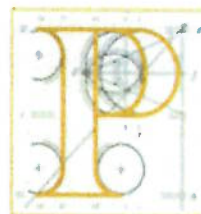


Our Case Number: ACP-323174-25



An
Coimisiún
Pleanála

Dublin City Council
c/o Yvonne C. Kelly
Law Department
Civic Offices
Wood Quay
Dublin 8
DX 203011

Date: 13 August 2025

Re: Hill Street Area Compulsory Purchase (Development and Amenity) Order, 2025
Dublin City

Dear Sir / Madam,

An Coimisiún Pleanála refers to your application for confirmation of the above-mentioned compulsory purchase order.

In respect of same, please note that in circumstances where:

- (i) no objections are received by the Commission within the period provided for making objections, or
- (ii) all objections made are subsequently withdrawn, or
- (iii) all objections made relate exclusively to matters which can be dealt with by a property arbitrator,

the Commission will inform the local authority as appropriate and, in such circumstances, the local authority can itself confirm the order with or without modification or refuse to confirm the order in accordance with the provisions of section 216 of the Planning and Development Act, 2000, as amended.

The Commission has absolute discretion to hold an oral hearing in respect of any application before it, in accordance with section 218 of the Planning and Development Act 2000, as amended. The Commission will inform you in due course on this matter.

The Commission acknowledges receipt of the documents furnished by email, as per our request, on 31st July 2025.

If you have any queries in the meantime please contact the undersigned officer of the Commission at laps@pleanala.ie


Tel	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	communications@pleanala.ie

64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902

Please quote the above mentioned An Coimisiún Pleanála reference number in any correspondence or telephone contact with the Commission.

Yours faithfully,



Eimear Reilly
Executive Officer
Direct Line: 01-8737184

CH01

Eimear Reilly

From: Tom Kennedy <tom.kennedy@dublincity.ie>
Sent: Wednesday 13 August 2025 12:29
To: Eimear Reilly
Subject: FW: ABP-323174-25 - Hill Street Area CPO
Attachments: Hill Street notice 1.jpg; Hill Street notice 2.jpg; E. Certified NOMO List sent by Reg. Post.doc; F. Memo CPO - Sub to An Bord.doc

Caution: This is an **External Email** and may have malicious content. Please take care when clicking links or opening attachments. When in doubt, contact the ICT Helpdesk.

Eimear,

Please see the email below with attachments sent to you on 31st of July. Can you please confirm receipt.

Many thanks,
Tom.

From: Tom Kennedy
Sent: 31 July 2025 14:43
To: Eimear Reilly <e.reilly@pleanala.ie>
Subject: RE: ABP-323174-25 - Hill Street Area CPO

Hi Eimear,

Many thanks for the call earlier. Please see the attached photographs. I also attach two internal memo's which outline what I understand we are required to do in such circumstances. You will note notices of the making of the order were affixed to the site shown as Reference No 1 on map index SM-2025-0302 on the 24th July 2025 and witnessed by Desmond Lyons, a Dublin City Council official. We also put one up on the notice board of the resource centre (a City Council building) for ease of reference. I also attach for your attention the amended certified list of persons served which in this case there was no one to serve. If you require any further qualifications or have any further queries please revert to me by reply or please ring me on either of the phone numbers shown below.

Kind regards,
Tom.

Tomás O'Cinnéide | Príomhthaighdeoir Maoine agus Teidil | An Roinn Dlí | Comhairle Cathrach Baile Átha Cliath | Bloc 3, Urlár 5, Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8.
T +353 1 222 2828 | Uímhír soghluaiste 086 835 3361 | Ríomhphost tom.kennedy@dublincity.ie ☐: www.dublincity.ie

Tom Kennedy | Chief Property & Title Researcher | Law Department | Dublin City Council | Block 3, Floor 5, Civic Offices, Wood Quay, Dublin 8.
T +353 1 222 2828 | M 086 835 3361 | Email tom.kennedy@dublincity.ie ☐: www.dublincity.ie

Monday – Tuesday – Thursday (Office): Wednesday & Friday (Remote working):

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.

From: Eimear Reilly <e.reilly@pleanala.ie>
Sent: 31 July 2025 14:24
To: Tom Kennedy <tom.kennedy@dublincity.ie>
Subject: ABP-323174-25 - Hill Street Area CPO

Good afternoon Tom

Many thanks for taking my call a moment ago in relation to the above-mentioned CPO application. As discussed, the Commission requires that you furnish a copy of the notice erected on the site.

If you could furnish this notice by return email, I will add it to the Commission's file. I also ask that you add a copy of the notice to your own public file.

Many thanks

Eimear

Eimear Reilly
Executive Officer
Strategic Infrastructure Development
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902
Teil: 01-873-7184
Facs: 01-8722684

Má fhaigheann tú an ríomhphost seo lasmuigh de na gnáthuaireanta oibre, ní bheidh mé ag súil le freagra ná gníomh lasmuigh de d'uaireanta oibre féin.

If you receive this email outside of normal working hours, I do not expect a response or action outside of your own working hours

Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil.

Please consider the environment before printing this mail.

