

06/10/2020

To the Chairperson and Members of
The North Central Area Committee

Meeting: 20th October 2020

Item No:

With reference to the proposed disposal of a plot of land at Malahide Road, Clare Hall, Dublin 17.

Dublin City Council is the registered freehold owner of a plot of land at Malahide Road, Clare Hall, Dublin 17, shown on Map index SM-2020-0249. An application to purchase the freehold in the aforementioned plot has been received from Claregrove Development Limited.

Claregrove Development Limited were granted Planning Permission by An Bord Pleanala, Reference – ABP 305943-19 for a larger site (which includes the aforementioned plot). This grant of Planning Permission includes the construction of 331 No. build to rent apartments and childcare facility. Due to the existing surface water sewer and manhole running through the aforementioned plot, the said plot has no development potential.

It is proposed to dispose of the City Council's freehold interest in the plot of land to Claregrove Development Limited, as shown outlined red on Map Index Number SM-2020-0249, subject to the following terms and conditions which the Chief Valuer considers fair and reasonable:

1. That Dublin City Council holds the Fee Simple Interest in the subject plot at Malahide Road, Dublin 17, as indicated on the attached map Index no SM-2020-0249 with an area of approximately 55m².
2. That the purchase price for the fee simple interest shall be the sum of €10,000 (Ten thousand euro), plus VAT if applicable.
3. That the proposed disposal is subject to the following:
 - a) That no structure is to be built within a 3.15m distance either side of the sewer/manhole contained within the plot. (For measuring purposes – measure 3.15m step back from centre line of sewer, unless otherwise agreed with the Drainage Division.)
 - b) That DCC Drainage Division will maintain unhindered access to the sewer and manhole for maintenance purposes and that the applicant will agree to remove promptly any obstruction placed above the existing surface water sewer and manhole (SO20409402) as required by DCC Drainage Division so as to allow for future maintenance of said sewer/manhole.

4. That the applicant shall pay the City Councils professional Valuers fees of €1,000 plus VAT and the Councils legal costs plus VAT.
5. That no agreement enforceable at law is created or is intended to be created until exchange of contracts has taken place.

The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

Helen Mcnamara
Senior Executive Officer

07/10/2020
Date