
Exchange of title at junction of James Walk and Forbes Lane, Dublin 8

Dublin City Council has been in occupation of the area coloured blue on Map Index No. SM-2023-0506, at the Forbes Lane Depot, Dublin 8, since the 1970s. Eircom Ltd hold the title to this area coloured blue.

Eircom Ltd are in occupation of the adjoining premises and Dublin City Council hold the title to this area outlined red on Map Index No SM-2023-0506.

Agreement has been reached for an exchange of title with Eircom Limited, subject to the following terms and conditions which the Chief Valuer considers fair and reasonable:

1. That Eircom Limited shall transfer the Fee Farm Grant interest dated 16 December 1865 and the 300 year leasehold interest from 1 January 1938, in the plot shown coloured blue on attached copy map SM-2023-0506, comprising an area of approximately 1,166 sq.m or thereabouts to Dublin City Council.
2. That Dublin City Council shall transfer the Fee Farm Grant interest dated 12 January 1866 in the plot shown coloured pink on attached map SM-2023-0506 which is located within the telephone exchange site and comprises an area of approximately 331 sq.m. or thereabouts.
3. That the Council shall pay Eircom Limited a consideration of €10,000 (ten thousand euro) plus VAT (currently 13.5%) in settlement of the exchange.
4. That both parties shall clear any outstanding charges, rent or taxes (if any) on the relevant plots prior to the completion of this transaction.
5. That each party shall pay their own fees in this matter.
6. That the above proposed exchange is subject to each party producing satisfactory proof of title to the areas mentioned above.
7. No agreement enforceable at law is created or intended to be created until exchange of contracts has taken place

The Land Development Agency has decided not to acquire the land coloured blue on Map Index No. SM-2023-0506 for the purposes of section 53(4) of the Land Development Agency Act 2021 and has notified the Council in writing to this effect.

The site being disposed by the Council was acquired from Clondalkin Concrete Ltd and Roadstone 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 South Central Area Committee at its meeting on 15th November 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

21st November 2023

A/Executive Manager

