

**FORM OF 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 (AS SUBSTITUTED BY SECTION 86 OF THE HOUSING ACT 1966) AND AMENDED BY SECTION 6 AND THE SECOND SCHEDULE TO THE ROADS ACT 1993 AND BY SECTION 213 OF THE PLANNING AND DEVELOPMENT ACT 2000 AND AMENDED BY THE PLANNING AND DEVELOPMENT ACTS 2000 – 2013, HOUSING ACTS 1966 -2009, LOCAL GOVERNMENT ACTS 1925 -2012, ROADS ACT 1993 -2007**

**LOCAL GOVERNMENT (No. 2) ACT, 1960**

**SECTION 10 OF THE LOCAL GOVERNMENT (IRELAND) ACT, 1898, AS AMENDED BY SECTION 11 OF THE LOCAL GOVERNMENT (NO. 2) ACT, 1960) AND SECTION 213 OF THE PLANNING AND DEVELOPMENT ACT, 2000**

WHEREAS in pursuance of the provisions of 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 ( as substituted by section 86 of the Housing Act, 1966 as amended) and as amended by section 6 and the Second Schedule to the Roads Acts, 1993 - 2007 and the Planning and Development Acts, 2000 -2013 and in particular by Section 222 of the Planning and Development Act, 2000 and in exercise of the powers conferred in it by the above mentioned legislation and in particular Section 213 of the Planning and Development Act, 2000 as amended, Cork County Council (hereinafter referred to as " the local authority ") have decided to effect the acquisition of the land to which this order relates under the Housing Act, 1966 (as amended) :

NOW THEREFORE it is hereby ordered that—

Subject to the provisions of this order, the local authority are hereby authorised, for the purposes of the construction of the Carrigtwohill to Middleton Inter Urban Cycle Route Phase 1B —

- (a) to acquire compulsorily the lands described in the Schedule Part I hereto which land is shown on a map marked "Cork County Council Carrigtwohill to Middleton Inter Urban Cycle Route (IU-1) Phase 1B Compulsory Purchase Order 2026" and sealed with the seal of the local authority and deposited at the offices of the local authority (hereinafter referred to as " the deposited map").
- (b) To temporarily acquire lands in the Schedule Part II.

The lands described in Schedule Part I hereto and coloured blue and outlined in red and the lands described in Schedule Part II and coloured orange and outlined in red, on the said deposited map is 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.

Subject to any necessary adaptations, the provisions of—

- (a) the Lands Clauses Acts (except sections 127 to 132 of the Lands Clauses Consolidation Act, 1845, and article 20 of the Second Schedule to the Housing of the Working Classes Act, 1890), and
- (b) 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) , and the Planning & Developments Acts 2000 – 2013,

as modified by the Third Schedule to the Housing Act, 1966, are hereby incorporated in this order and the provisions of those Acts shall apply accordingly.

This order may be cited as the “Cork County Council Carrigtwohill to Middleton Inter Urban Cycle Route (IU-1) Phase 1B Compulsory Purchase Order 2026.”

### SCHEDULE PART I

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
P01.1A	Area Ha: 0.0007 Type: Land Townland: Gortnamucky DED: Carrigtohill County: Cork	Anne Martin, Gortnamucky, Carrigtwohill, Co. Cork.  Edward McGrath, Gortnamucky, Carrigtwohill, Co. Cork.	None	Owners
P01.1B	Area Ha: 0.029 Type: Road Townland: Gortnamucky DED: Carrigtohill County: Cork	Anne Martin, Gortnamucky, Carrigtwohill, Co. Cork.  Edward McGrath, Gortnamucky, Carrigtwohill, Co. Cork.	None	
P02.1A	Area Ha: 0.009 Type: Land Townland: Gortnamucky DED: Carrigtohill County: Cork	Monica Nowak, Cill Coillte, Gortnamucky, Carrigtwohill, Co. Cork.  David Prendergast, Cill Coillte, Gortnamucky, Carrigtwohill, Co. Cork.	None	Owner

