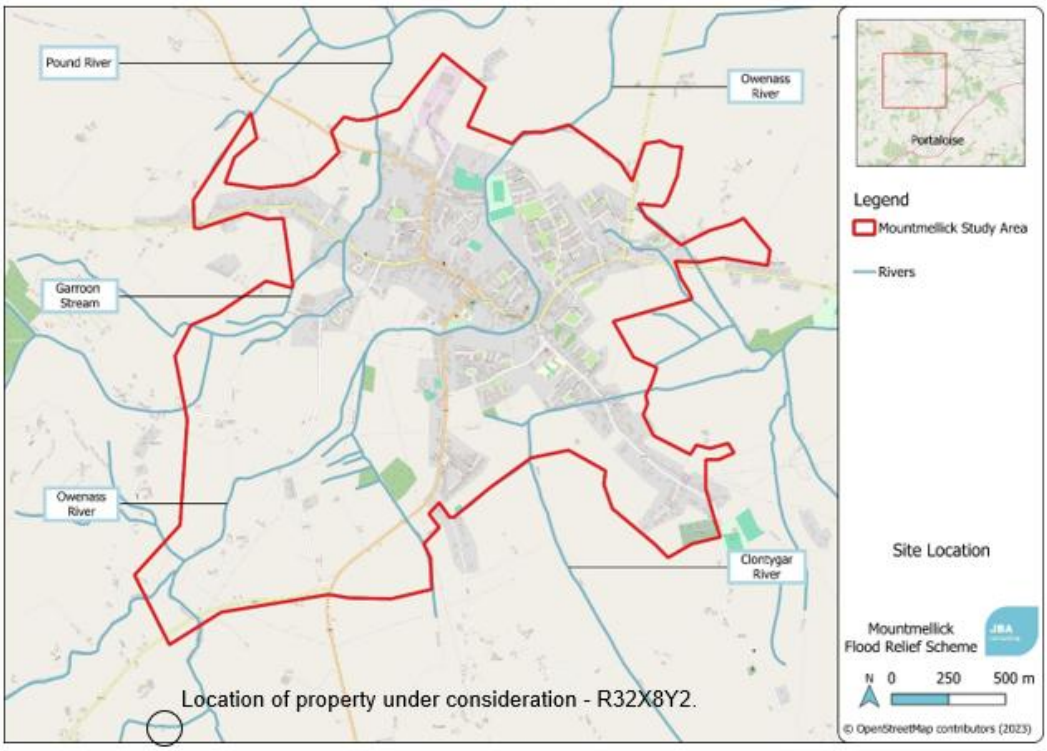

Figure 2.1: Scheme Study Area and Property R32X8Y2

We also reviewed the hydraulic model to see if the proposed FRS would have any impact on the flood levels at the property for the 1% AEP event. The results of the modelling review are given in Table 2-1 below.

Water level undefended	Water level defended	Difference in level
79.02mOD	79.02mOD	0m

Table 2.1: Change in water level at property R32X8Y2

The modelling also shows that the flood extent resulting from a 1% AEP event is the same for the defended and undefended conditions.

Figure 2.2: 1% AEP Flood Outline (Defended and Undefended) and Property R32X8Y2

2.2 (2) Darrin Dunne

2.2.1 Summary of Submission

Darrin Dunne commented they object to the planning of the Mountmellick FRS as the works that were proposed 'does not benefit the Mountmellick Flood Relief Scheme because the surface/storm water off Davitt Road and Acragar Road no longer come down. There is a new pipeline installed and goes to the Islands in Mountmellick on opposite side of the road 6 years ago. The drain has been full for the past 20 years with waste and rubbish and not maintained and no benefit to the adjoining properties – 2.3m higher than my field and my field has never flooded so I can't understand how the properties have flooded.'

2.2.2 Applicant Response

Mr Dunne is correct that the surface water drainage system from the Acragar area does not flow along Davitt Road but has been diverted to flow southwards – as shown by the red arrow on Figure 2-3 below.

However, beyond the junction between Davitt Road and Acragar in the direction of the town, Figure 2-3 shows the extent of the surface water drainage system that flows in a northwest direction. This system has been surveyed (topographic and CCTV) to confirm its alignment, condition and direction of flow along Davitt Road and outfalling at the location of the proposed pumping station. It is this drainage network which has been modelled to ensure that the proposed scheme does not impact on the surface water drainage system in the Davitt Road area.

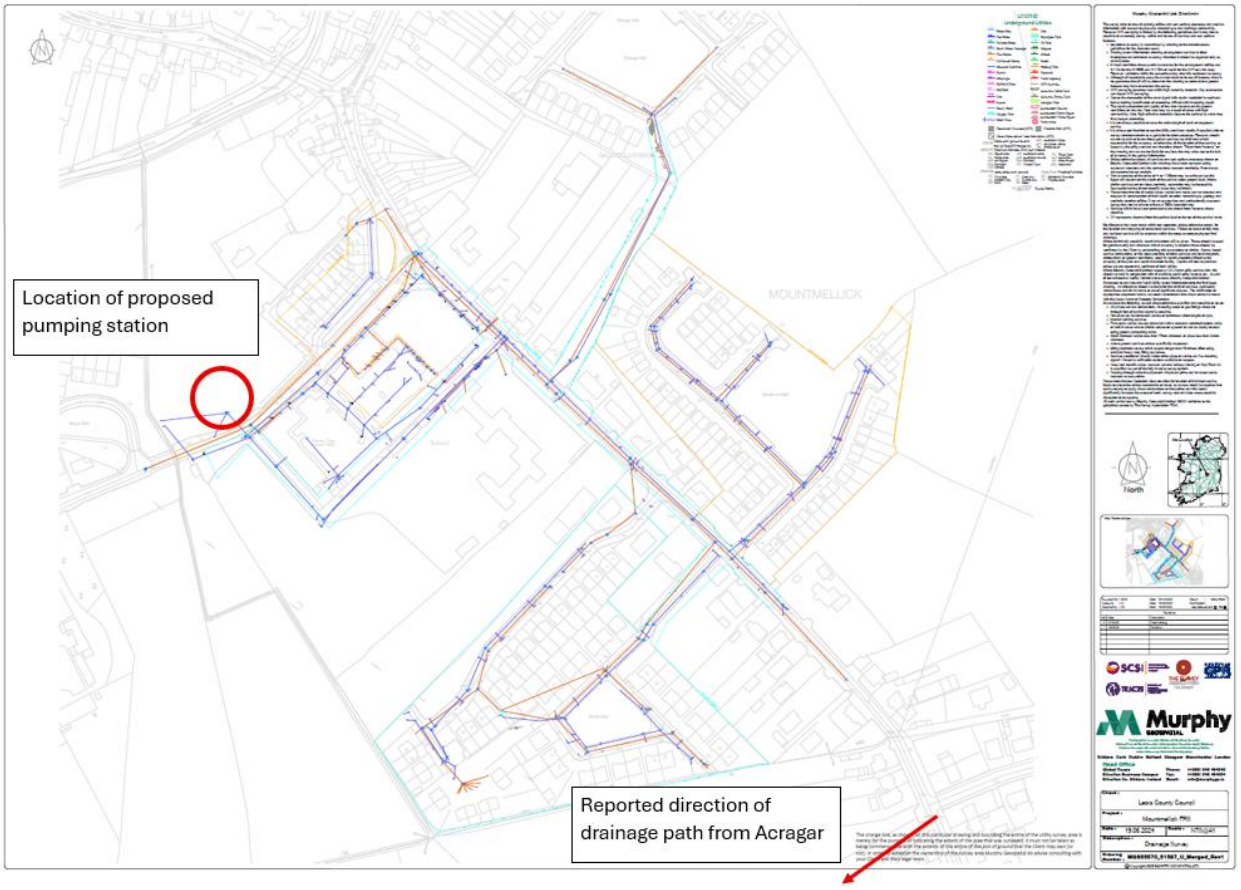

Figure 2.3: Surface Water Drainage in Davitt Road Area

Mr Dunne's comment regarding the properties in the area never flooding is correct and the undefended 1% AEP flood outline shown in Figure 2-5 confirms this.

2.3 (3) Derrycloney Residents

2.3.1 Summary of Submission

The residents of Derrycloney have made a number of observations under:

- The implications of the proposed development for proper planning and sustainable development in the area in which the proposed development is situated.
- The likely effects on the environment of the proposed development, if carried out.

They fully acknowledge the need for a flood relief scheme in Mountmellick but feel that the proposed development works will introduce an unacceptable and avoidable increase in flood and pollution risk for existing houses on the high bank of the river at Derrycloney.

In light of their comments, they request that An Coimisiún Pleanála:

1. Require updated and complete hydraulic modelling and mapping to be submitted as part of the application, reflecting:
    a. The latest agreed model for Derrycloney
    b. Flood extents and depths for all six scenarios, with and without the FRS, clearly showing differences for both low bank and high bank properties.

2. Require the scheme promoters to demonstrate, with this updated modelling, that the FRS will not materially increase flood levels or risk to the high bank houses for at least:

a. 1%AEP HEFS to 2100, and
b. 0.1%AEP baseline, including appropriate climate allowances.

3. If the modelling confirms that the proposed FRS increases flood risk to the high bank properties or to their wells and septic tanks, require the design to be modified to incorporate reasonable mitigation measures, such as:
   a. Extension and/or reconfiguration of embankments/walls (east and/or west) to ensure that the high bank properties are not left with a lower standard of protection than they currently enjoy.
   b. Substitution of embankment with walls where appropriate to reduce costs and footprint while achieving protection.
   c. Specific proactive measures for wells and septic tanks (e.g. raising, bunding, or relocation), or
   d. Extension of the public water network to provide safe, reliable alternative to private wells in at-risk areas.
4. Require that all public planning and environmental documentation be updated to remove outdated flood mapping and include the most recent, agreed modelling outputs, to ensure transparency and proper public participation.
5. If satisfactory mitigation cannot be demonstrated, consider refusing permission or requiring the omission or redesign of those elements of the scheme that would otherwise increase flood risk and public health risk to the high bank residents.

2.3.2 Applicant Response

In response to their requests to An Coimisiún Pleanála:

1a. The latest agreed model for Derrycloney has been used in the development of the flood outline and planning design. Figure 2-3 in the AA and Figure 3-4 in the NIS (these are the same figures) show a slightly different profile in the field opposite the Derrycloney Residents. The revised figure is shown below in Figure 2-4.

