



With further reference to the proposed disposal of the former Coach Houses to the rear of 14 and 15 St Stephen's Green North, Dublin 2, to Anville Properties Ltd, Dublin 8.

Report No 024/2016 which was approved by the City Council at its meeting held on 11th January 2016, approved terms for the proposed disposal of the former coach houses to the rear 14 & 15 St Stephen's Green, Dublin 2, for a consideration of €620,000 plus VAT @ 13.5 %, to Anville Properties Ltd, The subject properties are shown outlined in red on map index no. SM-2015-00181.

Contracts were executed on the 29th May 2017 and the deposit of €124,000 plus VAT (€16,740) was received. A further €8,810.57 plus VAT €1189.43 was paid in June 2019. A full design team including conservation architects and a main contractor have been appointed for the project. The construction works have commenced on site and are progressing in line with the programme.

Anville Property Ltd, has informed Dublin City Council that its funder will not advance funding for the development of the site until it secures a first legal charge over the property, as provided for in their contract. This was erroneously included in the contract and cannot be honoured as it would contravene the Credit Institutions (Stabilisation) Act 2010 unless the Minister's consent is obtained and there is no guarantee that same would be forthcoming.

Therefore, in order to expedite and finalise this development, it is proposed to vary Report 024/2016 in so far as it relates to the name of the purchaser, and to transfer title to Beechlawn Investments Europe Ltd (the development company) on receipt of payment of the balance of the consideration plus VAT.

This proposed transfer is subject to the restriction that Beechlawn Investments Europe Ltd shall construct and complete the development of the Property, in strict compliance with the Planning Permission Register Reference 3564/17.

The property was acquired from the Governors of the Kings Hospital.

