



With reference to the proposed disposal of the Council's freehold interest in 2 Plots at Stannaway Drive (Factory Site), Dublin 12.

Dublin City Council holds the Fee Simple Interest in two plots at Stannaway Drive, Kimmage, Dublin 12, as outlined on Map Index SM-2023-0637-001 (Plot A) & Map Index SM-2023-0637-002 (Plot B).

Plot A is held under Indenture of Lease dated 29th January 1943 for a term of 150 years from 25th March 1942 subject to annual rent of £12.10 / €15.36, and that the Applicant, Finol Oils Unlimited Co, is the current lessee of this interest with a current passing rent of €15.88 per annum.

Plot B is held under Indenture of Lease dated 24th October 1994 for a term of 150 years from 25th March 1944 subject to annual rent of £24.05/ €30.53, and that the Applicant, Finol Oils Unlimited Co, is the current lessee of this interest with a current passing rent of €15.40.

Maurice Coffey & Co Solicitors, has applied to Dublin City Council to acquire the Council's Fee Simple interest in both plots on behalf Finol Oils Unlimited Company.

The Law Department has confirmed that the lessees have a statutory entitlement to acquire the Council's title in these plots in accordance with the Landlord and Tenant (Ground Rents) No.2 Act 1978. Accordingly, it is proposed to dispose of the Council's Fee Simple interest in the 2 plots known as Stannaway Drive, Dublin 12 to Finol Oils Unlimited Company subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple Interest in the two plots at Stannaway Drive, Kimmage, Dublin 12, as outlined in red on the attached lease maps (Plot A & Plot B).
2. That the Plot A is held under Indenture of Lease dated 29th January 1943 for a term of 150 years from 25th March 1942, as shown on Map Index SM-2023-0637-001, subject to annual rent of £12.10 / €15.36, and that the Applicant, Finol Oils Unlimited Co, is the current lessee of this interest.
3. That the Plot B is held under Indenture of Lease dated 24th October 1994 for a term of 150 years from 25th March 1944 as shown on Map Index SM-2023-0637-002, subject to annual rent of £24.05/ €30.53, and that the Applicant, Finol Oils Unlimited Co, is the current lessee of this interest.
4. That the disposal price of the Freehold Interest for Plots A & B shall be in the amount of €22,000 (twenty two thousand euro) VAT not applicable.
5. That the Applicant is statutorily entitled to purchase the Fee Simple Interest and shall be prepared to pay all rent, rates and charges outstanding up to and including the date of sale.
6. That the Applicant shall pay the Dublin City Council's Valuers fee of €1,500 (one thousand five hundred euro) plus Vat and plus the Council's legal fees plus VAT.
7. That this proposal is subject to the necessary approvals and consents being obtained.

The Land Development Agency has advised that it is not intended to acquire the land for the purposes of Section 53(4) of the Land Development Agency Act 2021 and has notified the Council in writing to this effect.

DCC acquired the freehold interest in lands for both plots from Mary Theresa & Jane Theresa Mooney (1/3 Share) on 18/05/1936 and Irish Land Commission (2/3 share) on 14/09/1937 under the Crumlin Area CPO 1934. .

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

This proposal was approved by the South East Area Committee at its meeting on the 13th May 2024.