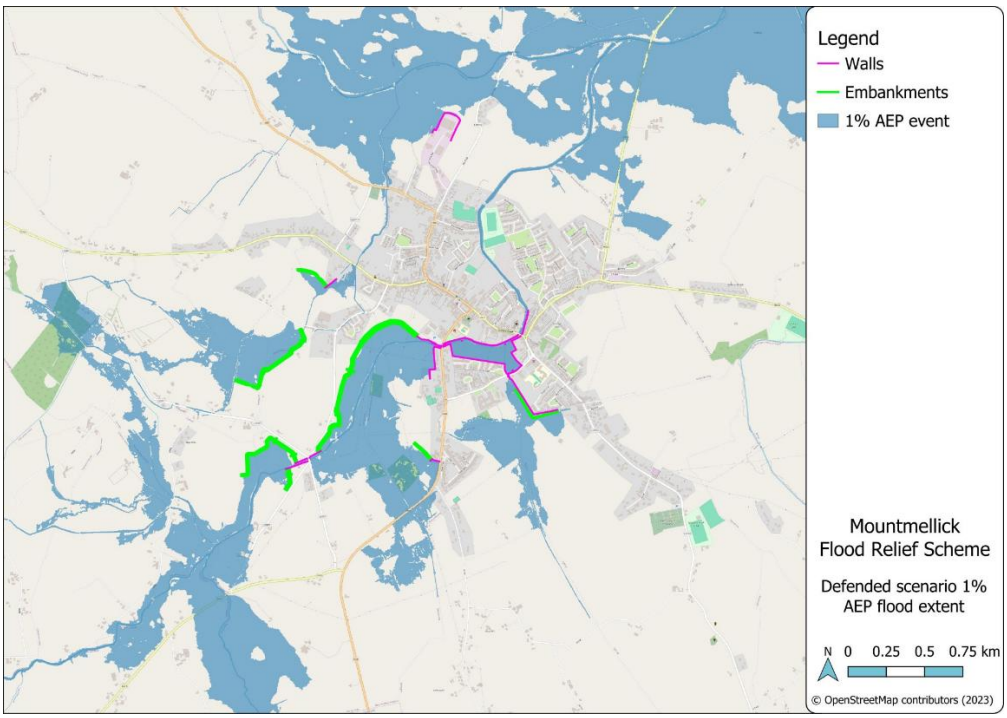

Figure 2.4: 1% AEP Event with FRS in Place

1b. The response document for the Derrycloney residents dated 7 August 2025 included the flood extents for the various flood scenarios without a scheme in place and with the 1% AEP present-day and climate change adaptation schemes in place. The results included:

The Figure 2-5 below shows the flood extent resulting from the 1% AEP flood event for the existing undefended condition. The figure confirms that the properties of the Derrycloney residents are not at risk of flooding in the undefended condition from the present-day 1% AEP event:

Figure 2.5: 1% AEP Undefended Flood Outline

We have considered the impact of the proposed 1% AEP present-day scheme on the properties for the present-day 1% AEP flood event and, to allow us to assess the impact of climate change, the 1% AEP MRFS and HEFS. The results of the modelling are shown in Figure 2-6. It can be seen that the present-day scheme will protect all the properties from the 1% AEP present-day event. When the impact of climate change is applied to the flows, the flood water does flow around the proposed present-day scheme and enters the area of the properties. It should however be noted that these climate change flood extents will only occur if the climate change adaptation measures are not implemented as planned in the future. The long-term integrity of the scheme depends on the climate change adaptation being implemented.

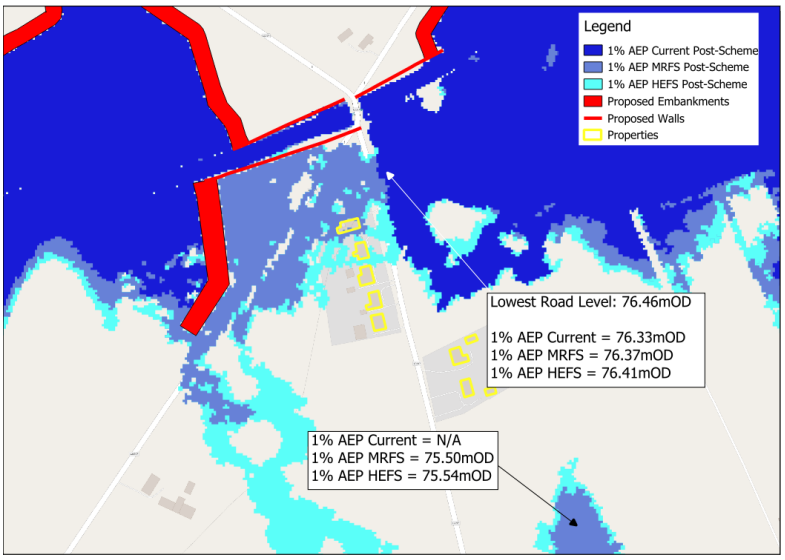

Figure 2.6: Flood Extents with 1% AEP Scheme in Place for 1% AEP Present-Day, MRFS and HEFS Flood Events

To note the impact of implementing the climate change adaptations measures to the present-day scheme, the Climate Change Adapted Scheme has been modelled with the present-day 1% AEP flood event and the 1% AEP MRFS and HEFS events. The output is shown in Figure 2-7 and shows the adaptation measures for the scheme will continue to protect the area of the Derrycloney residents into the future for both the MRFS and the HEFS.

Although the flood extent for the 1% AEP event does move closer to the properties with the scheme in place, it only extends across the field to the east of the properties. The 1% AEP present-day scheme with 1 % AEP present-day flow does not result in the inundations of the properties or their gardens. There would be inundation at some point in the future if flows increase as a result of the impact of climate change. We have used the MRFS and HEFS to develop suitable climate change adaptations measures for the scheme which, when implemented, would continue to protect the Derrycloney residents and their gardens into the future. It should be noted that the climate change adaptation measures modelled represent one option for adaptation and that in the future any decision made regarding adaptation will be made in the context of future laws and norms.

The true impact of climate change on flows will only be confirmed in time once the changes start to materialise and so the timing and extent of the climate change adaptation works will be developed using the OPW's guidance at the time. The key is that the timing and extent of the works will continue to protect the residents from flooding from the 1% AEP flood event.

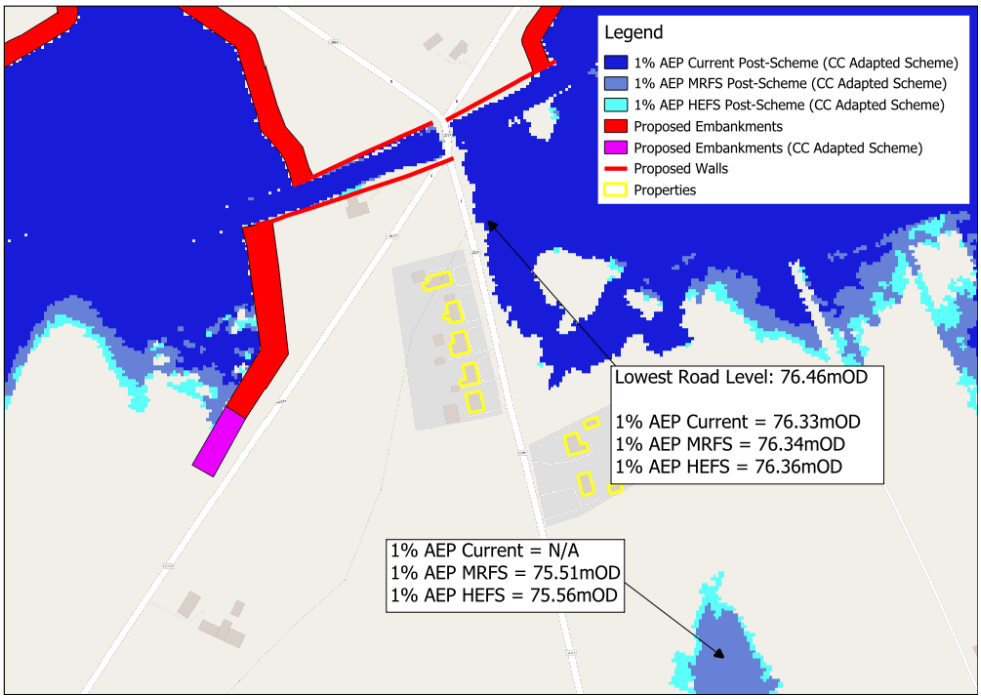

Figure 2.7: Flood Extents with 1% AEP Climate Change Adapted Scheme in Place for 1% AEP Present-Day, MRFS and HEFS Flood Events

2a. The residents ask for assurance that the FRS will not increase flood levels at their properties as a result of at least a 1% AEP HEFS to 2100. At present, the guidance on a the HEFS is that it will result in a 30% increase in the present-day flows. This is what has been modelled and the output given in Figures 2-6 and 2-7.

The speed at which the HEFS flow is achieved is not certain but the OPW's Technical Methodology for new Flood Relief Schemes dated December 2023 gives a number of possible timescales or trajectories. These include 2100 as the 'Slowest Onset', 2085 as the 'Medium Onset' and 2060 as the 'Faster Onset'.

The dates and indeed the percentage increase in flow for the HEFS will be subject to review and possible change in the future – but the scheme has been developed in line with the current guidance. It should be noted that if the impact of climate change on flows happens sooner or is greater, then the scheme will simply be amended sooner, and perhaps amended more significantly to allow for climate change. Whatever the true trajectory for climate change turns out to be, the scheme will be adapted at the appropriate time and the Derrycloney properties and gardens will continue to be protected.

2b. The residents ask for assurance that the FRS will not increase flood levels at their properties as a result of at least a 0.1% AEP, including appropriate climate change allowances. We would say that we do not think it is appropriate to apply climate change allowances to such an extreme flood event as the flood scheme will be subject to adaptation and so the present-day scheme will never be subjected to the 0.1% AEP at a point where climate change flows are the norm.

We have looked at the impact of the 1% AEP present-day scheme on flood extents if it were subjected to the 0.1% AEP extreme flood event. The results of the modelling are shown in Figure 2-8. We also include the comparison between property floor levels and flood levels resulting from the 0.1% AEP event in Table 2-2.

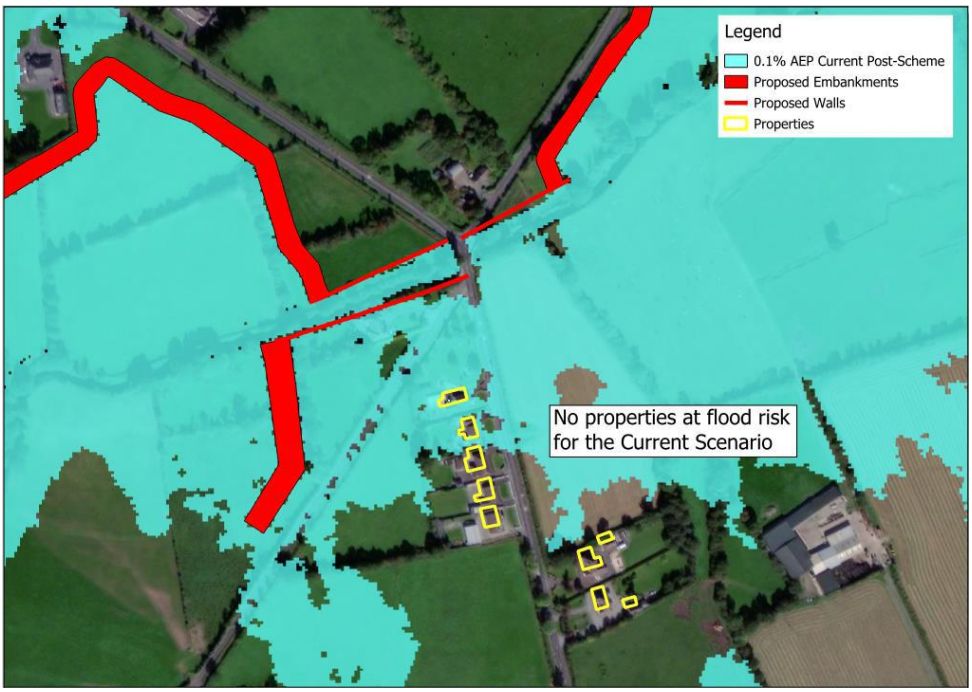

Figure 2.8: Flood Extents with Scheme (as submitted) in Place for 0.1% AEP Present-Day Flood Event

Property	Floor level (mOD)	Water Level 0.1% AEP Current (mOD)	Difference between property floor level and flood water level (m)
1	77.27	77.20	0.07
2	77.32	77.25	0.07
3	77.33	77.26	0.07
4	77.36	NA	NA
5	77.31	NA	NA

Table 2-2: Flood Levels and Floor Levels (house numbers in order starting at 1 closest to the River Owenass)

It should be noted that steps to deal with the residual risks associated with a 0.1% AEP flood event with the 1% AEP scheme in place are being addressed. This will ensure that the Derrycloney properties will not be placed at increased risk of flooding as a result of the FRS being constructed.

