



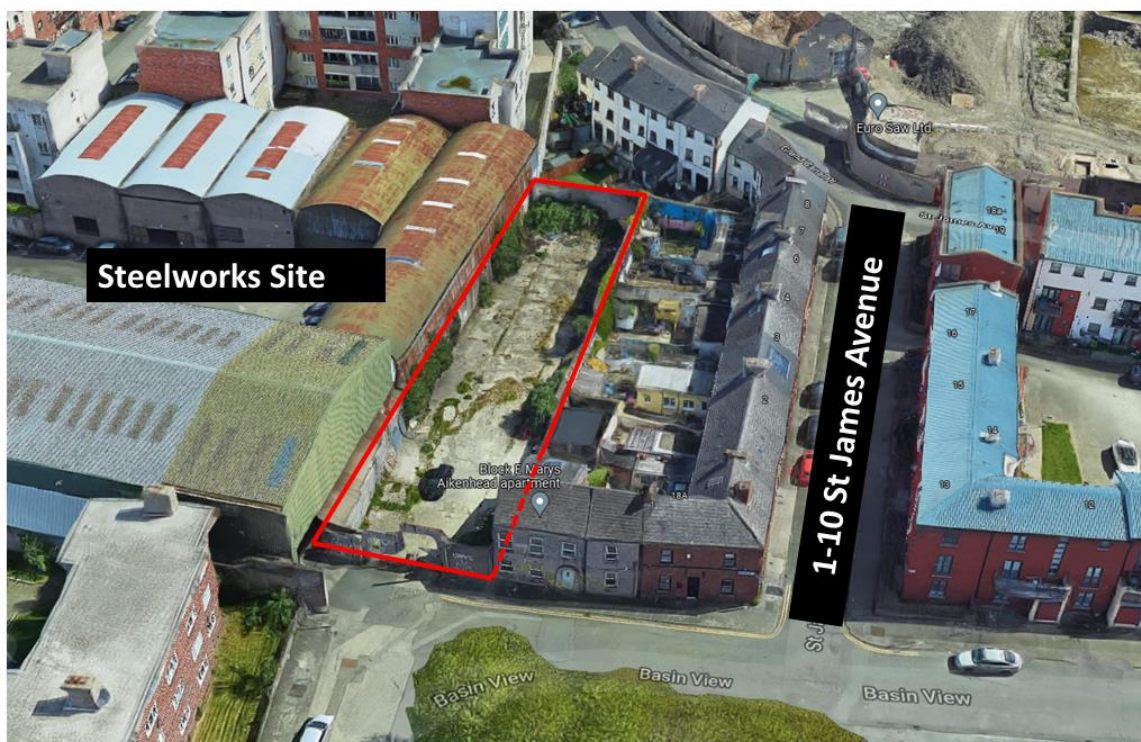
With reference to the proposed disposal of a site at Basin Street Lower, Dublin 8 to Jasmine Perfection Ltd.

Dublin City Council owns a site adjacent to 18 Basin Street Lower, off Basin View and behind St. James Avenue, Dublin 8 as shown outlined in red on Map Index No. SM-2019-1166-001.

While the site comprises an area of 629 sq.m, it is landlocked on three sides and presents a street frontage of just 12 metres on the remaining side. Due to the constricted aspect any stand-alone development of the site would result in buildings sited very close to the rear wall of the Nos. 1-10 St. James Avenue with a significant level of overlooking into the gardens of those property owners.

