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**With reference to the proposed disposal of a plot of land to the rear of 9 Coolevin Road Dublin 8**

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An application has been received from Lucy Kelly the owner of no 9 Coolevin Road to purchase a land locked plot of ground measuring 7.3 sqm at the rear of her property to incorporate into her garden. The owners of no's 8 and 10 Coolevin Road have previously purchased the plots to the rear of their gardens and incorporated same into their gardens. The subject plot is shown outlined red on attached map index no SM- 2018- 0261.

The chief Valuer reports that agreement has been reached with the applicant subject to the following Terms and Conditions which he considers to be fair and reasonable:

1. The subject plot is valued at €175.00, however it is landlocked and full of debris that is a potential health risk due to vermin ingress. Access to the site for clearance by Dublin City Council is not possible without the use of a crane. Therefore it is proposed that Dublin City Council dispose of the Council's interest in subject plot for the consideration of €1.00 (one euro) plus all of the Councils fees.
2. That the subject plot is shown outlined in red on the attached map Index No. SM-2018-0261.
3. That Dublin City Council shall transfer the unencumbered freehold title or equivalent in the subject plot.
4. That the applicant holds the freehold title or equivalent interest in No. 9 Coolevin Road, Dublin 8.
5. That the applicant shall be responsible for any costs involved in incorporating the plot into her garden.
6. That the applicant shall be responsible for clearing the area to be incorporated into her garden.
7. That the applicant shall pay Dublin City Council's Valuer fee of €800 (eight hundred euro) plus VAT.
8. That the applicant shall pay Dublin City Councils legal fees of €1,500 (one thousand and five hundred euro) plus VAT.
9. That the applicant shall also be responsible for her own fees in the matter.
10. That the applicant shall be responsible for any VAT liability associated with this disposal and indemnify Dublin City Council against same.

The property to be disposed of was acquired in Fee Simple in 1980 from the Lundy Estate

No agreement enforceable at law is created or intended to be created until an 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.

This proposal was approved by the South East Area Committee at its meeting on 11 Mar 2019.

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. 131/2019 and assents to the proposal outlined therein”.

**Paul Clegg**  
**Executive Manager**  
**15<sup>th</sup> March 2019**



**COOLEVIN ROAD - No. 9**  
**Lands at rear**  
**Dublin City Council to Lucy Kelly**  
**Disposal of Fee Simple**

Area: 7.3m<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> 3263-19	<b>SCALE</b> 1:500
<b>DATE</b> 28-05-2018	<b>SURVEYED / PRODUCED BY</b> T. Curran

<b>FILE NO</b>	INDEX No	FOLDER No	CODE	DWG No	REV
SM-2018-0261-_0204- C3 - 001 - A.dgn					

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

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 06/06/2018*  
**THOMAS CURRAN**  
 ACTING MANAGER LAND SURVEYING & MAPPING  
 DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2018-0261**