

To the Chairperson and Members of the
South East Area Committee

Proposed disposal of land at Chatham Court, Chatham Street / Clarendon Row, Dublin 2

It is proposed to dispose of all the council's estate and interest as indicated on Map Index No. 2017-0706, as part of an exchange of lands at the above address to HECF One Clarendon Row 2 S.A.R.L. subject to the following terms and conditions:

1. That the subject plots of land to be transferred are indicated on the attached copy map SM-2017-0706 (Rev B), situated at the junction of Chatham Street and Clarendon Row, Dublin 2, which is the subject of the recently approved planning permission ref. 4436/16 for the redevelopment of this site.
2. That the Valuer's Office issued HECF One Clarendon Row 2 S.A.R.L. with a letter of consent to lodge the above mentioned planning application which included incorporating the property in Dublin City Council's ownership, subject to the subsequent agreement of fair and reasonable terms for the acquisition of this land by HECF One Clarendon Row 2 S.A.R.L.
3. That the plots of land to be transferred from Dublin City Council to HECF One Clarendon Row 2 S.A.R.L. to form part of the redevelopment site are identified as plot B (2.81m²), coloured yellow, plot C (2.12m²) coloured light blue, and plot D (3.3m²), coloured orange on the above mentioned map, totalling 8.23m².
4. That the consideration for the proposed disposal of the council's interest shall be €100,000 (one hundred thousand euro) plus VAT in full and final settlement, payment in full no later than 3 months from the date of council approval. Interest at the rate of 10% shall apply to any outstanding payment.
5. That the plot of lands to be transferred from HECF One Clarendon Row 2 S.A.R.L. to Dublin City Council to form part of the new public footpath are identified as plot E (5.12m²) coloured dark blue and plot F (5m²) coloured pink on the above mentioned map, totalling 10.12m².
6. That this land shall be incorporated into the public footpath and Dublin City Council shall be responsible for the future management and maintenance thereof.
7. That HECF One Clarendon Row 2 S.A.R.L shall pay the city council's professional fees of €1,500 plus VAT and the council's legal costs plus VAT.

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

Paul Clegg
Executive Manager



CHATHAM STREET - CLARENDON ROW Lands at

Plot(s)	Existing Title	Description - Existing	Description - Proposed	Future Title	Area
A	D.C.C. part of Folio DN54783F	Part of Original Building	Part of Public Space	D.C.C.	1.43m ²
B	D.C.C. part of Folio DN54783F	Part of Original Building	Part of New Building	Adelaide	2.81m ²
C	D.C.C. part of Folio DN54783F	Part of Public Space	Part of New Building	Adelaide	2.12m ²
D	D.C.C.	Part of Public Space	Part of New Building	Adelaide	3.30m ²
E	Adelaide part of Folio DN36559F	Part of Original Building	Part of Public Space	D.C.C.	5.12m ²
F	Adelaide & SKS Comm. Mgmt. Ltd. part of Folios DN36559F & DN48518F	Part of Public Space	Part of Public Space	D.C.C.	5.00m ²



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

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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE
SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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