P02.1B	Area Ha: 0.016 Type: Road Townland: Gortnamucky DED: Carrigtohill County: Cork	Monica Nowak, Cill Coillte, Gortnamucky, Carrigtwohill, Co. Cork.  David Prendergast, Cill Coillte, Gortnamucky, Carrigtwohill, Co. Cork.	None	
P03.1A	Area Ha: 0.225 Type: Land Townland: Carrigtohill DED: Carrigtohill County: Cork	Tracy Ryan O'Shea, The Cottage, Templeusque, Upper Glanmire, Co. Cork.	None	Owner
P03.1B	Area Ha: 0.065 Type: Road Townland: Carrigtohill DED: Carrigtohill County: Cork	Tracy Ryan O'Shea, The Cottage, Templeusque, Upper Glanmire, Co. Cork.	None	
P04.1A	Area Ha: 0.275 Type: Land Townland: Gortnamucky DED: Carrigtohill County: Cork	Sean McCarthy, Kilmagner, Youghal, Co. Cork.	None	Owner
P04.1B	Area Ha: 0.159 Type: Road Townland: Gortnamucky DED: Carrigtohill County: Cork	Sean McCarthy, Kilmagner, Youghal, Co. Cork.	None	
P05.1A	Area Ha: 1.337 Type: Land Townland: Carrigtohill DED: Carrigtohill County: Cork	Edgefield Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	Owners
P05.1B	Area Ha: 0.130 Type: Road Townland: Carrigtohill DED: Carrigtohill County: Cork	Edgefield Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	
P06.1A	Area Ha: 0.145 Type: Land Townland: Gortnamucky DED: Carrigtohill County: Cork	Helena Ahern, 50 The Priory, Grange Road, Rathfarnam, Co. Dublin.	None	Owners

P07.1A	Area Ha: 1.588 Type: Land Townland: Carrigtohill DED: Carrigtohill County: Cork	Edgefield Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	Owners
P08.1A	Area Ha: 1.105 Type: Land Townland: Ballyadam DED: Carrigtohill County: Cork	Carrigway Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	Owners
P08.1B	Area Ha: 0.043 Type: Road Townland: Ballyadam DED: Carrigtohill County: Cork	Carrigway Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	

## SCHEDULE PART II

Description of Temporary Acquisition of Plots (until the completion of the development to which the scheme relates)

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.