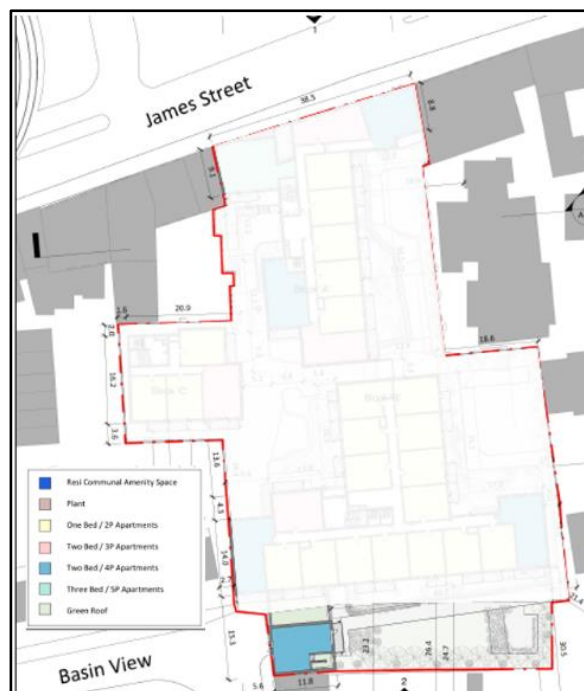
Between the northern boundary of the Council owned site and James Street is a significantly larger site known as the Steelworks Site in the ownership of Jasmine Perfection Limited who proposed to apply for planning permission in respect of a residential development to incorporate the Council owned site.

The site is shown outlined in red in the figure below and on the attached map; index no. SM-2019-1166-001.



It is proposed to dispose of the site to Jasmine Perfection Ltd for inclusion in their redevelopment of the Steelworks Site, planning ref: ABP-308871-20. The Council's site will be used for provision of open space and two 2-bed apartments of 71 square metres as shown on the figure to the right.

While the subject site is not needed in order for Jasmine Perfection Ltd to meet the planning/open space criteria for the redevelopment, the addition of the Council's site would enhance the redevelopment due to the additional open space.



Considering the restricted development potential of the Council land in its own right and the potential advantages of a single comprehensive development Dublin City Council was agreeable to providing Jasmine Perfection Limited with a letter of consent to include the site in a Planning Application for a residential development at the former Steelworks Site. Planning ref: ABP-308871-20 refers, and permission was granted by An Bord Pleanála in April 2021.

The Chief Valuer has advised that the value of the City Council land as a stand-alone site without planning permission is in the order of €380,000. Following the grant of planning permission the Chief Valuer was instructed to commence negotiations for the sale of the DCC site to the developer. In lieu of a cash sale Dublin City Council proposed that Jasmine Perfection Limited provide to the Council four turnkey units comprising two 1-bed apartments of 45 square metres, valued at €330,000 each and two 2-bed apartments of 71 square metres, valued at €430,000 each. This proposal would mean the Council would achieve a site value far in excess of the above estimated value and have obtained 4 new turnkey social housing units at no cost to the exchequer.

This proposed transaction is considered to have significant advantages for Dublin City Council. The site will be developed in a significantly shorter period than would have been the case as a stand-alone site and without the constraints of having to construct a linear development along the entire length of the back wall of the neighbouring residents.

It is now proposed therefore to dispose of the site at Basin Street Lower, Dublin 8, as shown outlined in red on Map Index No. SM-2019-0166 to Jasmine Perfection Ltd, subject to the following terms and conditions, which the Chief Valuer has recommended as fair and reasonable:

1. Dublin City Council own the lands shown outlined red on the attached map; index no. SM-2019-1166-001, at Basin Street Lower with a site area of c. 629sq.m.
2. Dublin City Council will dispose of all of its rights and interests in the subject site to Jasmine Perfection Limited in exchange for title to 4 turnkey units within the proposed development, at no cost to the City Council. The units are identified on the attached drawings prepared by EML Architects :
Drawing 3484-EML-OB-00-DR: 2bed unit, Block B, Ground Floor
Drawing 3484-EML-OB-01-DR: 2bed unit, Block B, First Floor
Drawing 3484-EML-OC-01-DR: 2 x 1Bed units, Block C, First Floor.

The Chief Valuer has advised the combined market value of the 4 turn-key residential units is in the region of €1.5m.

