



Comhairle Contae Chill Dara

Kildare County Council

UNDER SECTION 76 OF AND THE THIRD SCHEDULE TO THE HOUSING ACT, 1966, AS AMENDED BY SECTION 198 OF THE RESIDENTIAL TENANCIES ACT, 2004, AS EXTENDED BY SECTION 10 OF THE LOCAL GOVERNMENT (NO. 2) ACT, 1960 (SUBSTITUTED BY SECTION 86 OF THE HOUSING ACT, 1966) AND AMENDED AND EXTENDED BY THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) (INCLUDING PART XIV, SECTION 212, SECTION 213 AND SECTION 222 THEREOF); THE ROADS ACTS 1993 AS AMENDED (INCLUDING SECTION 6 AND THE SECOND SCHEDULE TO THE ROADS ACTS 1993 AS AMENDED; THE LOCAL GOVERNMENT ACTS 1925 TO 2019 INCLUDING SECTIONS 11 AND 184 OF THE LOCAL GOVERNMENT ACT, 2001 AS AMENDED; THE LOCAL GOVERNMENT (NO.2) ACT, 1960;

**THE PLANNING AND DEVELOPMENT ACT 2000
AS AMENDED AND ALL OTHER ACTS THEREBY ENABLING**

TO BE SERVED ON OWNERS, LESSEES AND OCCUPIERS IN ACCORDANCE WITH ARTICLE 4(B) OF THE THIRD SCHEDULE TO THE HOUSING ACT, 1966, AS AMENDED BY SECTION 198 OF THE RESIDENTIAL TENANCIES ACT 2004 AND THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND ALL OTHER ACTS THEREBY ENABLING COMPULSORY ACQUISITION OF LAND

KILDARE COUNTY COUNCIL Celbridge Hazelhatch Mobility Corridor

COMPULSORY PURCHASE ORDER 2025

The Secretary,
Kildare County Council,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare,
W91 X77F

Plot Reference Number: 100a.1, 100b.1, 100c.1, 100d.1, 103a.1, 104c.1, 105a.1, 106a.1, 109b.1, 109e.1, 110a.1, 110b.1, 111a.1, 111b.1, 112a.1, 112b.1, 112c.1, 113a.1, 113b.1, 113c.1, 113d.1, 114a.1, 115a.1, 113a.2



Comhairle Contae Chill Dara

Kildare County Council

Kildare 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), amended by the Planning Development Act 2000 (as amended) and the powers conferred upon them by Section 213 of the Planning and Development Act 2000 (as amended) and Section 184 of the Local Government Act 2001 and any other enabling legislation have made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter “the Board”) for confirmation.

If confirmed, the order will authorise the local authority to acquire compulsorily the land described in Part I and Part II of the Schedule, and to extinguish the public rights of way described in Part III of the Schedule and to extinguish the private rights of way described in Part IV of the Schedule, thereto for the purposes of providing a new road development, the Celbridge Hazelhatch Mobility Corridor. The Celbridge Hazelhatch Mobility Corridor scheme will be constructed within the County Kildare electoral divisions of (i) Celbridge and (ii) Donaghcumper and passing through the townlands of (i) Oakley Park, (ii) Celbridge Abbey, (iii) Newtown, (iv) Simmonstown, (v) Commons, (vi) Commons Lower and (vii) Loughlinstown, all in the County of Kildare.

The proposed development will consist of the construction of a new road, pedestrian footpaths, and cycle lanes as part of an active travel corridor known as the Celbridge Hazelhatch Mobility Corridor, located in Celbridge Town, County Kildare. The proposed corridor spans approximately 2km, commencing at a new junction with Clane Road (R403) and extending southeast through predominantly greenfield lands. The corridor connects with the R405 Hazelhatch Road and terminates at the Loughlinstown Road Roundabout near Hazelhatch and Celbridge Train Station.

A copy of the order and of the maps referred to in it may be seen at:

Kildare County Council,
Level 1,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.

OR

Celbridge Community Library,
St Patrick's Park
Celbridge,
Co. Kildare.
W23 VA47

between the hours of 9.00 a.m. to 4.00 p.m. Monday to Friday from the 14 November 2025 to 5 January 2026, excepting Bank Holidays.

A copy of the order and of the Schedule thereto and of the deposited map referred to in it is also available for inspection and downloading (in anonymised form) on the Kildare County Council consultation portal:



Comhairle Contae Chill Dara

Kildare County Council

<https://consult.kildarecoco.ie/en/consultation/celbridge-hazelhatch-mobility-corridor-compulsory-purchase-order-2025>

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 Board makes an order to confirm the compulsory purchase order, unless; -

- (a) the objection is withdrawn, or
- (b) An Coimisiún Pleanála 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 Pleanála cannot, however, 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;
- (b) An order which authorises the extinguishment of a public right of way if there is an objection to the extinguishment, which is not withdrawn; until it has considered the objection.

An Coimisiún Pleanála has an absolute discretion under Section 218 of the Planning and Development Act 2000 (as amended) to hold an oral hearing.

Before making its decision on an application to confirm the Compulsory Purchase Order, An Coimisiún Pleanála must consider any objection made and not withdrawn, any additional submissions or observations made pursuant to a request by the Board under Section 217A of the Planning and Development Acts 2000-2022 (as amended) and any report of the person who held the oral hearing, if such an oral hearing takes place.

Any objection to the order must state in writing the grounds of objection and be sent addressed to **An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1, D01 V902**, so as to reach the said Coimisiún before 5.00 p.m. on Monday 5 January 2026.

The **Coimisiún**, if it thinks fit, may confirm the compulsory acquisition or any part thereof, with or without conditions or modifications, or to annul the compulsory acquisition or any part thereof.



Comhairle Contae Chill Dara Kildare County Council

The **Coimisiún** has an absolute discretion at any time before making its decision to request further submissions or observations in relation to the proposed road development and/or to hold meetings with the local authority in relation to the proposed road development in accordance with Section 217A of the Planning and Development Act 2000-2025 (as amended).

If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the **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, the **Coimisiún** shall inform the local authority, which may then confirm the order with or without modification or refuse to so confirm it.

A person may question the validity of any determination by An Bord Pleanála on a proposed road development by way of an application for Judicial Review, under Order 84 of the Rules of the Superior Courts as provided for in Section 50 of the Planning and Development Act 2000 (as amended). Further information can be obtained from An Bord Pleanála, 64 Marlborough Street, Dublin 1 (Eircode D01 V902) in respect of the Judicial Review procedure. Further information in respect of the Judicial Review process can also be found on www.citizensinformation.ie. Contact 0818 074000 or +353 (0) 212 298178 for details of the locations and operating hours of your local Citizens Information Centre.

If land to which the order, as confirmed by either the **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.

In the opinion of the Local Authority, no part of the land in which you have an interest consists of residential houses 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 2 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 (as amended)), 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.



Comhairle Contae Chill Dara

Kildare County Council

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).

The CPO Schedule and Map indicating lands in which you may have an interest is attached.

Dated this 05 day of November year 2025

Signed: Letitia Hanratty.

Letitia Hanratty,

County Secretary.

Kildare County Council.