



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

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 site to be disposed of is part of City 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 her discretion shall stipulate.

This proposal was approved by the North Central Area Committee at its meeting on 17th May 2021.

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. 186/2021 and assents to the proposal outlined therein.

Paul Clegg
Executive Manager
31st May 2021



N: 737368.025

MALAHIDE ROAD - No. 212

Lands at front

Dublin City Council to Estate of Joseph Knowles

Disposal of Fee Simple

Area: 64m²



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 3198-04	SCALE 1:1000
DATE 12-11-2020	SURVEYED / PRODUCED BY T. Curran

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FILE NO	SM-2019-1219- 0204- C3 - 001 - B.dgn			

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DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE
SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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CITY ENGINEER

APPROVED _____
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ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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