3. The above proposal will deliver additional social housing units to Dublin City Council and are in addition to the Part V allocation from the development as provided for in legislation.
4. Dublin City Council will grant Jasmine Perfection Ltd a Building Licence to enter onto the site for the purposes of building out the development as per planning ref ABP-308871-20.
5. That an exchange of title to the site shall be effected by the parties when the units at No. 2 above, have been completed and are ready for occupation, as certified by the Councils City Architect.
6. That Jasmine Perfection Ltd will bear all responsibility for any VAT liability that may arise from the transaction.
7. That Jasmine Perfection Ltd must commence work on the subject site within six months of the date of grant of Building Licence and must complete the units identified at No. 2 above within twenty four months from the commencement date.
8. That Dublin City Council reserves the right to re-enter on the subject site and resume possession thereof should the applicant fail to commence and complete the buildings at No.2 within the specified period or in the event of the applicant's bankruptcy or insolvency, save in the case of a Financial Institution, which has entered into a mortgage with the applicant for the purposes of financing development of the site.
9. That all site investigations (including archaeological investigations), ground works, services connections, planning fees, development and associated professional costs incurred in the delivery of the completed development on the site, shall be paid by Jasmine Perfection Ltd.
10. That the applicant shall be responsible for fully insuring the site and shall indemnify Dublin City Council against any and all claims arising from its use of the site and surrounding area/curtilage. The Contract Holder shall take out and produce Public Liability Insurance for a minimum sum of €6,400,000 (six million four hundred thousand euro) and Employer Liability Insurance in the sum of €13,000,000 (thirteen million euro)

for any incident, with a recognised Insurance Company with offices in the State and the policy shall indemnify the Council against all liability.

11. That the applicant will insure the buildings against fire and all other insurable risks with an appropriate insurance policy and pay all necessary premiums.
12. That the applicant shall ensure that all necessary safety precautions are taken in accordance with Health & Safety Regulations and all other statutory requirements.
13. That any of the timelines outlined above may be extended by the Executive Manager of the Planning and Property Development Department at his absolute discretion and all notices must be given in writing.
14. That each party will be responsible for their own professional costs arising from the transaction.

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 South Central Area Committee at its meeting on 17th November 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. 356/2021 and assents to the proposal outlined therein".

Richard Shakespeare
Assistant Chief Executive
23rd November 2021

With reference to the proposed disposal of a site at Basin Street Lower, Dublin 8 to Jasmine Perfection Ltd in accordance with the criteria for disposing of City Council sites/properties.

The criteria for disposing of City Council owned sites/properties has been agreed with the Planning and Urban Form SPC and the elected members of the City Council. It is now proposed to dispose of a site at Basin Street Lower, Dublin 8 to Jasmine Perfection Ltd as it has met the criteria as demonstrated below:

1. Site description:

The site is currently a vacant yard and has an area of approximately 629 m² with a narrow street frontage to Basin Street Lower.

The site is shown outlined in red in the figure below and on Map Index No.SM-2019-1166-001.

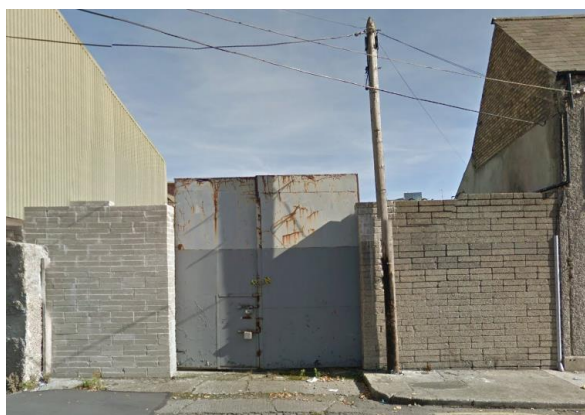


Figure 1: a) Street frontage of the yard onto Basin Street Lower b) The site adjacent to 18 Basin Street Lower, off Basin View

2. Site Context:

- a. A vacant yard adjacent to 18 Basin Street Lower, off Basin View and behind St. James Avenue, Dublin 8
- b. The site has an area of approximately 629 m²

3. Planning Status:

The site is located in an area zoned objective Z4, in the Dublin City Development Plan 2016- 2022. This land use zoning is designed “to provide for and improve mixed-services facilities.”

The site is appropriate for a wide range of uses including open space, community facilities and residential.