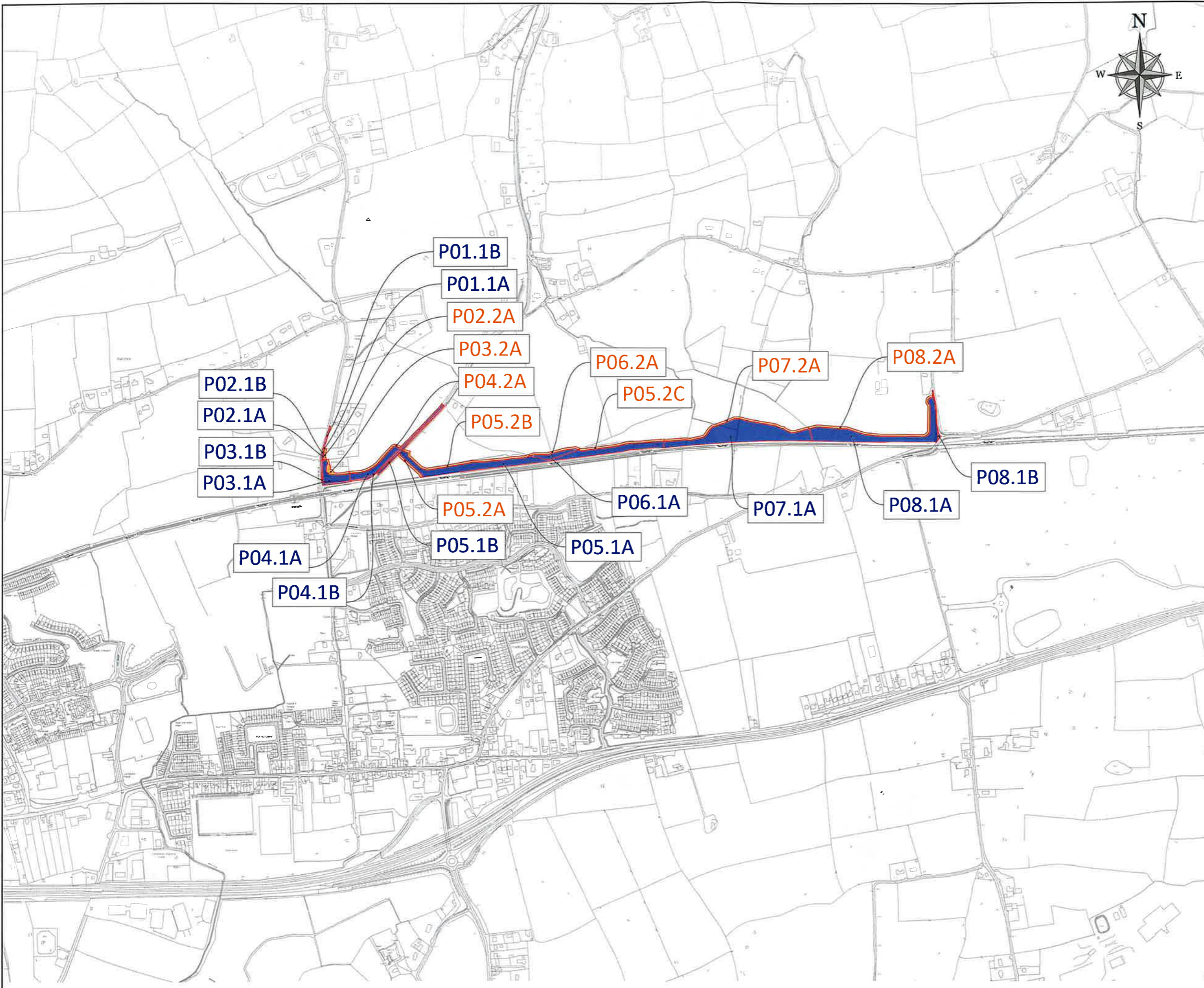
Number on map deposited at the offices of the local authority	Quantity, description and situation of the land	Owners or reputed owners	Lessees or reputed lessees	Occupiers
P02.2A	Area Ha: 0.017 Type: Land Townland: Gortnamucky DED: Carrigtohill County: Cork	Monica Nowak, Cill Coillte, Gortnamucky, Carrigtwohill, Co. Cork.  David Prendergast, Cill Coillte, Gortnamucky, Carrigtwohill, Co. Cork.	None	Owners
P03.2A	Area Ha: 0.067 Type: Land Townland: Carrigtohill DED: Carrigtohill County: Cork	Tracy Ryan O'Shea, The Cottage, Templeusque, Upper Glanmire, Co. Cork.	None	Owner
P04.2A	Area Ha: 0.087 Type: Land Townland: Gortnamucky DED: Carrigtohill County: Cork	Sean McCarthy, Kilmagner, Youghal, Co. Cork.	None	Owner
P05.2A	Area Ha: 0.049 Type: Land Townland: Carrigtohill DED: Carrigtohill County: Cork	Edgefield Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	Owners
P05.2B	Area Ha: 0.195 Type: Land Townland: Carrigtohill DED: Carrigtohill County: Cork	Edgefield Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	Owners

P05.2C	Area Ha: 0.122 Type: Land Townland: Carrigtohill DED: Carrigtohill County: Cork	Edgefield Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	Owners
P06.2A	Area Ha: 0.073 Type: Land Townland: Gortnamucky DED: Carrigtohill County: Cork	Helena Ahern, 50 The Priory, Grange Road, Rathfarnam, Co. Dublin.	None	Owners
P07.2A	Area Ha: 0.219 Type: Land Townland: Carrigtohill DED: Carrigtohill County: Cork	Edgefield Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	Owners
P08.2A	Area Ha: 0.230 Type: Land Townland: Ballyadam DED: Carrigtohill County: Cork	Carrigway Property Investments Ltd., Unit 2A Fotapoint Enterprise Park, Carrigtwohill, Co. Cork.	None	Owners

