



Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
Cluain Meala,  
Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Clonmel,  
Co. Tipperary

E91 N512

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
An tAonach,  
Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Nenagh,  
Co. Tipperary

E45 A099

t 0818 06 5000  
e customerservice  
@tipperarycoco.ie

[tipperarycoco.ie](http://tipperarycoco.ie)

**Ahmed Manzoor E.N.T. Limited**

21 Ashmount  
Church Road  
Raheen  
Co. Limerick

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir / Madam,

Enclosed is the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

For your assistance an extract from the compulsory purchase order maps ("the deposit map") is also enclosed.

This map indicates the land in respect of which you are listed as owner/lessee/occupier in the schedule (copy enclosed) to the compulsory purchase order.

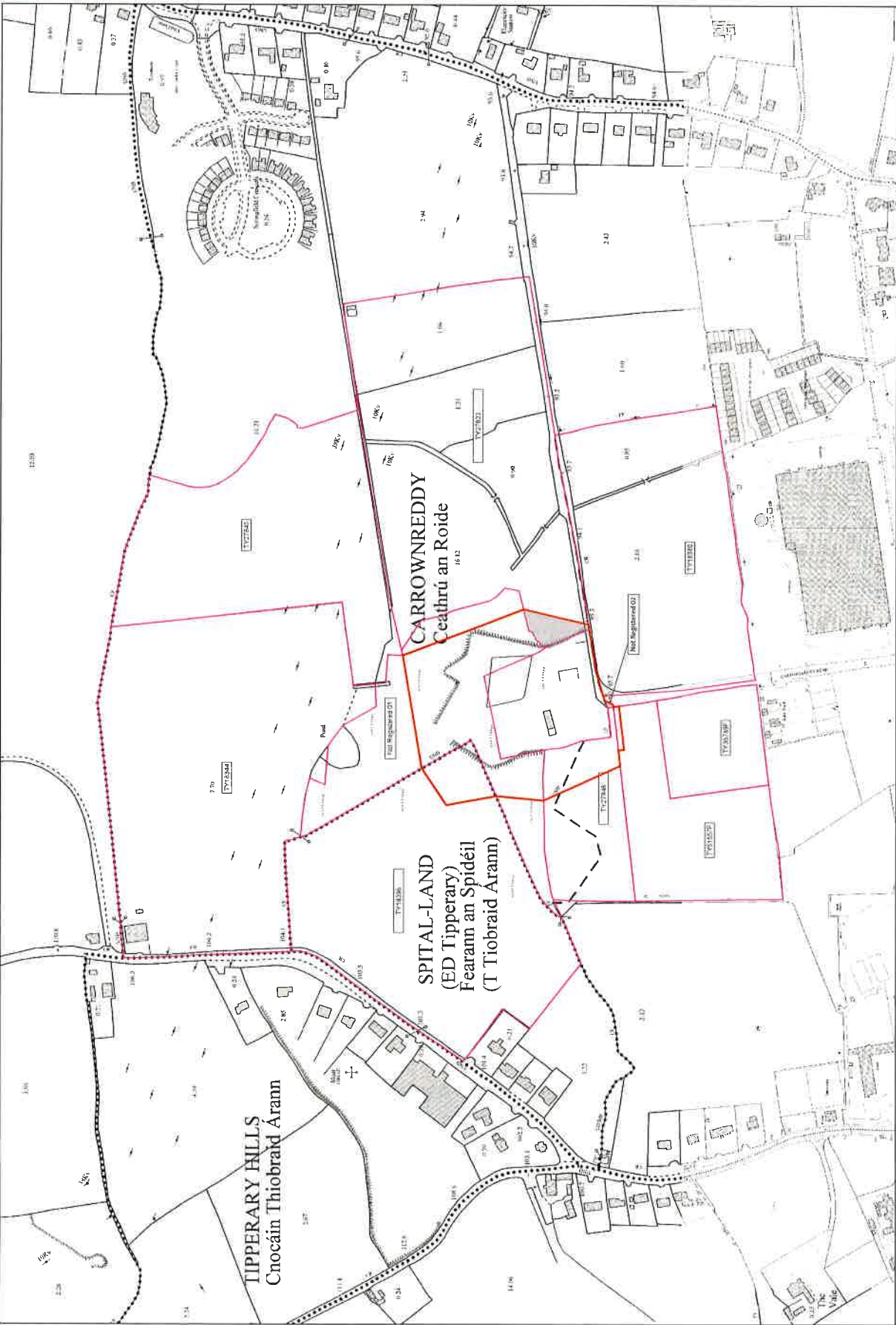
Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section

Copy to: John Quirke, **John Quirke & Co. Accountants**, Racefield  
House, Dooradoyle Rd, Dooradoyle, Limerick

- Legend**
- Proposed Site Boundary
  - Field Boundary
  - Land 2-5m from Proposed Site Boundary
  - 1:5m required for CPO



Rev.	Description	App By	Date
A	ISSUE FOR PLANNING	GC	17.11.21
B	ISSUE FOR PLANNING	C/C	07.12.21
C	ISSUE FOR PLANNING	GC	27.09.22

PROJECT		CLIENT	
TIPPERARY TOWN HISTORIC LANDFILL REMEDIATION		TIPPERARY COUNTY COUNCIL	
SHEET Tipperary Town Closed Landfill Remediation Scheme, CPO of portion of land from Folio TY27823 situated in the townland of Carrowreddy, Co. Tipperary			
Date	17.11.21	Project number	PO563
Drawn by	CS	Drawing Number	P0563-CPO-0004
Checked by	AB	Rev	C

**FEHILY** **TIMONEY** **cork | Dublin | Carlow** **www.fehilytimoney.ie**

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Comhairle Contae Thiobraid Árann  
Tipperary County Council

**TIPPERARY TOWN CLOSED LANDFILL REMEDIATION SCHEME**  
COMPULSORY PURCHASE ORDER (ENVIRONMENT) 2023

FORM OF NOTICE OF A COMPULSORY PURCHASE ORDER FOR THE PURPOSES OF THE HOUSING ACT, 1966, TO BE SERVED ON OWNERS, LESSEES AND OCCUPIERS IN ACCORDANCE WITH ARTICLE 4 (a) OF THE THIRD SCHEDULE TO THE SAID ACT, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT 2000  
COMPULSORY ACQUISITION OF LAND

To: **Ahmed Manzoor E.N.T. Limited**

of: **21 Ashmount, Church Road, Raheen, Co. Limerick**

1. **TIPPERARY COUNTY COUNCIL** (hereinafter referred to as "the local authority") in exercise of the powers conferred upon it by Section 76 of the Housing Act, 1966, and the Third Schedule thereto (as amended by the Planning and Development Act, 2000), has made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter "the Board") for confirmation.
2. If confirmed, the order will authorise the local authority to acquire compulsorily the land described in the Schedule to this notice for the purposes of the Housing Act, 1966 for the Tipperary Town Closed Landfill Remediation Scheme.
3. A copy of the order and of the map referred to in it is on public display and may be seen at all reasonable hours (9:30am to 4:30pm Monday to Friday, and excluding Saturdays, Sundays and public holidays) from Friday 12<sup>th</sup> May 2023 until Friday 30<sup>th</sup> June 2023, inclusive, at:
  - Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91 N512, and
  - Tipperary-Cahir-Cashel Municipal District, Rosanna Road, Tipperary, Co. Tipperary, E34 WD51.

A copy of the order and the deposit maps referred to in it may be inspected on our consultation portal at

<https://consultations.tipperarycoco.ie/consultations>

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

Unknown owners and unknown lessees of the land described in the Schedule will be notified by way of a copy of this notice being erected on the lands.

4. Any objections to the order, to the compulsory acquisition of lands described in the Schedule Part II Land to be Permanently Acquired and Schedule Part III Land to be Temporarily Acquired, should be addressed in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, so as to reach the Board before 5:30pm on Friday 30<sup>th</sup> June 2023.
5. The Board cannot confirm 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.  
An Bord 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, the Board must consider any objection(s) 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 Act, 2000 (as amended) and in the event of an oral hearing being held, any report of the person who conducted the hearing.
6. An Bord 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.
7. If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the Board 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 Board shall inform the local authority, which may then confirm the order with or without modification, or refuse to so confirm it.
8. If land to which the order, as confirmed by either the Board 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.
9. In the opinion of the local authority, 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 local authority, 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.

10. Any dispute in relation to compensation shall be referred to and be determined by a property arbitrator appointed under the Property Values (Arbitration and Appeals) Act, 1960.
11. 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).
12. An application is also being made to An Bord Pleanála under Section 177AE of the Planning and Development Act 2000 (as amended), for which separate notice has been given, and for which a Natura Impact Statement has been prepared in respect of the development which is proposed to be carried out on the lands.
13. Submissions and observations in relation to that application in relation to the implications of the proposed development for proper planning and sustainable development of the area concerned; the likely effects on the environment and the likely significant effects on a European Site may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, to be received no later than 5:30pm on Friday 30<sup>th</sup> June 2023.
14. The person conducting any oral hearing that may be held in relation to the Compulsory Purchase Order which relates to a development under section 177AE of the Planning and Development Act 2000 (as amended) is entitled to hear evidence on the likely effects on the environment, the likely consequences for proper planning and sustainable development and the likely significant effects on a European Site.

SCHEDULE PART II LAND TO BE PERMANENTLY ACQUIRED AND SCHEDULE PART III LAND TO BE TEMPORARILY ACQUIRED ARE ANNEXED HERETO.

Dated this 27<sup>th</sup> day of April 2023

**Signed:**

A handwritten signature in black ink, appearing to read 'Ger Walsh', is written over a solid horizontal line.

Ger Walsh

Senior Executive Officer

Corporate Services

**Schedule Part II**

**Land to be Permanently Acquired**

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 a lesser period than a month)
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 3,182 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban &amp; Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Trustees of St. Ailbe's School Parents Trust	Paul O'Callaghan	Kevin O'Reilly Glenpadeen County Tipperary	None	Owner
Portion from folio 'TY18396' on drawing P0563-CPO-0002	<p><b>Area:</b> 3,078 m<sup>2</sup></p> <p><b>Type:</b> Marsh land</p> <p><b>Townland:</b> Spital-Land (Tipperary Rural)</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Patrick Noel Fitzgerald & Mary Fitzgerald	Moanvaun	Cappawhite County Tipperary	None	Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512
Portion from lands 'Not Registered 01' on drawing P0563-CPO-0003	<p><b>Area:</b> 15,413 m<sup>2</sup></p> <p><b>Type:</b> Marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Unknown			None	Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512

**Schedule Part II**

**Land to be Permanently Acquired**

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 a lesser period than a month)
Portion from folio 'TY27823' on drawing P0563-CPO-0004	Ha: 1,463 m <sup>2</sup> Type: Agricultural land and marsh land Townland: Carrownreddy ED: Tipperary Rural County: Tipperary	Ahmed Manzoor E.N.T. Limited 21 Ashmount Church Road Raheen Limerick	None	Owner
Portion from lands 'Not Registered 02' on drawing P0563-CPO-0005	Ha: 32m <sup>2</sup> Type: Roadbed Townland: Carrownreddy ED: Tipperary East Urban County: Tipperary	Unknown	None	Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512



**Schedule Part III**

**Land to be Temporarily Acquired**

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 a lesser period than a month)
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 410 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Paul O'Callaghan	Kevin O'Reilly	John Blackburn	None	Tipperary County Council
		Murgasty	Glenpadeen	Ballinalard		Tipperary Civic Offices
		County	Tipperary	Tipperary		Clonmel
		County	Tipperary	County		County Tipperary
		County	Tipperary	County		E91 N512
Portion from folio 'TY51557F' on drawing P0563-CPO-0006	<p><b>Ha:</b> 273m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Housing & Sustainable Communities Agency Cumberland House Fenian Street Dublin 2			None	Owner





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Tipperary County Council

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E45 A099

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e customerservice  
@tipperarycoco.ie  
tipperarycoco.ie

Michael Cotter (The Receiver)  
Ernst & Young Accountants  
EY  
City Quarter  
Lapp's Quay Centre  
Cork

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir,

Enclosed for your information are letters confirming the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

This Notice was issued to the trustees of St. Ailbe's School Parents Trust, namely Paul O'Callaghan, Kevin O'Reilly and John Blackburn, as currently identified on the land registry title for the Folio TY 27848. A copy of the letters with Notice is issued to Ernst & Young Accountants, as the Receiver to **Watercourse Properties Ltd.** who I understand is the current owner of the property (through its Director Mr. Denis Fehan, now deceased).

Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section



Comhairle Contae Thiobraid Árann  
Tipperary County Council

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**Housing & Sustainable Communities Agency**

Cumberland House  
Fenian Street  
Dublin 2

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir / Madam,

Enclosed is the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

For your assistance an extract from the compulsory purchase order maps ("the deposit map") is also enclosed.

This map indicates the land in respect of which you are listed as owner/lessee/occupier in the schedule (copy enclosed) to the compulsory purchase order.

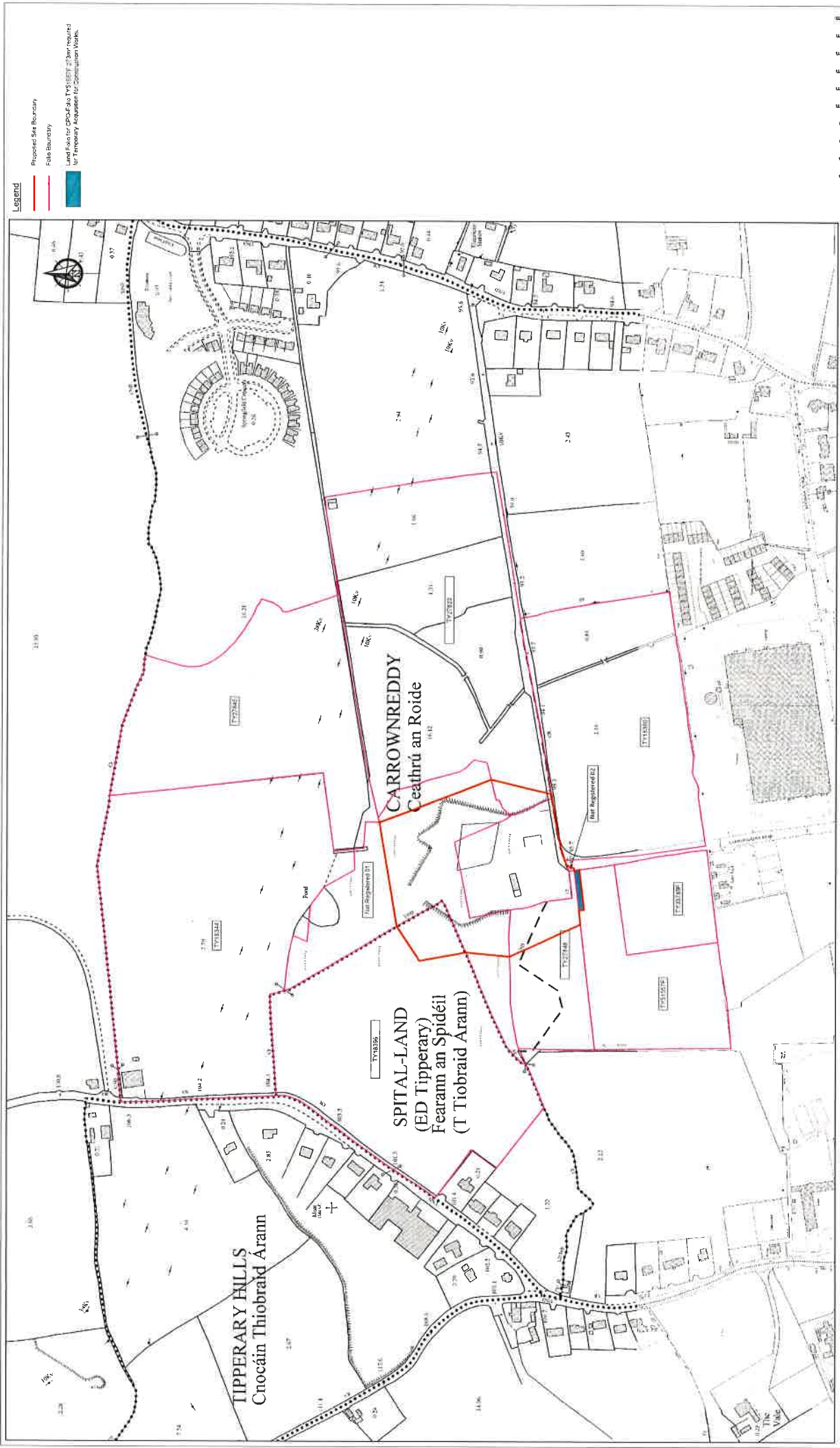
Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

---

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section

Copy to: Mr. Jim Baneham, Senior Executive, **Housing Agency**, 53  
Mount Street Upper, Dublin 2, D02 KT73



Scale 1:2000

CLIENT		TIPPERARY COUNTY COUNCIL	
PROJECT		TIPPERARY TOWN HISTORIC LANDFILL REMEDIATION	
SHEET Tipperary Town Closed Landfill Remediation Scheme, CPO of portion of lands from Folio TY51557F situated in the townland of Carrowreddy, Co. Tipperary			
DATE	Project number	Scale (of A1-1)	Rev
27.08.22	P0563	1:2000	A
Drawn by	Drawing Number	Checked by	RD
CS	P0563-CPO-0006		

Rev	Description	App By	Date
A	ISSUE FOR PLANNING	CS	27.08.22

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27 September 2023

**TIPPERARY TOWN CLOSED LANDFILL REMEDIATION SCHEME**  
COMPULSORY PURCHASE ORDER (ENVIRONMENT) 2023

FORM OF NOTICE OF A COMPULSORY PURCHASE ORDER FOR THE PURPOSES OF THE HOUSING ACT, 1966, TO BE SERVED ON OWNERS, LESSEES AND OCCUPIERS IN ACCORDANCE WITH ARTICLE 4 (a) OF THE THIRD SCHEDULE TO THE SAID ACT, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT 2000  
COMPULSORY ACQUISITION OF LAND

To: **Housing & Sustainable Communities Agency**

of: **Cumberland House, Fenian Street, Dublin 2**

1. **TIPPERARY COUNTY COUNCIL** (hereinafter referred to as "the local authority") in exercise of the powers conferred upon it by Section 76 of the Housing Act, 1966, and the Third Schedule thereto (as amended by the Planning and Development Act, 2000), has made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter "the Board") for confirmation.
2. If confirmed, the order will authorise the local authority to acquire compulsorily the land described in the Schedule to this notice for the purposes of the Housing Act, 1966 for the Tipperary Town Closed Landfill Remediation Scheme.
3. A copy of the order and of the map referred to in it is on public display and may be seen at all reasonable hours (9:30am to 4:30pm Monday to Friday, and excluding Saturdays, Sundays and public holidays) from Friday 12<sup>th</sup> May 2023 until Friday 30<sup>th</sup> June 2023, inclusive, at:
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  - Tipperary-Cahir-Cashel Municipal District, Rosanna Road, Tipperary, Co. Tipperary, E34 WD51.

A copy of the order and the deposit maps referred to in it may be inspected on our consultation portal at

<https://consultations.tipperarycoco.ie/consultations>

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

Unknown owners and unknown lessees of the land described in the Schedule will be notified by way of a copy of this notice being erected on the lands.

4. Any objections to the order, to the compulsory acquisition of lands described in the Schedule Part II Land to be Permanently Acquired and Schedule Part III Land to be Temporarily Acquired, should be addressed in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, so as to reach the Board before 5:30pm on Friday 30<sup>th</sup> June 2023.
5. The Board cannot confirm 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.  
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6. An Bord 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.
7. If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the Board 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 Board shall inform the local authority, which may then confirm the order with or without modification, or refuse to so confirm it.
8. If land to which the order, as confirmed by either the Board 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.
9. In the opinion of the local authority, 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 local authority, compensation will be assessed in accordance with Part II of the Fourth Schedule to the Housing Act, 1966 , and the provisions of

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11. 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).
12. An application is also being made to An Bord Pleanála under Section 177AE of the Planning and Development Act 2000 (as amended), for which separate notice has been given, and for which a Natura Impact Statement has been prepared in respect of the development which is proposed to be carried out on the lands.
13. Submissions and observations in relation to that application in relation to the implications of the proposed development for proper planning and sustainable development of the area concerned; the likely effects on the environment and the likely significant effects on a European Site may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, to be received no later than 5:30pm on Friday 30<sup>th</sup> June 2023.
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SCHEDULE PART II LAND TO BE PERMANENTLY ACQUIRED AND SCHEDULE PART III LAND TO BE TEMPORARILY ACQUIRED ARE ANNEXED HERETO.

Dated this 27<sup>th</sup> day of April 2023



**Signed:**

A handwritten signature in black ink, appearing to read 'Ger Walsh', is written over a solid horizontal line.

