



With further reference to the proposed disposal of the Council's fee simple interest in a site in the Belgard Square North Tallaght Town Centre, Tallaght, Dublin 24.

Under Indenture of Lease dated 5th November 1993 Dublin City Council demised a Site at Tallaght Town Centre Tallaght, Dublin 24 to United Drug PLC for a term of 250 years from 25th March 1992 subject to the payment of an initial annual rent of €63.50 with rent reviews every 5 years. The current passing rent is €102.34 per annum effective from 25th March 2017. The property is located in the administrative area of South Dublin County Council and is outlined in red and shaded pink on map Index SM-2017-0709.

In 2017 Atlas GP Limited, the current lessee, applied to Dublin City Council to acquire the Council's fee simple interest therein. The Law Agent advised that the applicant did not have a statutory entitlement to acquire the Council's fee simple interest and the Council's Chief Valuer was instructed to enter into negotiations with the applicant on this basis.

At its meeting held on 13th December 2017 the City Council assented to the disposal of the Council's Fee Simple interest to Atlas GP Limited for a consideration of €400,000 (Report no 5b/2017 refers). However, it has since come to light that two small strips of land which should have been included in the disposal were excluded from the original map prepared for that report.

The Chief Valuer has advised that the discrepancy does not affect the agreed purchase price and it is now proposed proceed with the disposal on the same terms as previously approved but in respect of the area now outlined in red and shaded pink and blue on Map Index No: SM-2019-0122. The strips of land omitted from the original map are shown shaded blue on this map.

The site proposed to be disposed was acquired in fee simple from Cranford Properties Limited in 1974.

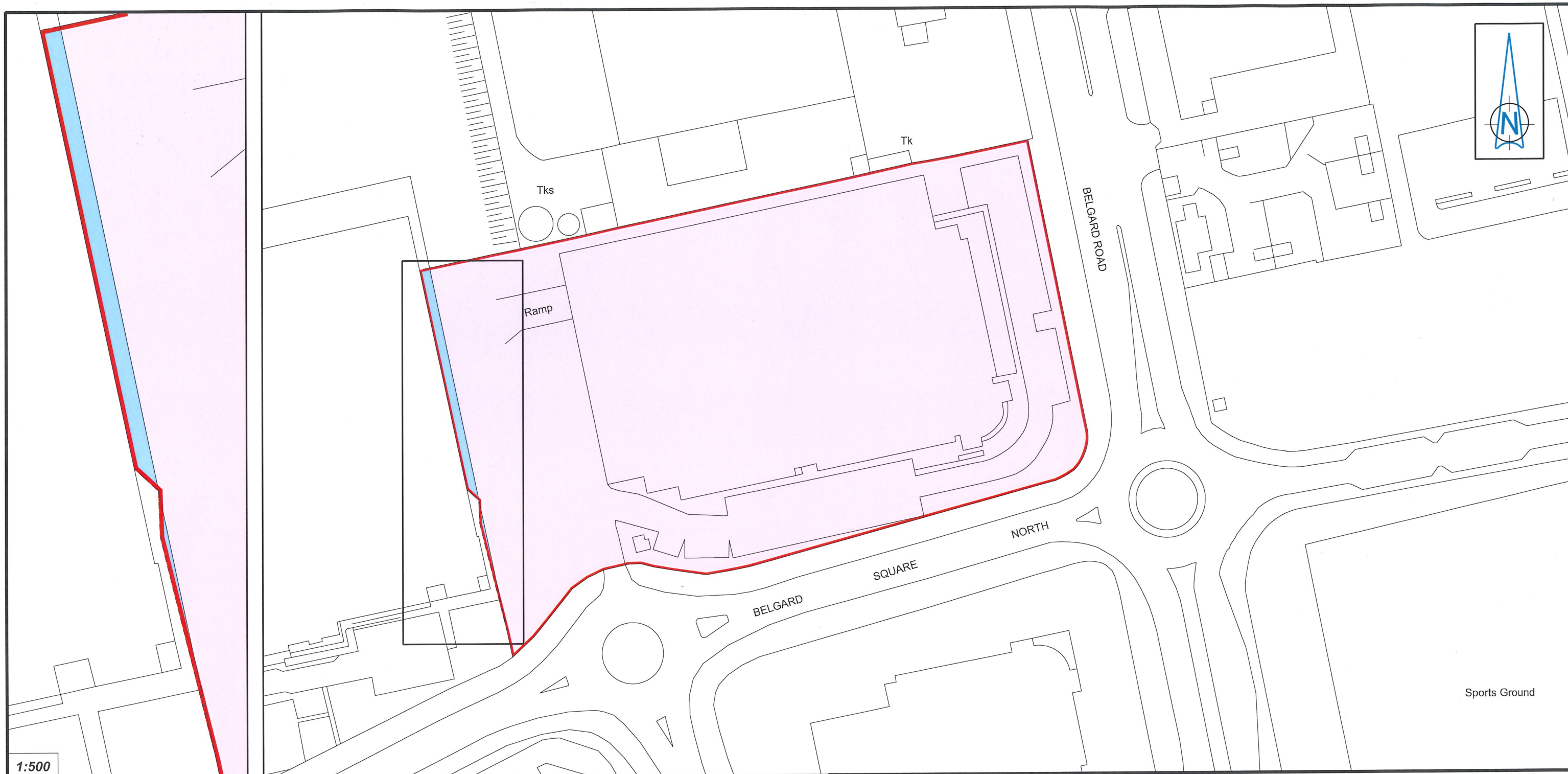
This report is submitted in accordance with the provisions of Section 183 of the Local Government Act, 2001.

Resolution to be adopted:

That Dublin City Council notes the contents of Report No. 172/2019 and assents to the proposal outlined therein.

Richard Shakespeare
Assistant Chief Executive

Dated this the 1st day of May 2019



BELGARD ROAD - Lands at

Dublin City Council to Atlas GP Limited

Disposal of Fee Simple

Area: 14,459m² (1.446Ha.)



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Comhshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilthe

Environment and Transportation Department
Survey and Mapping Division

O.S REF	SCALE
3390-06, 3390-07	1:1000, 1:500
DATE	SURVEYED / PRODUCED BY
15-02-2019	T. Curran

Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

FILE NO	INDEX No	FOLDER No	CODE	DWG No	REV
SM-2019-0122-0204- 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

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

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