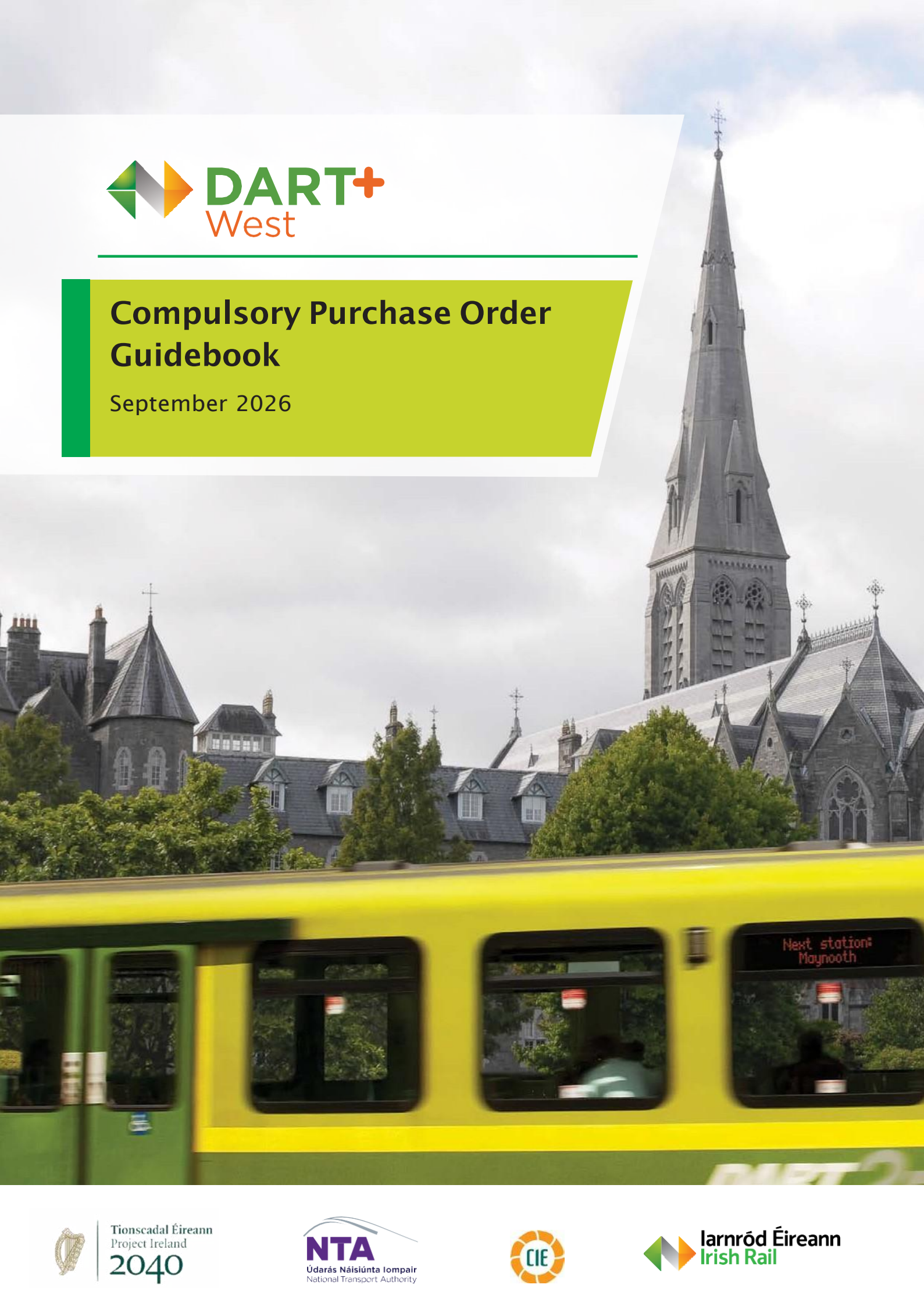




Compulsory Purchase Order Guidebook

September 2026



Tionscadal Éireann
Project Ireland
2040



Iarnród Éireann
Irish Rail



Compulsory Purchase Order (CPO) Process Guide for the DART+ Programme

Introduction to DART+

DART+ is Iarnród Éireann's plan to revolutionise travel in the Greater Dublin Area. It will see the DART (Dublin Area Rapid Transport) network grow from its current 50km in length to over 150km, bringing DART travel with all its benefits to new and existing communities.

