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

**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, 26th September 2016**

**ITEM NO. H-I 7 (b)**

**Proposed disposal of plot of land between 23 and 28 Collinstown Grove,**

**Clondalkin, Dublin 22 to Tuath Housing Association**

Tuath Housing Association have been approved for funding under the Capital Assistance Scheme (CAS) for the provision of 4 units of social housing accommodation on a plot of land in Council ownership between 23 and 28 Collinstown Grove, Clondalkin, Dublin 22. A decision to grant planning permission for the proposed development has been made pursuant to register reference SD15A/0285.

In consultation with the Council’s Valuer, I recommend 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, that the Council disposes of the entire plot of land between 23 and 28 Collinstown Grove, comprising 752.7 sq.m or thereabouts and as identified on property number 16, file plan G784 (outlined in red) of folio reference DN118048F to Tuath Housing Association, 29 Merrion Square North, Dublin 2, subject to the following conditions:-

1. That the plot of land to be disposed of is as identified on property number 16, file plan G784 (outlined in red) of folio reference DN118048F.
2. That the Council shall dispose of the freehold title for a consideration of €100,000 plus VAT if applicable.
3. That the site be developed for the provision of 4 no. 2/3 bedroom two storey houses which will be made available for allocation to persons on South Dublin social housing waiting list.
4. That the unencumbered freehold title is held with full vacant possession and the site is fully serviced.
5. That services (if any) that exist on the site do not affect the development potential or add to the cost of any development on site.
6. That there are no abnormal development costs.
7. That each party shall be responsible for their own legal and Valuer’s costs.
8. That the A/Law Agent shall draft the necessary legal agreements and shall include any further terms deemed necessary in agreements of this nature.
9. That no contract enforceable at law is created or intended to be created until such time as contracts have been exchanged.
10. That the disposal is subject to the necessary approvals and consents being obtained.

The lands being disposed of form part of the lands acquired from Dublin City Council (formerly Dublin Corporation) in 1997 under the Scheme of Transfer of Houses and Lands pursuant to the Local Government (Dublin) Act, 1993.

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**Daniel Mc Loughlin**

**Chief Executive**