

**Planning & Property Development Department
Property Disposal Section**

**To the Chairman and Members of the
South East Area Committee**

**With reference to the proposed disposal of plot of land at Hanover Quay, Dublin 2
to Cairn Homes PLC**

An application was received from Cairn Homes PLC to purchase a plot of land adjacent to their development at Hanover Quay, Dublin 2 to accommodate a small area of proposed subterranean basement, along with a section of public footpath above ground. The area in question is shown delineated in red on Map Index No. SM-2016-0514.

The Chief Valuer has reported that agreement has now been reached with Cairn Homes PLC to dispose of the city council's interest in this piece of ground subject to the following terms and conditions:

1. That the disposal shall be in the sum of €20,000 (twenty thousand euro) plus VAT if applicable.
2. That the subject plot has an area of 102 sq.m. or thereabouts delineated in red on Map Index No. SM-2016-0514.
3. That the plot shall be incorporated into a single storey car park at basement level only and no buildings or development other than footpath / roadway use shall take place above ground. The footpath / roadway shall be taken in charge by the council (if required) once the development is completed to the appropriate standard.
Note: A formal covenant in title shall be created outlining term 3.
4. That Cairn Homes plc shall be responsible for fully insuring the property and shall indemnify Dublin City Council against any and all claims arising from its use of the property.
5. That Cairn Homes PLC shall not assign, sublet or part with possession of the property or part thereof to a group outside of the overall Cairn Homes organisation without obtaining the written consent of Dublin City Council. The initial transfer to an Owners' Management Company as required in accordance with MUD Act is exempt. Any further transfer shall require the written consent of Dublin City Council.
6. That Cairn Homes PLC shall be responsible for the maintenance and upkeep of the property to include security and secure boundary treatment.
7. That all outgoing, including rates, taxes, insurance etc, shall be the responsibility of Cairn Homes PLC.
8. That Cairn Homes PLC shall not carry out any alterations to the property without the prior written consent of Dublin City Council.

9. That Cairn Homes PLC shall be responsible for parties' valuer and legal fees plus VAT if applicable in this matter. The Council's valuer's fee in this matter is €1,500 plus VAT if applicable.

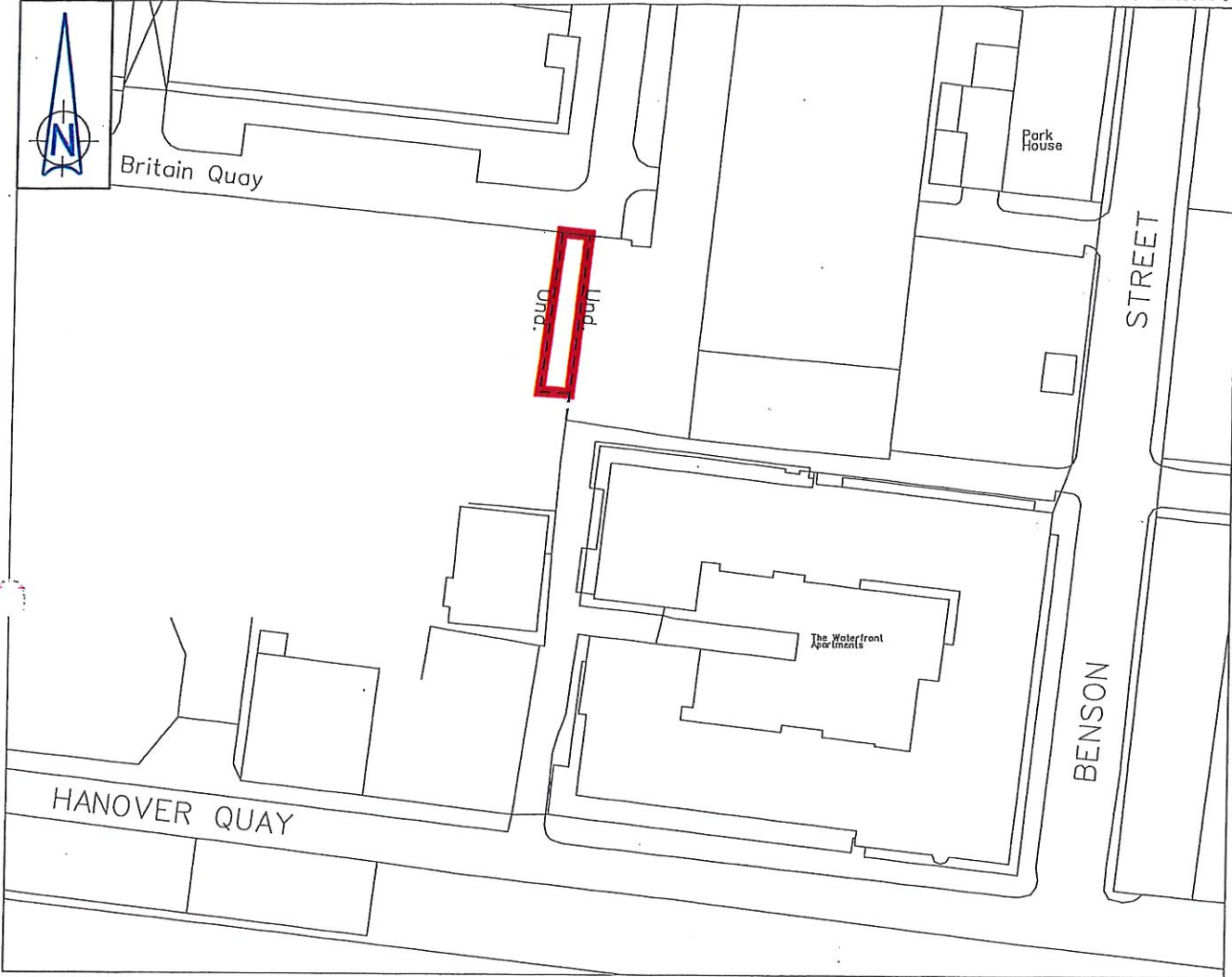
The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

Richard Shakespeare
Assistant Chief Executive

N: 734217.594

E: 717653.812



E: 717468.271

N: 734073.626

Lands at Hanover Quay, Grand Canal Dock

Rough Map of Site to be Disposed

Map for Information & Discussion Only

Area 102 SQ m delineated red thus: █



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Comhshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilithe
Environment and Transportation Department
Survey and Mapping Division

O.S REF 3264-07/08	SCALE 1:1000
DATE 28-10-16	SURVEYED / PRODUCED BY Eoin Ging

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

JOHN W. FLANAGAN
PhD CEng Eur Ing FIEI FICE
ACTING CITY ENGINEER

APPROVED _____
THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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