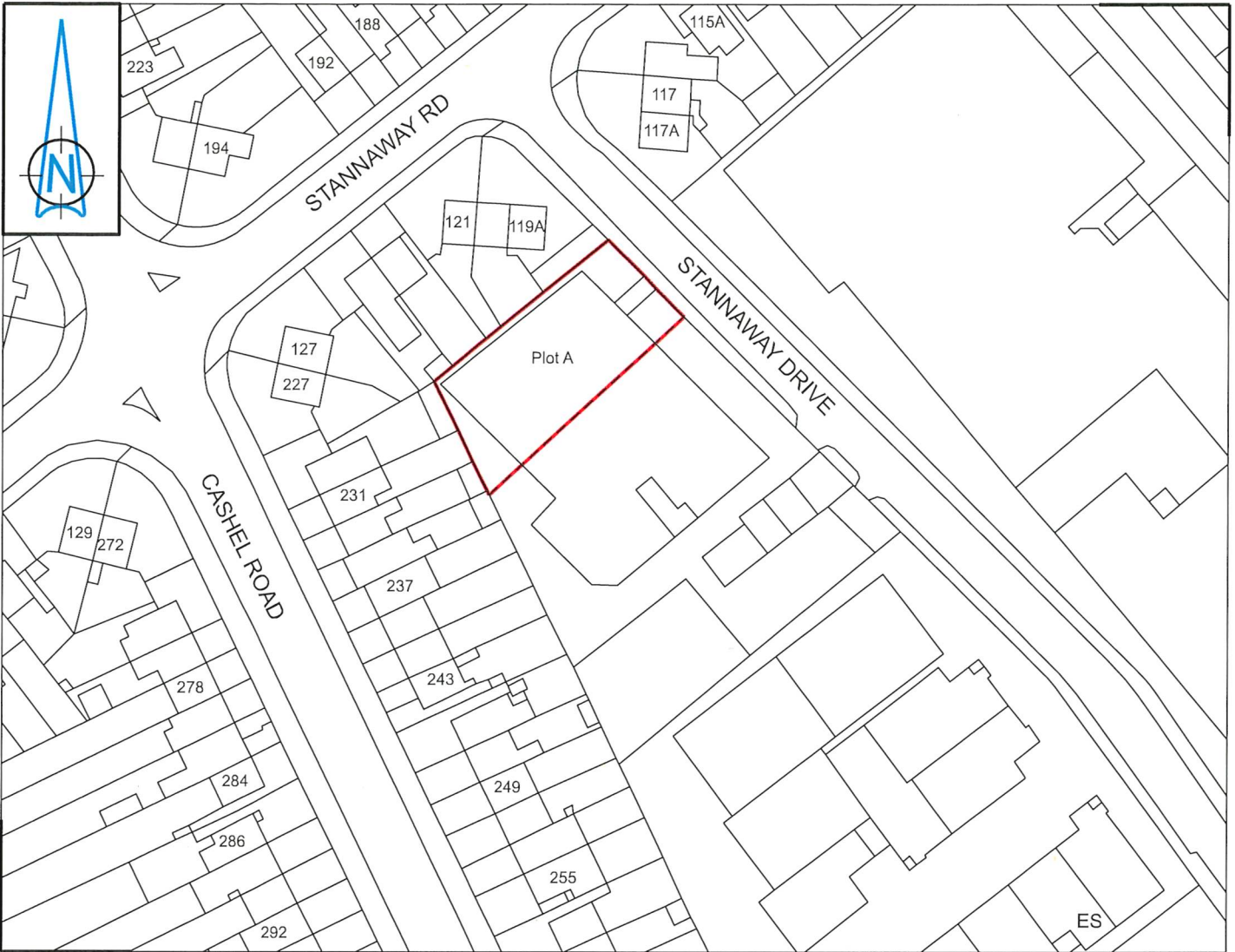
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

Resolution:

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

Máire Igoe
A/Executive Manager

17th June 2024



STANNAWAY DRIVE - Lands at

Plot A

Dublin City Council to Finol Oils Unlimited Co.

Disposal of Fee Simple

Area 649m²



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

O.S REF

3328-07

SCALE

1:1000

DATE

12-04-2024

**SURVEYED /
PRODUCED BY**

D.White

INDEX No

DWG No

REV

FILE NO

F:\SM-2023-0637 - 001 - A.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
THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

