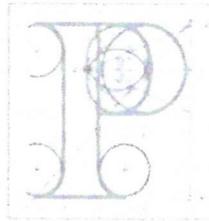


Our Case Number: ACP-323830-25



An
Coimisiún
Pleanála

Roberto & Tracy Caschera
Sarsfield Street
Mountmellick
Co. Laois

Date: 21 January 2026

Re: Proposed flood relief scheme
in Mountmellick, County Laois

Dear Sir / Madam,

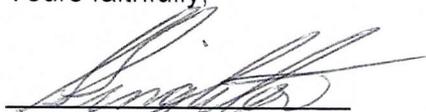
An Coimisiún Pleanála has received your recent submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

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
Glaó Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

Tel
LoCall
Fax
Website
Email

(01) 858 8100
1800 275 175
(01) 872 2684
www.pleanala.ie
communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

8 December 2025

Your Ref: JA11.323830 & FA11.323832

An Coimisiun Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

AN COIMISIÚN PLEANÁLA	
LDG-	_____
ACP-	_____
12 DEC 2025	
Fee: €	_____ Type: _____
Time: 9:15	By: [Signature]

RE: Laois County Council Mountmellick Flood Relief Scheme Compulsory Purchase Order No.2 of 2025 & Proposed Flood Relief Scheme

Submission

Landowner(s): Roberto and Tracy Caschera

Address: Sarsfield Street, Mountmellick, Co Laois

CPO Ref(s): 49 & 50

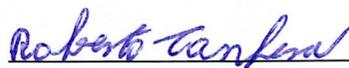
Dear Sir/Madam,

We are property owners who have been served with notice of the making of the above compulsory purchase order and proposed scheme design. Having reviewed the drawings, correspondence and documentation, we wish to object to the confirmation by you of the order and approval of the scheme design and environmental proposals.

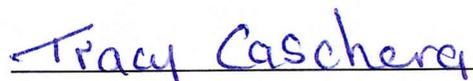
1. We object to our loss of access to the river via concrete steps, which our property currently enjoys. The Council is proposing to construct a mass concrete wall, approximately 2 meters in height at the bottom end of our garden, with no provision allowed for in their design to replace these steps. We are not aware of others that have concrete steps similar to those within our garden area, that lead down to the river edge and are frequently used. This unrestricted access to the river has provided our family with an endless amount of enjoyment over the years.
2. The Council is proposing to temporarily acquire a large section of our garden area during the duration of these scheme works, including the removal of decking area, numerous mature trees (large copper beech tree etc.). This will have serious implications for an unknown period of time (Council yet to confirm the length of time required for these works in our garden), for our family's use and enjoyment of our garden. We are also concerned about privacy & security to our house and garden during the works. The Council has not provided us with any detail on the proposed temporary fence that will be erected. The Council must ensure that it is adequate and fully secure.

3. It is proposed to construct a flood wall on our property with a "Right of Way" on our retained lands inside the wall. This has raised serious security and privacy concerns for us and our property. The Council has not provided us with any clear reasoning as to why they are proposing to acquire this right from our property and how they intend to access this area of our garden following completion of the scheme works.
4. We currently have views of the river from our house and garden, which will be lost permanently, as a result of these scheme works. There will also be a significant loss of natural light from our south facing garden, with the construction of the proposed new approximately 2-meter-high mass concrete wall. Has the Council considered alternatives to the mass concrete wall, such as a solid glass panel etc.
5. Laois County Council has marked temporary plots on the acquisition maps sent to us, which are beside the existing river. This does not make sense, as the plots are separated from our general retained garden area and we can no longer access or secure them from trespass. They should be dealt with more appropriately in this CPO application, such as a permanent acquisition.
6. We are concerned that the integrity of the structures of our house and adjoining business could be negatively compromised during the proposed construction works, thus we are insisting that pre and post structural surveys are completed on all of our retained buildings adjoining the garden area. Copies of these reports to be provided to us at the appropriate time(s).

Yours Sincerely,



Roberto Caschera



Tracy Caschera

8 December 2025

Your Ref: JA11.323830 & FA11.323832

An Coimisiun Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

**RE: Laois County Council Mountmellick Flood Relief Scheme Compulsory
Purchase Order No.2 of 2025 & Proposed Flood Relief Scheme**

Submission

Landowner(s): Roberto and Tracy Caschera

Address: Sarsfield Street, Mountmellick, Co Laois

CPO Ref(s): 49 & 50

Dear Sir/Madam,

We are property owners who have been served with notice of the making of the above compulsory purchase order and proposed scheme design. Having reviewed the drawings, correspondence and documentation, we wish to object to the confirmation by you of the order and approval of the scheme design and environmental proposals.

1. We object to our loss of access to the river via concrete steps, which our property currently enjoys. The Council is proposing to construct a mass concrete wall, approximately 2 meters in height at the bottom end of our garden, with no provision allowed for in their design to replace these steps. We are not aware of others that have concrete steps similar to those within our garden area, that lead down to the river edge and are frequently used. This unrestricted access to the river has provided our family with an endless amount of enjoyment over the years.
2. The Council is proposing to temporarily acquire a large section of our garden area during the duration of these scheme works, including the removal of decking area, numerous mature trees (large copper beech tree etc.). This will have serious implications for an unknown period of time (Council yet to confirm the length of time required for these works in our garden), for our family's use and enjoyment of our garden. We are also concerned about privacy & security to our house and garden during the works. The Council has not provided us with any detail on the proposed temporary fence that will be erected. The Council must ensure that it is adequate and fully secure.

3. It is proposed to construct a flood wall on our property with a "Right of Way" on our retained lands inside the wall. This has raised serious security and privacy concerns for us and our property. The Council has not provided us with any clear reasoning as to why they are proposing to acquire this right from our property and how they intend to access this area of our garden following completion of the scheme works.
4. We currently have views of the river from our house and garden, which will be lost permanently, as a result of these scheme works. There will also be a significant loss of natural light from our south facing garden, with the construction of the proposed new approximately 2-meter-high mass concrete wall. Has the Council considered alternatives to the mass concrete wall, such as a solid glass panel etc.
5. Laois County Council has marked temporary plots on the acquisition maps sent to us, which are beside the existing river. This does not make sense, as the plots are separated from our general retained garden area and we can no longer access or secure them from trespass. They should be dealt with more appropriately in this CPO application, such as a permanent acquisition.
6. We are concerned that the integrity of the structures of our house and adjoining business could be negatively compromised during the proposed construction works, thus we are insisting that pre and post structural surveys are completed on all of our retained buildings adjoining the garden area. Copies of these reports to be provided to us at the appropriate time(s).

Yours Sincerely,



Roberto Caschera



Tracy Caschera