

01/04/2021

To the Chairperson and Members of  
The North Central Area Committee

Meeting: 19 April 2021

Item No:

**With reference to the proposed disposal of a plot of land to the front of 212 Malahide Road, Clontarf, Dublin 3.**

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Dublin City Council holds the fee simple interest in the front garden of No.212 Malahide Road, Dublin 3. The owner of the property Mr. Joseph Knowles passed away in 2018 and an application was subsequently received from the estate of Mr. Knowles in November 2019 to purchase the plot.

During review the National Transport Authority confirmed the current Clongriffin to City Centre Route of Bus Connects would require compulsory purchase of a portion of the front garden. However they have yet to receive planning permission and would not be in a position to acquire the portion until the official compulsory purchase process commences.

As the proposed BusConnects route and compulsory purchase process may not be finalised for some time, it is proposed that Dublin City Council retains the required portion and dispose of the remainder of the plot to the estate of Joseph Knowles subject to the following terms and conditions:

1. The Council shall transfer the site outlined in red on Map Index No. SM-2019-1219 Rev B in fee simple.
2. The consideration shall be in the sum of €1,600 (one thousand and six hundred euro). i.e. €25 per square metre i.e. €25 x 64 square metres.
3. The purchaser shall be responsible for any costs involved in incorporating the plot into their garden.
4. The purchaser 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 legal costs.

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.

Paul Clegg

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Executive Manager

06/04/2021

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Date