3. The residents also made a number of suggestions for mitigation measures if the modelling confirms that the proposed FRS increases the flood risk to the high bank properties. From the modelling completed and the plans to proceed with the scheme to manage the residual risks resulting from the extreme 0.1% AEP event, we do not feel that there is an increase in flood risk and so the mitigation measures are not required.

4. Item 1a above shows the revision to the figures included in the AA and NIS documents as Figure 2-3 and 3-4 respectively. The revised figure is Figure 2-4.

5. We would consider that, as there is no increase in flood risk to the Derrycloney properties, satisfactory mitigation is not required and as such there is no need to consider refusing permission or requiring the omission or redesign of elements of the scheme.

2.4 (4) Development Application Unit (DAU)

2.4.1 Summary of Submission

The DAU submitted a number of Heritage and environmental observations and recommendations.

Heritage (pages 1 to 10):

The DAU confirmed that they have reviewed Chapter 10 of the EIAR in detail.

Archaeology

The DAU summarises the findings of the EIAR and the potential impacts on known and potential cultural heritage. They outline the Legal Codes and Policy Contact for Protection of the Archaeological Heritage.

Archaeological Recommendations to An Coimisiún Pleanála:

The DAU listed a number of recommendations regarding the approach to the work and the nature of any investigation and monitoring works that should be completed prior to and during the works. The recommendations related to:

- EIAR Mitigation
- Project Archaeologist
- Monitoring of Site Investigations
- Archaeological Impact Assessment Detailed Design
- Archaeological Monitoring (Terrestrial)
- Archaeological Monitoring (Underwater)
- Construction Environmental Management Plan

Environmental (pages 11 to 15):

The DAU advises that all mitigation measures outlined in the Natura Impact Statement (NIS) and all other documents must be implemented in full. They advise that to ensure that this is done, a schedule collating all mitigation measures should be included as part of the CEMP and agreed with the Local Authorities prior to commencement of the works. They also advise that an appropriately qualified Ecologist/Freshwater Botanist is retained as an Ecological Clerk of Works who will prepare a post-operation mitigation compliance report to be submitted to IFI and the Local Authorities for review.

Otter

They question the certainty regarding the presence of otters at the site. They suggest that the applicant should determine, prior to planning permission being granted, if they have gained sufficient information to conclude if a derogation is required or not.

They request that the quantity of vegetation that will be lost should be confirmed so that appropriate mitigation is sufficient to ensure the project will not adversely affect the integrity of the River Barrow and River Nore SAC. They also suggest that the 10m buffer on both banks should be considered in the calculation.

They recommend that all watercourses be surveyed again extending 150m upstream and downstream of any works prior to the start of construction.

They mention the importance of Crack willow and recommend the specific retention of mature crack willow where encountered along the proposed works. They advise that a 30m buffer either side of the tree should be maintained.

Invasive Species Management Plan

The Department recommends that Invasive Species Management Plans should be submitted to the Local Authorities for approval prior to the start of the works.

In the event of having to remove invasive species, the Department considers hand pulling more appropriate than the use of herbicides in order to protect the SAC.

Pollution

The Department requests further information regarding the use of cast in-situ concrete at and adjacent to the area of the SAC.

Alluvial Woodland

They comment on uncertainty about Alluvial Woodand being present and the impact the scheme will have. They suggest that a precautionary principle should be adopted. It notes that any removal of this habitat should be avoided.

Compound H

The Department comments that part of the area of Compound H is located in the area of the SAC and so should be moved so that it is outside the SAC. They say if the compound cannot be moved then there should be no permanent damage to the SAC or any permanent structures left in the SAC. The compound must be fenced and appropriate silt fencing used to protect the quality of the river Owenass. The site must be returned to its original condition and a report confirming the removal of the temporary hardcore surfaces issued to the Local Authorities concerned.

Matters relating to the EIAR (Biodiversity Chapter):

Birds

Where riverbank areas are to be modified, a survey for breeding kingfisher must be carried out at appropriate times of the year and suitable mitigation put in place, as required, prior to any bank modification works taking place and the loss of habitat must be addressed.

The Department also recommends breeding bird surveys are completed within the proposed scheme including areas where compounds are proposed.

Bats

The Department recommends that Owenass Bridge is resurveyed by a licenced bat ecologist. If possible nesting features are identified, repeat bat activity surveys must be undertaken at this bridge in the appropriate season. If a roost is identified, a derogation licence must be applied for and mitigation measures proposed.

The trees to be removed have been noted as not having bat roosting features, but the Department suggests that these could be formed at any time and so recommends that a further survey is completed on all trees immediately prior to removal. Detailed mitigation measures should be included in the Biodiversity Chapter in the eventuality that a roost is found.

Architectural Heritage (Pages 15 to 20):

The DAU recommends that a Grade 1 Conservation Architect is appointed and be required to provide input into the replacement Owenass Bridge; evaluate the historic architectural character of the town; provide guidance and methodologies for careful dismantling, referencing and reconstruction of features; advice on surviving features; address previous maladaptation of architectural heritage structures.

They also recommend that:

1. The services of a Grade 1 Conservation Architect or equivalent to guide and advise on areas of historic fabric intervention, remaking, repair and renewal in order to achieve a high-quality design and conservation outcome.
2. The Grade 1 Conservation Architect to oversee site operations and work closely with the Project Archaeologist, in order to ensure quality on site and advise on any unforeseen heritage related queries. The Grade 1 Conservation Architect to record as necessary all conservation works to locally important heritage as necessary undertaken as part of the project to maintain a permanent record.
3. Interventions to the cultural landscape including new infrastructure, signage etc. are to have regard to the protected views and vistas and carefully considered as part of a fully co-ordinated approach to the overall urban character/landscape design and understanding of the Architectural Conservation Area.

2.4.2 Applicant Response

Heritage (pages 1 to 10) and Architectural Heritage (Pages 15 to 20):

The DAU response (archaeology and built heritage) does not request further information for the scheme, but it sets out a comprehensive range of requirements that must be addressed before and during construction (these are similar to those recommended in the EIAR).

A final Design Archaeological Impact Assessment (AIA) will be submitted for approval; this will be phased depending on the work proposed (for example, an AIA may be required for advanced SI works). This will include archaeological test excavation at identified geophysical anomaly locations, licensed terrestrial and underwater monitoring, pre-demolition recording of historic fabric, and the appointment of a Grade 1 Conservation Architect to oversee built heritage matters, including the replacement of Owenass Bridge. No ground disturbance or in-stream works will proceed until mitigation measures have been agreed upon.

It should be noted that a Conservation Engineer was appointed to review the option to replace the existing Owenass Bridge as well as the interaction between the proposed works and Convent Bridge.

It is understood that design changes may arise if test excavations identify significant subsurface archaeology, underwater assessments confirm river structures or deposits, historic fabric proves to be of greater significance than anticipated, or the Conservation Architect advises amendments to reduce impact.

Mitigation will prioritise preservation in-situ where feasible and appropriate to the significance of the remains. Where avoidance is not possible, preservation by record will be undertaken through licensed excavation and full post-excavation analysis in accordance with the National Monuments Acts and Departmental requirements.

Environmental (pages 11 to 15):

All mitigation measures outlined in the Natura Impact Statement (NIS) and all other documents will be implemented in full. A schedule collating all mitigation measures will be included as part of the CEMP and agreed with the Local Authorities prior to commencement of the works. An appropriately qualified Ecologist/Freshwater Botanist will be retained as an Ecological Clerk of Works. This ECoW will prepare a post-operation mitigation compliance report to be submitted to IFI and the Local Authorities for review.

Otter

The applicant will determine, prior to planning permission being granted, that they have gained sufficient information to conclude if a derogation is required or not.

The quantity of vegetation that will be lost will be confirmed so that appropriate mitigation is sufficient to ensure the project will not adversely affect the integrity of the River Barrow and River Nore SAC. A 10m buffer on both banks will be considered in the calculation.

All watercourses will be re-surveyed again extending 150m upstream and downstream of any works prior to the start of scheme's enabling works in order to confirm if new holts or couches have been formed in period between the most recent Otter surveys and the beginning of the scheme works.

Mature Crack willow will be retained where encountered along the proposed works. A 30m buffer either side of the tree should be maintained, along the same riverbank.

Invasive Species Management Plan

An Invasive Species Management Plan will be submitted to the Local Authorities for approval prior to the start of the works. This ISMP will be informed by pre-enabling workings surveys, which identify the extent of existing and potentially newly introduced invasive species.

In the event of having to remove invasive species, physical means (e.g. hand pulling) will be used where feasible instead of the use of herbicides in order to protect the SAC.

Pollution

Further details will be provided on the use of cast in-situ concrete at and adjacent to the area of the SAC, and these will appear within the CEMP.

Alluvial Woodland

Alluvial woodland was not recorded within the area of the proposed scheme; however, the precautionary principle will be adopted, and any removal of any potential emerging immature alluvial woodland, including gallery alluvial woodland strips, will be avoided.

Compound H

A review of the location of Compound H will be undertaken, and if feasible it will be moved outside the SAC. However, if the compound cannot be moved then there will be no permanent damage to the SAC or any permanent structures left in the SAC. The compound will be fenced and appropriate silt fencing used to protect the quality of the river Owenass. The site will be returned to its original condition and a report confirming the removal of the temporary hardcore surfaces issued to the Local Authorities concerned.

Birds

A suite of surveys for breeding Kingfisher will be carried out at the appropriate times of the year and suitable mitigation put in place, as required (survey findings dependent), prior to any bank modification works taking place and the loss of habitat will be addressed.

Surveys for resident and migrant breeding bird will be completed within the proposed scheme including areas where compounds are proposed.

Bats

Owenass Bridge will be re-surveyed by a licenced bat ecologist. If possible roosting features are identified, repeat emergence bat activity surveys will be undertaken at this bridge in the appropriate season. If an active roost is identified, a derogation licence must be applied for and mitigation measures proposed.

Bat surveys will be conducted on all trees immediately prior to removal, and the ECoW will ensure soft-felling is conducted on trees with multiple (higher probability / suitability) potential bat roost features. Detailed mitigation measures will be included in the Biodiversity Chapter and CEMP in the event that one or more bat roosts are identified.