The official seal of the local authority was affixed hereto this 11<sup>th</sup> day of March, 2026, in the presence of: —

  
CHIEF EXECUTIVE

  
SENIOR EXECUTIVE OFFICER



**CORK COUNTY COUNCIL  
CARRIGWOHILL TO MIDLETON  
INTER-URBAN CYCLE ROUTE (IU-1)  
PHASE 1B  
COMPULSORY PURCHASE ORDER 2026**

Presented When  
The Seal of Cork County Council  
was Affixed Hereto  
This 11<sup>th</sup> Day of March 2026

Chief Executive

*S. M. Shaw*  
Senior Executive Officer

**SEAL**

**DRAWING LEGEND:-**

- PXX.1X DENOTES PERMANENT LAND TO BE ACQUIRED
- PXX.2X DENOTES TEMPORARY LAND TO BE ACQUIRED

Rev	By	Date	Description
02	FMD	15.01.2024	ISSUED FOR CPO
01	FMD	30.07.2023	ISSUED FOR CPO
00	FMD	17.07.2023	ISSUED FOR REVIEW

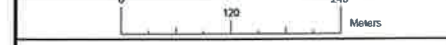
Author or Registered Owner: N/A

Other: N/A

Lands to be acquired are outlined in Red. Lands in Folio Number: XXXX

Land Acquisition Areas	Road	Land
Permanent area to be acquired (Ha)	0.00	0.00
Temporary area to be acquired (Ha)	0.00	0.00
<b>Total area to be acquired (Ha)</b>	<b>0.00</b>	

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**CORK COUNTY COUNCIL**  
Traffic and Transport, County Hall, Carrigrohane  
Road, Cork, T12 R2NC

**CARRIGWOHILL TO MIDLETON  
INTER-URBAN CYCLE ROUTE (IU-1)  
PHASE 1B**

LANDS TO BE COMPULSORILY ACQUIRED - DEPOSIT MAP

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**Comhairle Contae Chorcaí**  
**Cork County Council**

**CHIEF EXECUTIVE'S ORDER**

**NO:** 63 /2026

**SUBJECT:** Lands at Gortnamucky, Carrigtohill and Ballyadam, Carrigwohill, Co.Cork.

**ORDER:** On the recommendation of the Giaran O'Callaghan Senior Executive Engineer, Sustainable Travel Unit it is hereby ordered that circa 6.1857 Hectares of land for the "Carrigwohill to Midleton Inter Urban Cycle Route Phase 1B" be acquired by Compulsory Purchase Order.

CHIEF EXECUTIVE

CORK COUNTY COUNCIL

Dated this 27<sup>th</sup> day of February 2026



**Comhairle Contae Chorcaí**  
**Cork County Council**

**CHIEF EXECUTIVE'S ORDER**

**NO:** 66 /2026

**SUBJECT:** Lands at Gortnamucky, Carrigtohill & Ballyadam, Carrigtwohill, Co.Cork.

**ORDER:** I hereby direct that a compulsory purchase order under the Housing Act 1966, as amended by the Planning and Development Acts 2000 - 2013 be made in respect of the land more particularly delineated in red and shown grey on the engineering maps deposited, and that the order be entitled "Cork County Council Carrigtwohill to Midleton Inter Urban Cycle Route (IU-1) Phase 1B Compulsory Purchase Order 2026".

It is hereby ordered that the Official Seal of the Council be affixed to the "Cork County Council Carrigtwohill to Midleton Inter Urban Cycle Route (IU-1) Phase 1B Compulsory Purchase Order 2026".

A handwritten signature in blue ink, consisting of several loops and a long vertical stroke, positioned above a horizontal line.

