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**With reference to the Disposal of the Fee Simple in the property known as site at  
Seamus Ennis Road, Finglas, Dublin 11.**

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Under Indenture of Lease dated the 2<sup>nd</sup> March 1978, Dublin City Council demised a site at Seamus Ennis Road, shown outlined in red on Map Index No. SM-2023-0316, to Finglas Credit Union Limited for a term of 99 years from the 29<sup>th</sup> September 1971 for an annual rent of £291.50. The current passing rent is €21,000 per annum. The lessee has applied to Dublin City Council to acquire the Council's fee simple interest in the property.

The Law Department has confirmed that as there are rent reviews as part of the lease, the lessee is not entitled to acquire the Council's title in this property in accordance with Section 16 of the Landlord and Tenant (Ground Rents) Act, 1978. The Senior Executive Officer for the Department has agreed to dispose of the fee simple interest in the property on a non-entitlement basis.

Accordingly, it is proposed to dispose of the Council's freehold interest in the property shown outlined in red on Map Index No. SM-2023-0316, at Seamus Ennis Road, Finglas, Dublin 11, to Finglas Credit Union Limited, subject to the following terms and conditions:

1. That Dublin City Council holds the Fee Simple interest in the property known as site at Seamus Ennis Road, Finglas, Dublin 11, as outlined in red in the attached copy map Index No. SM-2023-0316, for identification purposes.
2. That the property is held under Indenture of Lease dated 2<sup>nd</sup> March 1978 for a term of 99 years effective from 29<sup>th</sup> September 1971, and that Finglas Credit Union Limited is the current lessee of this interest.
3. That the disposal price of the Freehold Interest shall be in the amount of €300,000 (three hundred thousand euro), VAT not applicable.
4. That the Applicant shall be prepared to pay all rent, rates, and charges outstanding up to and including the date of sale.
5. That the Applicant shall pay the Dublin City Council's Valuers fee of €2,250 (two thousand two hundred and fifty euro) plus VAT and the Council's legal fees, plus VAT.
6. That this proposal is subject to the necessary approvals and consents being obtained.

The lands in question were acquired in Fee Simple from Kathleen Byrne on 1<sup>st</sup> September 1960, under ref. 51 of the Finglas East Area CPO, 1949 and remainder acquired in Fee Simple from Patrick McDermott on 8<sup>th</sup> September 1969, under ref. 50 of the Finglas East Area CPO, 1949.

The Land Development Agency has decided not to acquire the land for the purposes of section 53(4) of the Land Development Agency Act, 2021 and has notified the Council in writing to this effect.

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 the 16<sup>th</sup> January 2024.

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

**Resolution:**

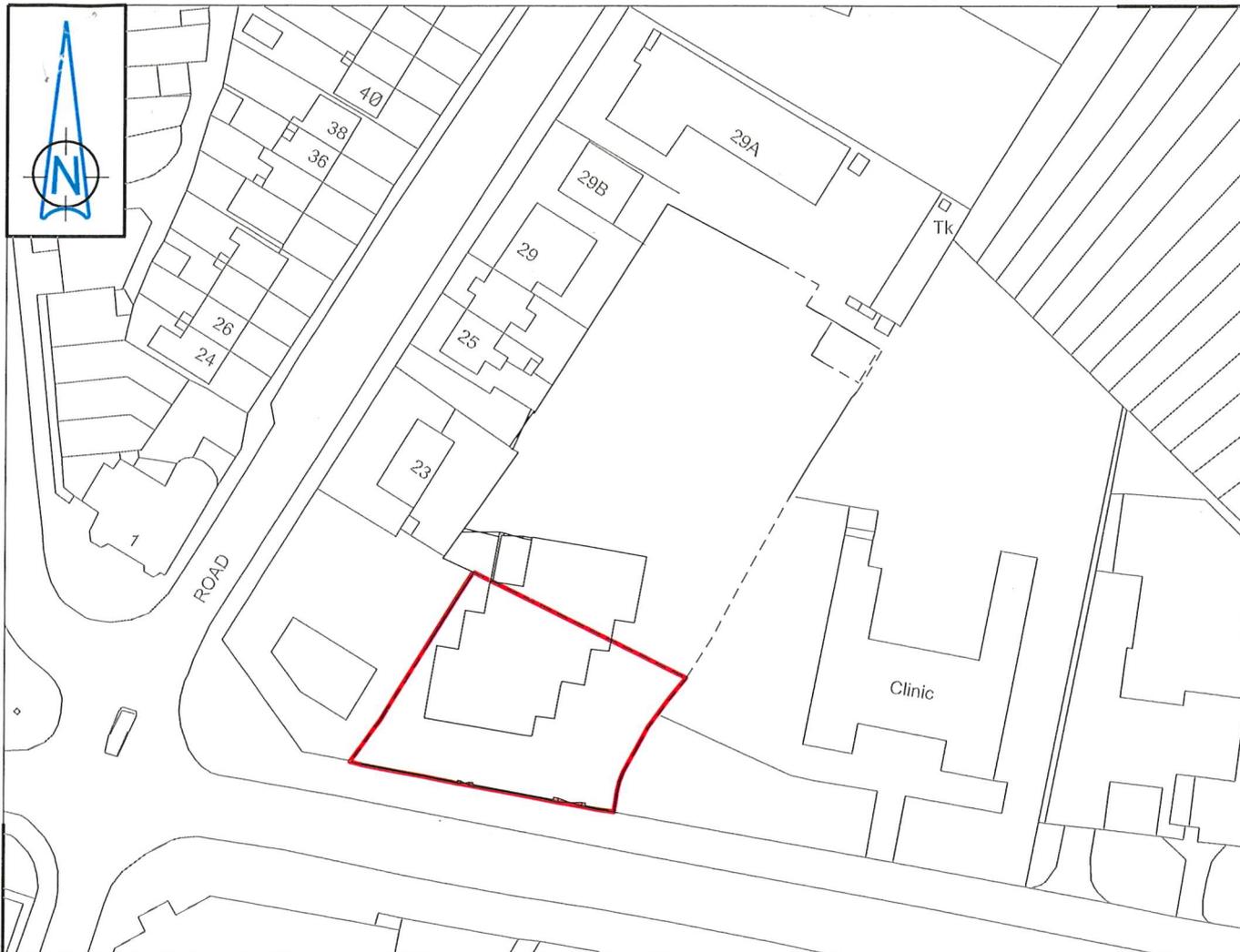
That Dublin City Council notes the contents of Report No.95/2024 and assents to the proposal outlined therein.

**Máire Igoe**  
**A/Executive Manager**

**25<sup>th</sup> March 2024**

N: 739241.864

E: 71370.300



E: 713183.210

N: 739097.896

# SEAMUS ENNIS ROAD - FINGLAS CREDIT UNION

## Map for Information

Area - 1024.5m<sup>2</sup>



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

<b>O.S REF</b> 3131-17	<b>SCALE</b> 1:1000	<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>DATE</b> 19-06-2023	<b>SURVEYED / PRODUCED BY</b> L. Butler	<b>FILE NO</b> F:\SM-2023-0316 - 001 - A.dgn		

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

**Dr JOHN W. FLANAGAN**  
CEng FIEI FICE  
CITY ENGINEER

APPROVED \_\_\_\_\_  
**THOMAS CURRAN**  
ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2023-0316**