2.5 (5) Edna Ryan

2.5.1 Summary of Submission

Although supportive of the FRS, Edna Ryan requested consideration be given and adjustments made to the section of the proposed works adjacent to the MDA. The three adjustments were:

- Move the alignment of the proposed embankment by 5m towards the south-west so that the access strip would not impact on the proposed development access road.
- Move the location of the proposed access ramp over the embankment so that it does not clash with the proposed development access road.
- Amend the alignment of the flood wall so that the area to the south-west corner of the existing MDA site can remain accessible and allow the construction of a car park at a future date.

2.5.2 Applicant Response

We have reviewed the requests and would respond with the following:

- Moving the alignment of the proposed embankment by 5m would result in a substantial loss of flood storage volume during periods when the town is subjected to significant flood events. This would result in higher flood levels being achieved and would require higher proposed defence levels. We appreciate that there is an offer to move the adjacent embankment outwards to compensate for the loss of flood storage, but we feel that there is no need to move the embankment. When the road is built at some point in the future, it could provide the access to the embankment and so a formal fenced off access strip would not be required – removing the potential clash noted by Edna Ryan.
- The location of the proposed access ramp will be moved as part of the detailed design far enough such that it provides sufficient room for the proposed road.
- The area of the proposed car par is owned by the MDA and during the design development and public consultation events, the MDA asked for the alignment of the wall to be amended so that it was closer to the river and allowed them to utilise more of the land in this area. This was done as a design development and was included in the planning design. A historic footpath extends along the riverbank at this location and so it was not possible to extend the wall close to the river.

2.6 (6) Feargal Rochford

2.6.1 Summary of Submission

The submission was made by B & J Rochford on behalf of their uncle, Feargal Rochford. Feargal confirmed that he is in favour of the scheme but made a number of observations. These include:

- The consideration of removing and rebuilding Mountmellick Mill Bridge and Convent Bridge with larger openings (removing piers from Convent Bridge) below them to increase the flow through the town.
- Review the option to re-grade the bed profile of the River Owenass downstream of Convent Bridge, with the new bridge in place i.e. a single-span structure.

2.6.2 Applicant Response

A number of alternatives were considered and the one chosen was considered the most acceptable from a holistic assessment of technical, environmental and economic issues. Details of alternative assessments were addressed in the preparation of the scheme, and the channel improvements were considered to involve larger environmental impacts than flood defences at this time.

It should be noted that as part of the maintenance plan for the scheme, LCC will continue to maintain the hydraulic capacity of the watercourses and structures through regular maintenance.

2.7 (7) Gerry Gorman

2.7.1 Summary of Submission

Although supportive of the scheme and the benefits it will bring to the town, Gerry Gorman had concerns regarding access to his and his mother's properties. He asked if there could be two separate entrances to two separate holdings.

2.7.2 Applicant Response

LCC will contact Gerry Gorman and confirm the exact requirements regarding access to the two separate holdings and pass this information onto the design team so that the detailed design takes into account their requirements at this location.

2.8 (8) Inland Fisheries Ireland (IFI)

2.8.1 Summary of Submission

Inland Fisheries Ireland provided a comprehensive review of each of the individual defences and included their comment on each defence along with a list of 26 General Conditions. These are included in the table in section 2.8.2 below.

2.8.2 Applicant Response

For clarity the comments and conditions along with the Applicant's responses are given in the table below:

Defence	IFI Comment	Applicant's Response
Introduction	IFI request that ACP impose a condition on the applicant to consult with IFI regarding instream and riparian enhancement within the area of the flood relief scheme.	The planning submission includes areas in the River Owenass where works to improve the nature of the river have been identified and these will be detailed in consultation with IFI during the detailed design.
Defence No. 1	At a meeting with JBA Consulting on 6 March 2024, JBA provided a commitment to IFI that the wall would be located at least 5m from the top of the bank of the river, on the landward side of the treeline. This was confirmed by IFI in subsequent correspondence to JBA dated 27 March 2024. IFI requests that this comment is included as a condition of planning. Regarding the proposed vegetation removal, see General Condition No. 9 below.	The planning design shows that this requirement has been met and the wall is set back at least 5m from the top of the bank.
Defence No. 2	At the meeting on 6 March 2024, JBA committed to locating the wall along the line of the existing fence at the top of the bank of the river. IFI confirmed this in	The planning design shows that this requirement has been met and the wall

	subsequent correspondence dated 27 March 2024. IFI request that this commitment is included as a condition of planning. Regarding the proposed vegetation removal, see General Condition No. 9 below.	extends along the line of the existing boundary fence.
Owenass Bridge Replacement	IFI have documented salmonid spawning downstream of the bridge, therefore this is a sensitive site. IFI's preferred method is that removal and replacement of the bridge does not require any instream works. Should instream works be required, the applicant must comply with general conditions Nos. 4 and 5 below.	The proposed method of demolition and construction will mean that access will not be required into the riverbed. A protective landing will be constructed below the existing arch in advance of its demolition to prevent debris falling into the river and the abutments will be demolished to existing ground level from behind the abutments. The new abutments will be constructed behind the existing abutments and pre-cast beams will be used to construct the new deck and these will be lifted into place without the need to access the riverbed.
Defence No. 3A	IFI welcomes the applicant's commitment to reconnect the river with the floodplain and restore lateral connectivity along its left bank. Regarding the proposed vegetation removal, see General Condition No. 9 below.	No response required.
Defence No. 3B	Section 4.3.3 of the EIA Report and Section 2.4.3 of the AA Screening suggests that instream sheet piling will be used at this location, whereas Table 2-1 of the AA Screening states that the wall will be set back from the river. As stated above, the area downstream of Owenass Bridge is an important spawning habitat for salmonids. At IFI's meeting with JBA on 6 March 2024, JBA informed IFI that the wall at 3B was to be set back from the river by 5-10m. IFI request that the plans are amended to reflect this and that this is included as a condition of planning for the works. Regarding the proposed vegetation removal, see General Condition No. 9 below.	The planning design shows that this requirement has been met and the wall extends along a line which is set back from the river for the required distance.
Defence No. 3C	The applicant's plans state that 5m of this wall to be situated instream. No instream works were agreed with IFI at this site. IFI request that the plans are amended to reflect discussions and subsequent correspondence with the consultants in March 2024.	This short length of wall will tie into the end of the existing wing wall of Mountmellick Mill Bridge. It is located at the top or the riverbank rather than 'instream'.
Defence No. 3D	IFI request that the wall will be set back a minimum of 5m from the river at its downstream end, as agreed on 6 March 2024 and confirmed via subsequent correspondence on 27 March.	The proposed wall will be located 5m behind the existing stone wall that forms the existing edge of the river. At the downstream end, the wall will turn 90 degrees and extend to the end of the existing Mountmellick Mill Bridge wing wall.

Raising of existing Mill Bridge parapet and wing walls	IFI request that a method statement is provided to ensure that no discharge of cementitious materials or other contaminants occur during the works.	Proposed methods of construction will be developed with the detailed design as well as proposed method statements by the Contractor. These will be developed with the constraints regarding working within the river environment considered.
Defence No. 4A	The Owenass River between Mill Bridge and Convent Bridge contains salmonid spawning grounds. In its meeting on 6 March 2024, IFI agreed with JBA that the proposed wall 4A would be located along the current line of footpath in playground. Where trees must be felled the stumps will be preserved to maintain bank integrity. Additional planting may take place between the stumps. Further downstream IFI requested that the wall is to be a minimum of 5m from top of bank to Convent Bridge.	The planning design shows that this requirement has been met and the wall extends along a line which is set back from the river for the required distance.
Defence No. 4B	The wall will be set back from the top of the riverbank for the initial 50m. From the ramp the wall will be located on the landward side of path. IFI expressed a preference that this wall does not extend downstream past tie-in with Defence 4C to maximise lateral connectivity with the proposed floodplain to the north of wall 4C.	The planning design takes this request into account as the wall turns as soon as it can to meet the wall at the rear of the properties. There is a proposal to maintain a short length of the existing wall to maintain a heritage feature.
Defence No. 4C	IFI request that the crossing of the watercourse linking the Clontygar Stream at link road complies with general condition No. 3 below.	The CEMP will include this requirement, to ensure that it will be fully complied with within the contractor's method of working.
Defence No. 4D	Section 4.3.4 of the EIAR states that the applicant's plans propose 20m of instream walls at defence 4D. IFI have not agreed to instream works at this location. IFI request further clarification regarding these proposed works, and that the plans reflect discussions and subsequent correspondence with the consultants which took place in March 2024. IFI also expressed a preference that the wall 4D does not extend upstream of the tie-in with wall 4C, to maximise lateral connectivity with the proposed floodplain to the north of 4C.	The planning drawings plans and sections show the access ramp in this location along the public footpath. The flood wall extends both sides of the ramp to provide flood protection, but as part of the works the shed building and existing wall will be removed allowing the flood wall adjacent to the river to be located at the top of the bank and so the wall will not be constructed instream. The plans show that the wall 4D does not extend upstream of the tie-in with wall 4C and that the existing wall at this location is to be removed to ground level to enhance connectivity.
Defence No. 5A	IFI notes that this is an extremely confined site. It is also a sensitive site from a fisheries perspective, as there is salmonid spawning for c. 100m downstream of Convent Bridge. Section 4.3.5 of the EIAR and 2.4.5 of the AA Screening state instream defences may be required at this site. No instream works are agreed with IFI however. IFI	The planning design shows that the design team moved the alignment of the proposed wall at this location so that it is located at the top of the riverbank in the gardens of the adjacent properties. In addition, it was originally proposed to gain access for construction of the wall via the riverbed, but the constraints specified by IFI given the quality of the spawning sites, meant that the

	requests that the plans are amended to reflect this.	access track alignment was moved to extend through the property gardens too. The only length where access will be required to the riverbed now is the 15 to 20m length immediately downstream of Convent Bridge. This is because there is an existing property located next to the river at this location and so the option to gain access via a garden area does not exist.
Defence No. 6A	The proposed embankment crosses the Pound River. Culverts must comply with IFI's Fisheries Construction Guidelines (General Condition No. 3 below) with regard to design, sizing and placement so that fish passage is not obstructed. IFI will require a method statement for this crossing, including specifications for the proposed flow control measure. Following IFI's meeting with JBA on 6 March 2024, JBA were to reinvestigate providing additional light-wells along the Manor Road section of Pound River. IFI requests these be considered as part of the final design.	The detailed design process for the culvert will fully comply with the Guidelines and details regarding flow control will be provided to IFI. We have reviewed this and we do not think there is any need to provide additional light-wells along the Manor Road section of the Pound River.
Defence No. 7A	No site-specific comment	-
Defence No. 7B	IFI request that wall 7B is set back a minimum of 5m from top of bank.	At this location, the wall extends along the edge of the gardens and access road to two properties (property owner submitted Response (7) regarding access to their land). The local access constraints will determine the permitted offset of the wall from the bank top, but the detailed design will locate at its maximum viable offset from the top of bank.
Defence No. 8A	Realignment of channel must be agreed with IFI in advance of works occurring. IFI welcome the proposed re-meandering, which will increase hydraulic capacity and create habitat. IFI requests that instream features (e.g. gravels, boulders and large woody debris) be added at bed level to create constriction at low-flow levels to benefit habitat. The retention of lateral (floodplain) connectivity along the Clontygar's western side is also welcomed by IFI. Finally, IFI requests the proposed pedestrian crossing complies with its Fisheries Construction Guidelines (General Condition No. 3).	The detailed design of the alignment and features will be agreed with IFI.
Defence No. 9A	No site-specific comment	-
Defence No. 9B	No site-specific comment	-

Defence No 10A	IFI requests that the proposed wall is set back 5m from the riparian margin along the northern perimeter of the Midland Steel site.	The wall will be set back as far as possible given the local constraints and the operational requirements of Midland Steel.
General Conditions	A total of 26 General Conditions are listed.	The requirements and obligations set out in the General Conditions will be included in the CEMP and will be imposed on the designers and contractors during design and construction.

