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

**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, 13 March 2017**

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

**Proposed disposal of plot of land adjacent to 1 Cloonmore Drive, Tallaght, Dublin 24**

The owner of property at 1 Cloonmore Drive, Tallaght, Dublin 24 has applied to the Council to regularise title to a plot of Council owned land adjacent to his property, as outlined in red on Drawing No. LA/37/16. This plot is contained within the boundary of the property since at least 2004.

The matter was referred to the Council’s Valuer for examination and he has recommended the following terms which he considers to be fair and reasonable and which have been accepted by the Applicant.

Accordingly, I now recommend that the Council disposes of the plot of land measuring 0.029 hectares (290 square metres) or thereabouts at 1 Cloonmore Drive, Tallaght, Dublin 24 as outlined in red on the attached Drawing No. LA/37/16 to the Applicant, Mr. Imad Hassan, 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 €20,000 (twenty thousand euro) plus VAT (if applicable).
2. That the subject plot is outlined in red on the attached Drawing No. LA/37/16 having a net area of 0.029 hectares (290 square metres).
3. That the land is disposed of with full freehold title and vacant possession.
4. That all boundary features shall be in accordance with the Planning & Development and the Building Control legislation.
5. That the Applicant shall pay the Council’s legal fees plus VAT and outlay.
6. That the Applicant shall pay the Council’s Valuer’s fees of €800 (eight hundred euro) plus VAT.
7. That each party shall use their best endeavours to complete the transaction within a reasonable timeframe following adoption of the disposal resolution.
8. That the Law Agent shall draft the necessary legal agreements and shall include any further terms deemed appropriate 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 Lands pursuant to the Local Government (Dublin) Act, 1993.

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**Daniel McLoughlin**

**Chief Executive**