Dublin City Council provided Jasmine Perfection Ltd. with a letter of consent to include the subject site in a Planning Application for a residential development at the former Steelworks Site, planning ref: ABP-308871-20.
Permission was granted by APB in April 2021.

4. LAP or SDRA or Framework Plan: Yes

Within SDRA 16: Liberties and Newmarket Square

The Liberties statutory Local Area Plan was adopted by the City Council in May 2009 and in April 2014 the timescale of the plan was extended until May 2020. The main purpose of the Liberties local area plan is to ensure that in developing individual land parcels, opportunities for regenerating the area in an integrated fashion are not missed.

5. Site Condition:

The site is a vacant unused yard accessible through steel gates on Basin Street Lower.

6. Site Constraints:

a. **Access:** Narrow street frontage of approximately 12m to Basin Street Lower

b. **Services:** NA

c. **Other:** NA

7. Valuation of site:

The open market value of the site with no planning permission is approximately €380,000.

8. Site Capacity/Development Potential

Is the site considered suitable/viable for Housing Y

Reasons: The site was considered for developing permanent social housing, however given its limited size, narrow shape and proximity to low density residential homes on Saint James Avenue, the development potential is limited.

City Architects carried out a desktop study which concluded that a development consisting of five to seven units could be achieved.

The desktop study excluded investigations into site conditions or legal restrictions such as below ground conditions, services, title or wayleaves etc.

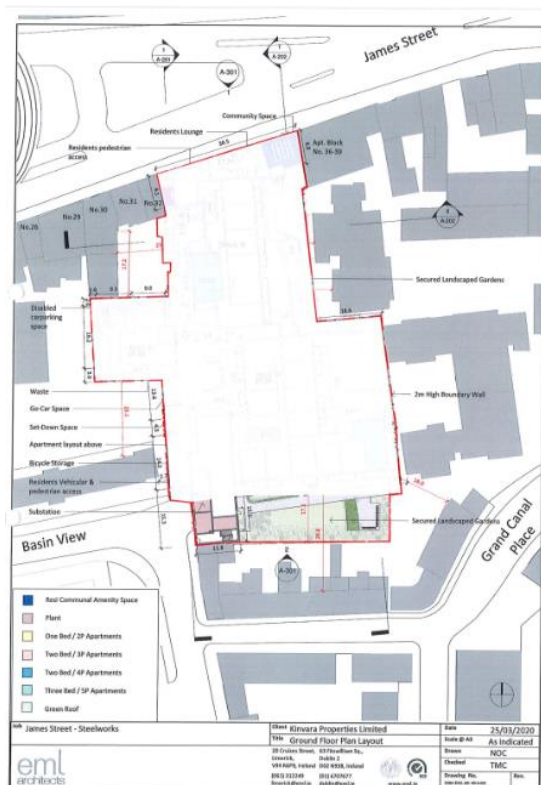
Is the site considered suitable for Commercial Development Y

Is the site considered suitable/viable for Community use Y

9. Proposed Use for site and rational for recommending same.

It is proposed to dispose of the site to the proposed purchaser Jasmine Perfection Ltd for inclusion in their redevelopment of the Steelworks Site, planning ref: ABP-308871-20. The majority of the Council's site will be used for provision of open space as shown on the drawing on the right.

While the subject site is not needed in order for Jasmine Perfection Ltd to meet the planning/open space criteria for the redevelopment, the addition of the Councils site would enhance the redevelopment due to the additional open space.



- 10.** The Chief Valuer has advised that the value of the stand-alone site without planning permission is in the order of €380,000.

In lieu of a cash sale, Dublin City Council proposed that Jasmine Perfection Limited provide to the Council four turnkey units comprising two 1-bed apartments of 45 square metres, valued at €330,000 each and two 2-bed apartments of 71 square metres, valued at €430,000 each. This proposal would mean the Council would achieve a site value far in excess of the above estimated value and have obtained 4 new turnkey social housing units at no cost to the exchequer.

This proposed transaction is considered to have significant advantages for Dublin City Council. The site will be developed in a significantly shorter period than would have been the case as a stand-alone site and without the constraints of having to construct a linear development along the entire length of the back wall of the neighbouring residents.