**CHIEF EXECUTIVE**  
**CORK COUNTY COUNCIL**

**Dated this 27<sup>th</sup> day of February 2026**

# Comhairle Contae Chorcaí Cork County Council

Sustainable Travel Unit,  
Floor 2, County Hall,  
Carrigrohane Road, Cork  
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Web: [www.corkcoco.ie](http://www.corkcoco.ie)  
Aonad Taistil Inbhuanaithe,  
Uirlár 2, Halla an Chontae,  
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Mr Pdraig Barrett,  
Director of Service,  
Roads and Transportation,  
Floor 11,  
County Hall,  
Carrigrohane Road,  
Cork

Date: 20/01/2026

Re: Carrigtwohill to Midleton Inter-urban Cycle Route Phase 1B

## Engineers Letter - Compulsory Purchase Order 2026

Dear Mr Barrett,

Cork County Council is currently advancing the above scheme, for which Part 8 Planning approval was secured on 14<sup>th</sup> March 2022.

The planned route Carrigtwohill to Midleton Inter-Urban Cycle Route (IUCR) Phase 1B forms part of Inter-Urban route designated IU-1. The planned route will connect with the Dunkettle route which is substantially complete and will eventually link up with the Ballinacurra scheme and the Midleton to Youghal Greenway. Future links will provide access to the new Carrigtwohill Schools' campus. The planned route is consistent with the Cork Metropolitan Area Transport Strategy (CMATS) 2040 and The Cork Cycle Network Plan 2017.

Carrigtwohill to Midleton IUCR Phase 1A between Wisers Road west of Carrigtwohill to Barrys Bridge east of Carrigtwohill is currently under construction.

The location of the planned works (Phase 1B) is from Station Road (L-3603-0) east of Carrigtwohill Train Station to Ballyadam Road (L-7640-0) further east. It passes through the townlands of Carrigtwohill, Gortnamucky and Ballyadam.

The works to be undertaken include a general cross section of 4m wide shared pedestrian and cycle path with public lighting and landscaping; at grade pedestrian crossings and traffic calming measures of existing roads (L-3603-0, L-3606-0 & L7640-0).

The public consultation process for the scheme, which is required under Part 8 of the Planning and Development Regulations 2001, commenced on 26<sup>th</sup> November 2021. Part 8 Planning approval was secured on 14<sup>th</sup> March 2022.

Cork County Council is completing the acquisition of the required land immediately to the east of Station Road along the railway line of circa. 1.8 km in length. The planned route requires the acquisition of lands by compulsory purchase. Therefore, securing the CPO is necessary to progress this strategic pedestrian and cycle scheme.

The Route's development is through committed National Transport Authority funding from inception to handover. Therefore, there is adequate funding available for this project to proceed through the CPO process.

The lands are suitable and necessary for the scheme.

I, therefore, recommend that Cork County Council proceed with the Compulsory Purchase Order to acquire the lands, outlined on the attached map, required for the proposed works.

Yours faithfully,



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**Ciaran O'Callaghan**  
**Senior Executive Engineer**  
**Sustainable Travel Unit**

Endorsed by:



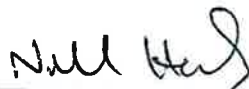
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**John Slattery**  
**Senior Engineer**  
**Sustainable Travel Unit**



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**Padraig Barrett**  
**Director of Services Roads & transportation**



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**Niall Healy**  
**Divisional Manager**



## Comhairle Contae Chorcaí Cork County Council

**FROM :** Thomas Watt, Senior Planner  
**TO :** Ciaran O'Callaghan, Senior Executive Engineer  
**DATE :** 10/09/2025  
**RE :** **Phase 1b Barrys Bridge to Ballyadam** of the Inter-urban pedestrian and cycle route Carrigtwohill to Midleton (Phase 1).

### **Context**

The above Part VIII development was approved by Council on 14<sup>th</sup> March 2022. Cork County Council proposes to develop an inter urban cycleway linking Carrigtwohill to Midleton.

The permitted Part VIII development will commence at the western end of Carrigtwohill from Wises Road running east to the Amgen site at Ballyadam. Phase 1b runs from Barry's Bridge (north of rail station) to Ballyadam, east of Carrigtwohill.

