Landowner Information Clinic

24th August 2026

MIDLETON
FLOOD RELIEF SCHEME

OPW
Oifig na nOibreacha Poiblí
Office of Public Works

Comhairle Contae Chorcaí
Cork County Council

ARUP

www.midletonfrs.ie

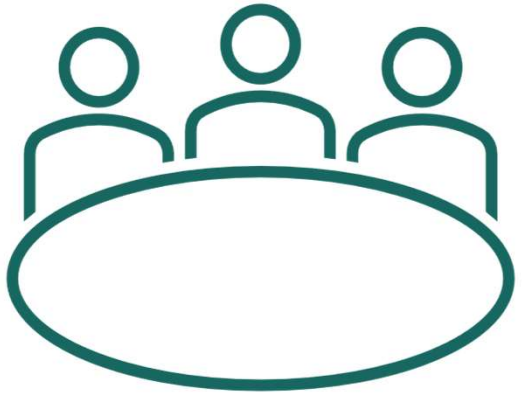
Presentation Contents

1. Introductions
2. Overview of the Scheme
3. Option Selection Process
4. Landowner Engagement Process
5. Next Steps

Introductions

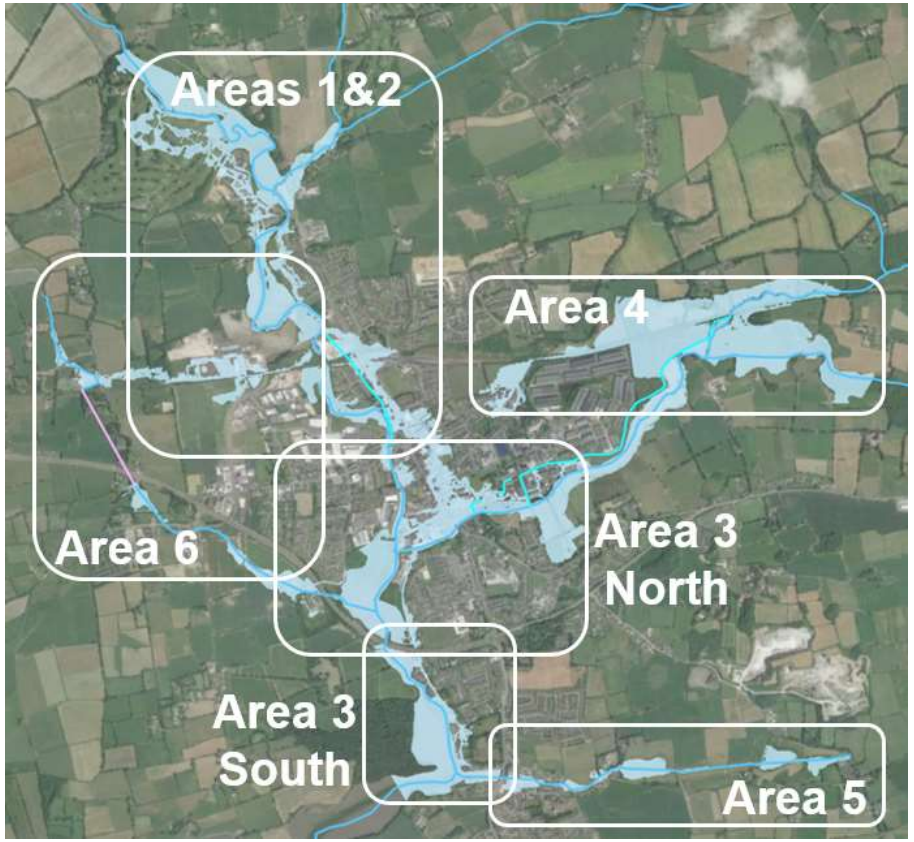
The Midleton Flood Relief Scheme (FRS) Steering Group consists of:

- **Office of Public Works (OPW) – Ireland's lead agency for Flood Risk Management, Funding Authority for the FRS,**
- **Cork County Council – Agent of the OPW for the delivery of the FRS, Contracting Authority**
- **Arup – Engineering and Environmental Consultants for the FRS**



Overview of the Midleton Flood Relief Scheme

- Cork County Council, acting as an Agent for the Office of Public Works (OPW), are delivering a flood relief scheme to address flood risk in Midleton.
- The Midleton Flood Relief Scheme is designed to provide protection against the 1% AEP (Annual Exceedance Probability) fluvial flood and/or the 0.5% AEP tidal flood*.
- This is one of the largest flood relief schemes in the country.
- Ballinacurra (Area 5) is now intended to be advanced in parallel as a separate Flood Relief Scheme.