Fógra Rúin: Tá an ríomhphost seo agus aon chomhaid atá nasctha leis faoi rún agus dírithe amháin don seolaí. Má bhfuair tú an ríomhphost seo trí earráid, déan teagmháil le bainisteoir an chórais.

Tabhair faoi deara le d'athair: aon tuairimí nochtaithe san ríomhphost seo is iad tuairimí an tseoltóra féin agus níl sé intuigthe gurb iad tuairimí An Coimisiúin Pleanála nó go gcloíonn siad le polasaithe ráite An Coimisiúin.

Confidentiality Notice: This email and any files transmitted with it are confidential and intended solely for the

addressee. If you have received this email in error please notify the system manager.

Please Note: any views expressed in this email are those of the individual sender and may not necessarily reflect the views or accord with the stated policies of An Coimisiún Pleanála.

Dublin City Council
Councillor Cathrún Blacke Ailes Clark

COMPULSORY ACQUISITION OF LAND

Hill Street Area

Compulsory Purchase (Development and Amenity) Order, 2025

UNKNOWN

To:

1. Dublin City Council (hereinafter referred to as "the local authority") in exercise of the powers conferred upon it by section 75 of the Housing Act 1966, and the Third Schedule thereto, as amended by section 10 of the Local Government (No. 7) Act, 1960 (as substituted by section 80 of the Housing Act 1966) and amended by the Planning and Development Acts 2000 to 2024 has made an order (hereinafter referred to as "the order") which is about to be submitted to An Coimisiún Pleanála (hereinafter "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.dcc.ie.

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 notice of the making of the order is 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.

COMMISSION PLEANALA

25 AUG 2025

25 AUG 2025

AN COIMISIÚN PLEANÁLA

25 JUL 2025

LTR DATED _____ FROM _____

LDG- 323174-25

ACP- _____

Dublin City Council
Councillors Catherine Healy, Anna Clark

COMPULSORY ACQUISITION OF LAND

Hill Street Area

Compulsory Purchase (Development and Amenity) Order, 2025

UNKNOWN

1. Dublin City Council (hereinafter referred to as "the local authority") in exercise of the powers conferred upon it by sections 24 of the Planning Act, 1964, and the Third Schedule thereto, as amended by sections 14 of the Local Government (No. 2) Act, 1990 (as substituted by section 10 of the Planning Act, 1999) 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 Comhairle Pleanála (hereinafter "An Comhairle") for confirmation.

2. If confirmed, the order will empower 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 A, 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.

4. The Planning Act, 1964, 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 notice of the making of the order is required to be served shall not be acquired compulsorily unless An Comhairle makes an order to confirm the compulsory purchase order, unless:

(a) the objection is withdrawn, or

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

An Comhairle 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 Comhairle Pleanála at 64 Marlborough Street, Dublin 1, so as to reach the said Board on or before the 25th of August 2025.

AN COIMISIÚN PLEANÁLA

25 JUL 2025

LTR DATED _____ FROM _____

LDG- _____

ACP- 323174-25

List of persons served with a Notice of the Making of the
Hill Street Area Compulsory Purchase (Development and Amenity)
Order 2025

**NO REGISTERED POST LIST REQUIRED
FOR THIS ORDER**

**THE OUTSTANDING PARTIES
WHEREABOUTS ARE UNKNOWN**

**NOTICES OF THE MAKING OF THE ORDER
HAVE BEEN ERECTED ON THE SITE AND
WITNESSED**

I certify that a Notice of the Making of the Compulsory Purchase Order
in respect to "Unknown" was affixed to the properties indicated by Reference No. 1 on
the Compulsory Purchase Order Map Index No. SM-2025-0302.

These notices were affixed on the 24th of July 2025 and witnessed by Desmond Lyons, a
Dublin City Council official.

The latest date for lodging objections against the confirmation of the Compulsory
Purchase Order is before the 25th of August 2025.

Thomas Kennedy.
Chief Property & Title Researcher.
Ref: TK/2828.

AN COIMISIÚN PLEANÁLA

25 .III. 2025

LTR DATED _____ FROM _____

LDG- 323174-25

ACP- _____

MEAMRAM MEMO



Chuig/To	The Executive Manager, Development Department, Property Acquisitions Section, Floor 2, Block 4, Civic Offices.	Ó/From	Tom Kennedy, Chief Property and Title Researcher, Property & Title Research Section, Law Department, Floor 5, Block 3, Civic Offices.
Ref.:	Donal O'Rathaille.	Ref:	TK
Dáta/Date	25 th July 2025.	Contact:	P. 222 2828.

Re: Hill Street Area Compulsory Purchase (Development and Amenity) Order 2025

I confirm that the above Compulsory Purchase Order was delivered to An Coimisiun Pleanála for confirmation on 25th July 2025.

I attach for your attention:

1. A copy of the Compulsory Purchase Order and Map.
2. A copy of the Notice of the Making of the Order dated 24th July 2025.
3. A notice of the making of the order was affixed to the sites shown as Reference No 1 on map index SM-2025-0302 on the 24th July 2025 and witnessed by Desmond Lyons, a Dublin City Council official.

The latest date for lodging objections against the confirmation of the Compulsory Purchase Order is the **25th August 2025.**

=====

Yvonne C. Kelly.
Law Agent.

My Ref: TK/Property & Title Research Section.