Ger Walsh

Senior Executive Officer

Corporate Services

**Schedule Part II**

**Land to be Permanently Acquired**

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 a lesser period than a month)									
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 3,182 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban &amp; Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	<p>Trustees of St. Ailbe's School Parents Trust</p> <table border="1" data-bbox="512 1211 847 1615"> <tr> <td data-bbox="512 1211 624 1301">Paul O'Callaghan</td> <td data-bbox="512 1301 624 1391">Kevin O'Reilly</td> <td data-bbox="512 1391 624 1615">John Blackburn Ballinalard</td> </tr> <tr> <td data-bbox="624 1211 735 1301">Murgasty</td> <td data-bbox="624 1301 735 1391">Glenpadeen</td> <td data-bbox="624 1391 735 1615">County Tipperary</td> </tr> <tr> <td data-bbox="735 1211 847 1301">County Tipperary</td> <td data-bbox="735 1301 847 1391">County Tipperary</td> <td data-bbox="735 1391 847 1615">County Tipperary</td> </tr> </table>	Paul O'Callaghan	Kevin O'Reilly	John Blackburn Ballinalard	Murgasty	Glenpadeen	County Tipperary	County Tipperary	County Tipperary	County Tipperary	None	Owner
Paul O'Callaghan	Kevin O'Reilly	John Blackburn Ballinalard											
Murgasty	Glenpadeen	County Tipperary											
County Tipperary	County Tipperary	County Tipperary											
Portion from folio 'TY18396' on drawing P0563-CPO-0002	<p><b>Area:</b> 3,078 m<sup>2</sup></p> <p><b>Type:</b> Marsh land</p> <p><b>Townland:</b> Spital-Land (Tipperary Rural)</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	<p>Patrick Noel Fitzgerald &amp; Mary Fitzgerald</p> <p>Moanvaun</p> <p>Cappawhite</p> <p>County Tipperary</p>	None	<p>Tipperary County Council</p> <p>Tipperary Civic Offices</p> <p>Clonmel</p> <p>County Tipperary</p> <p>E91 N512</p>									
Portion from lands 'Not Registered 01' on drawing P0563-CPO-0003	<p><b>Area:</b> 15,413 m<sup>2</sup></p> <p><b>Type:</b> Marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Unknown	None	<p>Tipperary County Council</p> <p>Tipperary Civic Offices</p> <p>Clonmel</p> <p>County Tipperary</p> <p>E91 N512</p>									

**Schedule Part II**

**Land to be Permanently Acquired**

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 a lesser period than a month)
Portion from folio 'TY27823' on drawing P05663-CPO-0004	Ha: 1,463 m <sup>2</sup> Type: Agricultural land and marsh land Townland: Carrownreddy ED: Tipperary Rural County: Tipperary	Ahmed Manzoor E.N.T. Limited 21 Ashmount Church Road Raheen Limerick	None	Owner
Portion from lands 'Not Registered 02' on drawing P05663-CPO-0005	Ha: 32m <sup>2</sup> Type: Roadbed Townland: Carrownreddy ED: Tipperary East Urban County: Tipperary	Unknown	None	Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512

**Schedule Part III**

**Land to be Temporarily Acquired**

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 a lesser period than a month)
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 410 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Paul O'Callaghan	Kevin O'Reilly	John Blackburn	None	Tipperary County Council
		Murgasty	Glenpadeen	Ballinalard		Tipperary Civic Offices
		County Tipperary	County Tipperary	County Tipperary		Clonmel
		County Tipperary	County Tipperary	County Tipperary		County Tipperary
Portion from folio 'TY51557F' on drawing P0563-CPO-0006	<p><b>Ha:</b> 273m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Housing & Sustainable Communities Agency Cumberland House Fenian Street Dublin 2			None	Owner





Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
Cluain Meala,  
Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Clonmel,  
Co. Tipperary  
E91 N512

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
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Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Nenagh,  
Co. Tipperary  
E45 A099

t 0818 06 5000  
e customerservice  
@tipperarycoco.ie  
tipperarycoco.ie

Mr. Jim Baneham, Senior Executive  
**Housing Agency**  
53 Mount Street Upper  
Dublin 2  
D02 KT73

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir,

Enclosed for your information are letters confirming the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

This Notice has issued to the **Housing & Sustainable Communities Agency**, Cumberland House, Fenian Street, Dublin 2, as the landowner currently identified on the land registry title for the Folio TY 5155F.

Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section



Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
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t 0818 06 5000  
e customerservice  
@tipperarycoco.ie  
[tipperarycoco.ie](http://tipperarycoco.ie)

Mr. John Quirke  
**John Quirke & Co. Accountants**  
Racefield House  
Dooradoyle Rd  
Dooradoyle  
Limerick

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir,

Enclosed for your information are letters confirming the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

This Notice has issued to your client **Ahmed Manzoor E.N.T. Limited**, 21 Ashmount Church Road, Raheen, Co. Limerick, as the owner currently identified on the land registry title for the Folio TY 27823.

Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

---

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section



Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
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Tipperary County Council,  
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**John Blackburn**

Trustee of St. Ailbe's School Parents Trust  
Ballinalard,  
Tipperary,  
Co. Tipperary

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir / Madam,

Enclosed is the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

For your assistance an extract from the compulsory purchase order maps ("the deposit map") is also enclosed.

This map indicates the land in respect of which you are listed as owner/lessee/occupier in the schedule (copy enclosed) to the compulsory purchase order.

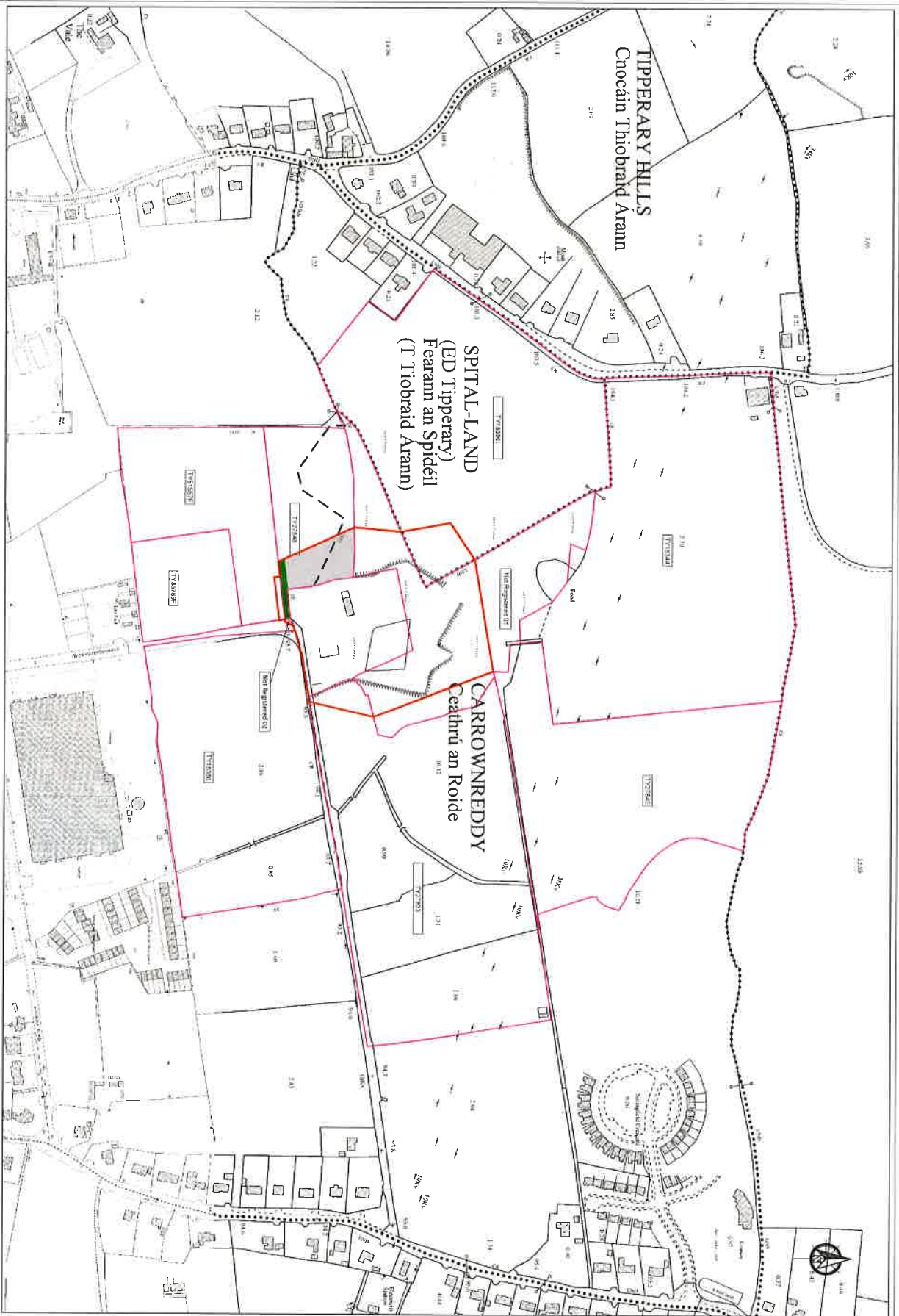
Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section

Copy to: The Principal of St. Ailbes' School, Rosanna Road, Tipperary Town,  
Co. Tipperary. E34H596  
Michael Cotter (The Receiver), Ernst & Young Accountants, EY, City  
Quarter, Lapp's Quay, Centre, Cork  
Richard Tobin, Director & Secretary, **Watercourse Properties Ltd.**,  
70 Main Street, Charleville, Co. Cork  
Richard Tobin, The Strand, Tragumna, Skibbereen, Co. Cork





- Legend**
- Proposed Site Boundary
  - Farm Boundary
  - Land Folio for CPO-Folio T27848
  - 3.66m<sup>2</sup> required for CPO
  - Land Folio for CPO-Folio T27848 A10<sup>1</sup> required for Temporary Acquisition for Construction Work

As Applicable: Ordnance Survey Ireland License No. EI0001220 © Ordnance Survey Ireland and Government of Ireland  
 OLI-5116C



Rev	Description	App By	Date
A	ISSUE FOR PLANNING	CC	17/11/21
B	ISSUE FOR PLANNING	CC	07/12/21
C	ISSUE FOR PLANNING	CC	21/06/22
D	ISSUE FOR PLANNING	CC	27/09/22

PROJECT		CLIENT	
<b>TIPPERARY TOWN HISTORIC LANDFILL REMEDIATION</b>		<b>TIPPERARY COUNTY COUNCIL</b>	
SHEET <b>Tipperary Town Closed Landfill Remediation Scheme, CPO of Portion of Lands from Folio T27848 Situated in the Townland of Carrowreddy, Co. Tipperary.</b>		Date	31/11/21
		Drawn By	CS
		Checked By	AM
		Project Number	PO563
		Drawing Number	PO563-CPO-0001
		Scale (if A1)	1:2000
		Rev	D



Comhairle Contae Thiobraid Árann  
Tipperary County Council

**TIPPERARY TOWN CLOSED LANDFILL REMEDIATION SCHEME**  
COMPULSORY PURCHASE ORDER (ENVIRONMENT) 2023

FORM OF NOTICE OF A COMPULSORY PURCHASE ORDER FOR THE PURPOSES OF THE HOUSING ACT, 1966, TO BE SERVED ON OWNERS, LESSEES AND OCCUPIERS IN ACCORDANCE WITH ARTICLE 4 (a) OF THE THIRD SCHEDULE TO THE SAID ACT, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT 2000  
COMPULSORY ACQUISITION OF LAND

To: **Trustees of St. Ailbe's School Parents Trust c/o John Blackburn**

of: **Ballinalard, Tipperary, Co. Tipperary**

1. **TIPPERARY COUNTY COUNCIL** (hereinafter referred to as "the local authority") in exercise of the powers conferred upon it by Section 76 of the Housing Act, 1966, and the Third Schedule thereto (as amended by the Planning and Development Act, 2000), has made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter "the Board") for confirmation.
2. If confirmed, the order will authorise the local authority to acquire compulsorily the land described in the Schedule to this notice for the purposes of the Housing Act, 1966 for the Tipperary Town Closed Landfill Remediation Scheme.
3. A copy of the order and of the map referred to in it is on public display and may be seen at all reasonable hours (9:30am to 4:30pm Monday to Friday, and excluding Saturdays, Sundays and public holidays) from Friday 12<sup>th</sup> May 2023 until Friday 30<sup>th</sup> June 2023, inclusive, at:
  - Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91 N512, and
  - Tipperary-Cahir-Cashel Municipal District, Rosanna Road, Tipperary, Co. Tipperary, E34 WD51.

