



With reference to the proposed exchange of lands adjoining St Peter's National School and Dalymount Park, Dublin 7

A report agreed at the Central Area Committee on 9th March 2023, and subsequently at the City Council meeting on 3rd April 2023 proposed an exchange of lands between Dublin City Council and Orsigny CLG (Vincentian Order) to allow the Council acquire an important access and egress route to Dalymount Stadium. Orsigny CLG would gain a site on which an SME (Subject Matter Expert) classroom extension to St. Peter's National School is intended to be built.

The Council is acquiring from Orsigny CLG (Vincentian Order) the site outlined in blue on Map Index No. SM-2022-0578 and is disposing of the site outlined in red on the map.

Following Council approval to the exchange, Orsigny CLG produced their title, dating from 1925, and it is Leasehold (195 years) rather than the Freehold title as stated in the previous report. Initial endeavours to establish the Freehold owner have to date been unsuccessful and so, to avoid delays to the redevelopment project, it is proposed to recommend the exchange, subject to revised terms and conditions set out below which are considered fair and reasonable by the Chief Valuer.

In the meantime, the Council's Law Department will advise this department on options available to secure the Freehold title of the plot.

1. That the Council shall transfer the unencumbered freehold title with vacant possession of the plot shown outlined in red on attached Map SM-2022-0578, comprising of 211sq.m.
2. That in exchange for the lands set out in No. 1 above, Orsigny CLG will transfer the residual leasehold title (98 years) with vacant possession of the plot shown outlined in blue on attached map SM-2022-0578, comprising of 234sq.m.
3. That the Council shall pay Orsigny CLG's reasonable legal fees for the conveyancing.
4. That each party shall be responsible for their own VAT, Stamp Duty or other costs arising, other than that at No.3 above.
5. That each party shall be responsible for incorporating the respective plots into their adjoining property.
6. That the above is subject to proof of satisfactory title by both parties.

The site being disposed by the Council was acquired from The Bohemian Football Club Ltd.

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

This proposal was approved by the Central Area Committee at its meeting on 13th June 2023.

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

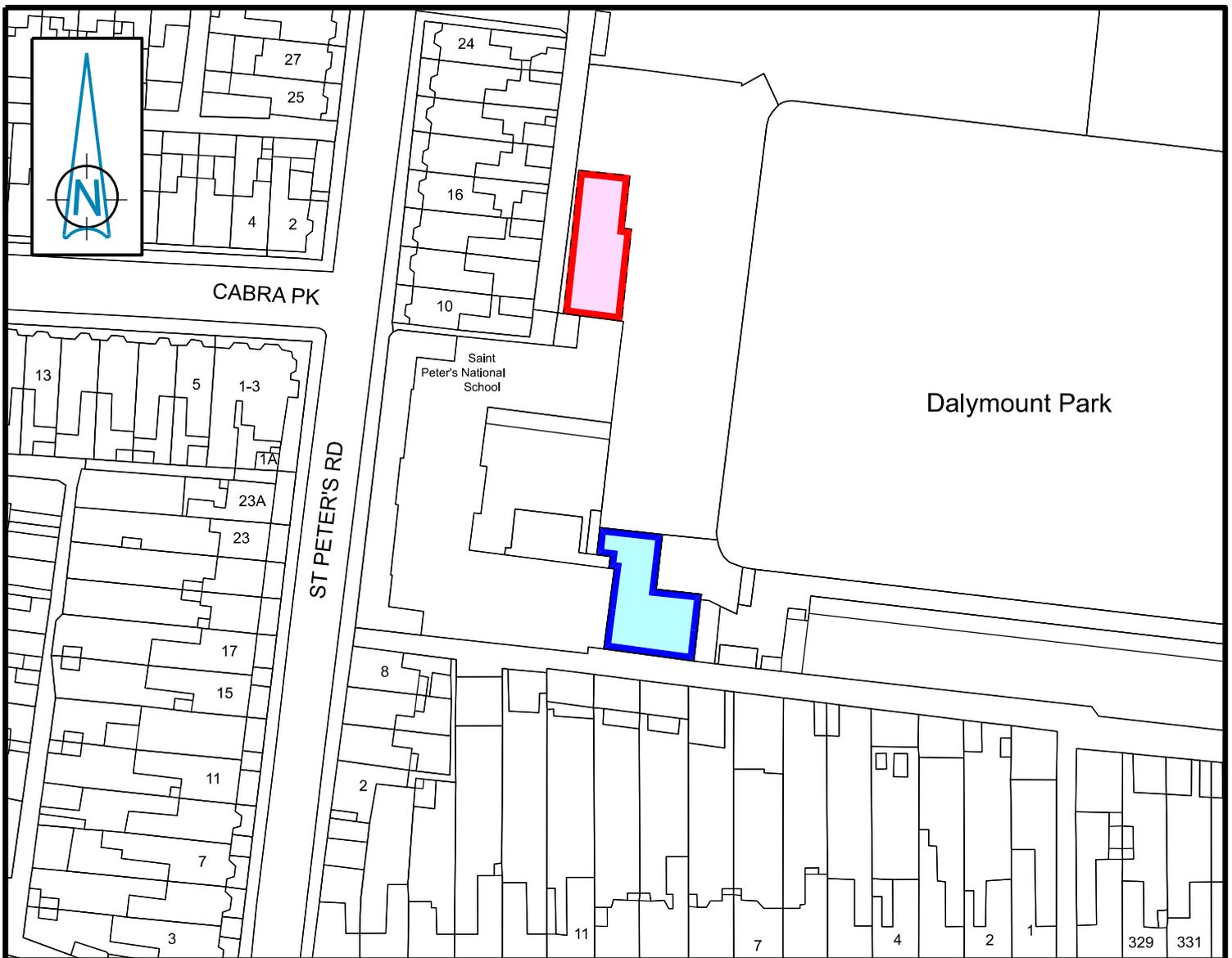
Resolution:

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

Maire Igoe

A/ Executive Manager

16th June 2023



DALYMOUNT PARK - Lands at

Orsigny CLG to Dublin City Council (234m²) shown thus 

Dublin City Council to Orsigny CLG (211m²) shown thus 



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

3197-19

SCALE

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DATE

03-03-2023

SURVEYED /
PRODUCED BY

T. Curran

INDEX No

DWG
No

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FILE NO

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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

INDEX No.

SM-2022-0578

Dr JOHN W. FLANAGAN

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CITY ENGINEER