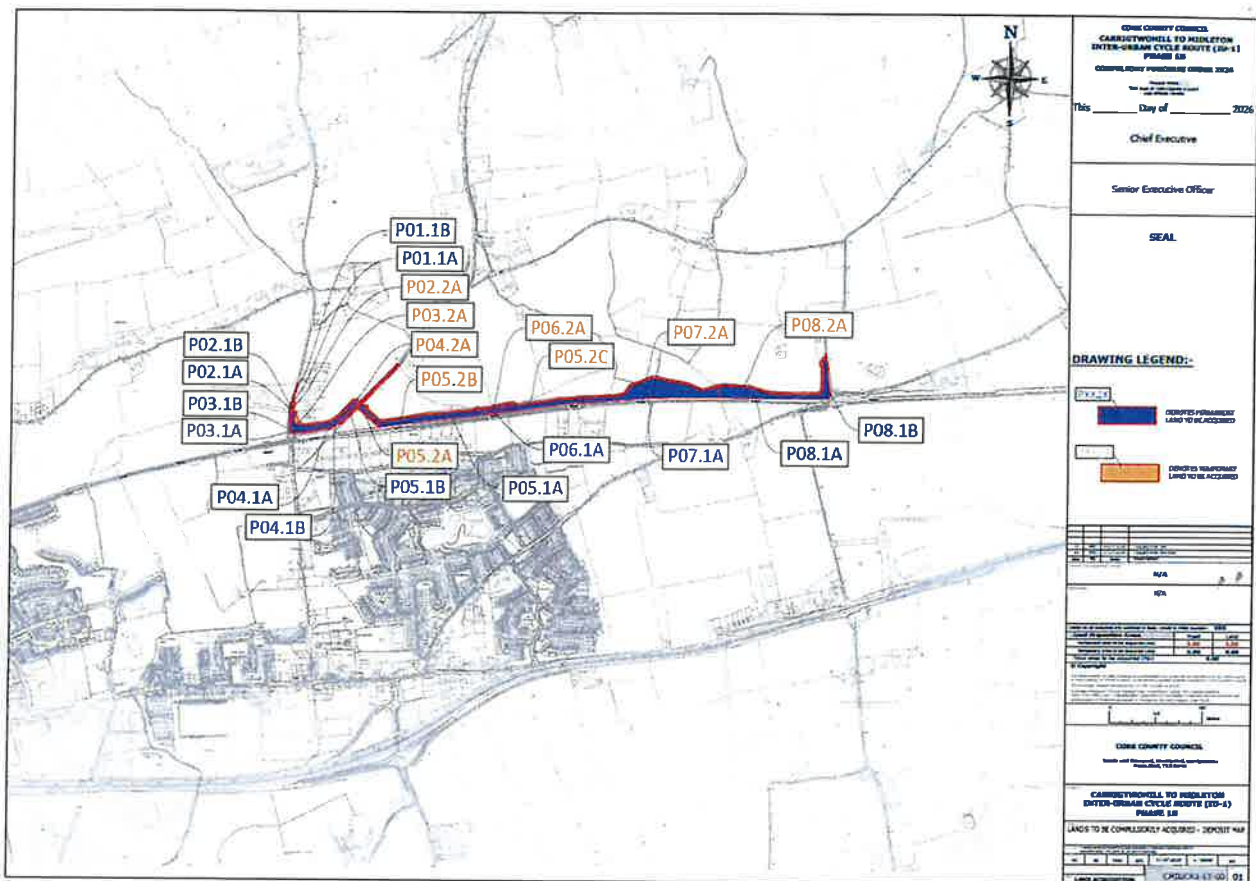
The permitted scheme also includes links to active travel infrastructure constructed as part of the Carrigtwohill school campus planning application (19/5707).

