

KILKENNY COUNTY COUNCIL

COMHAIRLE CHONTAE CHILL CHAINNIGH



NOTICE OF A COMPULSORY PURCHASE ORDER UNDER SECTION 76 OF AND THE THIRD SCHEDULE TO THE HOUSING ACT, 1966, AS EXTENDED BY SECTION 10 OF THE LOCAL GOVERNMENT (NO. 2) ACT, 1960, TO BE PUBLISHED IN ACCORDANCE WITH ARTICLE 4 (A) OF THE THIRD SCHEDULE TO THE HOUSING ACT, 1966, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACTS, 2000-2019 (AS AMENDED).

COMPULSORY ACQUISITION OF LAND

Kilkenny County Council Compulsory Purchase Order No. 5 of 2025 South - North Access Road

The Kilkenny County Council (hereinafter referred to as "the local authority") 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 as amended by section 6 and the Second Schedule to the Roads Acts, 1993-2015 and as amended by the Planning and Development Acts, 2000-2019 (As Amended), have made an order entitled as above which is about to be submitted to An Coimisiún Pleanála for confirmation.

If confirmed, the order will authorise the local authority to acquire compulsorily the lands and wayleaves described in Part I, II, III and IV of the Schedule hereto for the purposes of the construction of the **South - North Access Road**.

Owners, lessees and occupiers of the land described in the Schedule will receive individual written notice.

The order will also authorise the local authority to extinguish the private rights of way described in Part IV of the Schedule hereto, by order made by them after they have acquired the land, where the said private right of way is over the land so acquired or any part thereof, or over land adjacent to or associated with the land so acquired or any part thereof. **Any objections to the extinguishing of the said private right of way should be made in writing to An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 by 5:30pm on Friday 20th January 2023.**

An Coimisiún Pleanála may, at its discretion, decide not to confirm (a) a Compulsory Purchase Order in respect of the land if an objection is made in respect of the acquisition by an owner, lessee or occupier of the land and not withdrawn or (b) an order which authorises the extinguishment of a right of way if there is an objection to the extinguishment, which is not withdrawn, until it has caused to be held an oral hearing into the matter and until it has considered the objection and the report of the person who held the oral hearing.

An Coimisiún Pleanála has an absolute discretion under Section 218 of the Planning and Development Act, 2000 (as amended) as to whether to hold an oral hearing. Before making its decision on an application to confirm the Compulsory Purchase Order or an order for the extinguishment of a right of way, the Coimisiún must consider any objection(s) made and not withdrawn, any additional submissions or observations made pursuant to a request by the Coimisiún under Section 217A of the Planning and Development Act, 2000 (as amended) and in the event of an oral hearing being held, any report of the person who conducted the hearing.

An Coimisiún Pleanála may confirm the Compulsory Purchase Order or any part thereof with or without modifications or may annul the Compulsory Purchase Order or any part thereof.

A copy of the order and of the map referred to in it may be seen from **Wednesday 22nd October 2025 to Wednesday 3rd December 2025** (inclusive of both dates) at the following locations:

- ☐ The consultation website of Kilkenny County Council at <https://consult.kilkenny.ie/en>
- ☐ The Planning Section of Kilkenny County Council, County Hall, John Street, Kilkenny City, R95 A39T between the hours 9am to 1pm & 2pm to 4pm Monday to Friday (Excluding Public Holidays).
- ☐ Piltown Municipal District Offices, Kilkenny County Council, Ferrybank Shopping Centre, Ferrybank, Co. Kilkenny, X91DE42, from 9am to 1pm & 2pm to 5pm Monday to Friday (Excluding Public Holidays).
- ☐ The offices of An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1 between the hours 9:15am and 5:30pm Monday to Friday (Excluding Public Holidays).

SCHEDULE - PART I

Lands consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

Number on map deposited at the offices of the Local Authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers (except tenants for a month or less period than a month)
None	None	None	None	None

SCHEDULE - PART II

Land other than land consisting of a house or houses unfit for human habitation and not capable of being rendered fit for human habitation at reasonable expense.