2.9 (9) James and Kathleen O'Neill

2.9.1 Summary of Submission

Submitted by Remona O'Neill on behalf of her parents to request that the flood relief scheme be allowed to proceed as soon as possible given the impact that recent flood events have had on them.

2.9.2 Applicant Response

Submission noted. LCC notes the ongoing significant flood risk that is present in Mountmellick and the continued negative impact such risk has on the members of the public, property owners and business owners in the area as part of their day to day lives and operations. In this regard, the Mountmellick FRS 1% AEP scheme that is before the board, if consented, will address the 1% AEP flood risk that is present in Mountmellick.

2.10 (10) John C Fletcher

2.10.1 Summary of Submission

John Fletcher owns a property whose garden backs on to the River Owenass and has made four comments regarding the planning application and CPO (Ref. 38). These include:

1. Mr Fletcher objects to the loss of access to the river which his property, a protected structure, currently enjoys.
2. Mr Fletcher expresses concern about security and privacy given the proposal to establish a right of way on his side of the proposed flood wall. He would also like to be given information regarding how the right of way will be accessed, why it is needed and what legal documents will be used to define the right of way.
3. LCC have marked temporary plots on the acquisition maps beside the river and Mr Fletcher thinks that this does not make sense as they are separated from his other retained property and he will no longer be able to access or secure them from trespass. He feels they should be included as permanent acquisition.
4. His property has a natural fall towards the river and is concerned that the scheme will impact the drainage of surface water from his land once the wall is in place.

2.10.2 Applicant Response

We have reviewed the four comments and would respond with the following:

1. It is noted that the area of land forming the riverbank is not in Mr Fletcher's land and so he has never had free access to the river from his garden area.
2. LCC to confirm to Mr Fletcher that the right of way will be limited to authorised persons only when inspecting the wall. There will be no access for the general public or for any other reason. The legal documents will be prepared and issued as part of the CPO process.
3. A small part of the land on the river side of Mr. Fletcher's wall is registered to Mr. Fletcher on Land Registry. Land registry identifies that the remaining land on the river side of Mr Fletcher's wall is

unregistered. Once title is provided by the landowner this can be dealt with through the compensation process. LCC notes Mr. Fletcher's request for the land to be permanently acquired.

4. Surface water drainage design will be incorporated into the detailed design of the wall to ensure that Mr Fletcher's land drains as it does now.

2.11 (11) Mountmellick Development Association CLG

2.11.1 Summary of Submission

The MDA welcomed the advancement of the flood relief scheme and said it very much encourages the earliest possible completion of this vital infrastructure. The issues raised by the MDA related to both CPO and planning issues.

1. CPO No.2 - 22.1T includes a portion of the MDA car park which is in continuous use. The MDA has asked if the temporary area could be reduced to include the grass-verge area only, leaving the car park area unaffected.
2. CPO No. 2 – 22.2T includes an area that will be located on the river side of the flood wall on completion of the works and so they feel it will be of no use to them and difficult for them to access and maintain.
3. CPO No. 2 – 22.1R and 22.2R propose permanent rights of way on the MDA Business Park. The MDA requests that these be clearly defined and recorded as being specific to LCC or their appointed agents and restricted to the access required to maintain and operate the flood defences installed under the scheme. LCC are to have the details of the rights of way registered under the relevant Land Registry titles and LCC should be liable for all costs associated with this registration.
4. CPO No 2 – 22.1P the MDA propose that the flood wall in this area should be faced on both the river side and the MDA side with stone to match the existing stone wall at the site.
5. The MDA noted the absence of any analysis or proposal on the management of flood incidents for the duration of the works. They request that LCC should publish an interim flood management plan and strategy to protect premises should the proposed scheme work in any way or at any time increase the exposure to flooding.
6. The MDA ask for confirmation that the potential flood impact from the watercourse originating 'somewhere to the south of Patrick Street and O'Moore Street' and culverted below the MDA site before outfalling into the River Owenass near the play park had been fully considered in the design of the scheme.

2.11.2 Applicant Response

We have reviewed the six comments and would respond with the following:

1. We have kept the area 22.1T to a minimum and for the most part it encompasses the grassed area adjacent to the car park. At the approach to Mountmellick Mill Bridge, the grass verge area narrows and the design requires the provision of an access ramp to maintain access to an historic riverside path. The widening of the works at this location and the narrowing of the grass verge means that, in order to provide a safe working area away from the public, the temporary working areas needs to extend by a maximum of 10m into the car park area. The temporary acquisition area is associated with a relatively short length of work along the river and so will be kept to a minimum. We would also suggest that altering the layout of the parking spaces would help in minimising the impact on the number of parking spaces during this period.
2. LCC are happy to change the designation of this area from temporary to permanent acquisition.
3. LCC agree to the requests included in item 3 relating to 22.1R and 22.2R. These rights of way will be dealt with through the legal process with the MDA.
4. Request noted, it is already the intention to face the flood defence wall in stone in the town area.
5. Section 5.1 of the CEMP details the proposed phasing of the works. This has been developed as the result of modelling the results of the partial completion of the scheme and the impact it would have on the town being subjected to a 1% AEP flood event. In general, the works will start downstream along the Owenass and progress upstream towards Owenass Bridge. As part the Method Statements prepared for the construction works, the Contractor will prepare a Storm Water

Management Plan which will identify if and where temporary flood protection measures will be needed during the implementation of the works. This will vary depending on the extent of the works already completed, but it will be a requirement of the Contractor, that they do not put properties at additional risk of flooding as a result of the construction operation.

6. The impact of this watercourse has been noted and as part of the detailed design, the outfalls into the River Owenass will be fitted with non-return flap valves and surface water sumps will be provided so that temporary pumping can be undertaken to manage surface water during flood events in the River Owenass.

2.12 (12) Mountmellick Tidy Towns Committee

2.12.1 Summary of Submission

Although the Mountmellick Tidy Towns Committee fully support the need to protect the town from future flooding, they belief that elements of the proposed scheme will cause unnecessary loss of local heritage and may create new environmental and downstream flood risks. Their concerns included:

1. They are concerned about the proposed removal of the 'historic stone wall' along the River Walk between Mountmellick Mill Bridge and Convent Bridge. They suggest that there has been no Heritage Impact Assessment, no alternatives analysed and no justification showing demolition in unavoidable. They request that the wall should not be removed, but that the options to provide engineered openings should be developed.
2. They are concerned about the overall hydraulic approach and the fact that the scheme will increase flood risk to additional properties when considering the 0.1% AEP extreme flood event. They note that the works to remedy these risks are not yet complete and so they feel that the project as it stands relies on 'uncertain future additions.'
3. There were concerns about the environmental impact of the scheme given the comment in the Stage 1 Report section 3.1 Environmental Constraints that said 'Alteration of flood regimes upstream and downstream …may negatively impact protected aquatic and terrestrial species.' They feel that this uncertainty is not acceptable at the approval stage and ask that LCC:
    a. Include full and confirmed upstream or off-line storage in this application.
    b. Provide complete catchment modelling for downstream areas under climate change scenarios.
    c. Demonstrate that no residential, heritage or environmental receptor will experience increased risk.
4. They want to ensure that the scheme aligns with a number of policy requirements.

2.12.2 Applicant Response

1. Although the wall has been in-situ for some time, it has no formal heritage designated. Liaison was completed with a number of Statutory Bodies regarding the wall including site visits with National Monuments Service (NMS) and Inland Fisheries Ireland (IFI). IFI were very keen on the idea of removing the wall to increase the connectivity between the river and surrounding area. NMS asked if the wall could remain, but with a number of pipes installed below the wall to provide the connectivity between the river and the floodplain. This option was reviewed, but was ruled out partly on health and safety grounds as it would result in the creation of deep access chambers behind the wall which could be accessible to the public including children. They would also present significant maintenance constraints as they would have to remain clear of debris and when in operation, the riverbanks would be subject to local scouring as the floodplain re-entered the River Owenass. In addition, it would require the existing wall to act as a water retaining structure as the flood water would first build up on the river side of the wall before flowing through the pipes into the floodplain. The water level would then equalise until the point where the river level began to drop, at this point the wall would be retaining water in the floodplain until it could all flow back into the river. The current wall is not designed as a flood retaining wall and so there is no guarantee that it would not fail when subject to such loading.

Options of making engineered openings in the wall at appropriate points was also considered, but significant strengthening would be required at the ends of each opening and the issue of the existing wall acting as a water retaining element would still exist. The visual impact of the use of openings would also be such that it would look like the wall was simply in a state of collapse.

In response to this, the design includes maintaining an example length of the wall which can be secured at each end and removing the remaining length of wall to ground level. This will maintain the structure below ground and allow the route to be developed into more of a public amenity walkway.

In addition, it is proposed to use the stone, and vegetation within the stone wall, to clad the proposed flood wall elsewhere in the town, so the feature of the stone wall will not be lost.

2. They are correct that the scheme provides protection for the 1% AEP event, but that for the 0.1% AEP extreme event, there would be additional properties put at risk. Although the measures required to manage the residual risks have not been designed yet, LCC has already gone out to tender for the residual risk scheme that will include the design of these elements. Subject to the necessary planning and consents, it is expected that the timing of the works will be that the residual risk elements will be constructed as part of an extension to the construction programme for the 1% AEP scheme as submitted for planning.

3. The FRS shows that surface water operational impacts are not anticipated on protected aquatic and terrestrial species, given that the ongoing required maintenance of the scheme is anticipated to be minimal and will not impact within the boundary of the SAC. There are no anticipated impacts on the SAC due to a change in flow, as there is very little difference between undefended (baseline) and defended (design) velocities at 50% AEP event peak velocities (m/s) and 20% AEP event peak velocities (m/s).

4. The scheme does align with the local and national policy requirements.

2.13 (13) Roberto & Tracy Caschera

2.13.1 Summary of Submission

They had a number of comments regarding the proposed works at the end of their garden adjacent to the River Owenass and in particular CPO Refs: 49 and 50.

1. They objected to their loss of access to the River Owenass via the existing concrete steps. The proposed wall is approximately 2m high and there is no provision for them to gain access to the river side of the wall.
2. They have concerns about the temporary impact on large areas of their garden which will be occupied during the works. They fear they will lose some mature trees and that it will impact on their enjoyment of the garden and the security of their property. They have asked LCC to confirm the details of the temporary fencing and have asked that the fencing will ensure that their garden is fully secured.
3. They feel the right of way behind the wall has raised serious security and privacy issues for them. They say that LCC have not provided an explanation for the need of the right of way or how they intend to access their property in the future.
4. They comment that their existing views of the river from their house and garden will be lost by the construction of the proposed flood wall. They also comment that, as the garden is south facing, the wall will remove a significant amount of natural light from the end of their garden. They asked if LCC had considered the use of glass panels in the wall rather than concrete.
5. They comment that some of the areas noted for temporary acquisition are on the river side of the wall and so will not be accessible by them and they will not be able to protect the areas from trespass. They ask if the CPO application could be amended to a more appropriate form such as permanent acquisition.

