



Comhairle Contae Mhaigh Eo  
Mayo County Council



**NOTICE PURSUANT TO SECTION 175 AND SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000  
(AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED)  
BALLINA FLOOD RELIEF SCHEME  
NOTICE OF PLANNING APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL**

Notice is hereby given that Mayo County Council proposes to seek the approval of An Bord Pleanála under Section 175 and Section 177AE of the Planning and Development Act 2000 (as amended) to carry out proposed development works. The proposed scheme will consist of flood relief works along and/or in the vicinity of the River Moy and the following tributaries: Quignamanger Stream, Bunree (Bely Road) Stream, Brusna River and the Tullyegan Stream in the townlands of Ballina, Quignamanger, Quignalecka, Quignashce, Knocknalyre or Downhill, Ballyholan, Abbeyhalfquarter, Rathkip, Ardharce or Shanaghy, Carrowcushlan West, Mullauus, Commons, Belybaun and Rahans, County Mayo. The proposed flood relief works will comprise:

- Along the River Moy, the proposed flood walls will generally follow the alignment of existing walls and will tie into existing walls, bridges and/or high ground along the banks of Ridgepool Road, Cathedral Road, Clare Street, Emmet Street and Bachelors Walk. The proposed works on the east bank of the River Moy include flood walls of up to 1.3 m height, an increase of up to 0.5m on the existing walls. The existing Weir Building on Ridgepool Road will form part of the flood defence measures and will be waterproofed as necessary. A new pedestrian access point to the river will be provided adjacent to the Weir Building. The proposed floodwall will route behind the religious grotto on Clare Street. The plaza opposite St. Muredach's Cathedral along Cathedral Road will be modified, including the provision of a raised platform to a height of approximately 0.8 m. The existing pedestrian and boat accesses to the river will be maintained and an upgraded accessible access and boat access will be provided. The proposed works on the west bank of the River Moy include flood walls of up to 1.3 m height, an increase of up to 0.6m on the existing walls. Glass walls will be installed in front of the Ballina Manor Hotel/ apartments and the IFI Building. At Emmet Street, the existing railings will be replaced with a combination of new flood walls and glass walls. At the existing historic steps, 900mm glass walls will be installed. The remaining walls on Emmet Street will be removed and reconstructed using existing stone. Adjacent to the Salmon Weir and the Ballina Arts Centre, realignment of the temporary groyne is proposed. New surface water sewers will be installed along all road sections adjacent to new flood walls on the River Moy. This includes Ridgepool Road, Barrett Street, Cathedral Road, Emmet Street, Bachelors Walk and Clare Street. New outfalls to the River Moy will be installed with petrol interceptors and flap valves. Underground surface water pumping stations with a kiosk at ground level will be installed at strategic points to manage excess water during flood events.
- Along the Quignamanger Stream, the proposed works include the replacement of the existing 0.9 m piped diameter diversion culvert with a larger 1.5 m diameter piped culvert for part of the upstream section and a 2 m wide by 1 m deep box culvert along the downstream section. Flood walls will be installed along the open reach of the channel upstream of Quay Road. The flood walls will have a maximum height of 1.1 m. The culvert under Quay Road which conveys water to the River Moy will be upgraded to a 2 x 1 m box culvert. The existing culvert downstream of Quay Road will be removed to allow provision for an open channel discharge to the River Moy.
- Along the Bunree (Bely Road) Stream, the proposed works include the installation of a new culvert to replace the existing culverted and open channel sections. A new 1.5 m culvert will be installed upstream and will increase to a 1.8 m diameter culvert downstream. Existing property boundaries will be removed and new boundaries provided further within the property. The culvert will further increase to a 2m x 1.25m square culvert at the N59 crossing. Local road raising will be undertaken at this location. A culverted section downstream of the N59 at Moyvale Park, will be removed and the open channel reinstated. The banks of this open channel will be regraded to form a gentle/ stepped slope.
- Along the Brusna River, the proposed works include hard defences consisting of flood walls and embankments. Flood walls and embankments are to be provided on both sides of the river upstream of the access bridge to Rathkip/Shanaghy. Flood walls and embankments are to be provided on the north bank of the river downstream of the bridge. The maximum height of flood walls and embankment is approximately 1.7 m. A reinforced concrete beam spanning the river on the upstream side of the bridge is to be provided. Scour protection is proposed along the riverbed in the vicinity of the bridge. Replacement bank retaining walls are also to be provided in the vicinity of the bridge. Two other hols are to be constructed downstream of the bridge crossing on the left bank.
- Along the Tullyegan Stream, proposed flood walls on the north bank are to be constructed to the same height as the existing walls which range from 1.4 to 2.96m. The proposed embankment on the north bank has a maximum height of 1.5m. Proposed flood walls on the southern bank of the stream have a maximum height of 1m. New gated construction and emergency access points will be provided from the N26 and L1122 roads.
- Temporary Construction Compounds shall be located at: Ballina Dairies site and adjacent boat club site, Mayo County Council lands on Barrett Street, sites located on Ridgepool Road, Bely Road and Bonnicolon Road.
- Provision of landscaping works as required throughout the scheme and all associated fencing, site development, advance works, accommodation works and all associated works.
- An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development.

The application documentation, including the EIAR and the NIS will be available for inspection free of charge or purchased on payment of a specified fee (which fee shall not exceed the reasonable cost of making such copy) for a minimum period of 6 weeks from 28th April 2025 to 9th June 2025 (inclusive of both dates), at the following locations:

- Mayo County Council Offices, Áras an Chontae, The Mall, Castlebar, County Mayo, during public opening hours, Mondays to Fridays (bank holidays excluded).
- Ballina Civic Offices, Árran Place, Ballina, Co. Mayo F26 E5D7 during public opening hours, Mondays to Fridays (bank holidays excluded).
- The offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, during public opening hours, Mondays to Fridays (bank holidays excluded).

The application plans and particulars, the EIAR and NIS may also be viewed at or downloaded from the following websites:

- <https://consult.mayo.ie/en/browse>
- <https://www.pleanala.ie/en-ie/home>

Submissions or observations may be made, in writing, to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V0902 or online at <https://www.pleanala.ie/en-IE/Observation-on-a-strategic-Infrastructure-devel> in respect of:

- (i) The implications of the proposed development dealing with the proper planning and development of the area in which the development is concerned,
- (ii) The likely effects on the environment of the proposed development; and
- (iii) The likely significant effects of the proposed development on a European Site, if carried out.

Any submission / observation must be accompanied by a fee of €50 (except for certain prescribed bodies) and must be received by An Bord Pleanála before 17:30 hours on 9th June 2025, and must include the following information: (i) the name of the person making the submission or observation, the name of the person acting on his or her behalf, if any, and the address to which any correspondence relating to the application should be sent, (ii) the subject matter of the submission or observation, and (iii) the reasons, considerations and arguments on which the submission or observation is based in full. Any submissions or observations which do not comply with the above requirements cannot be considered by the Board.

A person may question the validity of any such decision by the Board by way of an application for judicial review under order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with section 50 of the Planning and Development Act, 2000, as amended. Practical information on the review mechanism can be accessed under the heading Publications – Judicial Review Notice on the Board's website [www.pleanala.ie](http://www.pleanala.ie) or the Citizens Information website [www.citizensinformation.ie](http://www.citizensinformation.ie)

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Section of An Bord Pleanála (Telephone No. 01 8588100).

**Dated this 15/04/2025**

**Signed: John Condon,  
Director of Services, Mayo County Council.**