

09/09/2020

To the Chairperson and Members of  
The Central Area Committee

Meeting: 13/10/2020

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**With reference to the disposal of a plot of ground to the rear of No. 26 Broadstone Avenue, Phibsborough, Dublin 7**

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An application has been received from Paulo Eduardo Pacetti Dassa and Sean Curran, the owners of No.26 Broadstone Avenue to purchase a plot of ground which lies to the rear of the property.

The plot is part of a larger strip of land that measures 7.5m x 50m or thereabouts and runs behind fourteen houses, No.15–28 Broadstone Avenue. The land has no development potential due to the presence of a combined drain running through the strip and the only access to it is through the residents' houses as an unbroken wall is constructed around the perimeter.

Recently, reports No. 58/2020, 59/2020 and 131/2020 were submitted to the monthly meeting of the City Council, detailing a similar disposal of part of the plot to the rear of No. 22, 23 and 27 Broadstone Avenue and were approved by the members.

It is now proposed to dispose of Dublin City Council's fee simple interest in the site to Paulo Eduardo Pacetti Dassa and Sean Curran, the purchasers, subject to the following terms and conditions:

1. The plot of ground in question is shown outlined red on Map Index No. SM-2020-0403, and has an area of 25 square meters.
2. The cost shall be €625 (six hundred and twenty five euro). i.e. €25 per square meter (€25 x 25 square meters).
3. The purchasers shall be responsible for any costs involved in incorporating the plot into their garden.
4. The purchasers shall be responsible for their own legal costs in the matter and shall also pay approximately €1,500.00 (plus VAT) towards the Council's costs.
5. The plot is encumbered by a combined drain owned by Irish Water. The purchasers shall be deemed to acquire the plot with full knowledge of its actual state, condition and structure and shall take it as it stands subject to any right of way, water, light, drainage or other easement, right or privilege and be familiar with its boundaries, fences and walls.

The agreement shall contain such other covenants and conditions as deemed appropriate by Dublin City Council's Law Agent.

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

**Helen McNamara**

**16/09/2020**

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**Senior Executive Officer**

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**Date**