** A fluvial/river flooding event with a 1 in 100 chance of happening in any given year and/or a tidal flooding event with a 1 in 200 chance of happening in any given year.*

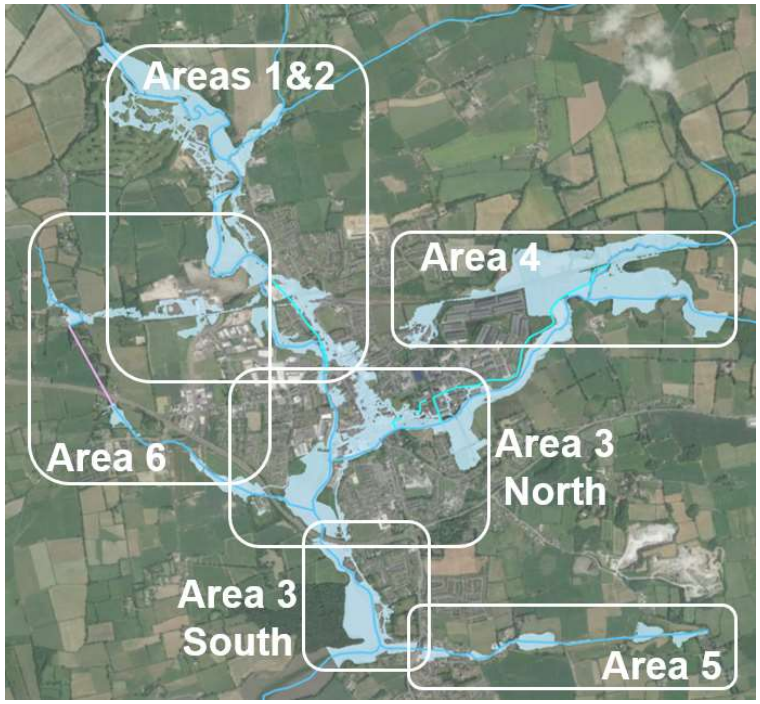
Option Selection Process

- **The scheme design has been developed by Arup, in consultation with stakeholders.**
  - **The option selection process is detailed in the Options Report available on the project website here.**
  - **An addendum to the Options Report will be published in the coming weeks to address changes since the Options Report was published.**
- **The process used in the development of the flood relief options, and subsequently the preferred scheme design is outlined below:**
  - **An initial screening of all possible flood risk management measures to determine their potential viability.**
  - **The potentially viable measures were then assessed from a technical point of view.**
  - **Potential flood relief options were developed using combinations of flood risk management measures which were determined to be technically viable.**
  - **These options were then subjected to economic, environmental, and multi-criteria assessments. This assessment led to the selection of the preferred scheme design.**
  - **The public were consulted on the potential options at Public Participation Day 2 (2020) and the emerging preferred option at Public Participation Day 3 (2022).**

Proposed Scheme

- **The proposed option for each of the key areas is as follows:**

Area	Option
Area 1&2: Tír Cluain to Riverside Way	Direct Defences Only
Area 3 (North): Town Centre and Bailick Road to Choctaw Park	Direct Defences Only
Area 3 (South): Bailick Road	Direct Defences Only
Area 4: Lauriston Estate/Rugby Club/East of IDL	Groundwater cut-offs and direct defences east of IDL site and along Greenway
Area 6: (South of the N25)	Direct Defences and culvert upgrade at the wastewater treatment plant



- **Full details are available on the project website**

Landowner Engagement

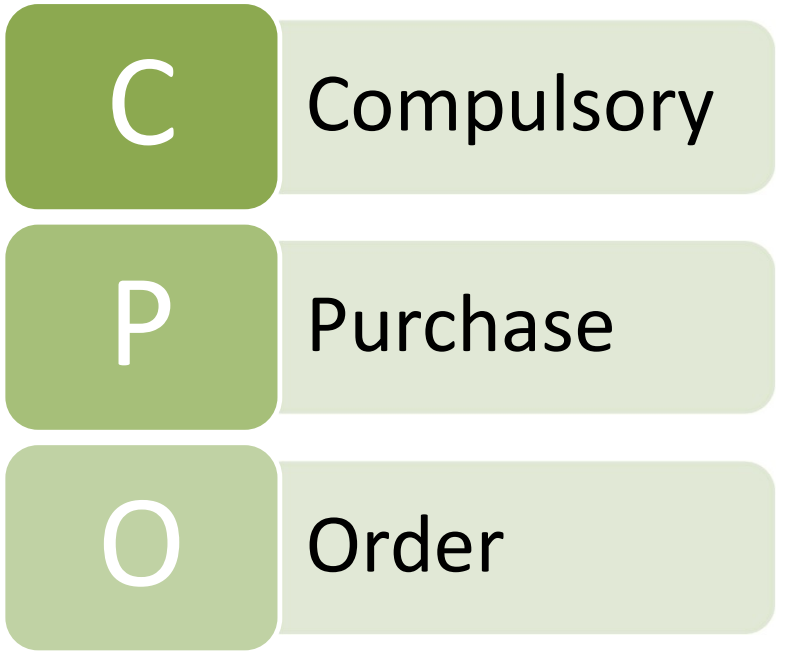
- **Over recent months, CCC has been meeting with landowners to:**
  - **Discuss the proposed works, access to the works for construction, and for long term maintenance and other access which might be required (e.g. access to the floodplain, river or watercourse).**
  - **Discuss accommodation works which might be required**
  - **Identify all parties with an interest in the land**
  - **Identify owners/interested parties for adjoining lands if not already known**
  - **Identify any previously unknown services**
  - **Inform the landowner of the process to acquire the rights over the land**
- **We will continue to meet with landowners over the coming weeks and months.**