6. They are concerned that the integrity of the structures of their house and adjoining business would be affected by the works and request that pre and post structural surveys should be prepared by LCC.

2.13.2 Applicant Response

In response to their comments, we would confirm the following:

1. The wall will prevent easy access, but LCC will give consideration within the detailed design to include a stepped access within the wall structure. We do not feel it would be appropriate to install a gated opening in the wall as this could rely on the homeowners ensuring the gate were closed during a flood event.
2. It is the case that the construction of the wall in this area will impact on their use and enjoyment of the garden, but the duration of the impact will be kept to a minimum. As part of the development of the CPO process, LCC will provide details of the nature and extent of fencing to be provided as well as particular plants and trees to be protected.
3. LCC will confirm that the right of way will not be a public right of way but will only be used by LCC or their agents for the inspection or maintenance of the flood defence wall.
4. LCC will review the option to install a glass panel within the wall to maintain the view of the river and light in the garden at this location. However, this will be subject to technical review, as well as confirmation of the impact on operational maintenance and the cost – both construction and operational.
5. The change of the designation of this area from temporary to permanent acquisition can be discussed and agreed as part of the CPO negotiations and compensation process.
6. The properties are some distance from the proposed access and works and the method of construction will not involve piling at this location. However, a structural inspection will be carried out on the properties before the start of the works and on completion.

2.14 (14) Ronan Wall

2.14.1 Summary of Submission

Ronan Wall submitted a number of comments, questions and observations and in order to respond to them clearly, the details of the comments and questions and the responses are included in the table below.

2.14.2 Applicant Response

Ref:	Ronan Wall's questions/comments	Response
1	Permanent right of ways appear at the bottom of flood embankment access ramps, some areas have large rectangular areas that are required but others do not, what is the reason for this.	The size depends on the local constraints in terms of vehicle movement. This could be the impact of local fencelines of hedge lines which will impact the available turning circles available for vehicles.
2	Why is the embankment so wide, can they not be maintained from the top of the embankment, why have another maintenance corridor at the bottom? Unnecessary	An access route is to be provided either side of the embankment to allow full access for maintenance or repair in the future. If the embankment were to be damaged then access along the crest would not be possible to complete the necessary repairs.
3	Embankment ramps, too many gates but others have less?	The same principle has been applied at all access ramps where they cross an embankment. There is a set of gates at the entrance to the ramp area, a set of gates at the entrance to each of the access routes either side of the embankment and a set of gates either side of the access ramp at the crest of

		the embankment. The only time there are fewer gates is where an access ramp is needed to cross a flood wall rather than an embankment.
4	What embankment maintenance is required?	There will be regular inspection to ensure the structural integrity of the embankment is maintained. In addition, vegetation management will be undertaken (grass cutting) to ensure the any defects in the embankment will be visible.
5	Mill race tie-in on the western boundary of the study area, there is a drain that takes a lot of water to the east of the mill race, should the flood embankment tie into the embankment of the mill race.	The local flow arrangements have been taken into account in this area and the proposed alignment will provide the levels of protection required.
6	The land that is marked unregistered land is registered under the registry of deeds.	As part of the CPO process, there is an opportunity for landowners to confirm ownership of this land by providing title.
7	Why are the temporary storage areas so large and other smaller parts of fields left with no access to them? How is one supposed to access them?	We assume that Site Compound areas are being questioned here. The size varies depending on the nature and extent of the works being carried out in the area. We have also discussed the requirements with the contractor who will constructing the works. Local access arrangements will be made with landowners.
8	Will access to the mill pond fields be from Manor Lane? There is currently a high stone wall along the edge of the permanent way leave.	Yes, with access being taken at the existing access into the field so there is no need to impact the existing stone wall that forms the boundary.
9	Why leave tiny pieces of land by field boundaries, discussed this on consultation day.	The alignment has been developed to provide the optimum locations for the embankments and walls to minimise the unnecessary loss of land use.
10	Wall finished in some documents are said to be clad with reclaimed or imported stone, on another document, a table describes that no areas apart from one area would use stone.	In general, the proposed flood wall will be clad with stone where it is clearly visible by the public. The planning drawings clearly show which lengths of will be clad with stone and which will be formed of concrete only.
11	There is a green line looped around a culvert under an embankment to the west of Manor mill, I can't figure out what this is, it's on another area too.	This is just a result of converting a CAD drawing to pdf and does not represent anything. It will be removed on the design drawings.
12	Changes at consult day not shown or changed. Some have been.	It is never possible to adopt all the comments received at the consultation day. It should be noted that the alignment of the embankment has been amended as was discussed with you at the consultation event.
13	Overhead line pole behind mill, grey blob next to embankment to the west of Manor Mill? Not esb pole.	The grey blob referred to in the submission is the location of the ESB pole based on the latest Ordnance Survey maps produced under licence. A review of the local utility map shows these are overhead ESB lines.

14	Long sections don't appear to show existing and then proposed side by side.	The long sections show the existing ground profile in green and the proposed flood defence structure levels in black – both on the same long section.
15	There are no longitudinal sections showing the manor mills area and the proposed embankments.	The proposed flood wall has been shown in longitudinal sections, the embankments have been shown in cross section. In the Manor Mills area, the section through the embankment is section 50 on drawing 02759 – Section_09.
16	Traffic will be very busy in the town while the Owenass bridge work takes place. I am concerned about a map showing an alternative route to access Mountmellick from the Portlaoise side using a narrow one car wide lane from the Ballyfin road past New Mills and down Sandy Lane to Manor Road.	This has been included as one of two possible diversion routes. It is envisaged that the vast majority of the traffic will utilise the R423 and N80 diversion to the centre of Mountmellick and this is how it will be signed. Local traffic gaining access to the Manor Road area may use this route. As part of pre-construction works, a detailed Traffic Management Plan will be developed that will clearly direct traffic to the appropriate route.
17	Update Ordnance Survey (OS) mas, OS maps river from aqueduct to mill pond needs to be added to OS maps. I have already stated this many times, showing there is no river here could affect the river flood models.	The latest OS mapping has been used.
18	I couldn't find the existing width of the Owenass bridge to see how much wider or longer it will be.	The existing bridge structure has a clear span of 9m and width of 11m. The proposed structure has a clear span of 15m and width of 18m.
19	A text calls Mountmellick a village!	Correct, but it does not impact the result of the submission.
20	Track machines on roads, extra construction vehicles damaging roads, will these be repaired post construction?	It is recorded in the Section 12.5 of the EIAR Vo. 2 that tracked vehicles will not be permitted to travel on local roads other than on a low loader. Yes, the roads will be inspected in advance of the works and then following each phase of the works to record any damage and identify any necessary works to be completed.
21	Manor road restriction structure / Flow control measure? Do other locations not have this?	No.
22	Mountmellick relief road integration, there appears to be no thinking of if this road were to happen, how it could tie into the flood embankments.	It was noted by the project Steering Group that the exact layout of the proposed bypass scheme is unlikely to be confirmed for some time and it will be even longer for it to be constructed. The Mountmellick Relief Road is a separate project to the Mountmellick FRS. At present there is no funding allocated to progress the Relief Road from either the Department of Transport or Transport Infrastructure Ireland. The delivery of the Relief Road will be required to progress through similar gateways as the FRS (Preliminary Design, Planning & CPO, Detailed Design, Construction and Project Close Out). In the absence of a confirmed, preferred alignment for the Relief Road, it would be premature to incorporate any Relief Road interventions as part of this FRS. It would also be unreasonable to further

		delay the delivery of the Mountmellick FRS and wait for the delivery of the Mountmellick Relief Road.
23	Before the scheme is operational, the installation of a simple flood forecasting unit, which includes the addition of telemetry to an existing hydrometric gauge to send warning messages when water level reaches a specified trigger point. This is mentioned as part of another flood scheme. I myself use Mapalerter to schedule an email to be sent to me when both the Manor Road and Chapel Lane hydrometric monitoring stations reach a certain level based on previous flood levels. A text-based system would be better.	We will look at enhancing the flow data recorded in the area and how this can be used to enhance flood forecasting and warning systems.

2.15 (15) Transport Infrastructure Ireland (TII)

2.15.1 Summary of Submission

TII confirm that any potential impacts of the proposed works and resulting scheme are adequately mitigated as part of the proposed scheme. They consider that the submission does not take into account their response dated November 2023 to the EIA Scoping Report.

They comment that measures appear to directly interact with the national road network (N80) and structures by flood defence works immediately adjacent the N80 carriageway and at Mountmellick Bridge on the N80 which is a TII Structure (Eirspan Name: Mountmellick Bridge, Eirspan ID: LS-N80_009.00).

Design works at Mountmellick Mill Bridge in accordance with TII Publication DN-STR-03001 – Technical Acceptance of Road Structures on Motorways and Other National Roads.

They say that the scour risk as a result of the works to the existing bridges needs to be considered.

Defence No. 9 – TII notes that there is no physical interaction between the proposed works and the N80. They comment that no connections are permitted to national road infrastructure including the storm water drainage regime which is required and designed for the national road.

Construction haul routing – It is recommended that the TII Publications and TII guidance are observed and consultation with TII and /or national road network maintenance contractors or companies be undertaken in the formulation and execution of the CTMP where the wider national roads network is to be utilised.

Section 3 Recommendations

1. Compliance with DN-STR-03001 is required to demonstrate the protection of the existing Mountmellick Bridge which is a TII Structure. TII advises that these matters need to be addressed by resolution prior to a decision being made on the current proposal to ensure timely observance of TII Publications technical standards for the national al road network.
2. Provide clarification with respect to arrangements associated with proposed Defence No. 9 to enable TII to ascertain that the proposal has been designed to operate independently and therefore ensure that infrastructure associated with the national road network, including drainage will be protected and maintained during the construction and operation of the proposed scheme.
3. The Construction Traffic Management Plan (CTMP) to be prepared as part of the CEMP should specifically include TII amongst its primary stakeholders to ensure embedded mitigation of potential national; road impacts. Access for the constructions period and any subsequent monitoring and maintenance in relation to any works proposed, including temporary and permanent signage, that effect the national road and associated junctions in terms of operational requirements, timetabling etc. will require prior consultation with PPP Companies and MmaRC

Network Contractors and fulfilment of requirements to complete their 3rd party protocols via the relevant road authorities and TII.

4. Separate structure approvals/permits and other licenses may be required in connection with the proposed works, including where temporary modifications to the road network may be required.