A copy of the order and the deposit maps referred to in it may be inspected on our our consultation portal at

<https://consultations.tipperarycoco.ie/consultations>

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

Unknown owners and unknown lessees of the land described in the Schedule will be notified by way of a copy of this notice being erected on the lands.

4. Any objections to the order, to the compulsory acquisition of lands described in the Schedule Part II Land to be Permanently Acquired and Schedule Part III Land to be Temporarily Acquired, should be addressed in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, so as to reach the Board before 5:30pm on Friday 30<sup>th</sup> June 2023.
5. The Board cannot confirm 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.  
An Bord 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, the Board must consider any objection(s) 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 Act, 2000 (as amended) and in the event of an oral hearing being held, any report of the person who conducted the hearing.
6. An Bord 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.
7. If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the Board 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 Board shall inform the local authority, which may then confirm the order with or without modification, or refuse to so confirm it.
8. If land to which the order, as confirmed by either the Board 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.
9. In the opinion of the local authority, 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 local authority, 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.

10. Any dispute in relation to compensation shall be referred to and be determined by a property arbitrator appointed under the Property Values (Arbitration and Appeals) Act, 1960.
11. 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).
12. An application is also being made to An Bord Pleanála under Section 177AE of the Planning and Development Act 2000 (as amended), for which separate notice has been given, and for which a Natura Impact Statement has been prepared in respect of the development which is proposed to be carried out on the lands.
13. Submissions and observations in relation to that application in relation to the implications of the proposed development for proper planning and sustainable development of the area concerned; the likely effects on the environment and the likely significant effects on a European Site may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, to be received no later than 5:30pm on Friday 30<sup>th</sup> June 2023.
14. The person conducting any oral hearing that may be held in relation to the Compulsory Purchase Order which relates to a development under section 177AE of the Planning and Development Act 2000 (as amended) is entitled to hear evidence on the likely effects on the environment, the likely consequences for proper planning and sustainable development and the likely significant effects on a European Site.

SCHEDULE PART II LAND TO BE PERMANENTLY ACQUIRED AND SCHEDULE PART III LAND TO BE TEMPORARILY ACQUIRED ARE ANNEXED HERETO.

Dated this 27<sup>th</sup> day of April 2023

**Signed:**

A handwritten signature in black ink, appearing to read "Ger Walsh", is written over a solid horizontal line.

Ger Walsh

Senior Executive Officer

Corporate Services

**Schedule Part II**

**Land to be Permanently Acquired**

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 a lesser period than a month)									
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 3,182 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban &amp; Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	<p>Trustees of St. Ailbe's School Parents Trust</p> <table border="1" data-bbox="512 1211 847 1615"> <tr> <td data-bbox="512 1211 624 1301">Paul O'Callaghan</td> <td data-bbox="512 1301 624 1368">Kevin O'Reilly</td> <td data-bbox="512 1368 624 1615">John Blackburn Ballinalard</td> </tr> <tr> <td data-bbox="624 1211 735 1301">Murgasty</td> <td data-bbox="624 1301 735 1368">Glenpadeen</td> <td data-bbox="624 1368 735 1615">County Tipperary</td> </tr> <tr> <td data-bbox="735 1211 847 1301">County Tipperary</td> <td data-bbox="735 1301 847 1368">County Tipperary</td> <td data-bbox="735 1368 847 1615">County Tipperary</td> </tr> </table>	Paul O'Callaghan	Kevin O'Reilly	John Blackburn Ballinalard	Murgasty	Glenpadeen	County Tipperary	County Tipperary	County Tipperary	County Tipperary	None	Owner
Paul O'Callaghan	Kevin O'Reilly	John Blackburn Ballinalard											
Murgasty	Glenpadeen	County Tipperary											
County Tipperary	County Tipperary	County Tipperary											
Portion from folio 'TY18396' on drawing P0563-CPO-0002	<p><b>Area:</b> 3,078 m<sup>2</sup></p> <p><b>Type:</b> Marsh land</p> <p><b>Townland:</b> Spital-Land (Tipperary Rural)</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	<p>Patrick Noel Fitzgerald &amp; Mary Fitzgerald</p> <p>Moanvaun</p> <p>Cappawhite</p> <p>County Tipperary</p>	None	<p>Tipperary County Council</p> <p>Tipperary Civic Offices</p> <p>Clonmel</p> <p>County Tipperary</p> <p>E91 N512</p>									
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**Schedule Part II**

**Land to be Permanently Acquired**

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

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Portion from folio 'TY27823' on drawing P0563-CPO-0004	<p><b>Ha:</b> 1,463 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Ahmed Manzoor E.N.T. Limited 21 Ashmount Church Road Raheen Limerick	None	Owner
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**Schedule Part III**  
**Land to be Temporarily Acquired**

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 a lesser period than a month)												
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Paul O'Callaghan	Kevin O'Reilly	John Blackburn														
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Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
Cluain Meala,  
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Tipperary County Council,  
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E45 A099

t 0818 06 5000  
e customerservice  
@tipperarycoco.ie  
tipperarycoco.ie

**Kevin O'Reilly**

Trustee of St. Ailbe's School Parents Trust  
Glenpadeen,  
Co. Tipperary

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir / Madam,

Enclosed is the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

For your assistance an extract from the compulsory purchase order maps ("the deposit map") is also enclosed.

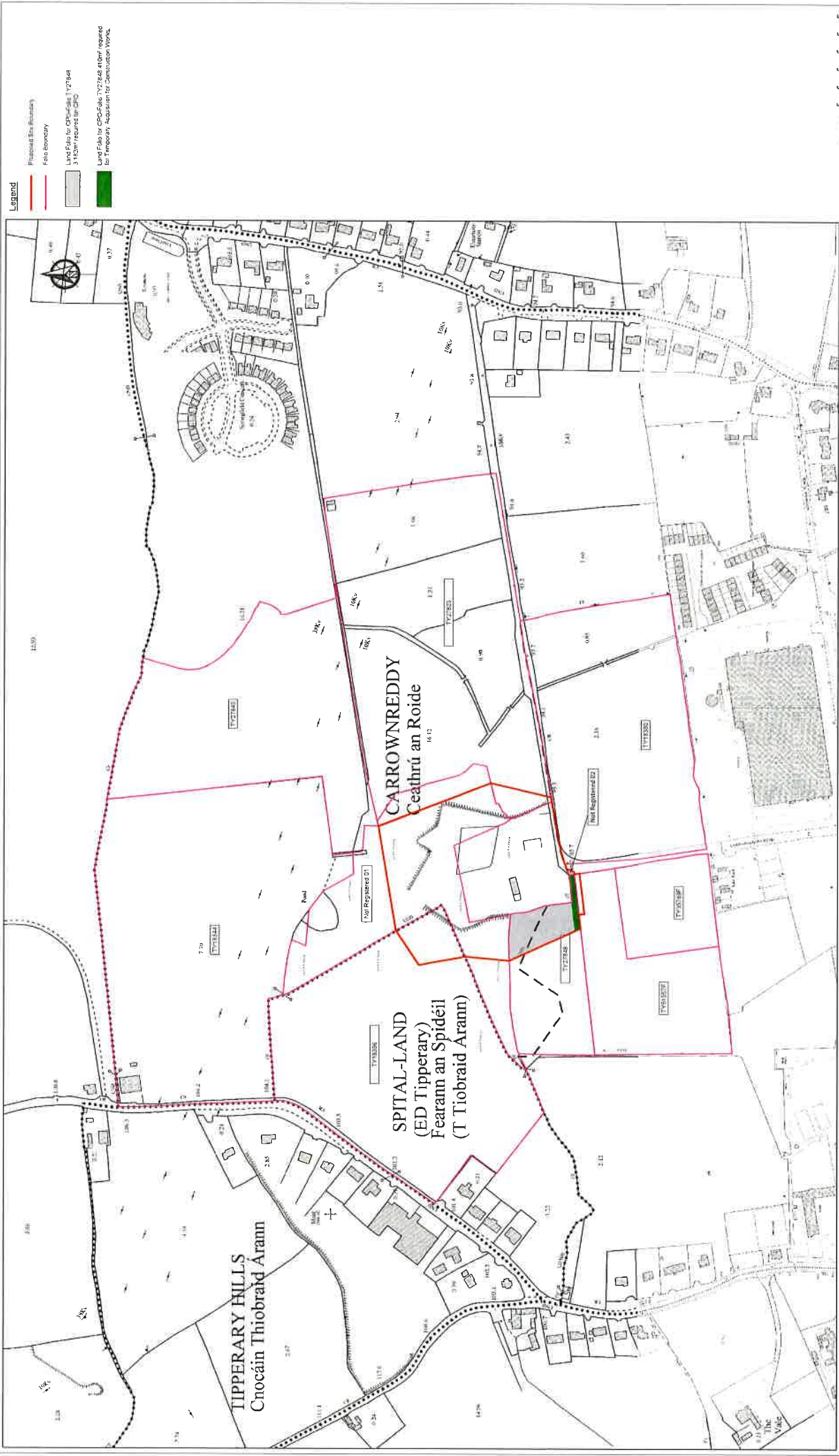
This map indicates the land in respect of which you are listed as owner/lessee/occupier in the schedule (copy enclosed) to the compulsory purchase order.

Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section

Copy to: The Principal of St. Ailbes' School, Rosanna Road, Tipperary Town, Co. Tipperary. E34H596  
Michael Cotter (The Receiver), Ernst & Young Accountants, EY, City Quarter, Lapp's Quay, Centre, Cork  
Richard Tobin, Director & Secretary, **Watercourse Properties Ltd.**, 70 Main Street, Charleville, Co. Cork  
Richard Tobin, The Strand, Tragumna, Skibbereen, Co. Cork



Rev.	Description	App By	Date
A	ISSUE FOR PLANNING	CC	17.11.21
B	ISSUE FOR PLANNING	CC	07.12.21
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D	ISSUE FOR PLANNING	CC	27.09.22

PROJECT		CLIENT	
<b>TIPPERARY TOWN HISTORIC LANDFILL REMEDIATION</b> Tipperary Town Closed Landfill Remediation Scheme, CPO of Portion of Lands from Folio TY27848 Situated in the Townland of Carrowreddy, Co. Tipperary.		<b>TIPPERARY COUNTY COUNCIL</b>	
SHEET	P0563-CPO-0001	DATE	17.11.21
Drawn By	CS	Project number	P0563
Checked by	AB	Drawing Number	P0563-CPO-0001
Rev	D	Scale @ A4.1	1:2000

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Comhairle Contae Thiobraid Árann  
Tipperary County Council

**TIPPERARY TOWN CLOSED LANDFILL REMEDIATION SCHEME**  
COMPULSORY PURCHASE ORDER (ENVIRONMENT) 2023

FORM OF NOTICE OF A COMPULSORY PURCHASE ORDER FOR THE PURPOSES OF THE HOUSING ACT, 1966, TO BE SERVED ON OWNERS, LESSEES AND OCCUPIERS IN ACCORDANCE WITH ARTICLE 4 (a) OF THE THIRD SCHEDULE TO THE SAID ACT, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT 2000  
COMPULSORY ACQUISITION OF LAND

To: **Trustees of St. Ailbe's School Parents Trust c/o Kevin O'Reilly**

of: **Glenpadeen, Co. Tipperary**

1. **TIPPERARY COUNTY COUNCIL** (hereinafter referred to as "the local authority") in exercise of the powers conferred upon it by Section 76 of the Housing Act, 1966, and the Third Schedule thereto (as amended by the Planning and Development Act, 2000), has made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter "the Board") for confirmation.
2. If confirmed, the order will authorise the local authority to acquire compulsorily the land described in the Schedule to this notice for the purposes of the Housing Act, 1966 for the Tipperary Town Closed Landfill Remediation Scheme.
3. A copy of the order and of the map referred to in it is on public display and may be seen at all reasonable hours (9:30am to 4:30pm Monday to Friday, and excluding Saturdays, Sundays and public holidays) from Friday 12<sup>th</sup> May 2023 until Friday 30<sup>th</sup> June 2023, inclusive, at:
  - Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91 N512, and
  - Tipperary-Cahir-Cashel Municipal District, Rosanna Road, Tipperary, Co. Tipperary, E34 WD51.

