

23rd June 2020

To the Chairperson and Members of
The South Central Area Committee

Meeting: 15th July 2020
Item No

**With reference to a proposed lease of a substation site & wayleave at Bonham Court,
Bonham Street, Dublin 8.**

As part of the City Council's ongoing housing delivery programme, an apartment scheme on Bonham Street-Island Street in Dublin 8 will provide a total of 57 new apartments. The development comprises 26 one-bedroom apartments, 26 two-bedroom apartments (of which 3 are designed to Universal Design Plus, UD+, standard) and 5 three-bedroom apartments in three 6 to 8 storey perimeter blocks surrounding an enclosed courtyard area for residents' use. The development also contains 1 non-residential unit suitable for commercial use and 1 Live-Work Unit.

The development is currently under construction and will also require a dedicated ESB substation. In accordance with the standard terms and conditions for the provision of an electricity supply, the City Council is required to provide a site for a substation free of charge to the ESB.

As the substation will be part of a multi-story building, it is proposed to grant a 999 year lease of a site at Bonham Court, Bonham Street, Dublin 8, as shown outlined red on map index number SM-2020-0294, to the ESB subject to the following terms and conditions -

1. The site shall be leased to the ESB for the sum of one euro per annum.
2. The disposal shall be subject to all statutory easement rights of the ESB.
3. That the ESB shall be granted a wayleave over the area coloured yellow on the attached map index number SM-2020-0294.
4. The ESB shall pay a contribution of €750 (seven hundred and fifty euros) towards the City Council's legal costs incurred in the transaction together with VAT and reasonable outlay.

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

Paul Clegg
Executive Manager

6/7/2020
Date