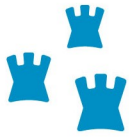
Reports from the following accompany this report:

- Housing Manager
- City Architects

Conclusion:

It is now proposed to dispose of the site at Basin Street Lower, Dublin 8 to Jasmine Perfection Ltd, as it has met the criteria as demonstrated above and subject to the terms and conditions, which the Chief Valuer has recommended as fair and reasonable.

Richard Shakespeare
Assistant Chief Executive



To Ms. Aida Baragwanath,
Planning & Property Development,
Block 3 Floor 2,
Civic Offices.

Date 15th November 2021

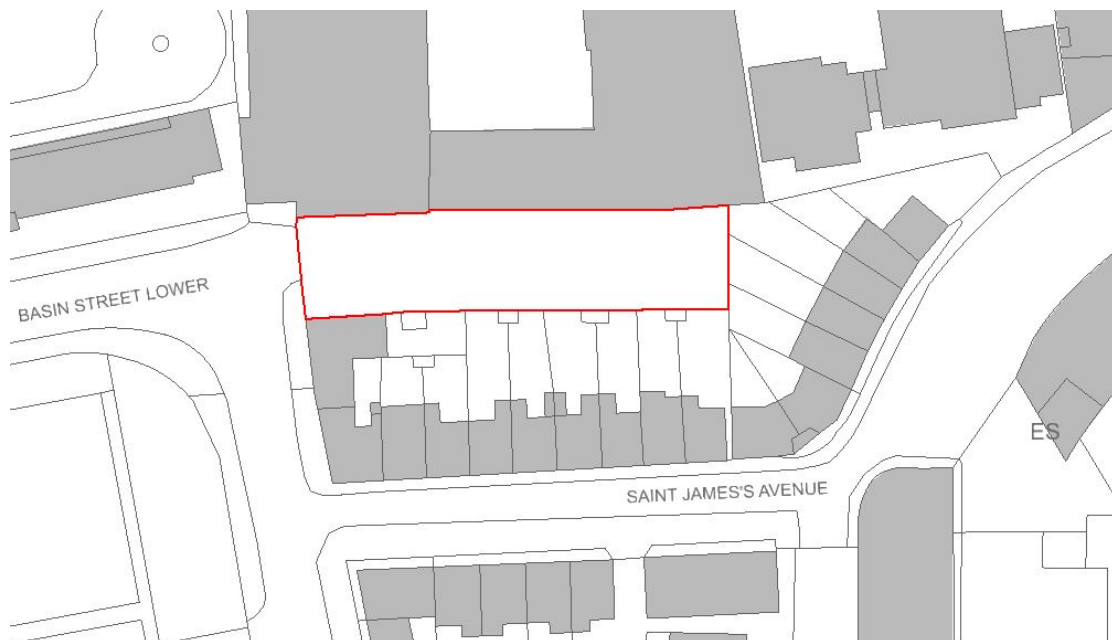
By email

CA ref: CA16016 Estate Retrofit Programme Coordination\08 Feasibilities\42 Basin Str Lower

RE: Site at Basin Street Lower: Residential Yield Assessment Report

Dear Aida,

I refer to your request for a review and residential yield recommendations on the above site.



Basin Street Lower:

The site is located in an area zoned objective Z4, in the Dublin City Development Plan 2016-2022. This land use zoning is designed "to provide for and improve mixed-services facilities." The site is appropriate for a wide range of uses including open space, community facilities and residential.

Potential number of homes:

The existing site is a small (0.036 ha) with a narrow street frontage, with rear windows of existing two-storey houses about 10m away from the boundary. These two facts severely restrict the height and the location of any new building on the site.

City architects have investigated a number of options for the stand-alone development of the site. We conclude that a development consisting of five to seven homes, (depending on their size and type) is the most that could be reasonably achieved.

Please note that this report excludes any investigation into legal restrictions such as wayleaves or proof of the site ownership.

Should you have any queries or wish to discuss any aspect of the above, please do not hesitate to contact me.