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

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

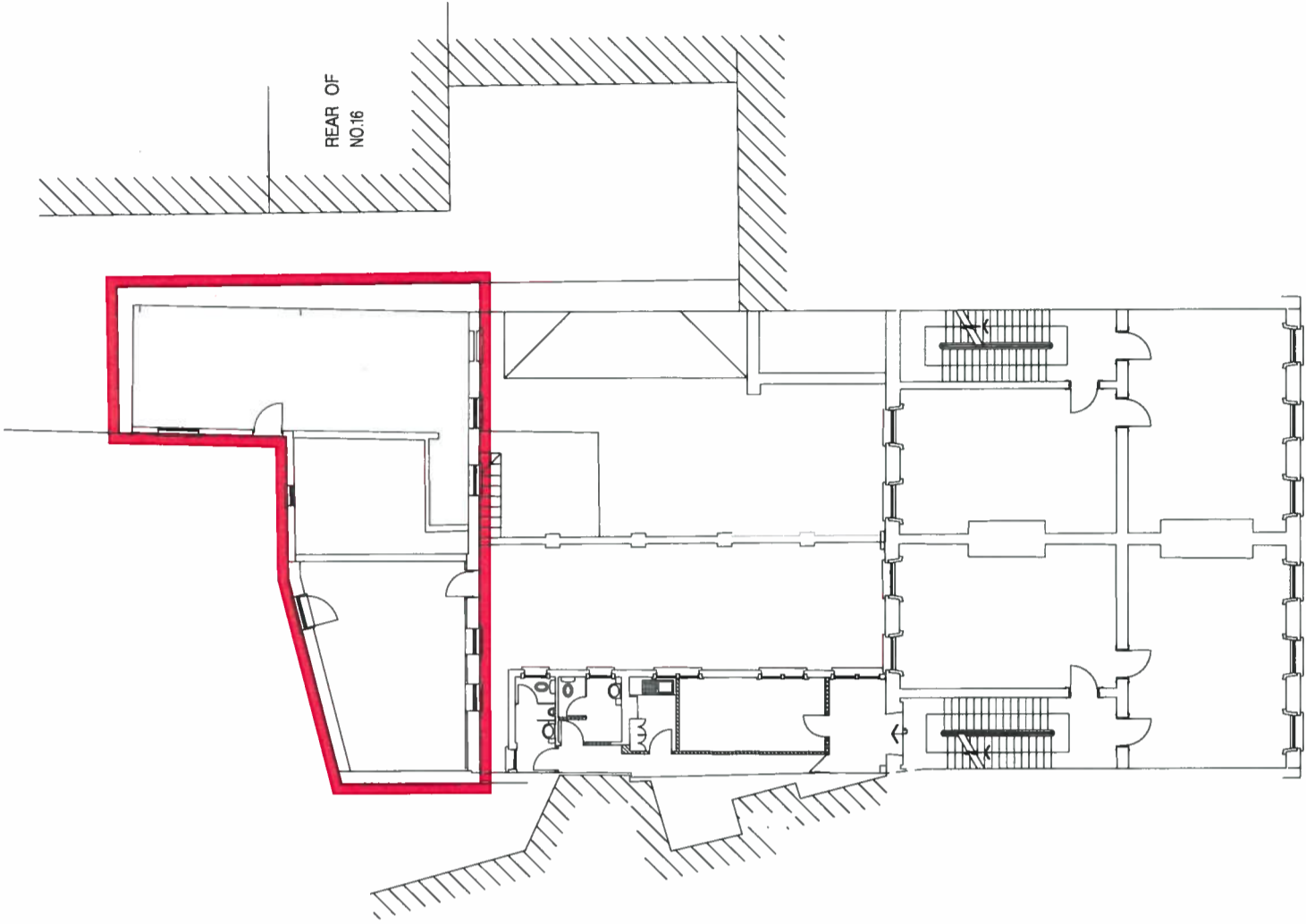
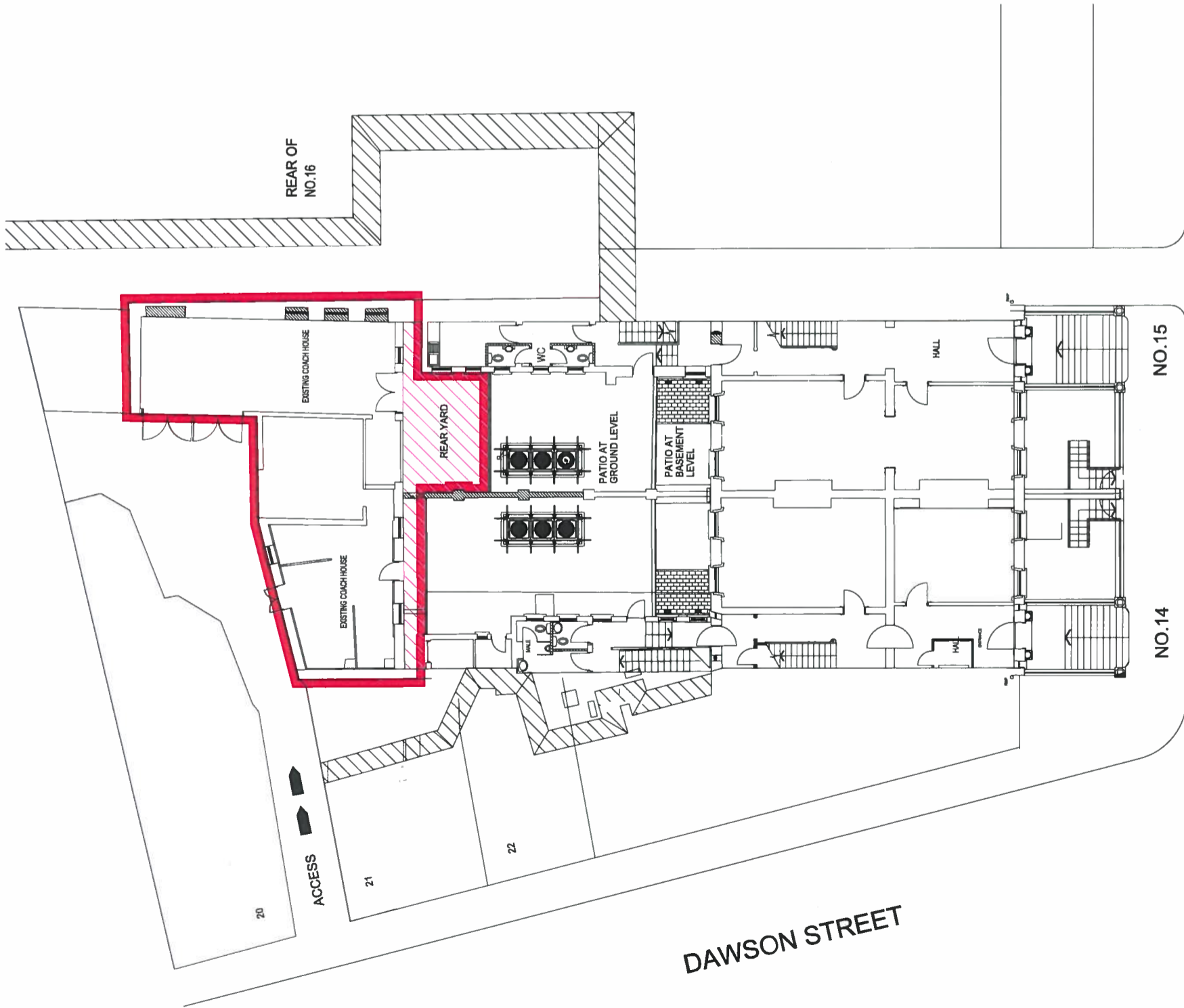
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be Adopted

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

Dated 24th day of October 2019

Richard Shakespeare
Assistant Chief Executive



RIGHT OF ACCESS RESERVED TO DCC OVER AREA HATCHED PINK

 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	SCALE	FILE NO	INDEX No
3284-11	1:250	SM-2015-0181_0204-C3-001-A.dgn	SM-2015-0181
DATE	SURVEYED / PRODUCED BY	THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORIGINALLY SURVEYED DATA. SURVEY SURVEY, SURVEYING AND RELATED RESEARCH APPROVED	
14-04-2015	P. K.	APPROVED THOMAS CURRAN ACTING MANAGER LAND SURVEYING & MAPPING DUBLIN CITY COUNCIL	
MICHAEL PHILLIPS CITY ENGINEER		INDEX No. SM-2015-00181	

St. Stephen's Green North - Coach Houses to Rear of Nos 14 and 15
 Map for Disposal Purposes

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