Number on map deposited at the offices of the Local Authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers (except tenants for a month or less period than a month)
3301a W383-OCSC-XX-CPO-DR-C-0004 and W383-OCSC-XX-CPO-DR-C-0005	Area (Ha): 0.3037 Description: <i>Roadbed</i> Townland: <i>Abbeylands</i> DED: <i>Kilculliheen</i> County: <i>Kilkenny</i>	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3301b W383-OCSC-XX-CPO-DR-C-0004 and W383-OCSC-XX-CPO-DR-C-0005	Area (Ha): 0.1627 Description: <i>Roadbed</i> Townland: <i>Abbeylands</i> DED: <i>Kilculliheen</i> County: <i>Kilkenny</i>	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3301c W383-OCSC-XX-CPO-DR-C-0004 and W383-OCSC-XX-CPO-DR-C-0005	Area (Ha): 0.1705 Description: <i>Roadbed</i> Townland: <i>Abbeylands</i> DED: <i>Kilculliheen</i> County: <i>Kilkenny</i>	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3301d W383-OCSC-XX-CPO-DR-C-0004 and W383-OCSC-XX-CPO-DR-C-0005	Area (Ha): 0.0572 Description: <i>Roadbed</i> Townland: <i>Abbeylands</i> DED: <i>Kilculliheen</i> County: <i>Kilkenny</i>	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3301e W383-OCSC-XX-CPO-DR-C-0004 and W383-OCSC-XX-CPO-DR-C-0005	Area (Ha): 0.0757 Description: <i>Roadbed</i> Townland: <i>Abbeylands</i> DED: <i>Kilculliheen</i> County: <i>Kilkenny</i>	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3301f W383-OCSC-XX-CPO-DR-C-0004 and W383-OCSC-XX-CPO-DR-C-0005	Area (Ha): 0.0043 Description: <i>Roadbed</i> Townland: <i>Abbeylands</i> DED: <i>Kilculliheen</i> County: <i>Kilkenny</i>	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3302a W383-OCSC-XX-CPO-DR-C-0006	Area (Ha): 0.1118 Description: <i>Agricultural Land</i> Townland: <i>Abbeylands</i> DED: <i>Kilculliheen</i> County: <i>Kilkenny</i>	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford	Not Applicable	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford
3302b W383-OCSC-XX-CPO-DR-C-0006	Area (Ha): 0.0076 Description: <i>Land</i> Townland: <i>Abbeylands</i> DED: <i>Kilculliheen</i> County: <i>Kilkenny</i>	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford	Not Applicable	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford
		Ardcairn Capital Funding Limited Apex, Block 5, Irish Life Centre, Abbey Street Lr., Dublin 1		
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3302c W383-OCSC-XX-CPO-DR-C-0006	Area (Ha): 0.0078 Description: Land Townland: Abbeylands DED: Kilculliheen County: Kilkenny	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford	Not Applicable	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford
3302d W383-OCSC-XX-CPO-DR-C-0006	Area (Ha): 0.0392 Description: Private Road Townland: Abbeylands DED: Kilculliheen County: Kilkenny	Ardcainn Capital Funding Limited Apex, Block 5, Irish Life Centre, Abbey Street Lr., Dublin 1 Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford	Not Applicable	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford
3302e W383-OCSC-XX-CPO-DR-C-0006	Area (Ha): 0.0162 Description: Land Townland: Abbeylands DED: Kilculliheen County: Kilkenny	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford Ardcainn Capital Funding Limited Apex, Block 5, Irish Life Centre, Abbey Street Lr., Dublin 1	Not Applicable	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford
3303a W383-OCSC-XX-CPO-DR-C-0007	Area (Ha): 0.4968 Description: Agricultural Land Townland: Abbeylands DED: Kilculliheen County: Kilkenny	Personal Representatives of Sir John Mason c/o Rathculliheen, Co. Kilkenny	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford
3303b W383-OCSC-XX-CPO-DR-C-0007	Area (Ha): 0.0357 Description: Private Road Townland: Abbeylands DED: Kilculliheen County: Kilkenny	Personal Representatives of Sir John Mason c/o Rathculliheen, Co. Kilkenny	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford
3303c W383-OCSC-XX-CPO-DR-C-0007	Area (Ha): 0.0051 Description: Land Townland: Abbeylands DED: Kilculliheen County: Kilkenny	Personal Representatives of Sir John Mason c/o Rathculliheen, Co. Kilkenny	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford	Michael Doyle Civil Engineering Limited, Cooladine House, Enniscorthy, County Wexford
3304 W383-OCSC-XX-CPO-DR-C-0008 and W383-OCSC-XX-CPO-DR-C-0009	Area (Ha): 0.7500 Description: Greenway Townland: Rathculliheen DED: Kilculliheen County: Kilkenny	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3305 W383-OCSC-XX-CPO-DR-C-0010	Area (Ha): 0.0488 Description: Agricultural Land Townland: Rathculliheen DED: Kilculliheen County: Kilkenny	Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick
3306 W383-OCSC-XX-CPO-DR-C-0011	Area (Ha): 1.0172 Description: Agricultural Land Townland: Rathculliheen DED: Kilculliheen County: Kilkenny	Unknown	Not Applicable	Unknown