A copy of the order and the deposit maps referred to in it may be inspected on our our consultation portal at

<https://consultations.tipperarycoco.ie/consultations>

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

Unknown owners and unknown lessees of the land described in the Schedule will be notified by way of a copy of this notice being erected on the lands.

4. Any objections to the order, to the compulsory acquisition of lands described in the Schedule Part II Land to be Permanently Acquired and Schedule Part III Land to be Temporarily Acquired, should be addressed in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, so as to reach the Board before 5:30pm on Friday 30<sup>th</sup> June 2023.
5. The Board cannot confirm 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.  
An Bord 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, the Board must consider any objection(s) 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 Act, 2000 (as amended) and in the event of an oral hearing being held, any report of the person who conducted the hearing.
6. An Bord 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.
7. If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the Board 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 Board shall inform the local authority, which may then confirm the order with or without modification, or refuse to so confirm it.
8. If land to which the order, as confirmed by either the Board 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.
9. In the opinion of the local authority, 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 local authority, 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.

10. Any dispute in relation to compensation shall be referred to and be determined by a property arbitrator appointed under the Property Values (Arbitration and Appeals) Act, 1960.
11. 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).
12. An application is also being made to An Bord Pleanála under Section 177AE of the Planning and Development Act 2000 (as amended), for which separate notice has been given, and for which a Natura Impact Statement has been prepared in respect of the development which is proposed to be carried out on the lands.
13. Submissions and observations in relation to that application in relation to the implications of the proposed development for proper planning and sustainable development of the area concerned; the likely effects on the environment and the likely significant effects on a European Site may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, to be received no later than 5:30pm on Friday 30<sup>th</sup> June 2023.
14. The person conducting any oral hearing that may be held in relation to the Compulsory Purchase Order which relates to a development under section 177AE of the Planning and Development Act 2000 (as amended) is entitled to hear evidence on the likely effects on the environment, the likely consequences for proper planning and sustainable development and the likely significant effects on a European Site.

SCHEDULE PART II LAND TO BE PERMANENTLY ACQUIRED AND SCHEDULE PART III LAND TO BE TEMPORARILY ACQUIRED ARE ANNEXED HERETO.

Dated this 27<sup>th</sup> day of April 2023

**Signed:**

A handwritten signature in black ink, appearing to read "Ger Walsh", is written over a solid horizontal line.

Ger Walsh

Senior Executive Officer

Corporate Services

**Schedule Part II**

**Land to be Permanently Acquired**

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 a lesser period than a month)
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 3,182 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban &amp; Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Trustees of St. Ailbe's School Parents Trust	Paul O'Callaghan	Kevin O'Reilly	John Blackburn	Owner
		Murgasty	Tipperary	County Tipperary	Ballinalard	County Tipperary
Portion from folio 'TY18396' on drawing P0563-CPO-0002	<p><b>Area:</b> 3,078 m<sup>2</sup></p> <p><b>Type:</b> Marsh land</p> <p><b>Townland:</b> Spital-Land (Tipperary Rural)</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Patrick Noel Fitzgerald & Mary Fitzgerald	Moanvaun	Cappawhite	None	Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512
Portion from lands 'Not Registered 01' on drawing P0563-CPO-0003	<p><b>Area:</b> 15,413 m<sup>2</sup></p> <p><b>Type:</b> Marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Unknown				None Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512



**Schedule Part II**

**Land to be Permanently Acquired**

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 a lesser period than a month)
Portion from folio 'TY27823' on drawing P0563-CPO-0004	<p><b>Ha:</b> 1,463 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	<p>Ahmed Manzoor E.N.T. Limited</p> <p>21 Ashmount</p> <p>Church Road</p> <p>Raheen</p> <p>Limerick</p>	None	Owner
Portion from lands 'Not Registered 02' on drawing P0563-CPO-0005	<p><b>Ha:</b> 32m<sup>2</sup></p> <p><b>Type:</b> Roadbed</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Unknown	None	<p>Tipperary County Council</p> <p>Tipperary Civic Offices</p> <p>Clonmel</p> <p>County Tipperary</p> <p>E91 N512</p>

**Schedule Part III**  
**Land to be Temporarily Acquired**

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 a lesser period than a month)	
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 410 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Trustees of St. Ailbe's School Parents Trust	Paul O'Callaghan	Kevin O'Reilly	John Blackburn	Tipperary County Council Tipperary Civic Offices	
		Murgasty	County Tipperary	Glenpadeen	Ballinalard	Clonmel	
Portion from folio 'TY51557F' on drawing P0563-CPO-0006	<p><b>Ha:</b> 273m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Housing & Sustainable Communities Agency			Cumberland House	Fenian Street	County Tipperary E91 N512
		Dublin 2				Owner	





Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
Cluain Meala,  
Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Clonmel,  
Co. Tipperary  
E91 N512

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
An tAonach,  
Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Nenagh,  
Co. Tipperary  
E45 A099

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tipperarycoco.ie

**Patrick Noel Fitzgerald & Mary Fitzgerald**  
Moanvaun  
Cappawhite  
Co. Tipperary

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir / Madam,

Enclosed is the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

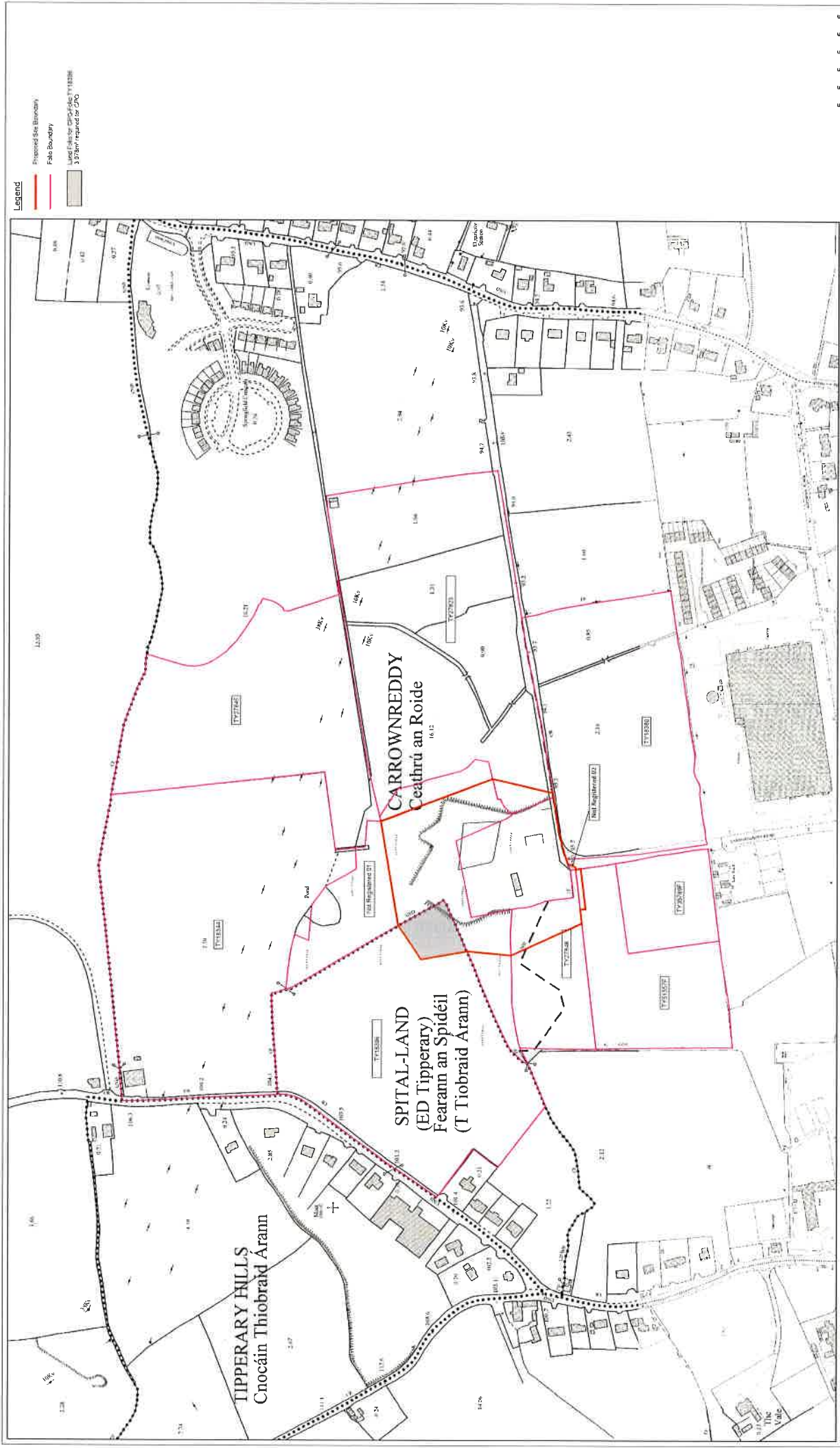
For your assistance an extract from the compulsory purchase order maps ("the deposit map") is also enclosed.

This map indicates the land in respect of which you are listed as owner/lessee/occupier in the schedule (copy enclosed) to the compulsory purchase order.

Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section



27 September 2023

<b>TIPPERARY COUNTY COUNCIL</b>	
<b>CLIENT</b>	<b>TIPPERARY TOWN HISTORIC LANDFILL REMEDIATION</b>
<b>PROJECT</b>	<b>Tipperary Town Closed Landfill Remediation Scheme, CPO of Portion of Land from Folio TY18396 situated in the townland of Spital-Land, Co. Tipperary</b>
<b>SHOET</b>	<b>Scale @ A1-1 1:2000</b>
<b>DAMP</b>	<b>Project number P0563</b>
<b>Drawn By</b>	<b>CS</b>
<b>Checked by</b>	<b>AB</b>
<b>Rev</b>	<b>Drawing Number P0563-CPO-0002</b>
<b>Rev</b>	<b>C</b>

Rev.	Description	App By	Date
A	ISSUE FOR PLANNING	CC	17.11.21
B	ISSUE FOR PLANNING	CC	07.12.21
C	ISSUE FOR PLANNING	CC	27.09.22

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**TIPPERARY TOWN CLOSED LANDFILL REMEDIATION SCHEME**  
COMPULSORY PURCHASE ORDER (ENVIRONMENT) 2023

FORM OF NOTICE OF A COMPULSORY PURCHASE ORDER FOR THE PURPOSES OF THE HOUSING ACT, 1966, TO BE SERVED ON OWNERS, LESSEES AND OCCUPIERS IN ACCORDANCE WITH ARTICLE 4 (a) OF THE THIRD SCHEDULE TO THE SAID ACT, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT 2000  
COMPULSORY ACQUISITION OF LAND

To: **Patrick Noel Fitzgerald & Mary Fitzgerald**

of: **Moanvaun, Cappawhite, Co. Tipperary**

1. **TIPPERARY COUNTY COUNCIL** (hereinafter referred to as "the local authority") in exercise of the powers conferred upon it by Section 76 of the Housing Act, 1966, and the Third Schedule thereto (as amended by the Planning and Development Act, 2000), has made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter "the Board") for confirmation.
2. If confirmed, the order will authorise the local authority to acquire compulsorily the land described in the Schedule to this notice for the purposes of the Housing Act, 1966 for the Tipperary Town Closed Landfill Remediation Scheme.
3. A copy of the order and of the map referred to in it is on public display and may be seen at all reasonable hours (9:30am to 4:30pm Monday to Friday, and excluding Saturdays, Sundays and public holidays) from Friday 12<sup>th</sup> May 2023 until Friday 30<sup>th</sup> June 2023, inclusive, at:
  - Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91 N512, and
  - Tipperary-Cahir-Cashel Municipal District, Rosanna Road, Tipperary, Co. Tipperary, E34 WD51.