This cycleway development is an important strategic piece of cycling infrastructure which forms an important element of the Cork Inter-Urban Cycle Network. The proposed cycleway is a specific objective of the County Development Plan 2022, namely,

**"CT-U-03, Provision of a greenway to comprise a cycleway and pedestrian pathway designed in accordance with DMURS guidance document to the approval of Cork County Council and constructed as part of the UEA development and linked to other parts of the greenway on adjacent properties. An appropriate scrub buffer on the northern side of the railway is to be retained to protect the ecological diversity of the corridor."**

The approved development will significantly improve pedestrian and cycle connectivity within Carrigtwohill village while improving access to local bus services and to Carrigtwohill train station. The development will tie in with and support other adjoining projects including the Carrigtwohill school campus (19/5707), the IDA permission (planning ref. 19/5836) for internal road upgrades to provide dedicated shared use cycleway and footpath, and the Carrigtwohill URDF scheme which proposes major enhancements to Carrigtwohill village and the adjacent urban expansion area.

The Traffic and Transportation Section are now seeking to undertake CPO on a section of the approved cycleway, as highlighted in Fig.1 below, to enable its implementation.

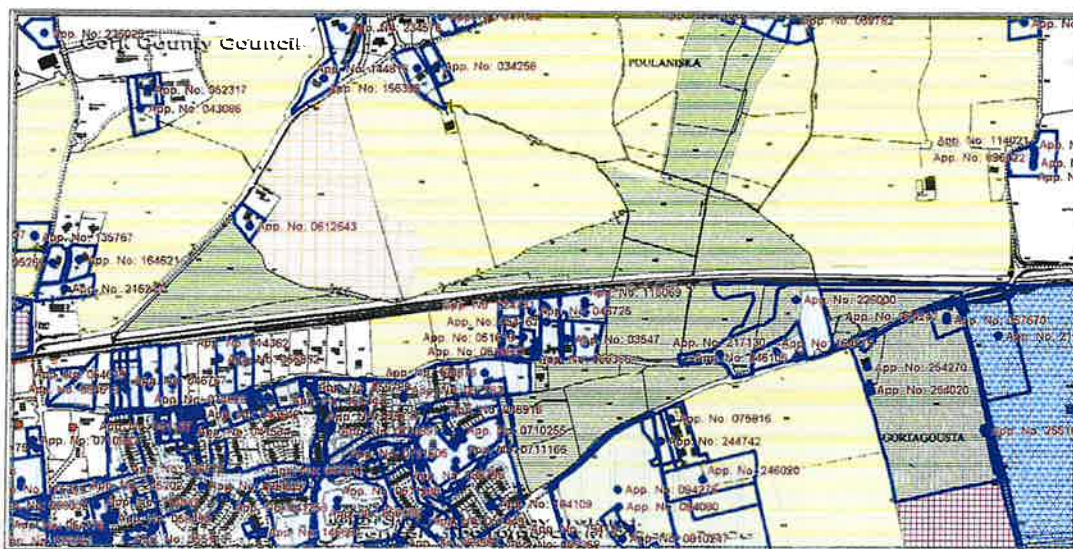


**Subject site**

The extent of lands subject to the CPO are located entirely within the development boundary of Carrigtwohill as per the Cork County Development Plan 2022. The lands have various zonings as outlined in the County Development Plan ranging from

**Existing Residential;**

Green Infrastructure, (Objective CT-GC-07. Open Space - part of significant ecological green infrastructure corridor, forming part of Linear Park East – 5.9ha. CT-GC-10 site supports habitats of biodiversity value- 3ha);  
 Community, (CT-C-04. Provision of a primary school and secondary school multi campus. 6.5ha);  
 Residential, (CT-FRAP-08, CT FRAP-13, CT-FRAP-17. Carrigtwohill North UEA. High density residential development. Development on the sites requires provision to be made for the delivery of the infrastructure described in tables 4.2.6 and 4.2.7. 7.3ha);  
 as depicted in Figure 2 below.



**Fig.2:** Land Use Zoning as defined in 2022 Cork County Development Plan

### Planning History

There is no planning consent on the sites/ plots subject of this CPO as outlined in Fig.1 above. Minor residential developments pertain to lands adjacent to the western extremity (Barry's Bridge) of the CPO lands including:

Ref 21/5211 Retention of extension to existing dwelling and site works for Mr. D. Prendergast.