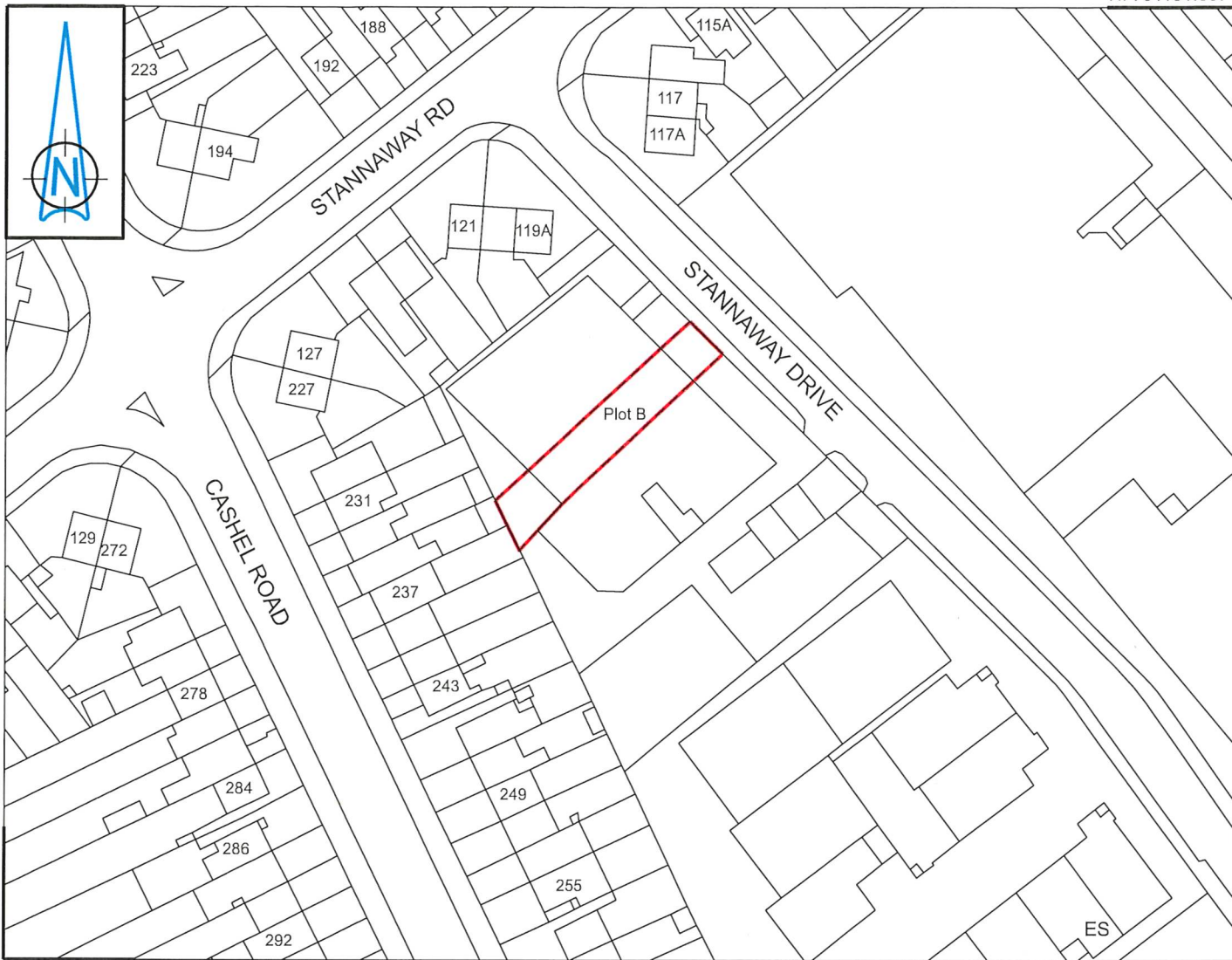
INDEX No.

SM-2023-0637-001

Dr JOHN W. FLANAGAN

CEng FIEI FICE

CITY ENGINEER



E: 713025.439

N: 731037.690

STANNAWAY DRIVE - Lands at

Plot B

Dublin City Council to Finol Oils Unlimited Co.

Disposal of Fee Simple

Area 299m²



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

O.S REF

3328-07

SCALE

1:1000

DATE

12-04-2024

SURVEYED/
PRODUCED BY

D.White

INDEX No

DWG No

REV

FILE NO

F:\SM-2023-0637 - 001 - A.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
THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2023-0637-002

Dr JOHN W. FLANAGAN

CEng FIEI FICE

CITY ENGINEER