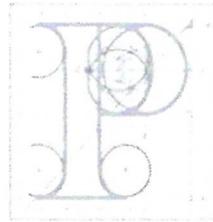


Our Case Number: ACP-323830-25



An
Coimisiún
Pleanála

Enda Ryan
Avolia
Mountmellick
Co. Laois
R32 W2A3

Date: 21 January 2026

Re: Proposed flood relief scheme
in Mountmellick, County Laois

Dear Sir / Madam,

An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

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	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

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

Case Reference: FA11.323832

Mountmellick Flood Relief Scheme

Applicant Name and Correspondence Details

Enda Ryan
Avolia
Mountmellick
Co Laois
R32W2A3

Phone: 086 0200339

Email: endaryano@yahoo.co.uk

Contents

1. Main Submission
2. Supporting Map Drawings
3. Supporting Map Conflicts
4. Landowner Letter

1. Main Submission:

An Bord Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902
15th December 2025

To whom it may concern,

I am a current property owner of O Moore St Business Centre, a member of Mountmellick Development Association (MDA) & Town Centre First (TCF) teams in Mountmellick. While I welcome the installation of the flood relief barrier and completely see the justification for such infrastructure, its location should not impede future development in Mountmellick. I would like consideration to be given & the necessary adjustments made to a section of the proposed flood barrier on lands adjacent to the MDA in Mountmellick. The area of the flood relief scheme under consideration by this submission relates to Site Layout Drawings 17 to 22 of 40 in the submitted planning application. I have also attached drawings that illustrate the area affected.

Over the past year I have been working with the current land owner to create a development scheme for lands adjacent to the MDA in Mountmellick. As part of this scheme it is intended that a new street/roadway would be constructed in the future between Manor Road and the MDA to service these lands. The development of these lands will support the economic growth of Mountmellick & augment a town centre first plan. The current positioning of the flood embankment and associated fencing is impeding the construction of this roadway.

At present two conflicts are identified. One at the MDA end of the embankment and the other at the Manor Court end. I have provided drawings that show the two conflicts in relation to our development scheme plan. If some small changes were made to the positioning of the embankment it would facilitate the construction of this roadway.

The following small changes are required;

1. The embankment is moved 5 meters as illustrated on the drawings,
2. The fenced turning area is reconfigured and,
3. The position of the overpass embankment is altered.

If these small changes were made it would ensure a future road could be constructed in keeping with the current standards required to facilitate bike lanes & walking paths.

The new road/street provides for;

- a) Expansion of two business centres in Mountmellick namely O'Moore St. Business Centre & the Mountmellick Development Association site.
- b) The relief of traffic congestion in the town.
- c) More flexible access at the rear of the town to serve both school drop offs and heavy goods deliveries

The attached drawings have been shared with Laois County Council and members of The MDA & TCF teams, local County Councilors and TD's as part of serving to support the economic sustainability of the town.

Layout Map 1:2000



REV	BY	DATE	DETAILS
-		01/12/2025	DRAWN BY: DAVID RYAN

GENERAL NOTES:

MAP DATA © AIRBUS 2025

CLIENT
ENDA RYAN

PROJECT
O'MOORE STREET, MOUNTMELLIICK, CO. LAOIS.