Yours faithfully,

Matthew Carroll

Senior Executive Architect,
Housing and Residential Services,
City Architects Division,
Dublin City Council

9th November 2021

**Re: With reference to the proposed disposal of a site at Basin Street Lower, Dublin 8
to Jasmine Perfection Ltd**

Dear Councillors,

The Department of Housing and Community Services has considered this site for developing permanent social housing. Given its limited size, narrow shape and proximity to low density residential homes on Saint James Avenue, City Architects have investigated the site and concluded that, taking the constraints into consideration, approximately five to seven units could reasonably be achieved.

Given the onerous housing delivery demands on the City Council, the Housing Department is focusing its resources on delivering developments of scale and value. The Housing Department would not therefore consider such a small development to be an efficient use of staff resources.

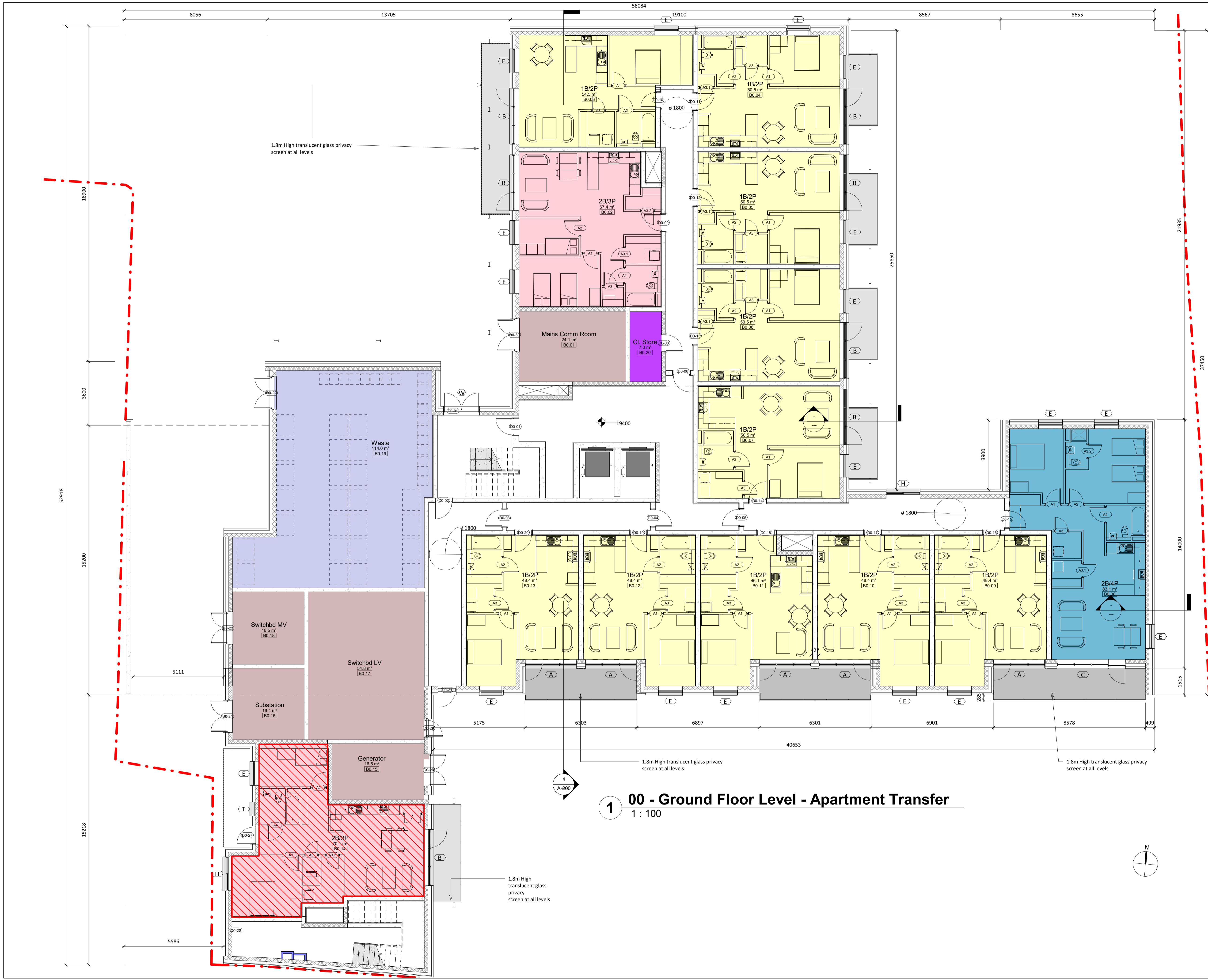
The Housing Department endorse the recommendation for the disposal to Jasmine Perfection Ltd.. We believe that the developer will be best placed to deliver a quality scheme, in an area that would strongly benefit from an investment in housing. Importantly this scheme will also contribute to the timely delivery of four units to the social housing stock of Dublin City Council without the cost of assigning resources to designing, procuring and developing a scheme.

