



With reference to the proposed disposal of a plot of land adjacent to 56 Beech Hill Drive, Donnybrook, Dublin 4

Caitríona O'Connor of the above address has applied to purchase a plot of land adjacent to 56 Beech Hill Drive, Dublin 4, to build a private dwelling, subject to planning permission being granted. This land forms part of a laneway between no 56 & no 58 Beech Hill Drive as shown outlined in red on the attached map Index no: SM-2018-0050. The current owner of 56 Beech Hill Drive, Eileen O'Connor has given her daughter Caitríona O'Connor permission to use the portion of land hatched in green on the attached map, as part of this proposal. Laneway access for adjacent residents of no's 58 to 68 Beech Hill Drive will be maintained.

The disposal will be subject to the following terms & conditions as considered fair and reasonable by The Chief Valuer's office;

1. Consideration in full and final settlement shall be in the sum of €55,000 (Fifty five thousand euro) payable as follows:
 - a. 50% of the Capital Premium on the date of signing of the contract.
 - b. The balance of the Capital Premium payable within a month of the date of final grant of permission, at which time the Council will transfer the freehold title or equivalent in the subject plot.
 - c. Interest at the rate of 15% per annum shall apply to outstanding sums in the event of failure to comply with the time schedule as set out above.
2. That the subject plot comprises an area of 105m² or thereabouts as outlined in red on the attached copy map (Index no: SM-2018-0050).
3. That the applicant shall be responsible for the Council's Valuers fees of €1,250 plus VAT and the council's legal fees plus VAT.
4. That this offer is valid for a period of 3 months from the above date of issue.
5. That the subject plot outlined red on attached map is being disposed of in order to enable the applicant to develop one additional house on the enlarged site. The approximate enlarged site area is the subject plot outlined red plus the adjoining garage site or part of, hatched green on the attached copy map.
6. That the applicant shall submit a full planning application for the demolition of the garage and the construction of one 2 storey residential house only, similar in scale as the surrounding housing units, on or before the 31st October 2018. Should Planning Permission be refused, the contract shall be rescinded and any purchase monies paid shall be refunded.

7. Should the applicant apply for and be granted planning permission for more than 1 residential unit on the enlarged site (subject plot plus current garage site at no: 56), a higher purchase price as determined by the Councils Valuers Office shall apply.
8. Should the applicant apply for and be granted planning permission for 1 residential unit on the **subject plot only**, a higher purchase price as determined by the Councils Valuers Office shall apply.
9. That the applicant shall erect a suitable wall to be agreed with the Council along the external boundary of the site.

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.

This land was acquired from Francis Augustus Richards on 22/12/1952 as part of the Donnybrook Area CPO 1949.

This proposal was approved by the South East Area Committee at its meeting on 11th June 2018.

This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted

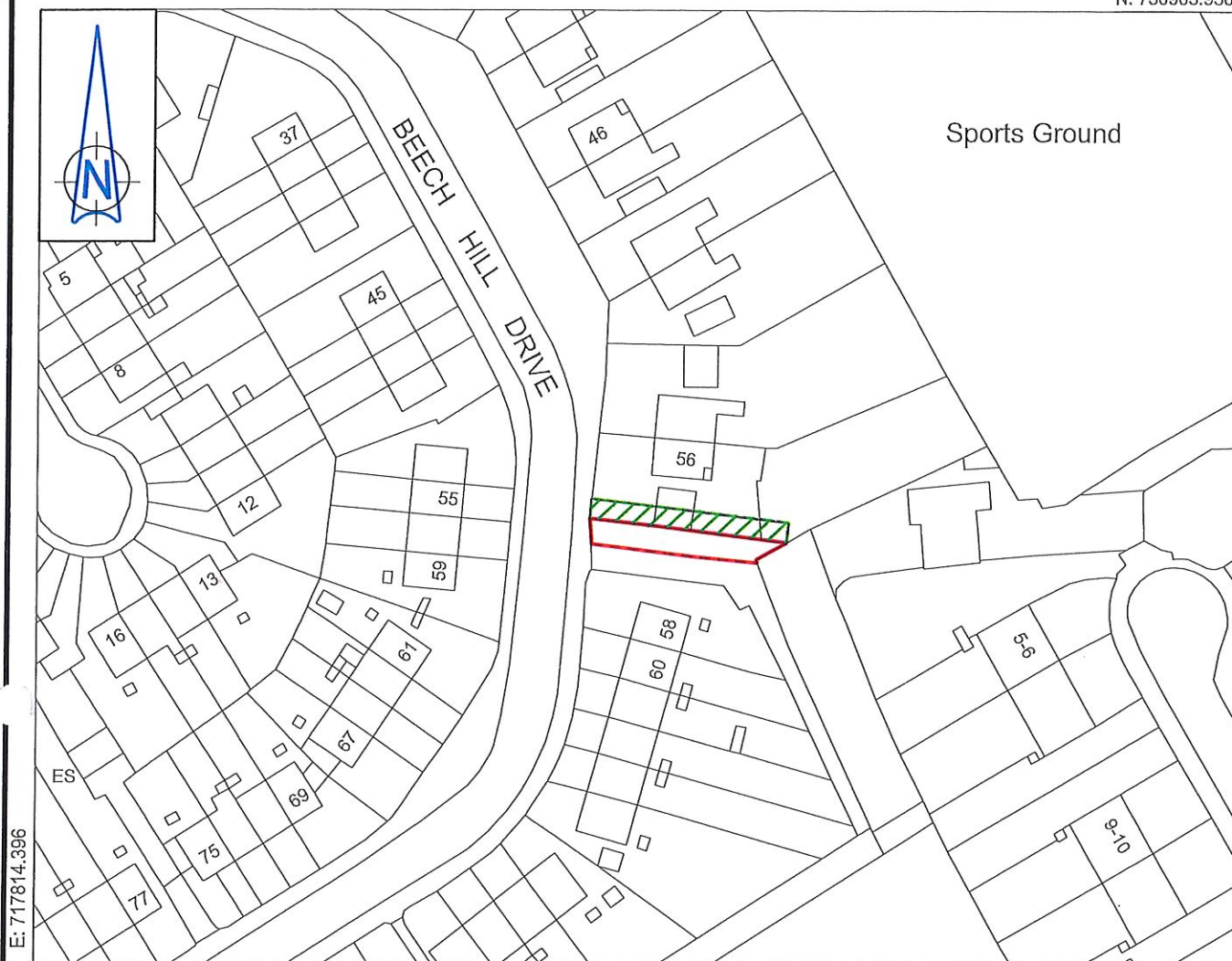
“That Dublin City Council notes the contents of this report and assents to the proposal outlined therein”.

Dated this day 13th June 2018.

Paul Clegg
Executive Manager

N: 730905.956

E: 717999.898



N: 730762.020

BEECH HILL DRIVE - No.56 (land adj to)

Dublin City Council to Caitriona O'Connor

Area: 105m²

Map for Information



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

O.S REF

3329-08

SCALE

1:1000

DATE

03-04-2018

SURVEYED /
PRODUCED BY
T. Curran

FILE NO

INDEX No

FOLDER
No

CODE

DWG
No

REV

SM-2018-0050-0204- C3 - 001 - C.dgn

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2018-0050

Dr JOHN W. FLANAGAN

CEng FIEI FICE
CITY ENGINEER