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

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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.

The site to be disposed of was acquired partly from John Henry Hamilton in 1990, partly from John Henry Hamilton Bonham in 1957 and the remainder under a Vesting Order in 2019 under the Bonham Street / Island Street CPO 2017.

This proposal was approved by the South Central Area Committee at its meeting on 15<sup>th</sup> July 2020.

The agreement shall contain such other covenants and conditions as deemed appropriate by Dublin City Council's Law Agent.

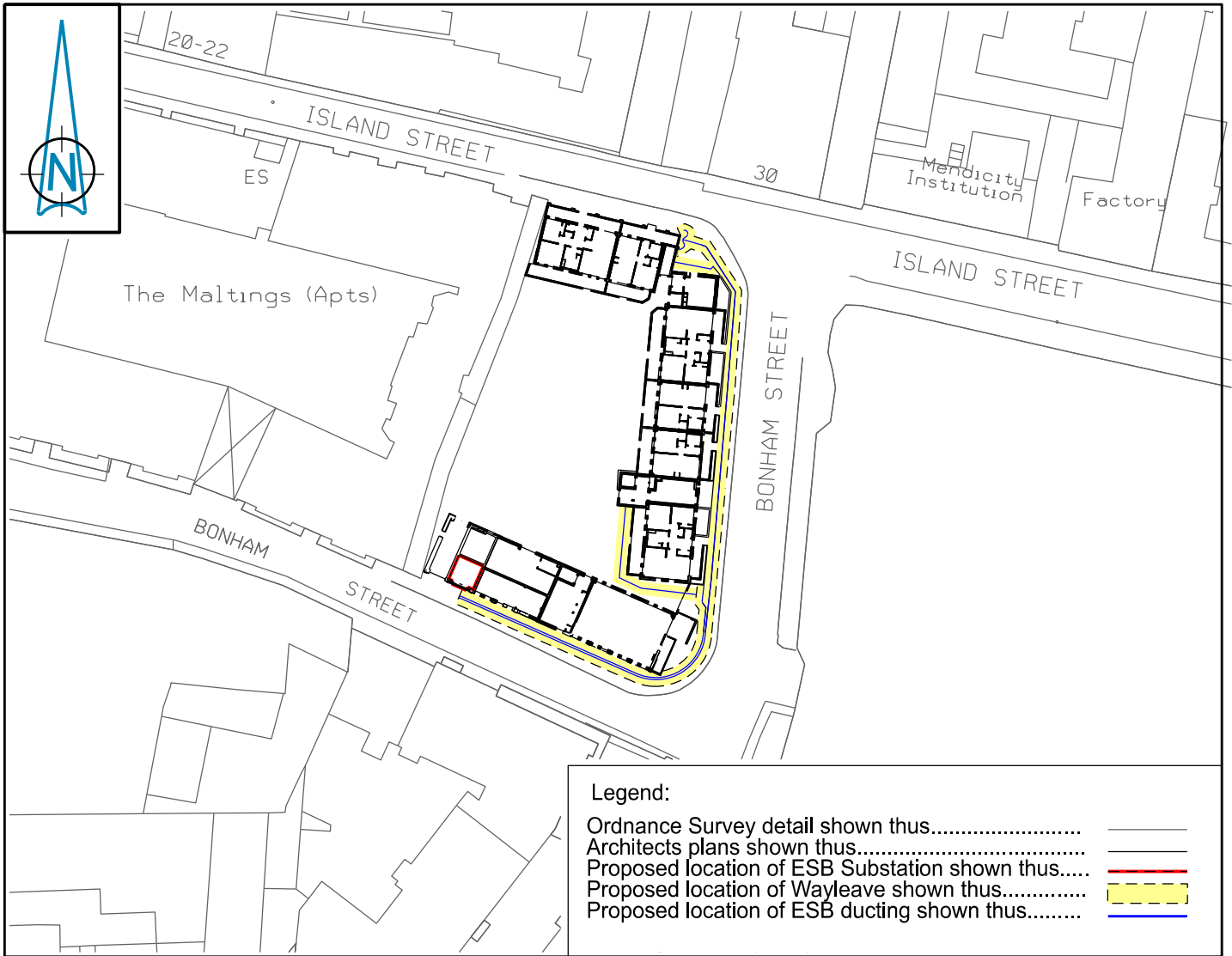
No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

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

**Resolution:**

“That Dublin City Council notes the contents of Report No.229/2020 and assents to the proposal outlined therein”.

**Helen McNamara**  
**Senior Executive Officer**  
**11<sup>th</sup> August 2020**




# Bonham Court, Bonham Street / Island Street

## Map For Information

Proposed disposal of ESB substation and wayleave

Substation are 17.5m<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> 3263-08,09	<b>SCALE</b> 1:1000
<b>DATE</b> 16-06-2020	<b>SURVEYED / PRODUCED BY</b> MVICTORY

<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	F:\SM-2020-0294 - 001 - B.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-2020-0294**

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