**COMHAIRLE CHONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL**

**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, 21st September 2015**

**ITEM NO. H – I (8) (f)**

**RE: Proposed disposal of lands at Hersil Wood(formerly Landy’s Industrial Estate) Knocklyon Road, Dublin to Pinza property Company Limited**

An application was received from Mr. Noel Reynolds of Pinza Property Company Limited to regularise title to a plot of land at Hersil Wood, Knocklyon Road, Dublin 16 which is registered in the ownership of South Dublin County Council. Mr Reynolds has submitted evidence of a claim to possessory title. The subject plot is outlined in red on attached Indicative Drawing No. FOR360/Rev 1 comprising an area of 196 square metres or thereabouts.

The Council’s Valuer was instructed to engage directly with Mr. Reynolds to commence negotiations with a view to agreeing terms for the disposal of this land. The Valuer

recommended terms and conditions to Mr. Reynolds as set out hereunder, which he considers to be fair and reasonable and which have been accepted by Mr. Reynolds.

Accordingly, I recommend that the Council disposes of the plot of land as shown outlined in red on Indicative Drawing No. FOR360/Rev 1 to Pinza Property Company Limited, Leixlip Centre, Leixlip, Co. Kildare in accordance with Section 211 of the Planning and Development Act, 2000 and subject to the provisions of Section 183 of the Local Government Act, 2001 subject to the following terms and conditions as recommended by the Council’s Valuer:-

1. That the Council disposes of the subject plot for the consideration of €6,000 (six thousand euro) plus VAT if applicable.
2. That the subject plot is shown outlined in red on the attached Indicative Drawing No. FOR360/Rev 1 comprising an area of 196 square metres or thereabouts.
3. That the land is disposed of with full freehold title.
4. That the Applicant will relinquish any claim to adverse possession of the lands adjacent to the subject plot.
5. That the subject land is not encumbered by any services.
6. That the Applicant shall pay Valuer’s fees of €250 plus VAT.
7. That the Applicant shall pay the Council’s legal fees plus VAT and outlay.
8. That the Council’s A/Law Agent shall draft the necessary legal agreements and shall include any further terms deemed appropriate in Agreements of this nature.
9. That the disposal is subject to the necessary statutory approval of the Council being obtained.
10. That the transaction is completed within 3 months of the date of the Council’s approval of the disposal.
11. That no exchange enforceable at law is created or intended to be created until exchange of contracts has taken place.

The lands being disposed of form part of the lands registered in Council ownership in 1977 for open space requirements having been previously been in ownership of The Leinster Friendly Society

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Daniel Mc Loughlin

Chief Executive