A copy of the order and the deposit maps referred to in it may be inspected on our our consultation portal at

<https://consultations.tipperarycoco.ie/consultations>

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

Unknown owners and unknown lessees of the land described in the Schedule will be notified by way of a copy of this notice being erected on the lands.

4. Any objections to the order, to the compulsory acquisition of lands described in the Schedule Part II Land to be Permanently Acquired and Schedule Part III Land to be Temporarily Acquired, should be addressed in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, so as to reach the Board before 5:30pm on Friday 30<sup>th</sup> June 2023.
5. The Board cannot confirm 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.  
An Bord 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, the Board must consider any objection(s) 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 Act, 2000 (as amended) and in the event of an oral hearing being held, any report of the person who conducted the hearing.
6. An Bord 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.
7. If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the Board 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 Board shall inform the local authority, which may then confirm the order with or without modification, or refuse to so confirm it.
8. If land to which the order, as confirmed by either the Board 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.
9. In the opinion of the local authority, 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 local authority, 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.

10. Any dispute in relation to compensation shall be referred to and be determined by a property arbitrator appointed under the Property Values (Arbitration and Appeals) Act, 1960.
11. 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).
12. An application is also being made to An Bord Pleanála under Section 177AE of the Planning and Development Act 2000 (as amended), for which separate notice has been given, and for which a Natura Impact Statement has been prepared in respect of the development which is proposed to be carried out on the lands.
13. Submissions and observations in relation to that application in relation to the implications of the proposed development for proper planning and sustainable development of the area concerned; the likely effects on the environment and the likely significant effects on a European Site may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, to be received no later than 5:30pm on Friday 30<sup>th</sup> June 2023.
14. The person conducting any oral hearing that may be held in relation to the Compulsory Purchase Order which relates to a development under section 177AE of the Planning and Development Act 2000 (as amended) is entitled to hear evidence on the likely effects on the environment, the likely consequences for proper planning and sustainable development and the likely significant effects on a European Site.

SCHEDULE PART II LAND TO BE PERMANENTLY ACQUIRED AND SCHEDULE PART III LAND TO BE TEMPORARILY ACQUIRED ARE ANNEXED HERETO.

Dated this 27<sup>th</sup> day of April 2023



**Signed:**

A handwritten signature in black ink, appearing to read "Ger Walsh", is written over a solid horizontal line.

Ger Walsh

Senior Executive Officer

Corporate Services

**Schedule Part II**  
**Land to be Permanently Acquired**

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 a lesser period than a month)
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 3,182 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban &amp; Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Trustees of St. Ailbe's School Parents Trust Paul O'Callaghan Murgasty Tipperary County Tipperary Kevin O'Reilly Glenpadeen County Tipperary John Blackburn Ballinalard Tipperary County Tipperary	None	Owner
Portion from folio 'TY18396' on drawing P0563-CPO-0002	<p><b>Area:</b> 3,078 m<sup>2</sup></p> <p><b>Type:</b> Marsh land</p> <p><b>Townland:</b> Spital-Land (Tipperary Rural)</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Patrick Noel Fitzgerald & Mary Fitzgerald Moanvaun Cappawhite County Tipperary	None	Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512
Portion from lands 'Not Registered 01' on drawing P0563-CPO-0003	<p><b>Area:</b> 15,413 m<sup>2</sup></p> <p><b>Type:</b> Marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Unknown	None	Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512

**Schedule Part II**

**Land to be Permanently Acquired**

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 a lesser period than a month)
Portion from folio 'TY27823' on drawing P0563-CPO-0004	<p><b>Ha:</b> 1,463 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Ahmed Manzoor E.N.T. Limited 21 Ashmount Church Road Raheen Limerick	None	Owner
Portion from lands 'Not Registered 02' on drawing P0563-CPO-0005	<p><b>Ha:</b> 32m<sup>2</sup></p> <p><b>Type:</b> Roadbed</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Unknown	None	Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512

**Schedule Part III**  
**Land to be Temporarily Acquired**

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 a lesser period than a month)
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 410 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Trustees of St. Ailbe's School Parents Trust	Paul O'Callaghan	Kevin O'Reilly	John Blackburn	Tipperary County Council Tipperary Civic Offices
		Murgasty Tipperary	County Tipperary	County Tipperary		Clonmel County Tipperary
Portion from folio 'TY51557F' on drawing P0563-CPO-0006	<p><b>Ha:</b> 273m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Housing & Sustainable Communities Agency	Cumberland House	Fenian Street	Dublin 2	Owner





Comhairle Contae Thiobraid Árann  
Tipperary County Council

Comhairle Contae  
Thiobraid Árann,  
Oifigí Cathartha,  
Cluain Meala,  
Co. Thiobraid Árann  
Tipperary County Council,  
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E91 N512

Comhairle Contae  
Thiobraid Árann,  
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Co. Thiobraid Árann  
Tipperary County Council,  
Civic Offices, Nenagh,  
Co. Tipperary  
E45 A099

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e customerservice  
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tipperarycoco.ie

**Paul O'Callaghan**

Trustee of St. Ailbe's School Parents Trust  
Murgasty,  
Tipperary,  
Co. Tipperary

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir / Madam,

Enclosed is the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

For your assistance an extract from the compulsory purchase order maps ("the deposit map") is also enclosed.

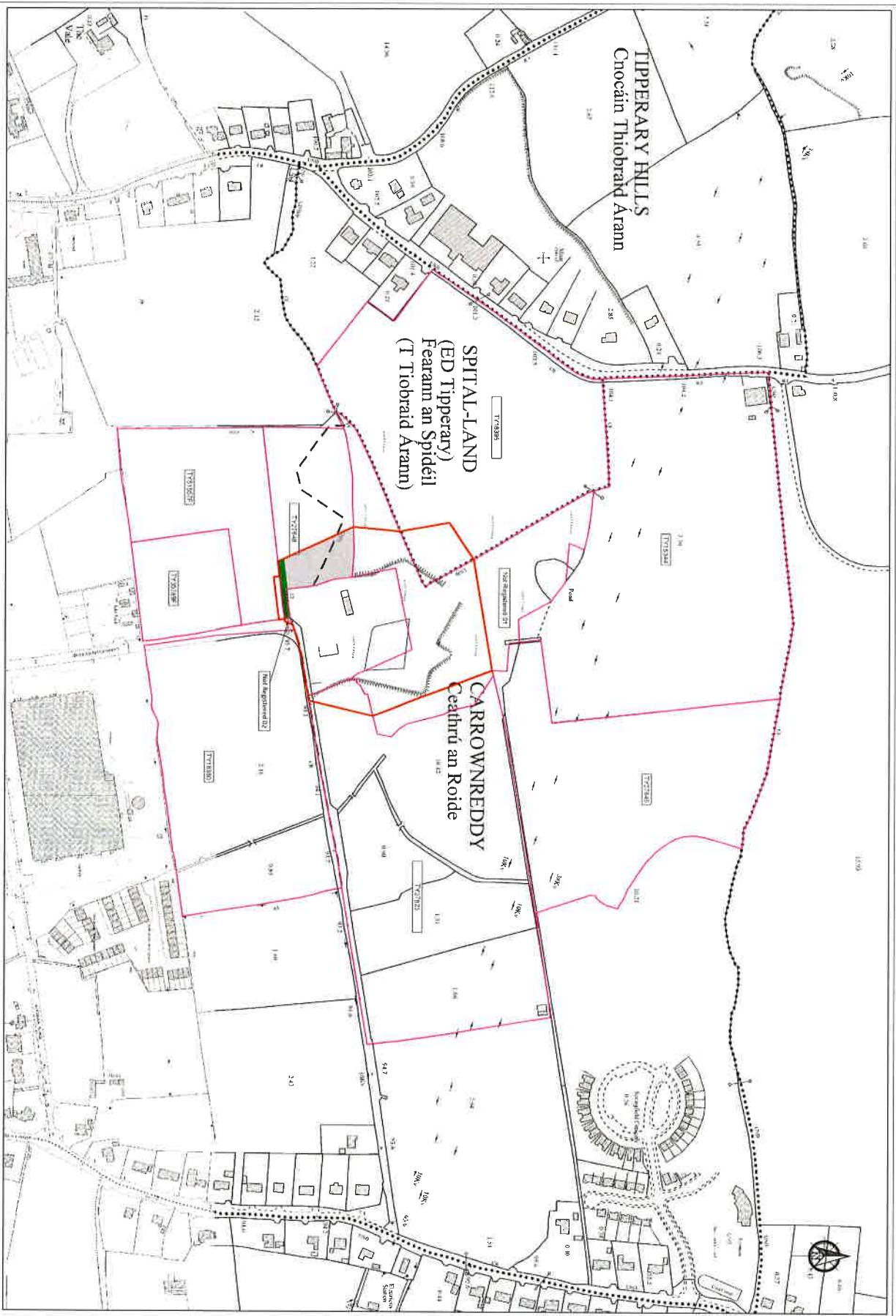
This map indicates the land in respect of which you are listed as owner/lessee/occupier in the schedule (copy enclosed) to the compulsory purchase order.

Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section

Copy to: The Principal of St. Ailbes' School, Rosanna Road, Tipperary Town, Co. Tipperary. E34H596  
Michael Cotter (The Receiver), Ernst & Young Accountants, EY, City Quarter, Lapp's Quay, Centre, Cork  
Richard Tobin, Director & Secretary, **Watercourse Properties Ltd.**, 70 Main Street, Charleville, Co. Cork  
Richard Tobin, The Strand, Tragumna, Skibbereen, Co. Cork



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Rev.	Description	App By	Date
A	ISSUE FOR PLANNING	CIC	17.11.21
B	ISSUE FOR PLANNING	CIC	07.12.21
C	ISSUE FOR PLANNING	CIC	21.06.22
D	ISSUE FOR PLANNING	CIC	27.09.22

PROJECT		CLIENT	
TIPPERARY TOWN HISTORIC LANDFILL REMEDIATION		TIPPERARY COUNTY COUNCIL	
SHEET	Tipperary Town Closed Landfill Remediation Scheme, CPO of Portion of Lands from Folio T127848 Situated in the Townland of Carrowreddy, Co. Tipperary.	Date	27.11.21
		Drawn by	CS
		Checked by	AB
		Project number	0050
		Drawing Number	P0563-CPO-0001
		Scale @ A1:1	1:2000
		Rev	D



Comhairle Contae Thiobraid Árann  
Tipperary County Council

**TIPPERARY TOWN CLOSED LANDFILL REMEDIATION SCHEME**  
COMPULSORY PURCHASE ORDER (ENVIRONMENT) 2023

FORM OF NOTICE OF A COMPULSORY PURCHASE ORDER FOR THE PURPOSES OF THE HOUSING ACT, 1966, TO BE SERVED ON OWNERS, LESSEES AND OCCUPIERS IN ACCORDANCE WITH ARTICLE 4 (a) OF THE THIRD SCHEDULE TO THE SAID ACT, AS AMENDED BY THE PLANNING AND DEVELOPMENT ACT 2000  
COMPULSORY ACQUISITION OF LAND

To: **Trustees of St. Ailbe's School Parents Trust c/o Paul O'Callaghan**

of: **Murgasty, Tipperary, Co. Tipperary**

1. **TIPPERARY COUNTY COUNCIL** (hereinafter referred to as "the local authority") in exercise of the powers conferred upon it by Section 76 of the Housing Act, 1966, and the Third Schedule thereto (as amended by the Planning and Development Act, 2000), has made an order entitled as above which is about to be submitted to An Bord Pleanála (hereafter "the Board") for confirmation.
2. If confirmed, the order will authorise the local authority to acquire compulsorily the land described in the Schedule to this notice for the purposes of the Housing Act, 1966 for the Tipperary Town Closed Landfill Remediation Scheme.
3. A copy of the order and of the map referred to in it is on public display and may be seen at all reasonable hours (9:30am to 4:30pm Monday to Friday, and excluding Saturdays, Sundays and public holidays) from Friday 12<sup>th</sup> May 2023 until Friday 30<sup>th</sup> June 2023, inclusive, at:
  - Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary, E91 N512, and
  - Tipperary-Cahir-Cashel Municipal District, Rosanna Road, Tipperary, Co. Tipperary, E34 WD51.

A copy of the order and the deposit maps referred to in it may be inspected on our consultation portal at

<https://consultations.tipperarycoco.ie/consultations>



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

Unknown owners and unknown lessees of the land described in the Schedule will be notified by way of a copy of this notice being erected on the lands.

4. Any objections to the order, to the compulsory acquisition of lands described in the Schedule Part II Land to be Permanently Acquired and Schedule Part III Land to be Temporarily Acquired, should be addressed in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, so as to reach the Board before 5:30pm on Friday 30<sup>th</sup> June 2023.
5. The Board cannot confirm 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.  
An Bord 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, the Board must consider any objection(s) 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 Act, 2000 (as amended) and in the event of an oral hearing being held, any report of the person who conducted the hearing.
6. An Bord 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.
7. If no objection is received to the proposed compulsory acquisition of land, the objection is withdrawn or the Board 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 Board shall inform the local authority, which may then confirm the order with or without modification, or refuse to so confirm it.
8. If land to which the order, as confirmed by either the Board 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.
9. In the opinion of the local authority, 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 local authority, 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.

10. Any dispute in relation to compensation shall be referred to and be determined by a property arbitrator appointed under the Property Values (Arbitration and Appeals) Act, 1960.
11. 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).
12. An application is also being made to An Bord Pleanála under Section 177AE of the Planning and Development Act 2000 (as amended), for which separate notice has been given, and for which a Natura Impact Statement has been prepared in respect of the development which is proposed to be carried out on the lands.
13. Submissions and observations in relation to that application in relation to the implications of the proposed development for proper planning and sustainable development of the area concerned; the likely effects on the environment and the likely significant effects on a European Site may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902, to be received no later than 5:30pm on Friday 30<sup>th</sup> June 2023.
14. The person conducting any oral hearing that may be held in relation to the Compulsory Purchase Order which relates to a development under section 177AE of the Planning and Development Act 2000 (as amended) is entitled to hear evidence on the likely effects on the environment, the likely consequences for proper planning and sustainable development and the likely significant effects on a European Site.

SCHEDULE PART II LAND TO BE PERMANENTLY ACQUIRED AND SCHEDULE PART III LAND TO BE TEMPORARILY ACQUIRED ARE ANNEXED HERETO.

Dated this 27<sup>th</sup> day of April 2023

**Signed:**

A handwritten signature in black ink, appearing to read "Ger Walsh", is written over a solid horizontal line.

Ger Walsh  
Senior Executive Officer  
Corporate Services

**Schedule Part II**

**Land to be Permanently Acquired**

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 a lesser period than a month)
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 3,182 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban &amp; Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Trustees of St. Ailbe's School Parents Trust	Paul O'Callaghan	<p>Kevin O'Reilly</p> <p>Glenpadeen County Tipperary</p> <p>John Blackburn Ballinalard Tipperary</p> <p>County Tipperary</p>	None	Owner
Portion from folio 'TY18396' on drawing P0563-CPO-0002	<p><b>Area:</b> 3,078 m<sup>2</sup></p> <p><b>Type:</b> Marsh land</p> <p><b>Townland:</b> Spital-Land (Tipperary Rural)</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Patrick Noel Fitzgerald & Mary Fitzgerald	Moanvaun	Cappawhite <p>County Tipperary</p>	None	<p>Tipperary County Council</p> <p>Tipperary Civic Offices</p> <p>Clonmel</p> <p>County Tipperary</p> <p>E91 N512</p>
Portion from lands 'Not Registered 01' on drawing P0563-CPO-0003	<p><b>Area:</b> 15,413 m<sup>2</sup></p> <p><b>Type:</b> Marsh Land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Unknown			None	<p>Tipperary County Council</p> <p>Tipperary Civic Offices</p> <p>Clonmel</p> <p>County Tipperary</p> <p>E91 N512</p>

**Schedule Part II**  
**Land to be Permanently Acquired**

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 a lesser period than a month)
Portion from folio 'TY27823' on drawing P0563-CPO-0004	<p><b>Ha:</b> 1,463 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land and marsh land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary Rural</p> <p><b>County:</b> Tipperary</p>	Ahmed Manzoor E.N.T. Limited 21 Ashmount Church Road Raheen Limerick	None	Owner
Portion from lands 'Not Registered 02' on drawing P0563-CPO-0005	<p><b>Ha:</b> 32m<sup>2</sup></p> <p><b>Type:</b> Roadbed</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Unknown	None	Tipperary County Council Tipperary Civic Offices Clonmel County Tipperary E91 N512

**Schedule Part III**

**Land to be Temporarily Acquired**

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 a lesser period than a month)
Portion from folio 'TY27848' on drawing P0563-CPO-0001	<p><b>Area:</b> 410 m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Trustees of St. Ailbe's School Parents Trust	Paul O'Callaghan	Kevin O'Reilly	John Blackburn	<p>Tipperary County Council</p> <p>Tipperary Civic Offices</p> <p>Clonmel</p> <p>County Tipperary</p> <p>E91 N512</p>
Portion from folio 'TY51557F' on drawing P0563-CPO-0006	<p><b>Ha:</b> 273m<sup>2</sup></p> <p><b>Type:</b> Agricultural land</p> <p><b>Townland:</b> Carrownreddy</p> <p><b>ED:</b> Tipperary East Urban</p> <p><b>County:</b> Tipperary</p>	Housing & Sustainable Communities Agency	Cumberland House	Fenian Street	Dublin 2	<p>None</p> <p>Owner</p>





Comhairle Contae Thiobraid Árann  
Tipperary County Council

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The Principal of St. Ailbes' School  
Rosanna Road  
Tipperary Town  
Co. Tipperary  
E34H596

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Principal,

Enclosed for your information are letters confirming the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

This Notice was issued to the trustees of St. Ailbe's School Parents Trust, namely Paul O'Callaghan, Kevin O'Reilly and John Blackburn, as currently identified on the land registry title for the Folio TY 27848. A copy of the letters with Notice has also issued to Ernst & Young Accountants, Watercourse Properties Ltd. and director Richard Tobin.

Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section





Comhairle Contae Thiobraid Árann  
Tipperary County Council

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Mr. Richard Tobin  
The Strand,  
Tragumna,  
Skibbereen,  
Co. Cork

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir,

Enclosed for your information are letters confirming the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

This Notice was issued to the trustees of St. Ailbe's School Parents Trust, namely Paul O'Callaghan, Kevin O'Reilly and John Blackburn, as currently identified on the land registry title for the Folio TY 27848. A copy of the letters with Notice is issued to Mr. Richard Tobin, as Director & Secretary of **Watercourse Properties Ltd.** who I understand is the current owner of the property (through its Director Mr. Denis Fehan, now deceased).

Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section



Comhairle Contae Thiobraid Árann  
Tipperary County Council

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To whom it concerns

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir / Madam,

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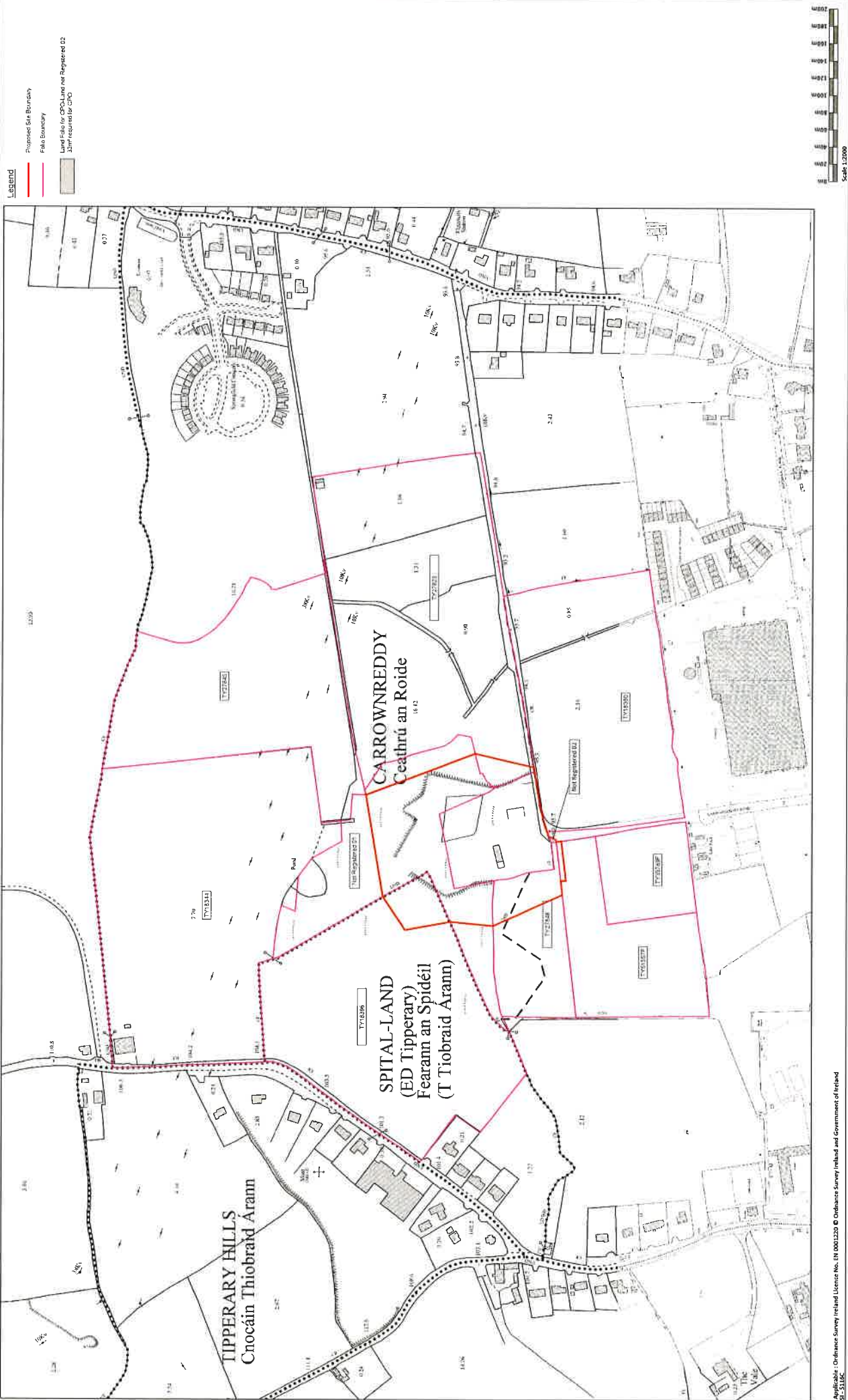
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This map indicates the land in respect of which you are listed as owner/lessee/occupier in the schedule (copy enclosed) to the compulsory purchase order.

