



Comhairle Cathrach & Contae Phort Láirge Waterford City & County Council

COMPULSORY ACQUISITION OF LAND

Waterford City & County Council – Development of No.'s 3 & 4 Great George's Street, Waterford City.
Compulsory Purchase Order 2025 No.1

Mr. Lee Walsh,
Diocesan Secretary,
Diocese of Waterford & Lismore,
Bishop's House,
John's Hill,
Waterford City.
X91 P2K8

22nd September, 2025

A Chara,

1. The Waterford City & County Council (hereinafter referred to as “the Council”) in exercise of the powers conferred upon them 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, as amended, have made an order titled as above which is about to be submitted to An Coimisiún Pleanála (hereafter “the Commission”) for confirmation.

If confirmed, the order will authorise the Council to acquire compulsorily the land described in the Schedule hereto for the purpose of development and refurbishment works, including improved access at No.s 3 & 4 Great George's Street, Waterford.

A copy of the order and of the map referred to in it may be seen on Waterford City & County Council's website

- <https://waterfordcouncil.ie/media/newspaper-adverts>
- By scanning the QR Code below



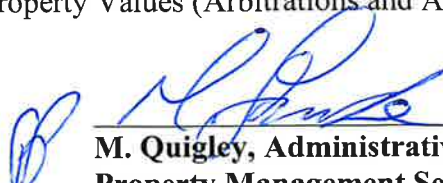
The Housing Act, 1966, as amended, provides that if an objection is made to the proposed compulsory acquisition of land, the land in respect of which an objection is duly made by any of the persons upon whom notices of the making of the order are required to be served shall not be acquired compulsorily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

(a) the objection is withdrawn, or

(b) the Commission 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.

If an objection is made in respect of the acquisition by an owner, lessee or occupier of the land, and not withdrawn, An Coimisiún Pleanála may at its absolute discretion, hold an oral hearing into the matter.

2. 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 Commission no later than 5:30pm on **Monday 3rd November, 2025**.
3. The Commission, if it thinks fit, may in one or more stages annul the compulsory purchase order or confirm the order, with or without modification.
4. If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the Commission 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, the Commission shall inform the Council, which may then confirm the order with or without modification, or refuse to so confirm it.
5. If land to which the order, as confirmed by either the Commission or the Council, relates is acquired by the Council, 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.
6. In the opinion of the Council, 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 Council, 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 (Arbitrations 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.
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.
7. 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, 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).


**M. Quigley, Administrative Officer,
Property Management Section.**