2.15.2 Applicant Response

In response to TII's recommendations we would comment:

1. We appreciate that TII advises that the design approval process in compliance with DN-STR-03001 be completed before a planning decision is made, but at this stage we have only progressed the planning stage design and drawings. There is no requirement to construct any new infrastructure impacting the N80 but rather simply adapting the Mountmellick Mill Bridge by raising the upstream parapet by 630mm. We would have to complete the detailed design in order to fully comply with TII standards and we see this being completed at the Stage 3, Detailed Design Stage of the process. We will adhere to the standard DN-STR-03001 "Technical Acceptance of Road Structures on Motorways and Other National Roads" in as far as reasonably practicable as the documentation is not written for flood relief schemes. We will provide the requested reports to TII as part of their procedural process.
2. The proposed flood wall (Defence No. 9) will extend to the line of the existing boundary fence to the garden centre and end at the rear of the existing footpath to the side of the N80. There will be no drainage elements that connect into the N80 drainage network.
3. Recommendations made regarding the CTMP and CEMP will be adopted and the documents will include TII amongst its primary stakeholders. Prior consultation with PPP Companies and MmaRC Network Contractors and fulfilment of requirements to complete their 3rd party protocols via the relevant road authorities and TII will be included as a requirement in relation to access for the construction period and any monitoring or maintenance. We would note that in this area, LCC are themselves the Roads Authority and themselves undertake the highway maintenance role.
4. It is appropriate that separate structure approvals/permits and other licenses may be required and where they are, they will be applied for during the Stage 3 Detailed Design. There was also a comment regarding the increase in scour risk at the structures as a result of the scheme. This was reviewed during the development of the scheme and the increase in velocity established at both Mountmellick Mill Bridge and Convent Bridge. The increases in velocity at each of the structures was very small, 0.2m/s at Mountmellick Mill Bridge and 0.1m/s at Convent Bridge which would not result in an increase in scour risk at the structure. We have reviewed the scour risk using CS 469 'Management of scour and other hydraulic actions at highway structures' which has replaced BD 97/12. When considering the structures as Type 1 structures, the increase in water depth and velocity resulting from the scheme being installed, does not change the Scour Risk Rating or the Scour Risk Score as defined in Figure 5.52 of CS 469.

2.16 (16) William Horan

2.16.1 Summary of Submission

William Horan wrote to formally submit an objection to the flood relief scheme. His primary concern is that he feels the scheme will increase the risk of extreme flooding on his land located at Derrycloney (Folio 18566). He feels the proposed scheme will direct flood water onto his land and would result in his slurry and silage storage facilities being at risk of being washed out releasing it into the surrounding land and waterways. This would have serious consequences through no fault of his own.

He feels that as a larger portion of his land will be subject to flooding, it will result in hardship and financial concerns. If the flood waters reach his farmyard, he is concerned about the impact of the flooding of his underground slurry storage facilities.

He confirmed that he has not been given any details of how long his land would remain flooded and needs this to provide clarity on how long his land would be inaccessible.

2.16.2 Applicant Response

The proposed scheme will mean that part of his land will be inundated as a result of a 1% AEP event, but his farmyard will remain outside the resulting flood extent and so there should be no risk to his slurry storage facility.

His land is at the extremity of the floodplain and so the depth will be minimal at the duration of inundation will also be minimal. It should be noted that the scheme does not increase flood risk in this area for the lesser events of the 50% AEP, 20% AEP and 10% AEP.

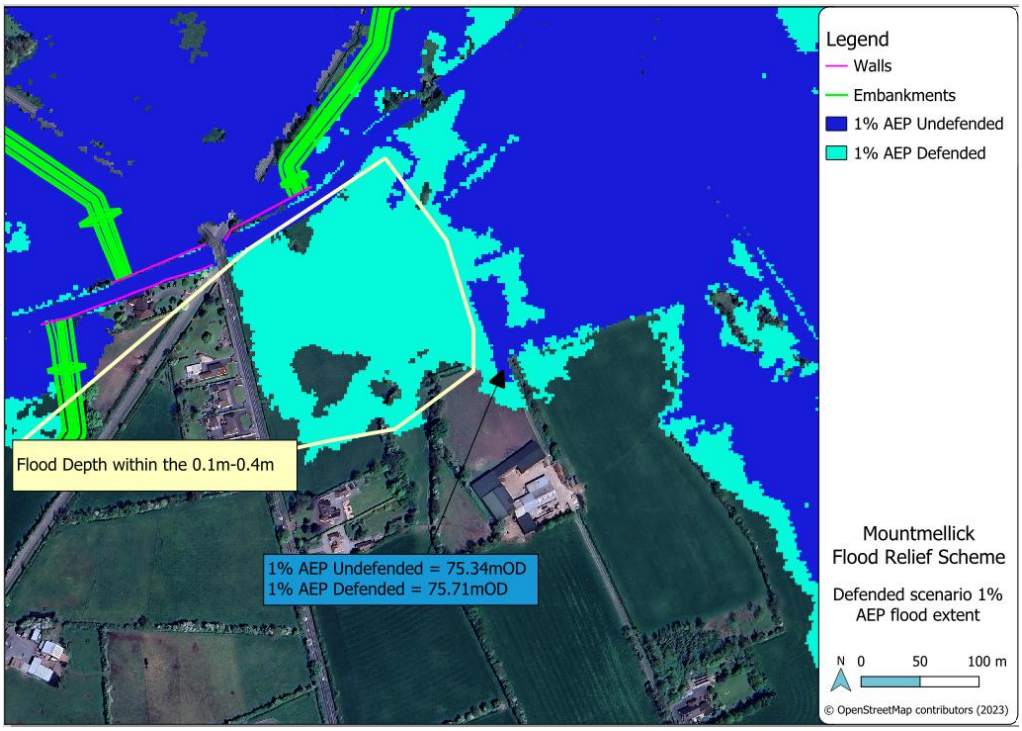

Figure 2.9: Flood Extents with 1% AEP Defended and Undefended

We have looked at the flood hydrographs at various locations in the 1% AEP defended condition and it shows the duration of the flooding in the field area varies between 4 hours and 12 hours with an average of approximately 8 hours.

LCC confirm that landowners who will be subject to an increased risk and increased duration of flooding on their agricultural lands as a result of the 1% AEP FRS being constructed, will be compensated.

2.17 (17) Michael Dowling

2.17.1 Summary of Submission

Comments have been made regarding two CPO areas – 13.1T and 18.1T. Both parcels will result in the removal of boundary hedges. They ask that the hedges be replaced with a concrete post and wire fence rather than a timber fence to maximise the life of the fences.

They make an environmental observation regarding the quality of habitat afforded by the Pound Bridge stream and would not like to see the introduction of the culvert through the proposed embankment impacting this quality. They also have concerns about the level of an existing culvert which they believe was installed too high and would not want to see this issue duplicated with the new culvert.

2.17.2 Applicant Response

We would comment that it would not be appropriate to replace the hedgerow with concrete post and wire fences, but that the exact details of the reinstatement would be agreed as part of the CPO process.

The culverts in this location will be designed and detailed in collaboration with Inland Fisheries Ireland (IFI) and in line with their guidance. This will include providing a natural bed profile through the culverts and sizing the culvert to ensure that velocities and water levels through the culverts will not inhibit the passage of wildlife.

2.18 (18) Charles and Lynn Sands

2.18.1 Summary of Submission

Charles and Lynn Sands have made a number of observations under different headings:

1. Wall specification and aesthetics – The wall must match the house using the exact same stone to avoid devaluing the property. They would like to confirm the wall height and facing materials to be used. They request that the wall coping should be sloping at 45-degrees to prevent people sitting on the wall and antisocial behaviour.
2. Access and Maintenance – An entrance will be required to the space behind the wall to prevent a build up of rubbish in the void that would be difficult to remove. The front yard and car park that will be used during construction must be kept clean and tidy. Access to the driveway must remain free at all times, as they have an Airbnb and another business at the property.
3. Distance and safety - The wall is approximately 1.5 metres from the house, confirmed with the engineer. Temporary fencing will be installed after the boundary wall is removed to prevent drowning risks, not just for child safety.
4. Impact on House Services and Environment - House services such as sewerage pipes, manhole covers, and rainwater drainage into the river must be considered for impact during construction. Discussion about whether the tree at the back of the house will be removed or replaced with a new one.
5. Preservation of Historic Value - The house is historic, existing for hundreds of years. It is crucial that the food defence wall and any new stonework keep with the original dwelling's style to maintain property value. It cannot devalue our home.

2.18.2 Applicant Response

We would respond with the following comments:

1. Photomontage View 6 in the EIAR Volume II does not show the property fully, but it does show how the wall will look to the side of the property and adjacent property. It gives a good idea of the height of the wall and the stone appearance that is planned. Details such as the 45-degree coping adjacent to the house can be developed during the detailed design stage.
2. Access arrangements will be put in place for debris removal by LCC as part of the Operation and Management Plan for the scheme. To facilitate the construction of the flood defence wall at this location, access will be required to the car park on a temporary basis. The contractor will be required to adhere to the requirements set out in construction stage CEMP. This will include the expectations for site housekeeping and cleanliness.
3. The prosed wall will be approximately 1.5m from the property wall and the contractor will secure the construction site for the duration of the works.
4. All property services will be considered during the detailed design stage and LCC will consult with you regarding the replacement of the existing tree, and any compensatory planting will be agreed.
5. The works will protect your property from flooding in a way that is in keeping with the character and nature of the property. The photomontage included in the EIAR gives a good indication of how this will be achieved with the use of stone facing to the flood wall.

3 CPO Objections

3.1 (1) Fergal Rochford

3.1.1 Summary of Objection

B & J Rochford submitted an observation on behalf of their uncle Fergal Rochford. The first he was informed that some of his land was part of the CPO was by official notice on 30 October 2025. He feels like this level of non-communication from the Consultants and design team results in public resistance to schemes. He requested a site meeting in June 2021, but this was not given by the design team. He attended the Public Information Day on 12 September 2023 and queried why no one had visited them back in 2021. They were told that a meeting would be held in due course, but no meeting was arranged. He has no issue giving the ground for the project, but has concerns regarding his access routes, particularly around Midland Steel.

He feels that the CPO should not be granted until adequate and proper consultation has occurred with all landowners. When this has occurred, the CPO should be granted.

3.1.2 Applicant Response

We would respond that the Steering Group undertook various public events to maintain clear communication with the public throughout the development of the scheme. These included:

- An initial Public Engagement Day that was held at the MDA in November 2019 and attended by 90 members of the public
- An Emerging Options Engagement Event that was held as a virtual event because of COVID, and ran from 16 April to 10 May 2021
- A Public Information Day that was held at the MDA om 12 September 2023 with 88 members of the public attending.

In addition, we established a project website which was updated with documents and plans as the scheme developed and also included a number of Newsletters giving general updates on the project.

LCC will contact Mr. Rochford to establish his concerns and will take them into account as part of a) the detailed design process where appropriate and b) as part of the CPO process through accommodation works where appropriate.

3.2 (2) Fran Baker

3.2.1 Summary of Objection

Fran Baker welcomed the advancement of the scheme but made the following submissions:

1. The proposed location of the access ramp over the embankment restricts access to the remaining portions of his land. He requests that the location of the ramp could be moved to allow easily accessibility across his land.
2. The proposed alignment of the flood embankment causes a pinch point to be formed between the embankment and the wall around the Manor Court housing estate. This will make it difficult for agricultural machinery and equipment to be moved both during construction and on completion of the scheme. He asks for the alignment of the embankment to be moved to allow easier access at this point to allow continued farming of the land on the northern side of the embankment as one unit.

3.2.2 Applicant Response

1. LCC will be happy to amend the location of the proposed access ramp over the embankment so that it does not restrict access adjacent the Manor Court housing estate.

2. If the access ramp is moved, there will be not significant restriction between the embankment and the wall of the Manor Court housing estate as the clearance between the fence at the toe of the embankment and the wall will be in the order of 18m. Moving the whole embankment would result in a loss of flood storage in the area which would have the effect of raising flood water levels and increasing the crest and top of wall levels elsewhere in the scheme.

