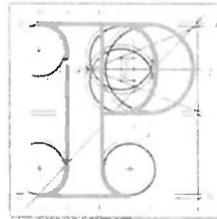


Our Case Number: ACP-323950-25

Your Reference: Jim Butler & Martin Malone



An
Coimisiún
Pleanála

McGreevy Property Consultants Limited
37 Baggot Street Lower
Dublin 2

Date: 12 February 2026

Re: Flood Relief Works at Graiguenamanagh, Co. Kilkenny & Tinnahinch, Co. Carlow
Graiguenamanagh, Co. Kilkenny & Tinnahinch, Co. Carlow

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 be advised that those listed on the Compulsory Purchase Order schedule associated with this application are not required to pay the €50 fee associated with this case. As you are listed on the schedule, a refund of €50 will be issued to the debit/credit card used to make payment for this submission.

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,

Lauren Griffin
Executive Officer
Direct Line: 01-8737244

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

Teil
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64 Marlborough Street
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D01 V902



The Secretary
 An Coimisiún Pleanála
 64 Marlborough Street
 Dublin 1

Date: 11 February 2026

Our Client: Mr Jim Butler & Martin Malone

Re: Submission on Graiguenamanagh/Tinnahinch Flood Relief Scheme
Reference: JA10.323950

Dear Sir or Madam,

I wish to make a formal submission and objection to the proposed Graiguenamanagh/Tinnahinch Flood Relief Scheme insofar as it relates to the proposed acquisition of my client's lands, as set out below.

No. of map deposited at the offices of the local Authority	Area (ha)	Townland	Electoral Division	Description	Owners or Reputed Owners	Lessees or Reputed Lessees	Occupiers (except tenants for a month or a less period than a month)
The acquisition line on this drawing has been plotted onto the latest edition of the relevant Ordnance Survey Map.							
SCHEDULE, PART I: LANDS TO BE COMPULSORILY ACQUIRED (PERMANENT)							
19.1P	0.0012	GRAIGUE NAMANAGH	GRAIGUE NAMANAGH	DEVELOPMENT LAND	JIM BUTLER	—	JIM BUTLER
19.2P	0.0077	GRAIGUE NAMANAGH	GRAIGUE NAMANAGH	DEVELOPMENT LAND	JIM BUTLER	—	JIM BUTLER
19.3P	0.0068	GRAIGUE NAMANAGH	GRAIGUE NAMANAGH	DEVELOPMENT LAND	JIM BUTLER	—	JIM BUTLER
SCHEDULE, PART II: LANDS TO BE COMPULSORILY ACQUIRED (TEMPORARY)							
19.1T	0.0180	GRAIGUE NAMANAGH	GRAIGUE NAMANAGH	DEVELOPMENT LAND	JIM BUTLER	—	JIM BUTLER
SCHEDULE, PART III: WAYLEAVES TO BE COMPULSORILY ACQUIRED							
19.1W	0.0220	GRAIGUE NAMANAGH	GRAIGUE NAMANAGH	DEVELOPMENT LAND	JIM BUTLER	—	JIM BUTLER
SCHEDULE, PART IV: RIGHT OF WAY TO BE COMPULSORILY ACQUIRED							
				Client: Wicklow County Council County Hall John Street Wicklow T20 4W9 Tel: 056 7724300		Project Title: GRAIGUENAMAGH/TINNACHINCH FRS Design by: JLB Drawn by: JLB Date: 1/2020 Sheet size: A4 Scale: 1:1000	

- My client is a member of a long-standing local family with generational ties to the Graiguenamanagh/Tinnahinch area and is fully supportive, in principle, of flood relief measures that protect the town, its residents, and its economic, social, and cultural fabric. The need for effective flood mitigation is not disputed.
- Indeed, as a former employee of the Office of Public Works, and as part of a family with a long association with the management of the River Barrow and its navigation, my client is particularly anxious that the scheme should proceed. However, as currently designed, the proposal is contrary to proper planning and sustainable development and should only proceed in an amended form that fully recognises the importance, significance, and development potential of my client's lands.
- Notwithstanding support for the scheme in principle, the proposal as currently designed gives rise to serious concerns having regard to the policies and objectives of the Kilkenny County Development Plan and national planning policy.
- My client's lands extend to approximately 750 sq. m and comprise one of the last remaining sequentially appropriate, serviced, and deliverable sites within the town capable of accommodating future residential development, particularly in the context of the current housing crisis. The permanent sterilisation of such lands is fundamentally at odds with the Development Plan's core principles of compact growth, consolidation of existing settlements, the efficient use of serviced land, and the facilitation of housing delivery within established urban areas.
- The Acquiring Authority has divided the land take into permanent acquisition, temporary acquisition, and permanent wayleave. It is submitted that the permanent wayleave must, in practical terms, be treated as permanent acquisition. We understand that this is required to access the proposed flood wall. The cumulative effect of these land takes is to reduce my client's developable lands to approximately 370 sq. m, thereby effectively sterilising the site in its entirety for development.

- The planning history of the lands is a material consideration. The subject site previously secured planning permission under Reg. Ref. 06/2258, as granted on appeal by An Bord Pleanála (Ref. PL 10.287640). In its assessment of that appeal, the Board described the site as occupying a pivotal location along the edge of the River Barrow, forming part of the riverside edge of the medieval core of the town and within the visual setting of Duiske Abbey, a dominant historic feature. While the appeal was ultimately refused on design and visual impact grounds, the decision did not reject the principle of development on the lands, thereby clearly establishing the site as suitable for development in principle, subject to appropriate design.
- At a time of acute housing shortage, both nationally and locally, the permanent removal of such a strategically important in-town site from the future land supply, without compelling justification that no reasonable alternative design or alignment solutions exist, constitutes poor planning and undermines the settlement strategy and housing objectives of the Kilkenny County Development Plan.
- My client submits that the permanent land acquisitions identified as Ref. Nos. 19.1P, 19.2P, and 19.3P are acceptable and could be accommodated while still retaining the lands for some form of development. However, the permanent acquisition of the wayleave identified as Ref. No. 19.1W is particularly detrimental and would preclude any viable development of this pivotal town-centre site. An alternative location or design solution should be identified to accommodate this element of the scheme while preserving the development potential of the lands.
- It is submitted that the scheme conflicts with Development Plan policies which seek to promote compact and sequential development within Graiguenamanagh, protect strategically important in-town lands capable of contributing to long-term housing supply, and ensure that infrastructural projects are designed and delivered in a manner that supports, rather than frustrates, the sustainable growth of the town. The core of the town is suffering badly with acute vacancy on empty retail units – effectively nullifying a site that could be developed having regard to flood constraints is contrary to good planning policy.

- Insufficient consideration appears to have been given to alternative engineering solutions or design modifications that could achieve the flood relief objectives while materially reducing the extent of land acquisition and retaining the future development potential of my client's lands. The current proposal represents a disproportionate response which prioritises engineering convenience over proper spatial planning considerations. A redesigned or conditional scheme which lessens the extent of land take would represent a materially improved and more sustainable proposal and would better align with the Kilkenny County Development Plan, national housing policy, and the principles of proper planning and sustainable development as set out in the Planning and Development Acts.

For the reasons outlined above, An Coimisiún Pleanála is respectfully requested to refuse approval for the scheme as currently proposed, or alternatively, to require a revised design that significantly reduces the extent of land acquisition and appropriately balances flood risk management with the long-term development needs of the town.

Yours faithfully,



Paul McGreevy MRICS MSCSI
Principal MPC
087 0525323

All responses by email: paul@m-p-c.ie