It will promote multi modal transit, active travel, boost regional connectivity and make public transport the preferred option for more and more people. The DART+ Programme will deliver frequent, modern, electrified services within the Greater Dublin Area and will improve connectivity to regional towns and cities.

The DART+ Programme includes the following rail improvements:

- DART+ West – Kilcock and Maynooth/M3 Parkway to the City Centre
- DART+ South West - Hazelhatch & Celbridge to the City Centre
- DART+ Coastal North - Drogheda to the City Centre
- DART+ Coastal South - Greystones to the City Centre
- DART+ Fleet - purchase of new train fleet to increase train services
- DART+ Depot

The DART+ Programme has successfully applied for Railway Orders for its West, South West and Coastal North routes. Applications for Railway Orders for the Coastal South route and a new Depot will be made in the future.

What is a Compulsory Purchase Order?

A Compulsory Purchase Order (CPO) is a legal function that allows statutory bodies such as Córas Iompair Éireann (CIÉ) or Iarnród Éireann - Irish Rail to acquire land and property for infrastructure projects, such as railway schemes, where a compelling case for the benefit of public interest can be demonstrated.

With the DART+ West Railway Order having been granted in July 2024, CIÉ can now commence the compulsory acquisition process. Given the scale of the overall DART+ programme, a number of public and privately owned properties will be impacted and acquired, in whole or in part. CIÉ commences this process by serving Notices to Treat, after which the recipient can then lodge their claim for compensation if they so wish.

1. Statutory Basis & Competent Authority

Railway Orders are granted by An Coimisiún Pleanála (formerly An Bord Pleanála) in accordance with the Transport (Railway Infrastructure) Act 2001 (as amended).

2. End-to-End lifecycle of land acquisition

- Pre-application and public consultation (non-statutory): design development and early engagement.
- Railway Order application to An Coimisiún Pleanála (formerly An Bord Pleanála): submission of design drawings, Environmental Impact Assessment Report (EIAR), Natural Impact Statement (NIS), and supporting reports
- Decision: Railway Order made (with conditions/modifications where applicable).
- **Post-Order implementation: serving of Notices to Treat to owners/lessees/occupiers identified in the Railway Order's Book of Reference schedules. (This is the current phase for DART+ West taking place in September 2026)**
- **Notice of Entry (Notice to Enter): possession of lands for works.**
- **Recipient of Notice to Treat submits their claim.**
- **Negotiation: agree compensation and scope of works; prepare settlement terms.**
- **If no agreement: referral to independent Property Arbitrator.**
- **Conveyancing process and payment of compensation.**

3. Roles and Responsibilities

Actor	Role	Key Documents	Stage
An Coimisiún Pleanála (formerly An Bord Pleanála)	Receives Railway Order applications, may conduct consultation/Oral Hearing, makes decision and conditions.	Railway Order, Inspectors Report, Decision and Schedules	Application → Decision
Iarnród Éireann (Irish Rail) / CIÉ	Promotes and delivers DART+ works; issues Notices; engages on valuations and Accommodation Works; completes conveyancing.	Notice to Treat; Notice of Entry; Settlement terms; Contracts for Sale/Land Agreements	Post-Order → Construction
National Transport Authority (NTA)	Programme sponsor and funder; oversight of delivery and engagement.	Programme governance	Programme lifecycle
Department of Transport	Funding source		Programme lifecycle
Landowners/Lessees/ Occupiers	Provide title/interest evidence; appoint surveyor/solicitor; prepare claim and engage on Accommodation Works; execute conveyancing.	Claim submission; title deeds/lease;	On receipt of Notice to Treat
Property Arbitrator	Independent assessment of compensation where parties cannot agree.	Arbitration decision	If required

4. Statutory notices and typical content

Notice to Treat

Formal invitation to submit claim for compensation.

Notice of Entry

Notice of intention to take possession of lands.

5. Land, rights and schedules typically authorised by a Railway Order

- Permanent acquisition of identified land parcels (Property Plans).
- Temporary possession of lands (with reinstatement obligations).
- Acquisition of substratum land and airspace where needed.
- Acquisition of rights of way and other easements (including placing installing poles/wall fixings).
- Extinguishment or temporary interruption of public/private rights of way.
- Alteration of public roads and construction of new roads.

6. Next steps for landowners involved in the Compulsory Purchase Order process

Upon receiving a Notice to Treat, the recipient should appoint a valuation surveyor and solicitor who should inform the project team via a Letter of Authority by registered post to: Córas Iompair Éireann, Group Property Management, Curzon House, Lower Abbey Street, Dublin 1, D01 H560.