3.3 (3) Gerry Gorman

3.3.1 Summary of Objection

As section 2.7

3.3.2 Applicant Response

As section 2.7

3.4 (4) Jamie & Ellen Conroy

3.4.1 Summary of Objection

Following a meeting with LCC, Jamie and Ellen Conroy are not objecting to the CPO but request that the following be carried out before completion of the CPO:

1. Full above and below ground surveys of the rear of our property and a detailed design to ensure our existing services will not be wrongly affected.
2. Agreement with full detailed drawings and proposal to demolish and reinstate our existing shed.
3. Details of boundary treatments for our property.
4. Full evaluation of the existing shed and assessment of the compensation agreement before works.
5. Full planning permission approval for demolition of the existing shed and development of a new shed.
6. It should be noted and agreed that the security and lighting strategy for the ROW proposed by LCC is maintained and secured from the public so as not to impose a security risk on our property. We want a guarantee that this ROW remains private and cannot be used for any purpose by other parties.

3.4.2 Applicant Response

LCC notes that items 1-5 above will be dealt with through the CPO compensation process and through the agreement of accommodation works for same.

LCC confirm that the right of way will be limited to authorised persons only when inspecting the wall. There will be no access for the general public or for any other reason. The legal documents will be prepared and issued as part of the CPO process.

3.5 (5) John C Fletcher

3.5.1 Summary of Objection

As section 2.10

3.5.2 Applicant Response

As section 2.10

3.6 (6) Mountmellick Development Association CLG

3.6.1 Summary of Objection

As section 2.11

3.6.2 Applicant Response

As section 2.11

3.7 (7) PJ & Claire Conroy

3.7.1 Summary of Objection

Following a meeting with LCC PJ and Claire Conroy are not objecting to the CPO but request that the following be carried out before completion of the CPO:

1. Full above and below ground surveys of the rear of our property and a detailed design to ensure our existing services will not be wrongly affected.
2. Agreement with full detailed drawings and proposal to demolish and reinstate our boundary.
3. Details of boundary treatments for our property.
4. Full evaluation of the existing garden and infrastructure and assessment of the compensation agreement before works.
5. It should be noted and agreed that the security and lighting strategy for the ROW proposed by LCC is maintained and secured from the public so as not to impose a security risk on our property. We want a guarantee that this ROW remains private and cannot be used for any purpose by other parties.

3.7.2 Applicant Response

LCC notes that items 1-5 above will be dealt with through the CPO compensation process and through the agreement of accommodation works for same.

LCC confirm that the right of way will be limited to authorised persons only when inspecting the wall. There will be no access for the general public or for any other reason. The legal documents will be prepared and issued as part of the CPO process.

3.8 (8) Reps of the late Thomas Flynn

3.8.1 Summary of Objection

The following comments were made by a representative of the late Thomas Flynn:

1. Although they do not oppose to a plan to relieve flooding concerns in Mountmellick, they are concerned that they have not been given confirmation of the programme to complete the works and so are not able to plan how this will impact their business.
2. They note that the proposed works directly affect all their farming activity lands in Derrycloney and as a beef farmer, it is a significant business interruption to their enterprise.
3. They note that the operation to demolish and reconstruct the Derrycloney Bridge will prevent them from gaining direct access to parts of their land from their farmyard. They comment that any further changes in land ownership or restrictions outside of the displayed changes will be opposed.
4. They note the inclusion of a new roadway through their field and comment that this only came to their attention through the public consultation. No approach was made directly with as the land owner to clarify details such as the width, type, timeline or restoration sequence or duration of temporary acquisition. They also note that the roadway interferes with the drainage of remaining lands.
5. They note the inclusion of their field as a compound area and comment that they only became aware of this through the public consultation. No approach was made directly to confirm the details such as duration, activity of use and restoration details. The field is part of a rotation system on a viable beef enterprise and so could result in significant business interruption over a currently undefined time frame.
6. Conclusion – as well as the impacts detailed in 1 to 5 above, there is concern regarding the effectiveness of the scheme as flood water is being pushed into fields that did not previously flood. One of their fields has never flooded but feel there will now be a risk of continuous under water

conditions and slower recovery is now increased. They also comment on the widening of the existing bridge structure and wonder why the river channel just downstream of the bridge has not been widened to carry the additional flow.

3.8.2 Applicant Response

We would have the following responses to their observations:

1. LCC will contact the landowner as part of the CPO process and the programming of the works both temporary and permanent will be addressed.
2. As above, LCC will, as part of the CPO process liaise with the landowner regarding the timing and duration of the various elements of the work that will impact the operation of their farm and the planning of their work.
3. There are no plans to make any changes in this area.
4. LCC will contact the landowner as part of the CPO process and the programming of the works both temporary and permanent will be addressed.
5. LCC will contact the landowner as part of the CPO process and the programming of the works both temporary and permanent will be addressed.
6. Because the bridge forms a significant constriction to flow in the Owenass when compared with the flow area available in the open river, widening the river is not needed to ensure the flow passes through the bridge and down the river at the necessary rate.

LCC notes that the items listed above will be dealt with through the CPO compensation process and through the agreement of accommodation works for same.

3.9 (9) Reps of the late Thomas Flynn

3.9.1 Summary of Objection

The following comments were made by a second representative of the late Thomas Flynn:

1. Although they do not oppose to a plan to relieve flooding concerns in Mountmellick, they are concerned that they have not been given confirmation of the programme to complete the works and so are not able to plan how this will impact their business.
2. They note that the proposed works directly affect all to their farming activity lands in Derrycloney and as a beef farmer, it will result in a significant business interruption to their enterprise.
3. They are not convinced that the plans will alleviate flooding to their property and showed photographs of the area around their farmhouse being flooded. They asked how that deep area of floodwater would be able to cross the road and the new flood embankment to get away from their property and re-enter the River Owenass – the route it takes at the moment. They feel that the construction of the flood embankment will inhibit the current way it recedes.
4. They show an area of flooding to the front of their house and farmyard and said that at the moment the direction the water drains away is across their field to the River Owenass. They ask how this water will be able to drain away once the flood embankment is in place.
5. They comment that the proposed embankments extend through fields that have never flooded, even during local flood events.
6. They showed photos of flooding in fields to the north of their farmhouse and approaching Manor Court. They comment that with the new embankment in place, the water will not be able to follow this path as the embankment will preventing flowing back towards the River Owenass.
7. They comment that the new embankments will create ponds within their resourceful farmland including fields with embankments and fields across the other side of the river and not identified for embankment. They comment that it is not known how this will impact the quality of the landscape.
8. Conclusions – They are not convinced that the relief scheme will work effectively given the description of the points given above. They also wonder why the riverbank sides cannot be cleared of vegetation with the use of mulchers from the riverbank – such action would not interfere with any fish activity but would allow a normal flow of water through the river.

3.9.2 Applicant Response

We would have the following responses to their observations:

1. LCC will contact the landowner as part of the CPO process and the programming of the works both temporary and permanent will be addressed.
2. As above, LCC will, as part of the CPO process liaise with the landowner regarding the timing and duration of the various elements of the work that will impact the operation of their farm and the planning of their work.
3. In the undefended condition, flood water leaves the River Owenass upstream of Owenass Bridge and flows northward to your farmyard and surrounding fields and joins up with flows from the Pound. The embankments that are proposed to be constructed upstream of Owenass Bridge will capture the out of bank flow from the Owenass and prevent it from reaching your farmyard and surrounding fields. This means that once the scheme is in place, the water will be contained to the east of the embankments adjacent to the farmyard and so your farmyard will be protected. See Figure 2-4.
4. As above, the proposed works will ensure the flood water is directed to the east of the proposed embankments and so the farmyard will remain protected.
5. It is true that embankments will be constructed in fields that at present do not flood, but parts of the fields will flood once the scheme is in place as water is held to the eastern side of the embankments.
6. As above, once the scheme is in place, flood water would be retained on the eastern side of the new embankments and so would not flood this area.
7. LCC confirm that landowners that will be subject to increased risk and increased duration of flooding of their agricultural lands as a result of the 1% AEP FRS being constructed, will be compensated.
8. There is a programme of river maintenance in place, and this will continue after the construction of the flood relief scheme. Clearing the riverbanks will increase the capacity of the river, but there are environmental consequences with this and it alone would not provide the level of flood protection that is being provided by the scheme where the town will be protected from the 1% AEP flood event.

LCC notes that the items listed above will be dealt with through the CPO compensation process and through the agreement of accommodation works for same.

3.10 (10) Reps of the late William Delaney & Elizabeth Delaney

3.10.1 Summary of Objection

The representatives of the late William Delaney and Elizabeth Delaney said they had the following concerns about the proposed flood relief scheme:

1. On their parcels of land, the river does not flow over the banks as the banks of the river are higher than the field. They feel the issue is further upstream where Black Water meets the Owenass River and also there is a stream from Concannon meets the river at this point.
2. They feel that once the new embankments are constructed, there will be nowhere for the surrounding fields to drain back into the river again. They confirmed they had spent considerable money draining the land and cleaning the shores.
3. They also comment that the proposed embankments will result in 10 acers of land unusable and ask if the council is going to buy this land from them.
4. They note that the plans are to widen the bridge at their house and suggest that there is no point in widening this bridge if the river is not being widened. Also, they ask if their house going to flood more often as they have had no consultation on what is going to be done to stop that flooding.
5. They also asked why the plans to build a wall at the back of the houses from the MDA to the back of the Old Station to protect the town was never done.

3.10.2 Applicant Response

We would have the following responses to the concerns raised about the proposed flood relief scheme:

1. The hydraulic model confirms that the River Owenass does not flow out of bank in the area you suggest because of the height of the river bank, but during the 1% AEP flood event, the flood water

does spill out of the river at a number of low spots in the bank upstream of your land and at the sharp bend in the River Owenass also upstream of your land. This results in the flood water flowing across country and into your land. This can be seen on Figure 2-5.

2. The new embankments will capture the floodwater in the upstream area, but the water will have a free pathway back into the River Owenass as the flood level in the river falls and the gradient of the ground directs the water back into the river.
3. LCC will liaise with the landowner as part of the CPO process to discuss this issue.
4. Because the bridge forms a significant constriction to flow in the Owenass when compared with the flow area available in the open river, widening the river is not needed to ensure the flow passes through the bridge at the necessary rate. Your property will not flood more as they will be protected by the FRS.
5. The design team were not made aware of any previous proposal to construct a flood wall from the MDA to the back of the Old Station. We would note, however that the level of flood protection provided by such a wall would be limited and it would not provide the town with the 1% AEP standard of protection that is provided by the proposed FRS.

3.11 (11) Roberto & Tracy Caschera

3.11.1 Summary of Objection

As section 2.13

3.11.2 Applicant Response

As section 2.13

3.12 (12) William Horan

3.12.1 Summary of Objection

As section 2.16

3.12.2 Applicant Response

As section 2.16

Offices at:
Dublin
Limerick
Cork
Castlebar

JBA Registered Office
24 Grove Island
Corbally, Limerick
Ireland
+353 61 345463
info@jbaconsulting.ie
www.jbaconsulting.ie

Egis Registered Office
Classon House
Dundrum Business Park
Dundrum, Dublin 14
Ireland
+353 1 485 1400
Info.ireland@egis-group.com
www.egis-group.com