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3307a	Area (Ha): 1.5109 Description: Agricultural Land Townland: Rathcullihen DED: Kilcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford
3307b	Area (Ha): 0.0032 Description: Land Townland: Rathcullihen DED: Kilcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford
3307c	Area (Ha): 0.0784 Description: Private Road Townland: Rathcullihen DED: Kilcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford
3307d	Area (Ha): 0.0459 Description: Land Townland: Rathcullihen DED: Kilcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford
3307e	Area (Ha): 0.0036 Description: Land Townland: Rathcullihen DED: Kilcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford
3307f	Area (Ha): 0.0102 Description: Land Townland: Rathcullihen DED: Kilcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford
3307g	Area (Ha): 0.0881 Description: Public Road Townland: Rathcullihen DED: Kilcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford
3307h	Area (Ha): 0.0329 Description: Land Townland: Rathcullihen DED: Kilcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford
3307i	Area (Ha): 0.0140 Description: Land Townland: Rathcullihen DED: Kilcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford

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3301T1 W383-OCSC-XX-CPO-DR-C-0004 and W383-OCSC-XX-CPO-DR-C-0005	Area (Ha): 0.0014 Description: Land Townland: Abbeylands DED: Kiltullineen County: Kilkenny	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3301T2 W383-OCSC-XX-CPO-DR-C-0004 and W383-OCSC-XX-CPO-DR-C-0005	Area (Ha): 0.0015 Description: Land Townland: Abbeylands DED: Kiltullineen County: Kilkenny	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3312T W383-OCSC-XX-CPO-DR-C-0015	Area (Ha): 0.0024 Description: Land Townland: Abbeylands DED: Kiltullineen County: Kilkenny	John J Fleming Construction Limited, New Cork Road, Bandon, County Cork	Not Applicable	John J Fleming Construction Limited, New Cork Road, Bandon, County Cork
3302T W383-OCSC-XX-CPO-DR-C-0006	Area (Ha): 0.0147 Description: Agricultural Land Townland: Abbeylands DED: Kiltullineen County: Kilkenny	Michael Doyle Civil Engineering Limited, Cooladine House, Ennisclorthy, County Wexford	Not Applicable	Michael Doyle Civil Engineering Limited, Cooladine House, Ennisclorthy, County Wexford
3303T1 W383-OCSC-XX-CPO-DR-C-0007	Area (Ha): 0.0561 Description: Agricultural Land Townland: Abbeylands DED: Kiltullineen County: Kilkenny	Personal Representatives of Sir John Mason c/o Rathcullineen, Co. Kilkenny	Michael Doyle Civil Engineering Limited, Cooladine House, Ennisclorthy, County Wexford	Michael Doyle Civil Engineering Limited, Cooladine House, Ennisclorthy, County Wexford
3303T2 W383-OCSC-XX-CPO-DR-C-0007	Area (Ha): 0.0644 Description: Agricultural Land Townland: Abbeylands DED: Kiltullineen County: Kilkenny	Personal Representatives of Sir John Mason c/o Rathcullineen, Co. Kilkenny	Michael Doyle Civil Engineering Limited, Cooladine House, Ennisclorthy, County Wexford	Michael Doyle Civil Engineering Limited, Cooladine House, Ennisclorthy, County Wexford
3304T1 W383-OCSC-XX-CPO-DR-C-0008 and W383-OCSC-XX-CPO-DR-C-0009	Area (Ha): 0.0122 Description: Greenway Townland: Rathcullineen DED: Kiltullineen County: Kilkenny	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3304T2 W383-OCSC-XX-CPO-DR-C-0008 and W383-OCSC-XX-CPO-DR-C-0009	Area (Ha): 0.0736 Description: Greenway Townland: Rathcullineen DED: Kiltullineen County: Kilkenny	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3304T3 W383-OCSC-XX-CPO-DR-C-0008 and W383-OCSC-XX-CPO-DR-C-0009	Area (Ha): 0.0609 Description: Greenway Townland: Rathcullineen DED: Kiltullineen County: Kilkenny	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny

