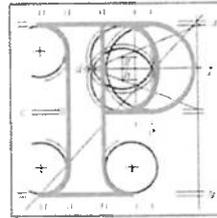


Our Case Number: ACP-323950-25



**An
Coimisiún
Pleanála**

John & Siobhan Walsh & Family
Tinnahinch
Graiguenamanagh
Kilkenny

Date: 17 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 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

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64 Sráid Maoilbhríde	64 Marlborough Street
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John and Siobhan Walsh and Family
Tinnahinch
Graiguenamanagh
Co. Kilkenny

10 February 2026

Re: Submission to An Bord Pleanála from the Walsh Family – Proposed Flood Relief Scheme and Compulsory Purchase Order - plot reference 23

This submission is made to An Bord Pleanála by John and Siobhan Walsh and their family in response to the recently proposed flood relief scheme and associated Compulsory Purchase Order (CPO) issued by Kilkenny County Council, relating to works proposed at Graiguenamanagh / Tinnahinch.

Outlined below are our serious concerns regarding the proposed plans as currently presented.

1. Position of the Embankment

Under the current proposals, the embankment is planned to run extremely close to the family home, which is a major cause of concern. We respectfully request that full consideration be given to alternative alignments, including positioning the embankment closer to, or directly at, the river's edge on their property. Such an approach would provide more comprehensive protection to the house and to lands along the river on the Tinnahinch side, while also potentially preserving these lands for future development or amenity use and reducing the risk of future flooding.

2. Impediment to the Use of Private Property and Obstruction of Views

John and Siobhan Walsh, together with their family, make extensive use of their garden, patio, and outdoor areas, which have always formed an essential part of their lives. These areas also provide valued views of the bridge and riverbank and surroundings. The proposed location of the embankment would significantly impede the enjoyment, utility, and character of these outdoor spaces and would permanently and adversely alter the existing views, resulting in a substantial loss of residential amenity.

3. Loss of Utility of Private Land as a Flood Relief Area

There is significant concern regarding the proposal to utilise John and Siobhan's privately owned land as a flood relief area without adequate consideration of the resulting loss of private amenity and utility. The effect of the proposal is to intentionally flood private land, effectively converting it into a public flood relief and amenity area, while ownership and responsibility remain with John and Siobhan. While they are supportive of flood alleviation measures, these must be pursued with proper respect for private property rights. The designation and use of private land as a public amenity, without due regard to the loss of private use and enjoyment, raises serious concerns regarding proportionality, property rights, and the legal basis for such an approach.

4. Access Concerns

John and Siobhan Walsh and their family have serious concerns regarding access to the property as shown on the council's current plans and maps. There are presently three established access points to the property, and it is essential that all existing access points be retained and remain fully usable.

The proposed embankment would obstruct the following access points:

- a) Road-front access
- b) Access below the house adjacent to the garage, which is most commonly used by John Walsh
- c) Lower eastern access at the rear of the property

These access points are critical to the family's use of the property, particularly for John Walsh, who is a wheelchair user and frequently requires vehicular access. Any obstruction of these access points would effectively prevent him from accessing and enjoying his property. This would represent a serious and disproportionate impact on the family's use of the property and must be addressed through design changes or alternative solutions.

5. Materials and Finish of the Embankment

There are concerns regarding the final appearance and construction of the embankment. The plans do not clearly identify the materials or landscaping treatments proposed. We request that all materials, finishes, and landscaping proposals be agreed in consultation with the landowners. There is particular concern that permanent barriers or pathways may be introduced, which would further disrupt views and access. Meaningful engagement with the family regarding the final aesthetic would be appropriate and proportionate given the proximity of the works to the dwelling

6. Alternative Locations for Flood Relief Works

We respectfully request confirmation that alternative locations for flood relief measures along the River Barrow, in close proximity to Graiguenamanagh and Tinnahinch, have been examined as part of a robust consideration of reasonable alternatives

7. Future Maintenance of the Embankment

There are serious concerns regarding the long-term maintenance requirements of the embankment and the potential disturbance this may cause to the landowners. The extent of future access, maintenance works, and associated disruption is unclear from the current plans. Further engagement with the landowners on this issue is required.

8. Intentional Flooding of Private Land and Long-Term Management Concerns

The proposed plans indicate that land adjacent to the river, immediately north of the embankment, will remain in the private ownership of John and Siobhan Walsh while being intentionally allowed to flood. John and Siobhan, both in their eighties, are deeply concerned about how such land would be managed, including access rights, insurance implications, safety, and any future potential use for leisure or development. These concerns have not been adequately addressed.

9. Drainage Concerns

There are additional concerns regarding drainage on both sides of the embankment. There is a risk that water may pool or accumulate alongside the structure, potentially causing damage to the property and lands where such issues have not previously occurred.

Conclusion

We respectfully request that all of the above concerns be carefully reviewed and addressed as part of the ongoing planning process. While we are acutely conscious of the flood risk and the very real fears experienced by our neighbours—particularly in light of recent flooding events in Graiguenamanagh—the impact of the proposed plans on John and Siobhan Walsh is substantial. Requiring them, at this stage of their lives, to engage in a complex and prolonged process is deeply regrettable and a significant source of stress.

Notwithstanding these concerns, John and Siobhan Walsh remain fully committed to doing their part to assist in reducing flood risk to the town, provided this is achieved in a fair and respectful manner.

Yours sincerely,
John and Siobhan Walsh
and Family