Ref 08/8073. Permission refused for Extension to dwelling for use as separate dwelling unit and installation of septic tank at Station Rd, Terry's-Land, Carrigtohill for Mr Sattar Ziad.

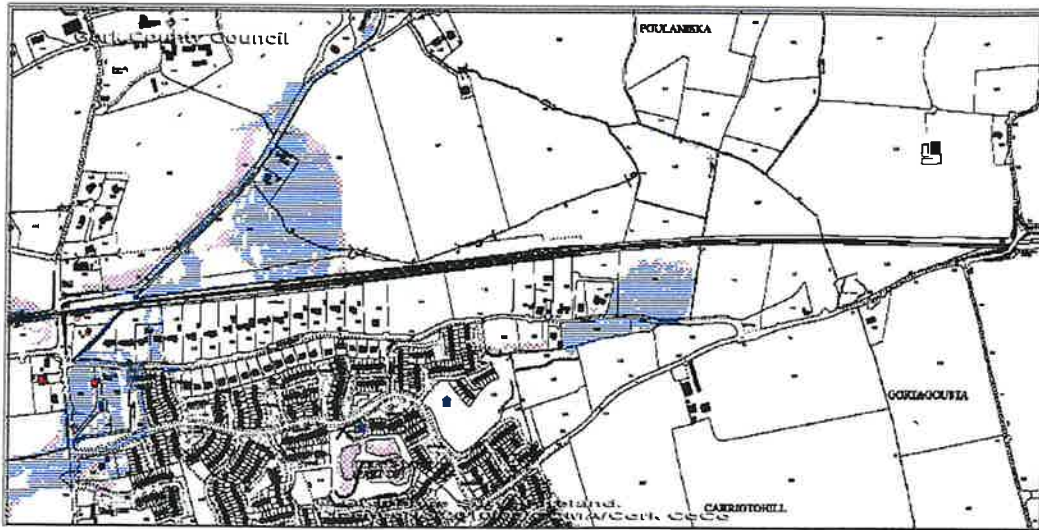
Ref 06/4656. Construction of 3 no. dwellings and extension to dwelling was refused permission. Grounds for refusal were that the proposed development would have materially conflicted with the zoning objective for these lands and would by reason of its location and nature be contrary to the proper planning and development of the area. The applicant was Mr Sattar K Ziad.

Ref 04/526. Extension to dwelling house for use as a restaurant and construction of 10 no. dwelling houses for short term / holiday letting and ancillary services was refused permission, for S/ K. Zoad.

Ref 97/4815. Dwelling house was granted permission subject to attached conditions for Soudh Ziad

### Flood risk

The western portion of the subject site is located within Flood Zone A and B as identified in the Cork County Development Plan 2022 Maps. The *Planning System and Flood Risk Guidelines* identify amenity open space, outdoor sports and recreation and essential facilities such as changing rooms as water compatible developments. The approved cycleway is considered to be a water compatible development in accordance with the Planning Guidelines and the detailed design for the scheme will address flooding at this location.



**Fig.3: Flood Risk as defined in 2022 Cork County Development Plan**

### **Conclusion**

The Part VIII Planning Report prepared in response to the Part VIII application dated March 2022 concluded that the development was in accordance with to the policies and objectives of the respective Cork County Development Plan 2014 and the Cobh Municipal District Local Area Plan 2017 at that time. It is considered that the current proposal accords with the 2022 County Development Plan objectives and policies and is necessary infrastructure to enable/ encourage modal shift away from private motor vehicle, in line with the Government's Smarter Travel – A Sustainable Transport Future and the Council's Cycle Network Plan.

The development is consistent with national, regional and local planning policies and objectives including the Cork County Development Plan 2022; is strategic cycling infrastructure, which forms an important element of the Cork Inter-Urban Cycle Network.

The CPO of the identified lands is essential to enable its implementation and is in the interests of the proper planning and sustainable development of the area.

Thomas Watt, SP

