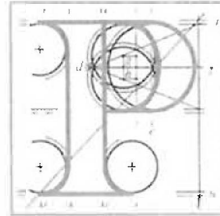


Our Case Number: ACP-323830-25



An
Coimisiún
Pleanála

Charles & Lynn Sands
Irishtown
Mountmellick
Co. Laois

Date: 20 March 2026

Re: Proposed flood relief scheme
in Mountmellick, County Laois

Dear Sir / Madam,

I refer to the above-mentioned case, and to the submission made by you which was forwarded to An Coimisiún Pleanála by Laois County Council on 29th January 2026 and was previously added compulsory purchase order related to this case.

Please be advised that your submission has also been added to the above-mentioned case and that the Commission will take it into consideration in its determination of the matter.

Please note that the proposed development shall not be carried out unless the Commission has approved it or approved it with conditions.

If you have any queries in relation to the matter, please do not hesitate to contact the undersigned officer of the Commission at laps@pleanala.ie

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,

Eimear Reilly
Executive Officer
Direct Line: 01-8737184

JA02

Teil (01) 858 8100
Glao Áitiúil 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin Website www.pleanala.ie
Riomhphost Email communications@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902

Eimear Reilly

From: Eimear Reilly
Sent: Thursday 29 January 2026 13:31
To: Darren Coss
Subject: RE: Mountmellick Flood Relief Scheme

Hi Darren

Could you please send me on the submissions and I will look into this for you?

Many thanks
Eimear

From: Darren Coss <dcoss@laoiscoco.ie>
Sent: Wednesday, January 28, 2026 10:36 AM
To: Eimear Reilly <e.reilly@pleanala.ie>
Subject: RE: Mountmellick Flood Relief Scheme

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




Apologies Eimear,

I am just after receiving the list of planning submissions. 3 of the 5 submissions received are submitted under the planning submission.

Kind Regards

Darren Coss
A/ Senior Executive Engineer

[Roads and Transportation] Laois County Council

 Laois County Council, JFL Avenue, Portlaoise, Co. Laois. R32 EHP9
 0864644871
 dcoss@laoiscoco.ie

From: Darren Coss
Sent: Wednesday 28 January 2026 10:32
To: 'Eimear Reilly' <e.reilly@pleanala.ie>
Subject: RE: Mountmellick Flood Relief Scheme

Hi Eimear,

Thank you for your reply. Unfortunately, the submissions are written in a manner that does not specifically differentiate between the CPO & the planning submission. They mostly refer to the CPO process but there might be the odd comment about details relating to the planning submission.

We received your correspondence yesterday with the thanks. None of the submissions you issued us are the same as we received. It may be possible that they submitted them under the planning application.

Let me know how you want to proceed.

Kind Regards

Darren Coss
A/ Senior Executive Engineer

|Roads and Transportation| Laois County Council

 Laois County Council, JFL Avenue, Portlaoise, Co. Laois. R32 EHP9
 0864644871
 dcoss@laoiscoco.ie

From: Eimear Reilly <e.reilly@pleanala.ie>
Sent: Tuesday 27 January 2026 16:37
To: Darren Coss <dcoss@laoiscoco.ie>
Subject: RE: Mountmellick Flood Relief Scheme

You don't often get email from e.reilly@pleanala.ie. [Learn why this is important](#)

Hi Darren

I acknowledge receipt of your email.

Could you please clarify whether any of the submissions are objections to the compulsory purchase order related to the scheme?

If you could let me know, I will look into whether or not the Commission can accept them.

Many thanks
Eimear

From: Darren Coss <dcoss@laoiscoco.ie>
Sent: Tuesday, January 27, 2026 4:09 PM
To: LAPS <laps@pleanala.ie>
Cc: Eimear Reilly <e.reilly@pleanala.ie>
Subject: Mountmellick Flood Relief Scheme

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For the attention of Eimear O'Reilly.

Hi Eimear,

My name is Darren Coss, I work with Laois County Council on the Flood relief schemes. I am writing to you in relation to submissions that were incorrectly received directly through the Laois County Council consultation portal for the Mountmellick Relief Scheme.

There were five submissions received all within the specified closing date for submissions (15/12/2025). Some of these may have been issued directly to the board already, but in the interest of transparency and clarity I was wondering if it would be appropriate for LCC to send these to ACP for review and inclusion if the inspector agrees to ensure that all parties are heard.


Kind Regards

Darren Coss

A/ Senior Executive Engineer

Roads and Transportation | Laois County Council

 Laois County Council, JFL Avenue, Portlaoise, Co. Laois. R32 EHP9

 0864644871

 dcoss@laoiscoco.ie

Cuireann Comhairle Contae Laoise an ríomhphost seo chugat. Léigh ár bpolasáí príobháideachais le do thoil chun tuiscint a fháil ar an gcaoi a mbailimid, a stóráilann agus a phróiseálaimid d'fhaisnéis phríobháideach faoin GDPR <https://laois.ie/privacy-statement/>. Tá an ríomhphost seo agus aon chomhaid a tharchuirtear leis faoi rún agus dírithe ar úsáid an duine aonair nó an eintitis ar a bhfuil siad dírithe amháin. Mura tusa an seolaí ainmnithe ná fostaí nó gníomhaire atá freagrach as an teachtaireacht seo a sheachadadh chuig an seolaí ainmnithe, cuirtear in iúl duit leis seo nach bhfuil tú údaraithe an teachtaireacht seo nó aon chuid di a léamh, a phriontáil, a choinneáil, a chóipeáil nó a scaipeadh. Má tá an ríomhphost seo faighte agat trí dhearmad iarraimid ort fógra a thabhairt dúinn trí ríomhphost freagartha agus gach cóip den teachtaireacht a scríosadh.

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Eimear Reilly

Executive Officer

Strategic Infrastructure Development

An Coimisiún Pleanála

64 Marlborough Street

Dublin 1

D01 V902

Teil: 01-873-7184

Facs: 01-8722684

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours

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Unique Reference Number: LS-C133-4

Status: Submitted

Submission: Requirements for flood wall at our property

UID: 22188

Author: Charles Sands

Consultation:

Mountmellick Flood Relief Scheme - Submission to an Coimisiun Pleanala

Date Created: 15.12.2025 - 15:30

Date Submitted: 15.12.2025 - 15:33

Comments:

Theme: Flood Relief
Title: Requirements for wall along river

Charles & Lynn Sands

Irishtown

Mountmellick, Co.Laois

R32Y8W3

Wall Specifications and Aesthetics

- The flood defence wall will be on the riverside and back of the house and garden.
- The wall must match the house using the exact same stone (rubble stone) to avoid devaluing the property.
- The wall height and facing materials are key points to confirm.
- A 45-degree slant on top of the wall is proposed to prevent people sitting on it and antisocial behavior.

Access and Maintenance

- An entrance to the space behind the wall is necessary to prevent it becoming an enclosed area where garbage can be thrown.
- 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 we have an airbnb and another business on property

Distance and Safety

- The wall is approximately 1.5 meters 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.

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.

Preservation of Historic Value

- The house is historic, existing for hundreds of years.
- It is crucial that the flood defence wall and any new stonework keep with the original dwelling's style to maintain property value. It cannot devalue our home.

Boundaries Captured on Map:

Documents Attached: No