

To the Chairperson and Members of the  
South East Area Committee

---

**With further reference to the proposed disposal of a plot at Longford Street Great, Nos. 17 & 18, Dublin 8 to Kesteven Limited (The Developer).**

---

At its meeting held on 11<sup>th</sup> February 2019 the elected Members requested a further report on the above proposed disposal of property.

**Background:**

Kesteven Limited is the owner of the adjoining property comprising an area of 3250 sq.m at Longford Street / Aungier Street / Stephen Street Upper, Dublin 8 and has received planning permission from An Bord Pleanála in November 2015 for a mixed use development comprising retail development with frontages to Longford Street / Aungier Street with student accommodation overhead. The retail element will consist of 5 retail units at the ground floor level of Aungier Street and Longford Street with one being a foodstore with a gross floor area of 1976 sq.m. The overall development will cost circa €60 million and the proposed retail element will revitalise and rejuvenate Longford Street, Aungier Street and Stephen Street Upper.

The overall site lies within the Archaeological Zone of Potential for Dublin and contains the sites of three Recorded Monuments; St Peter's church, the medieval graveyard attached to the church, and the 18<sup>th</sup> century Aungier Street theatre. Three features (Viking House / Medieval Church / 18<sup>th</sup> Century Theatre Pit) have been preserved in situ in the new development and will be partly or wholly visible within the new building and many of the archaeological artefacts found will be displayed for permanent public viewing at various points within the completed development.

This location is also significant as the curving northern boundary of the property possibly reflects the earliest origins of Dublin, the site of the monastic foundation of *Dubh-linn*. This area has been known as a site of archaeological significance for many years and the Developer has spent approximately €550,000 on excavating the site. The site in its entirety has been archaeologically resolved to the satisfaction of the City Archaeologist.

**Current Proposal:**

In July 2017 it came to light that a strip of land on the Longford Street boundary of the site was in the ownership of Dublin City Council. JSA Architects Ireland, on behalf of the Developer, applied to Dublin City Council to purchase said strip of land, which measures 13 sq.m, as shown on map index no. SM-2019-0060, with a view to incorporating it into the overall development.

The strip with an area of 13sq. m. is an irregular shape with a maximum depth of 1.2 metres at its widest point and on its own is not considered to have any meaningful development potential for Dublin City Council. It comprises 0.4% of the overall development site and only five or six square metres of the site will be built on by the Developer, with the rest being incorporated into the public footpath.

The Chief Valuer was instructed to open negotiations with Kesteven Ltd. for the disposal of the site at commercial market value. Following these negotiations terms and conditions were agreed, including consideration for the disposal of the fee simple in this small site to Kesteven Limited in the sum of €60,000 plus VAT.

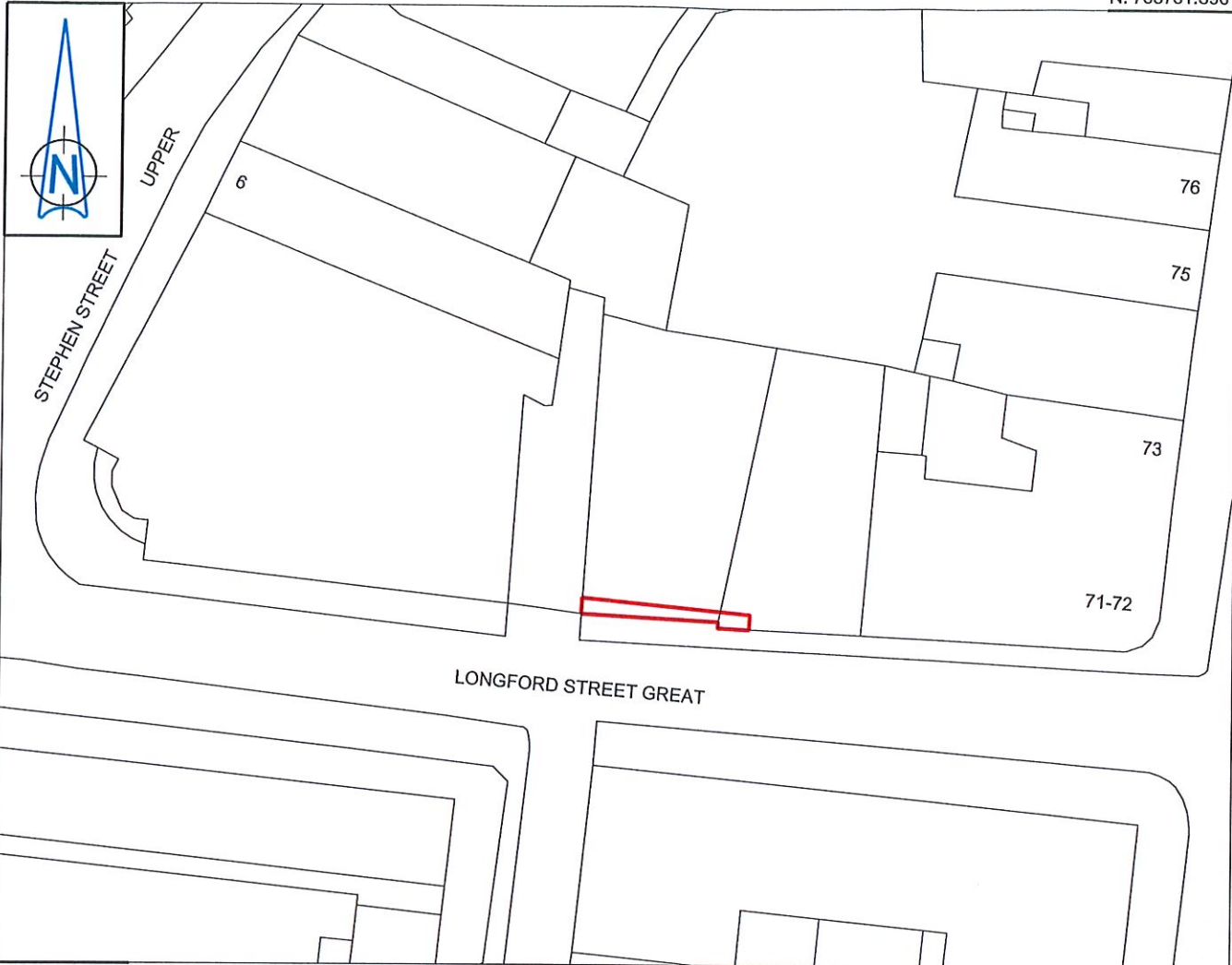
I recommend that this proposed disposal be assented to in accordance with the terms and conditions agreed by the Chief Valuer and set out in the report to this Committee at its meeting on 11<sup>th</sup> February 2019.

**Paul Clegg**  
**Executive Manager**

**Date: 28/02/2019**

N: 733731.390

E: 715495.277



E: 715401.732

N: 733659.406

# LONGFORD STREET GREAT - Nos. 17 & 18 Lands at

Dublin City Council to Kesteven Limited

Disposal of Fee Simple

Area: 13m<sup>2</sup>



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

<b>O.S REF</b> 3263-15	<b>SCALE</b> 1:500
<b>DATE</b> 28-01-2019	<b>SURVEYED / PRODUCED BY</b> T. Curran

<b>INDEX No</b>	<b>FOLDER No</b>	<b>CODE</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	SM-2019-0060-0204-C3-001-A.dgn			

**Dr JOHN W. FLANAGAN**  
CEng FIEI FICE  
CITY ENGINEER

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 28/01/2019*  
**THOMAS CURRAN**  
ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2019-0060**