Land Acquisition

- Where required to construct and maintain the scheme, CCC will need to acquire rights over private lands (e.g. wayleaves, rights of way, land acquisition).
- Rights may be acquired permanently or temporarily.
- Given the importance of the scheme, in order to mitigate against programme delays, CCC will prepare Compulsory Purchase Order documents for the acquisition of these rights.

Compulsory Purchase Order

- **What is a Complusory Purchase Order (CPO)?**
  - **CPO is a legal function that allows certain statutory bodies which need to take land or property to do so without the consent of the owner. The compulsory acquisition of land takes place in Ireland to allow a public infrastructure project to go ahead for the common good.**
  - **The principle of Compulsory Purchase is generally to seek to place the affected party in no better or worse position than prior to the compulsory purchase.**



Compulsory Purchase Order - the process

Steps in Compulsory Purchase
A statutory body decides to make a CPO.
Affected parties will be served with a notice and newspaper notices will be published, stating that the Order is about to be put on public display and submitted to An Coimisiún Pleanála for confirmation.
Objections/submissions can be made to An Coimisiún Pleanála, and this may result in an Oral Hearing.
An Oral Hearing may be held at which affected parties can formally put their views forward (If no objections are made An Coimisiún Pleanála can confirm, amend or reject the CPO without an Oral Hearing).
An Coimisiún Pleanála either confirms, amends or rejects CPO order and publishes details of the decisions in this regard.
After expiry of objection period, the CPO is operative.
Acquiring Authority serves Notice to Treat on the affected parties and discussions commence regarding the level of compensation available.
The affected party lodges a claim for compensation. This can be made by the claimants' valuer.
On reaching agreement, compensation is paid, otherwise the matter may be referred by either party to the Property Arbitrator to assess compensation.
Acquisition is finalised, and compensation paid.

Content reproduced from: https://scsi.ie/a-clear-guide-to-compulsory-purchase-orders-and-compensation/

Compensation

- Where the acquisition is via CPO, compensation issues are dealt with after the Notice to Treat is served (which is after An Coimisiún Pleanála has confirmed the CPO) .
- Affected landowners (within the CPO boundary) can appoint a valuer to represent them if they wish; they will also require the services of a solicitor. There are several professional representative bodies where some of their members practice in the area of compulsory purchase and compensation, including:
  - Society of Chartered Surveyors Ireland (SCSI); Institute of Professional Auctioneers & Valuers (IPAV); Royal Institution of Chartered Surveyors (RICS); Agricultural Consultants Association (ACA); and the Law Society.

Compensation (contd.)

- Reasonable costs associated with these professional advisors will be reimbursed.
- Where acquisition is via CPO, costs incurred before the Notice to Treat is issued will not be reimbursed
- CCC will have an appointed valuer to engage with landowners and/or their representatives

Timeline

- **Our current programme is for planning and CPO to be submitted to An Coimisiún Pleanála in September 2026**
- **We cannot predict how long the scheme will take to be assessed by An Coimisiún Pleanála**
- **The Notice to Treat is served after the CPO has been confirmed by An Coimisiún Pleanála**
  - **The compilation and preparation of the Notice to Treat documents will take some time; the issue of documents will not immediately follow the granting of the CPO**

Conclusion

Members of the project team are here tonight to take your contact details so that we can make arrangements for individual meetings.

If you have any queries, you can contact the project team at: midletonfrs@arup.com

Note: The content of this presentation is provided for general information purposes only and does not constitute legal or other advice.

MIDLETON FLOOD RELIEF SCHEME

Comhairle Contae Chorcaí
Cork County Council

OPW Oifig na nOibreacha Poiblí Office of Public Works

Rialtas na hÉireann Government of Ireland

Tionscadal Éireann Project Ireland 2040

ARUP