

Dublin City Council
Comhairle Cathrach Bhaile Átha Cliath

COMPULSORY ACQUISITION OF LAND

Hill Street Area

Compulsory Purchase (Development and Amenity)
Order, 2025

To: **UNKNOWN**

1. Dublin City Council (hereinafter referred to as “the local authority”) in exercise of the powers conferred upon it by section 76 of the Housing Act, 1966, and the Third Schedule thereto, as extended by section 10 of the Local Government (No. 2) Act, 1960 (as substituted by section 86 of the Housing Act, 1966) and amended by the Planning and Development Acts 2000 to 2024 has made an order entitled as above which is about to be submitted to An Coimisiún Pleanála (hereafter “An Coimisiún”) for confirmation.

2. If confirmed, the order will authorise the local authority to acquire compulsorily the lands described in the Schedule hereto for development and amenity purposes.

3. A copy of the order and of the map referred to in it may be seen during normal office hours (Monday to Friday) at the offices of the Chief Executive, Block 4, Floor 4, Civic Offices, Wood Quay, Dublin 8. A copy is also available for viewing on the Dublin City Council website at www.dublincity.ie/cpo

4. The Housing Act, 1966, as amended, provides that if an objection is made to the proposed compulsory acquisition of land, the land in respect of which an objection is duly made by any of the persons upon whom notices of the making of the order are required to be served shall not be acquired compulsorily unless An Coimisiún makes an order to confirm the compulsory purchase order, unless:-

(a) the objection is withdrawn, or

(b) An Coimisiún is satisfied that the objection relates exclusively to matters which can be dealt with by the arbitrator by whom the compensation may have to be assessed.

An Coimisiún may at its absolute discretion hold an oral hearing into the objection and consider the objection and the report of the person who held the oral hearing

5. Any objection to the order must state in writing the grounds of objection and be sent addressed to An Coimisiún Pleanála at 64 Marlborough Street, Dublin 1, so as to reach the said Board **on or before the 25th of August 2025.**

. An Coimisiún, if it thinks fit, may in one or more stages annul the compulsory purchase order or confirm the order, with or without modification.

7. If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or An Coimisiún is satisfied that the objection relates exclusively to matters which can be dealt with by an arbitrator by whom the compensation may have to be assessed, An Coimisiún shall inform the local authority, which may then confirm the order with or without modification, or refuse to so confirm it.

8. If land to which the order, as confirmed by either An Coimisiún or the local authority, relates is acquired by the local authority, compensation for the land will be assessed in respect of the acquisition as the value of the land at the date that the relevant notice to treat is served.

9. In the opinion of the local authority, no part of the land in which you have an interest consists of a house or houses which is/are unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense. If the land to which the order relates is acquired by the local authority, compensation will be assessed in accordance with Part II of the Fourth Schedule to the Housing Act, 1966, and the provisions of the Acquisition of Land (Assessment of Compensation) Act, 1919, as amended by the Acquisition of Land (Reference Committee) Act, 1925, the Property Values (Arbitration and Appeals) Act, 1960, and the Local Government (Planning and Development) Act, 1963, (as applied by section 265(3) of the Planning and Development Act, 2000), subject to the modifications contained in the Third Schedule to the Housing Act, 1966.

10. Any dispute in relation to compensation shall be referred to and be determined by a property arbitrator appointed under the Property Values (Arbitrations and Appeals) Act, 1960.

11. A claimant for compensation may, at any time after the expiration of fourteen days from the date on which the relevant notice to treat is served, send to the Secretary, the Reference Committee, Four Courts, Dublin 7, an application in writing for the nomination of a property arbitrator for the purpose of determining the compensation to be paid. The application should be made in accordance with the Property Values (Arbitrations and Appeals) Rules, 1961 (S.I. No. 91 of 1961).

SCHEDULE

No. on map deposited at the offices of the local authority.	Quantity, description and situation of the lands all of which are situate in the Parish of Saint Geroge and City of Dublin.
1.	1443 Sq. Metres. Land, Plot of ground, Saint George's Tower, Playground, Building, former Church and burial ground, Hill Street, Dublin 1.

Dated this 24th day of July 2025.

Yvonne C. Kelly.
Law Agent,
Civic Offices,
Wood Quay,
Dublin 8.

Anthony Flynn.
Assistant Chief Executive.
Civic Offices,
Wood Quay,
Dublin 8.

Dublin City Council

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NOTICE

TO: UNKNOWN

Owners, lessees and occupiers
of the making of a Compulsory
Purchase Order under Section 76 of
and the Third Schedule to the
Housing Act, 1966.

**YVONNE C. KELLY
LAW AGENT,
CIVIC OFFICES,
WOOD QUAY,
DUBLIN 8.**

Ref: TK/2828