

**The Chairman and Members of
North West Area Committee.**

Meeting: 18th October 2016

Item No: 7

With reference to the proposed disposal of a plot of land on the Finglas Road, Dublin 11 to the Ardmore Care Home Group Ltd.

An application has been received by the Ardmore Care Home Group Ltd to purchase the plot of land adjacent to their property for gardening purposes.

Agreement has now been reached regarding the disposal of a plot of land on the Finglas Road to them, subject to the following terms and conditions:

1. That the subject plot, with an approximate area of 354m², is located on the west side of the Finglas Road, immediately to the north of the Ardmore Care Home, Finglas, Dublin 11.
2. That the Council grant a lease, co-terminus to the Ardmore Care Home leasehold interest of 250 years from 1st January 2005, registered on folio 1440262.
3. That the rent shall be €500 (five hundred euro) per annum subject to five yearly rent reviews linked to changes in the consumer price index.
4. That the land is used solely for gardening/landscape purposes.
5. That the manhole on the 1500mm x 150mm culvert into which the 525mm pipe from Glenhill Road connects, is to be exposed and made fully accessible in any proposed landscaping works.
6. That the Drainage Division of Dublin City Council is granted clear unobstructed access to the site at all times for maintenance purposes.
7. That a way leave agreement is entered into in respect of the area 5m either side of the culvert and the 525mm pipeline.
8. That no building/construction works are permitted on this site.
9. That the applicant will submit plans/drawings regarding suitable boundary works for approval.
10. That the applicant will be responsible for all other costs incurred in the inclusion of this land within its boundary.

11. That the applicant shall pay the Council's valuers fee of €1,500 (one thousand five hundred euro) plus VAT plus the Council's legal costs of conveyancing.
12. That this agreement is subject to the necessary consents and approvals being obtained.

The dates for the performances of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

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

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

Paul Clegg

Executive Manager