I therefore consider this proposal to be the best and most value for money option for this site.

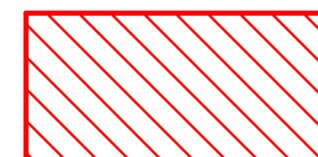


Michelle Robinson

A/ Executive Manager



- GENERAL NOTES:
- A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.
 - B. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT CIVIL, STRUCTURAL MECHANICAL AND ELECTRICAL DRAWINGS TOGETHER WITH THE SPECIFICATIONS AND SCHEDULES.
 - C. ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
 - D. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE SETTING OUT COMMENCING WORK OR PRODUCING ANY SHOP DRAWINGS.



Apartments for Transfer

1 00 - Ground Floor Level - Apartment Transfer
1 : 100

Rev	Description	By	ckd	Date

eml
architects

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Ireland

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www.eml.ie

37 Fitzwilliam Pl
Dublin 2
D02 YT52
Ireland

(01) 6707677
dublin@eml.ie

Client Cherry Core Limited		Date 13/07/2021	
Job James Street - Streetworks		Scale @ A1 1 : 100	
Title Proposed Block B - Ground Floor - Apartment Transfer		Drawn JW	Checked MM
Job No. 3484	Stage SP	Drawing No. 3484-EML-0B-00-DR -A-150 Project - EML - Zone - Level - Type - Role - Number	Status S2



- GENERAL NOTES:
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Apartments for Transfer

1 01 - First Floor Level - Apartment Transfer
1 : 100

Rev	Description	By	ckd	Date

e**m****l**
architects

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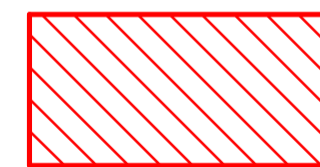
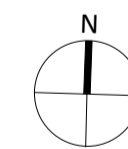
Client Cherry Core Limited		Date 13/07/2021	
Job James Street - Streetworks		Scale @ A1 1 : 100	
Title Proposed Block B - First Floor Level - Apartment Transfer		Drawn JW	
Job No. 3484		Checked MM	
Stage SP	Drawing No. 3484-EML-0B-01-DR -A-151	Status S4	Rev
Project - EML - Zone - Level - Type - Role - Number			

A. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL DRAWINGS THE SPECIFICATION AND ALL RELEVANT STANDARD DETAIL DRAWINGS.