7. Independent advice

Further information can be found on the website of the Society of Chartered Surveyors Ireland (scsi.ie), including their [Guide to CPOs and Compensation](#).

Frequently Asked Questions

Definitions

Q1. What is a Compulsory Purchase Order (CPO)?

A Compulsory Purchase Order is a legal process that allows certain statutory bodies, where a compelling case in the public interest can be demonstrated, to acquire land, property or rights over land.

Q2. What is a Notice to Treat?

A formal invitation to submit a claim for compensation.

Q3. What is a Notice of Entry?

A notice of intention to take possession of lands.

Q4. What is temporary possession?

Temporary possession allows land to be used by the project and reinstated to the owner in the future.

The CPO process

Q5. Why is my land needed for the railway?

All or part of your land, property or rights over your land are required to facilitate the construction, operation or maintenance of the works authorised under the Railway Order for the DART+ West project.

Q6. Does this mean the project is definitely going ahead?

Yes, the Railway Order for DART+ West has been granted, which confirms the statutory consent for the project. The CPO process is now underway to secure the land required.

Q7. When does the CPO process commence?

The process commences upon receipt of your Notice to Treat.

Q8. Who authorises a CPO?

For railway projects, the compulsory acquisition powers are authorised through a Railway Order granted by An Coimisiún Pleanála.

Q9. Do I need a solicitor or surveyor?

You are entitled to appoint your own professional advisors.

Q10. Is all of my property subject to the Notice to Treat?

Not necessarily. The plans appended to the Notice to Treat show the extent of the proposed acquisition by the project, both permanent and temporary.

Q11. What if my property has a mortgage?

This will be dealt with by your legal representative as part of the conveyancing process.

Q12. What if I'm a tenant or leaseholder?

Tenants and occupiers may have rights independent of the landowner and may be entitled to compensation. Once you have received your Notice to Treat, you should appoint a valuation surveyor and solicitor. Once you have made a submission to CIÉ, your claim will be assessed to determine if you are entitled to compensation.

Q13. I will be away from the property that is listed for a long time. How do I receive my Notice to Treat pack?

If you intend to be away for an extended period, you should contact our liaison team.

Q14. I recently bought a property that may be subject to a CPO. How do I know if my property is part of the CPO process? How do I receive my Notice to Treat pack?

If you believe your property is affected, you should contact our liaison team.

Q15. What if I have moved house from the address that is listed on the title?

If you have moved away from a property impacted by the DART+ West CPO process, and you still own the property, it is requested that you kindly contact our liaison team so that we can ensure you receive the necessary information

What happens after the CPO process begins?**Q16. When will you take possession of my land?**

You will receive a Notice of Entry advising you of the date that possession will be taken.

Q17. Can I stay on my land until construction starts?

You can continue to occupy and use your land until possession is taken in accordance with the Notice of Entry.

Q18. Can I sell my property after being notified of a CPO?

Yes, as part of the conveyancing process your appointed solicitor will notify the proposed purchaser's solicitor that the property is subject to a CPO.

Q19. Can I apply for planning permission to extend or alter my property?

Yes. However, any proposed development planning application will be reviewed to ensure it does not conflict with the rights or land required for the railway project.

If you wish to extend or alter your property, you should contact CIÉ to inform them of your planned alterations so as to ensure your works do not impede the railway interface.

Q20. What happens if access to the rest of my land is compromised as part of the CPO?

CIÉ will assess how the land is currently accessed and what alternative or replacement arrangements can be facilitated.

Q21. Will land being taken temporarily be reinstated?

Yes. Temporary land will be reinstated to an agreed standard and returned in line with statutory requirements once it is no longer required.

Objections, Valuations and Compensation

Q22. Am I entitled to compensation?

Owners and occupiers may be entitled to compensation.

Q23. How can I prepare a compensation claim?

Upon receiving a Notice to Treat you should appoint a valuation surveyor and a solicitor. The surveyor will help determine the value of your claim, which must be submitted to CIÉ for review.

Q24. Will I be compensated for my land if it is being taken temporarily?

You can make a claim for compensation in respect of land taken on a temporary basis.

Q25. When will I receive my compensation?

After negotiations or an Arbitrator's award and after the necessary legal documentation has been completed.

Q26. Who can I contact for help with my claim?

To find a professional and learn more about your rights, we recommend visiting: Society of Chartered Surveyors Ireland (SCSI) www.scsi.ie/advice/consumer_guides and the Law Society of Ireland - www.lawsociety.ie.