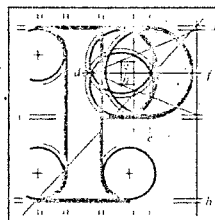


Our Case Number: ACP-323830-25



**An
Coimisiún
Pleanála**

Mountmellick Development Association CLG
MDA Business Park
Irishtown
Mountmellick
Co. Laois
R32 A0PK

Date: 09 December 2025

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 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

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28th November 2025

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
02 DEC 2025	
Fee: €	Type: _____
Time: 11	By: post reg

RE: Mountmellick Flood relief plan

Submission from Mountmellick Development Association CLG.

The Mountmellick Development Association CLG, (referred to as the MDA in this document), is a not for profit organisation, comprising of a Voluntary Board of Directors working to improve the economic, social and cultural development of the town of Mountmellick and the surrounding areas.

The MDA owns and operates the MDA Business Park located at Pearse Street, Irishtown, Mountmellick R32 A0PK. The business park is located on the northern bank of the Owenass river.

The MDA welcomes the advancement of the flood relief scheme for Mountmellick and very much encourages the earliest possible completion of this vital infrastructure.

The MDA wishes to make the following submissions relating to the **Planning Application to An Coimisiún Pleanála (formerly An Bord Pleanála) seeking approval for the scheme by Laois County Council seeking approval from An Coimisiún Pleanála under Section 175 and Section 177AE of the Planning and Development Act 2000, as amended to carry out the proposed works in Mountmellick, Co. Laois, entitled the Mountmellick Flood Relief Scheme.**

COMPULSORY PURCHASE ORDER No.2 2025

Deposit Map - Sheet 1 of 4 Drawing No. 03100 Acquisition 22.1T

The parcel of land labelled **22.1 T** consists of a portion of the car park element of the MDA Business Park. This car park is in continuous use and is currently operating at capacity with no alternative parking space available to service the tenants and customers of the business park. MDA submits that the impact of the proposed temporary acquisition of this ground be minimised by restricting the acquisition to the grassed portion of the plot and by confining the temporary acquisition to the shortest operable and published time window.

COMPULSORY PURCHASE ORDER No.2 2025

Deposit Map - Sheet 1 of 4 Drawing No. 03100 Acquisition 22.2 T

The parcel of land labelled **22.2T** consists of a portion of the area under grass within the MDA Business Park. The proposal is to temporarily acquire this land for the duration of the construction phase of the scheme and thereafter return it to MDA. However, once the scheme works are completed this small parcel of land will be isolated from the main body of the business park by the newly constructed 2-metre-high concrete barrier wall and ramp. The MDA will have no access to or connectivity with this parcel of land and it will no longer provide any currently identifiable use case for the business park.

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Directors: Jerry Savage, Liam Dempsey, Ann Dowling, Eileen Dunne, Fran Baker, Jimmy Farrell, Janet Stewart, Fran Fennelly, Joe Dunne, Elizabeth Moore, Enda Ryan, Paul Dempsey, Pdraig O'Toole & James Hourigan.

Reg. No:139457 VAT No: 6544232J

Because of its isolation from the business park, it will be un-maintainable by the MDA. The MDA submits that the temporary acquisition of this parcel of land be re classified as a Permanent Acquisition and the land be permanently maintained by Laois County Council as part of the Public Realm.

COMPULSORY PURCHASE ORDER No.2 2025

Deposit Map - Sheet 1 of 4 Drawing No. 03100 Acquisitions 22.1 R and 22.2 R

Proposed permanent rights of way on the MDA Business Park are indicated under **22.1 R** and **22.2 R**.

The MDA submits that these rights of way be clearly defined and recorded as being specific to Laois County Council or their appointed agents and restricted to the access required to maintain and operate the flood defenses installed under this scheme. Laois County council to have the details of the right of way registered under the relevant Land Registry titles. Laois County Council to be liable for all costs associated with this registration.

COMPULSORY PURCHASE ORDER No.2 2025

Deposit Map - Sheet 1 of 4 Drawing No. 03100 Acquisitions 22.1 P

The MDA submits that the barrier wall to be built on the ground acquired under **22.1 P** be faced on its northern side with stone to match and blend with the existing boundary wall at the street side of the car park. The MDA submits that the barrier wall be faced with stone also on the river facing side.

Flood Management during the scheme works.

The MDA notes the absence of any analyses or proposal on the management of flood incidents for the duration of the works. The scale of the civil engineering works to be undertaken along the course of the Owenass river are extensive and the MDA has concerns as to the temporary or interim flood defense mechanism to be deployed for the duration of the project. The MDA submits that Laois County Council 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.

Potential omission from Flood Relief Scheme

The MDA is aware of a high capacity watercourse originating somewhere to the south of Patrick Street and O'Moore Street which currently arrives at the northwestern perimeter of the MDA Business Park. This watercourse is piped across the MDA Business Park, leaving the curtilage of the MDA Business Park at the eastern perimeter and proceeding on to Pearse Street. It is piped under the road and makes its way to an outflow to the Owenass river in the county council playground. This watercourse has been the source of flood ingress to the Sonas Creche and Childcare facility in the MDA Business Park. It is the scene of immediate flood threat with response action by Laois County Council and the MDA on more than one occasion recently. The MDA can find no reference to this watercourse in the Hydrology Report prepared for the Flood Relief scheme nor is it or any treatment of it readily identifiable anywhere in the scheme document set. The MDA submits that the flood relief scheme designers re-examine this watercourse and confirm to the MDA that it and its flood impact has been assessed and processed within the proposed flood relief scheme.

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In summary the MDA welcomes this Flood Relief Scheme as it will form a vital piece of infrastructure for the protection not only of the MDA Business Park where there are 144 jobs currently based but also the town of Mountmellick. We, in this document, have outlined our submissions and look forward to a favorable consideration being given to them.

Yours sincerely



Paddy Buggy
Manager
Mountmellick Development Association

Tel: 087 6238268
Email: paddymdaltd@gmail.com

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