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Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section



<p><b>TIPPERARY COUNTY COUNCIL</b></p>	
<p><b>PROJECT</b></p> <p>TIPPERARY TOWN HISTORIC LANDFILL REMEDIATION</p>	<p><b>CLIENT</b></p> <p>TIPPERARY COUNTY COUNCIL</p>
<p><b>SHEET</b></p> <p>Tipperary Town Closed Landfill Remediation Scheme, CPO of portion of land from Lands not Registered 02 situated in the townland of Carrowreddy, Co. Tipperary</p>	<p><b>Project number</b></p> <p>POS63</p> <p><b>Scale (A1-1)</b></p> <p>1:2000</p>
<p><b>App By</b></p> <p>CC</p> <p><b>Date</b></p> <p>11.04.20</p>	<p><b>Drawn By</b></p> <p>SOC</p> <p><b>Date</b></p> <p>11.04.20</p>
<p><b>Description</b></p> <p>A ISSUE FOR PLANNING</p> <p>B ISSUE FOR PLANNING</p> <p>C ISSUE FOR PLANNING</p>	<p><b>Checked by</b></p> <p>AB</p> <p><b>Rev</b></p> <p>C</p>

Rev.	Description	App By	Date
A	ISSUE FOR PLANNING	CC	11.04.20
B	ISSUE FOR PLANNING	CC	07.12.21
C	ISSUE FOR PLANNING	CC	27.09.22

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To whom it concerns

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir / Madam,

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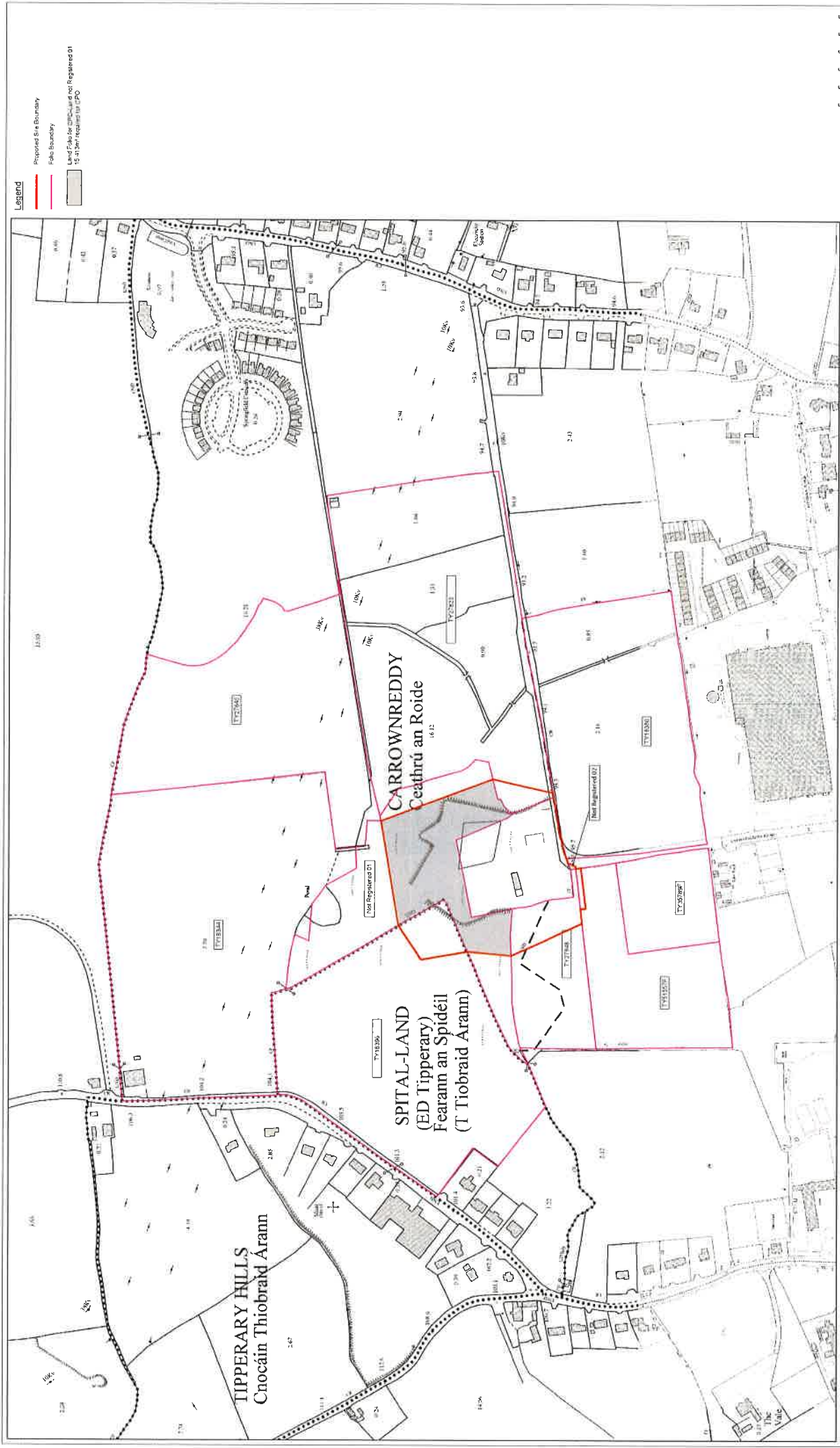
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Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section



- Legend**
- Proposed Site Boundary
  - Field Boundary
  - Land Placed CPO and not Registered 01
  - Not Registered CPO

Scale 1:2000

Rev	Description	App By	Date
A	ISSUE FOR PLANNING	C/C	17.11.21
B	ISSUE FOR PLANNING	C/C	07.12.21
C	ISSUE FOR PLANNING	C/C	27.08.22

**PROJECT**  
**TIPPERARY TOWN HISTORIC LANDFILL REMEDIATION**  
 Tipperary Town Closed Landfill Remediation Scheme, CPO of portion of land from Lands not Registered 01 situated in the townland of Carrowreddy, Co. Tipperary

CLIENT		SHEET	
TIPPERARY COUNTY COUNCIL		Date	17.11.21
Project number	P0563	Scale @	1:2000
Drawn by	CS	Drawing Number	P0563-CPO-0003
Checked by	AB	Rev	C

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To whom it concerns

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir / Madam,

Enclosed is the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

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Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section



- Legend**
- Proposed Site Boundary
  - Field Boundary
- Land Folio**
- Not Registered O1
    - 1543m<sup>2</sup>
    - 1433m<sup>2</sup>
    - 3529m<sup>2</sup>
    - 3079m<sup>2</sup>
    - 33m<sup>2</sup>
  - Not Registered O2
  - Land Folio for CPO-Folio TY17948
    - 3.15km<sup>2</sup> required for CPO
  - Land Folio for CPO-Folio TY18356
    - 3.07km<sup>2</sup> required for CPO
  - Land Folio for CPO-Folio Not Registered O1
    - 18.31km<sup>2</sup> required for CPO
  - Land Folio for CPO-Folio TY17823
    - 1.55km<sup>2</sup> required for CPO
  - Land Folio for CPO-Folio Not Registered O2
    - 32m<sup>2</sup> required for CPO
  - Land Folio for CPO-Folio TY17948 A10m<sup>2</sup> required for Temporary Acquisition for Construction Works.
  - Land Folio for CPO-Folio TY18356C 33m<sup>2</sup> required for Temporary Acquisition for Construction Works.

**CPO Area Required**

Not Registered O1	1543m <sup>2</sup>
TY17823	1433m <sup>2</sup>
TY17848	3529m <sup>2</sup>
TY18396	3079m <sup>2</sup>
Not Registered O2	33m <sup>2</sup>



**TIPPERARY COUNTY COUNCIL**

**TIPPERARY TOWN HISTORIC LANDFILL REMEDIATION**

SHEET: Tipperary Town Closed Landfill Remediation Scheme, CPO of Portions of Land from Folios TY17848, TY18396, TY17823 and Lands Not Registered 1 & 2 Situated in the Townland of Carrownreddy & Spital-Land, Co. Tipperary.

CLIENT	PROJECT
DATE	17.11.21
DRAWN BY	SOC
CHECKED BY	AB
PROJECT NUMBER	0063
DRAWING NUMBER	P0563-CPO-0000
SCALE	A1
REV	B

Rev	Description	App By	Date
A	ISSUE FOR PLANNING	BG	17.11.21
B	ISSUE FOR PLANNING	CF	27.09.22

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Tipperary County Council

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Richard Tobin  
Director & Secretary  
**Watercourse Properties Ltd.**  
70 Main Street  
Charleville  
Co. Cork

05<sup>th</sup> May 2023

**Re: Notice of Compulsory Purchase of Land**  
Tipperary Town Closed Landfill Remediation Scheme  
**Compulsory Purchase Order (Environment) 2023**

Dear Sir,

Enclosed for your information are letters confirming the formal Notice of the making of the above described Compulsory Purchase Order for the completion of the Tipperary Town Closed Landfill Remediation Scheme located at Carrownreddy and Spital-Land (ED Tipperary), Tipperary Town, Co. Tipperary.

This Notice was issued to the trustees of St. Ailbe's School Parents Trust, namely Paul O'Callaghan, Kevin O'Reilly and John Blackburn, as currently identified on the land registry title for the Folio TY 27848. A copy of the letters with Notice is issued to Mr. Richard Tobin, as Director & Secretary of **Watercourse Properties Ltd.** who I understand is the current owner of the property (through its Director Mr. Denis Fehan, now deceased).

Formal Notice of the Compulsory Purchase Order will appear in the Tipperary Star and The Nationalist on Thursday 4<sup>th</sup> May 2023.

Yours sincerely

Kieran McKenna  
Acting Senior Executive Engineer  
Environment & Climate Action Section