



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

An application has been received from the Ardmore Care Home Group Ltd to purchase the plot of land adjacent to their property, which is held on lease from Dublin City Council and is shown outlined in red on map index no. SM-2016-0392, for gardening purposes. Agreement has now been reached regarding the disposal of a plot of land on the Finglas Road to the Ardmore Care Home Group Limited, 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 lease granted by Dublin City Council to the Ardmore Care Home for 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.

The site to be disposed of was acquired from the Repts of John and Arthur Craigie in 1968.

This proposal was approved by the North West Area Committee at its meeting on 18th October 2016.

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

Paul Clegg
Executive Manager

24th October 2016

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E: 713628.104



E: 713442.563

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DUBLIN CITY COUNCIL TO ARDMORE CARE HOME GROUP LTD.

Grant of 250 year lease

NOTE: Location of services to be verified prior to works commencing
Area shown coloured yellow refers to Wayleave
Surface water sewer shown coloured blue



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 3131-22,23	SCALE 1:1000 @ A4
DATE Sept 2016	SURVEYED / PRODUCED BY Owen Lloyd

INDEX No	FOLDER No	CODE	DWG No	REV
FILE NO	SM-2016-0392_0204- C3 - 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

INDEX No.

SM-2016-0392

JOHN W. FLANAGAN
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ACTING CITY ENGINEER

APPROVED _____
THOMAS CURRAN
 ACTING MANAGER LAND SURVEYING & MAPPING
 DUBLIN CITY COUNCIL