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Rev	Description	By	ckd Date

eml

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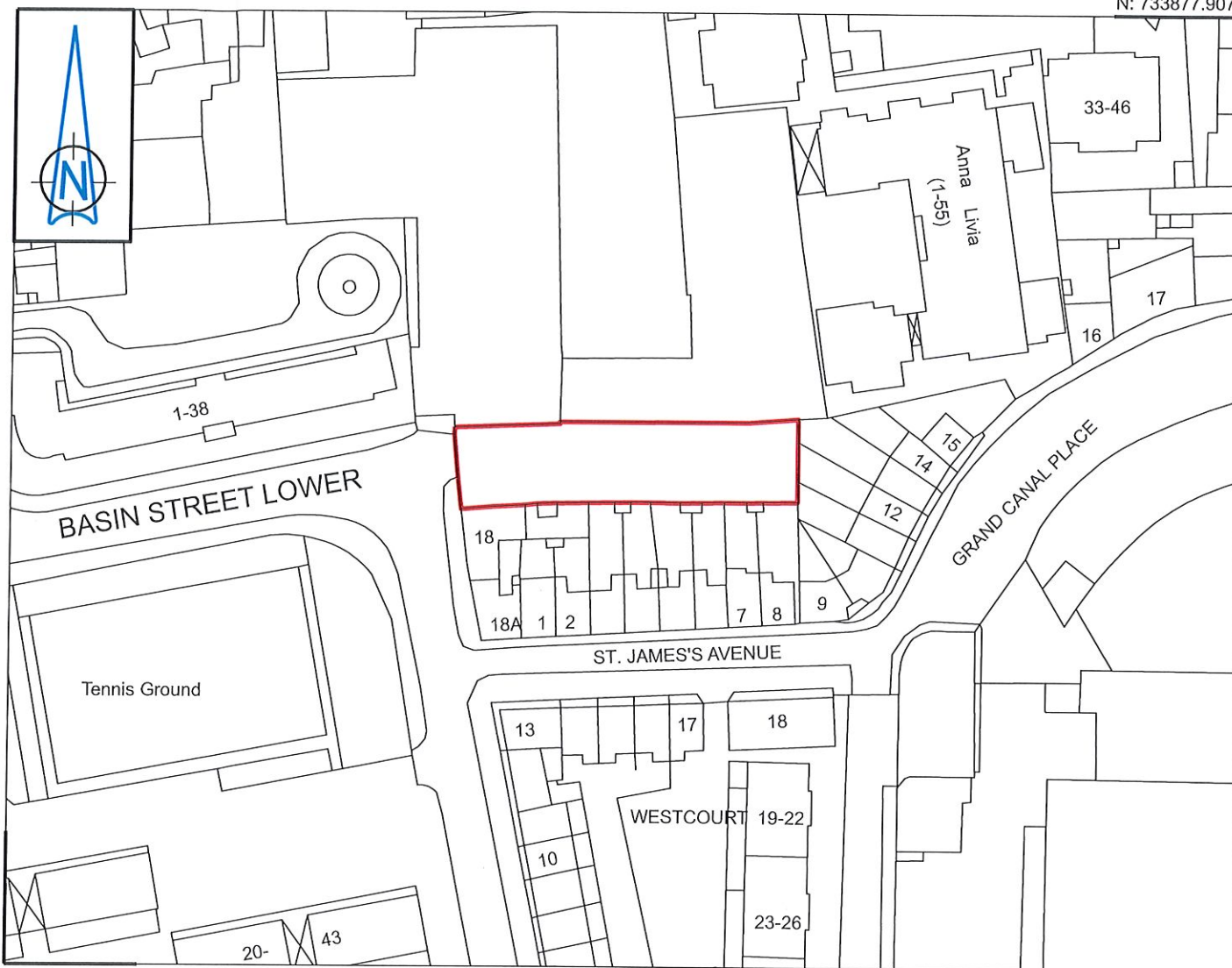


Client		Cherry Core Limited		Date	13/07/2020
				Scale @ A1	1 : 100
Job		James Street - Steelworks		Drawn	JW
				Checked	MM
Title					
Proposed Block C - First Floor Level - Apartment Transfer					
Job No.	Stage	Drawing No.	-A-150	Status	Rev
3484	SP	3484-EML-0C-01-DR	Project - Zone - Level - Role - Number	S2	

N: 733877.907

E: 713964.659

E: 713777.569



N: 733733.939

BASIN STREET LOWER

Lands at

Dublin City Council to Jasmine Perfection Ltd.

Disposal of Fee Simple

Area: 629m²



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

3263-13

SCALE

1:1000

DATE

28-07-2021

SURVEYED /
PRODUCED BY

T. Curran

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2019-1166-001

Dr JOHN W. FLANAGAN

CEng FIEI FICE
CITY ENGINEER