TITLE
DRAFT LAYOUT PLAN 1:2000 WITH FLOOD RELIEF AND ROADWAY

DRAWN
01/12/2025

STATUS
FOR DISCUSSION



CDS
CONSULTING

DWG No.
25-013-03

JOB No.
25-013

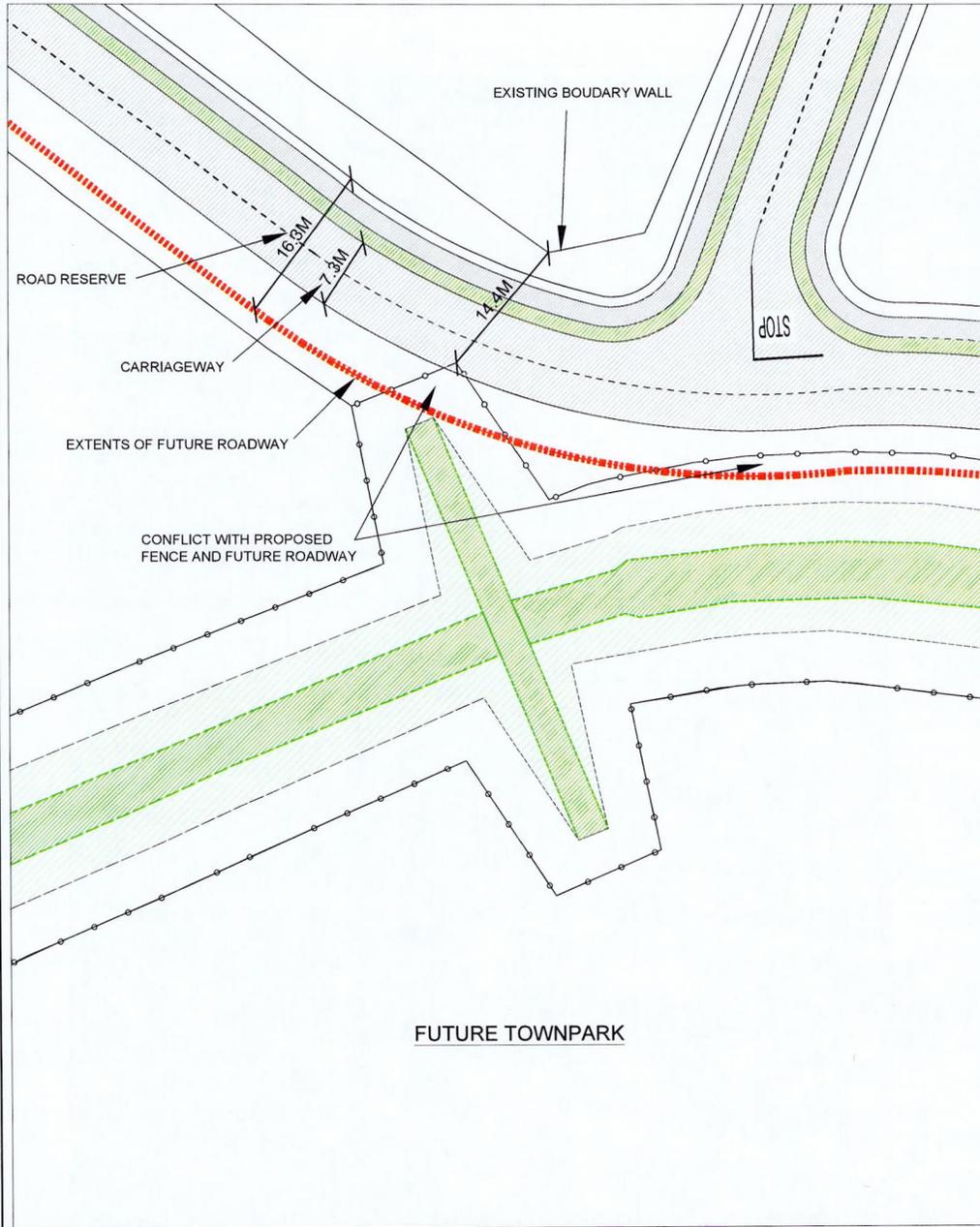
ROSKREEN
KILCAVAN
CO. LAOIS

Ph: 087-6366110
Email: d.ryaneng@gmail.com
Web: www.cdsconsulting.ie

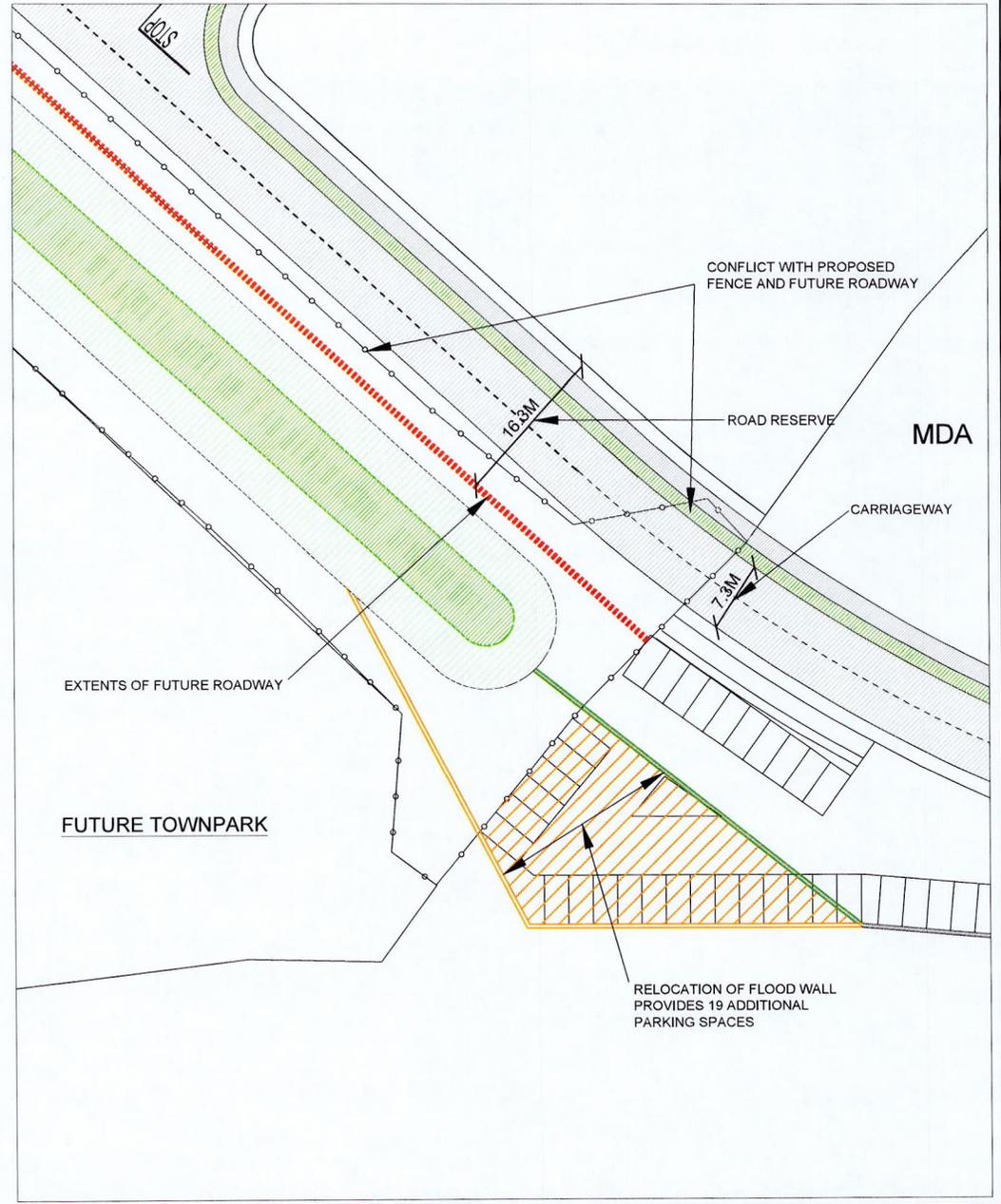
SCALE
1:2000@A3

REV
-

Conflict 1



Conflict 2



REV	BY	DATE	DETAILS
-		01/12/2025	DRAWN BY: DAVID RYAN

GENERAL NOTES:

MAP DATA © AIRBUS 2025

CLIENT
ENDA RYAN

PROJECT
O'MOORE STREET, MOUNTMELICK, CO. LAOIS.

TITLE
ROAD TO FLOOD EMBANKMENT CONFLICTS

DRAWN 01/12/2025
STATUS FOR DISCUSSION



CDS
CONSULTING

DWG No. 25-013-04
JOB No. 25-013

ROSKREEN
KILCAVAN
CO. LAOIS

Ph: 087-0366110
Email: dryaneng@gmail.com
Web: www.cdsconsulting.ie

SCALE 1:500@A3
REV -

4. Landowner Letter

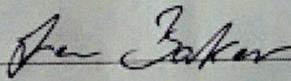
An Bord Pleanála
64 Marlborough Street,
Dublin 1,
D01 V902
15th December 2025

Case Reference: FA11.323832
Laois County Council Mountmellick Flood Relief Scheme

To whom it may concern,

As the main land owner identified on the maps attached, I am in full support of the submission being made with respect to the identified conflicts that the proposed flood relief presents & the suggested minor refinements that would ensure any future roadways would not be impeded by such proposed flood relief barrier.

Where the volume of the flood relief plain must be maintained, I'm open to the barrier being adjusted at various points to accommodate this, in any effort to ensure the conflicts identified are resolved.


Signed: _____

PrintName: FRAN BAKER

PrintAddress: GARON, Mountmellick Co LAOIS