

**Our Case Number:** ACP-323830-25

**Your Reference:** James and Kathleen O'Neill



An  
Coimisiún  
Pleanála

Remona O' Neill  
86 St. Joseph's Terrace  
Mountmellick  
Co. Laois  
R32 TN59

**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](mailto: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

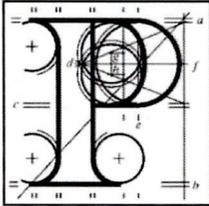
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An  
Bord  
Pleanála

## Observation on a Planning Appeal: Form.

### Your details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

James and Kathleen O' Neill

(b) Address

Derrycloney Road, Mountmellick, Co. Laois,  
R32WR12

### Agent's details

#### 2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Remona O' Neill

(b) Agent's address

86 St. Joseph's Terrace, Mountmellick, Co. Laois,  
R32TN59

## Postal address for letters

3. During the appeal process we will post information and items to you or to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

You (the observer) at the address in Part 1

The agent at the address in Part 2

## Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

(a) **Planning authority**

(for example: Ballytown City Council)

Laois County Council

(b) **An Bord Pleanála appeal case number (if available)**

(for example: ABP-300000-19)

JA11.323830

(c) **Planning authority register reference number**

(for example: 18/0123)

ACP-323830-25

(d) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Proposed flood relief scheme in Mountmellick, County Laois

## Observation details

5. Please describe the grounds of your observation (planning reasons and arguments).  
You can type or write them in the space below or you can attach them separately.

To whom it may concern,

My name is Remona O' Neill and I'm writing this observation as an agent on behalf of my parents James and Kathleen O' Neill who reside at Derrycloney Road, Mountmellick, Co. Laois, R32WR12.

We are requesting that the proposed flood relief scheme in Mountmellick, case number: JAA11.323830, be allowed to proceed as soon as possible so as to address the worsening flooding in Mountmellick in recent years and in particular in Derrycloney and Manor Road.

My parents' home has been severely flooded several times in their lifetime and the occurrences are only increasing in line with the worsening weather conditions due to climate change and also the lack of maintenance on the rivers surrounding their property.

In 2017, my parents did not just lose everything but they had to rebuild their home at a cost of €58,000. At that time they were also told that their insurance was invalid after the fact, due to their property's proximity to the rivers. The impact on my parents at that time was horrific, they lost everything that they had worked hard for all their lives, not just material possessions, including a car, but precious memories from photographs and other irreplaceable items.

Please see below the link to The Irish Times article where my father speaks of the devastation and the impact both on him and my mother.

<https://www.irishtimes.com/news/environment/mountmellick-flooding-i-don-t-know-where-we-go-from-here-1.3303394>

On the morning of November 13<sup>th</sup> 2025, my parents were awoken at 4am by a neighbour who advised them that they were surrounded by water. The flood water had come up to the back door, where it proceeded to come into the back of the house while also coming up through the toilet (They still have their own septic tank as they have been unsuccessful to date in getting access to the main town sewage system, despite access being granted to neighbouring housing estates).

My parents home was the only house to be flooded this time, although the neighbouring house came close to being flooded but their slightly raised garden stopped it from reaching their house. I have included a photo and drone footage of the flooding:

1. *The water in the backyard up to the back door, where it came in and it also came up through the toilet.*

5. Please describe the grounds of your observation (planning reasons and arguments).  
You can type or write them in the space below or you can attach them separately.



2. *Video of the water still in the house by 7.30am that morning is available, after removing as much as possible at that stage with mops and buckets*



R32TN59 Interior  
Home Flooding 13.1

3. *Drone photo of their house later that day, after pumping the water from the backyard but the remainder of the property was still underwater. They created channels to try get the water to move to the front of the property to drain and continued to try pump it out. They also had to drain the septic tank as much as possible later that day to try prevent it coming back up into the property should the rainfall continue.*

5. Please describe the grounds of your observation (planning reasons and arguments).  
You can type or write them in the space below or you can attach them separately.



Please see below the link to the Laois Live article where my father again talks about the devastating impact this flooding has had on them.

<https://www.ireland-live.ie/news/laois-live/1943042/it-s-a-disaster-laois-pensioners-home-flooded-with-no-insurance.html>

My parents are both pensioners and do not have any income to defray the costs caused by any further flood damage. They can no longer afford to pay for such damage to their home and need support and action to protect their home from any further flooding. We are in consultation at present with Laois County Council to determine if there is any support for the damage caused by the November flooding and if there are any remedial works that can be put in place temporarily to protect their property from further flooding until a permanent solution is implemented.

Apart from the costs arising from flood damage, my parents' home is no longer an asset to them, not only can they not get insurance against flooding but the value of their property has been significantly impacted by the risk of flooding going forward. We expect that the property | land now no longer has a material value attached to it, due to the high risk of flooding. Yet, they are still paying their property tax, which surely at this stage should be zero.

Speaking on behalf of their children, aside from their home no longer being an asset for them, we are extremely concerned on the impact that the 2017 flooding and this most recent flooding has had on their mental health. My mother was diagnosed earlier this year with mixed dementia which has been difficult in its own right to deal with but with the flooding again, they are exhausted, stressed and worried sick every time that they hear that there is an orange rainfall alert. They live now in constant fear of a flood, and they are not the only people in fear, so too are their neighbours in Derrycloney and Manor Road.

5. Please describe the grounds of your observation (planning reasons and arguments).  
You can type or write them in the space below or you can attach them separately.

We ask that you accept this observation as very valid grounds for the necessary flood relief scheme to proceed for Mountmellick.

Your sincerely,

Remona O' Neill,  
on behalf of James and Kathleen O' Neill

## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

## Fee

7. You **must** make sure that the correct **fee** is included with your observation. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.