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3304T4 W383-OCSC-XX-CPO-DR-C-0008 and W383-OCSC-XX-CPO-DR-C-0009	Area (Ha): 0.0116 Description: Greenway Townland: Rathcullihen DED: Rathcullihen County: Kilkenny	Kilkenny County Council, John Street Lower, Kilkenny	Not Applicable	Kilkenny County Council, John Street Lower, Kilkenny
3306T W383-OCSC-XX-CPO-DR-C-0011	Area (Ha): 0.0421 Description: Agricultural Land Townland: Rathcullihen DED: Rathcullihen County: Kilkenny	Unknown	Not Applicable	Unknown
3305T W383-OCSC-XX-CPO-DR-C-0010	Area (Ha): 0.0549 Description: Agricultural Land Townland: Rathcullihen DED: Rathcullihen County: Kilkenny	Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick
3307T1 W383-OCSC-XX-CPO-DR-C-0012, W383-OCSC-XX-CPO-DR-C-0013 and W383-OCSC-XX-CPO-DR-C-0014	Area (Ha): 0.1288 Description: Agricultural Land Townland: Rathcullihen DED: Rathcullihen County: Kilkenny	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford
3307T2 W383-OCSC-XX-CPO-DR-C-0012, W383-OCSC-XX-CPO-DR-C-0013 and W383-OCSC-XX-CPO-DR-C-0014	Area (Ha): 0.2694 Description: Agricultural Land Townland: Rathcullihen DED: Rathcullihen County: Kilkenny	Abbeygate Properties Limited Twelfth Floor, Riverpoint, Lower Mallow Street, Limerick	Not Applicable	Vision Fields Developments Ltd., 8 George's Street, Waterford, Co. Waterford

SCHEDULE - PART III

Description of Public Rights of Way Proposed to be Extinguished

<i>Number on map deposited at the office of the Local Authority</i>	<i>Description of Public Rights of Way proposed to be extinguished</i>
None	None

SCHEDULE - PART IV

Description of Private Rights of Way Proposed to be Extinguished

<i>Number on map deposited at the office of the Local Authority</i>	<i>Description of Private Rights of Way proposed to be extinguished</i>
W383-OCSC-XX-CPO-DR-C-002	Private Wayleave and easement in favour of Jeremiah O'Rielly and Daniel Mulvihill and Patrick Murphy, their heirs, assigns and others as specified the registered owners of KK29271F as shown from Line AA to Line BB
W383-OCSC-XX-CPO-DR-C-003	Private Wayleave and easement in favour of Jeremiah O'Rielly his heirs, assigns and others as specified the registered owners of KK29271F as shown from Line CC to Line DD
W383-OCSC-XX-CPO-DR-C-003	Private Wayleave and easement in favour of Jeremiah O'Rielly his heirs, assigns and others as specified the registered owners of KK29271F as shown from Line EE to Line FF
W383-OCSC-XX-CPO-DR-C-002 W383-OCSC-XX-CPO-DR-C-003	Grant of Right of Way application pending against KK29271F by WHS Property Developments Limited

Dated this Wednesday October 15th 2025:

Margo Hayes,

County Secretary,

Kilkenny County Council