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



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, 11th March 2019**

**H-I 8 (a)**

**LD 1106 Proposed disposal of laneway to rear of 276 Arthur Griffith Park, Lucan, Co. Dublin**

Alistair and Susanne Richardson, the houseowners of 276 Arthur Griffith Park, Lucan, Co. Dublin have applied to purchase a portion of the laneway in Council ownership to the rear of their dwelling for incorporation into their existing garden.

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

Accordingly, I now recommend that the Council disposes of the portion of laneway measuring 20 square metres or thereabouts to the rear of 276 Arthur Griffith Park, Lucan, Co. Dublin, as outlined in red on the attached Drawing No. LA/22/10 to Alistair and Susanne Richardson, 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 subject plot comprises an area of 20 square metres or thereabouts and is outlined in red on the attached Drawing No. LA/22/10.
2. That the Council disposes of the subject plot for the consideration of €400 (four hundred euro) plus VAT (if applicable).
3. That the subject plot is disposed of with full freehold title and vacant possession.
4. That the Applicants hold the freehold or equivalent interest in 276 Arthur Griffith Park, Lucan, Co. Dublin.
5. That the Applicants shall incorporate the area and all boundary features shall be in accordance with the Planning & Development and the Building Control legislation.
6. That in the event of any name change to Applicant prior to formal completion of the legal transfer, the Applicant must provide documentary evidence to the Council proving that the new named party is one and the same as the named Applicant heretofore to enable the transfer to complete.
7. That the Applicants pay the Council’s legal fees plus VAT and outlay.
8. That the Applicants pay the Council Valuer’s fees of €250 plus VAT.
9. That each party shall use their best endeavours to complete the transaction within a reasonable timeframe following adoption of the disposal resolution.
10. That the Law Agent drafts the necessary legal agreements and includes any further terms deemed appropriate in Agreements of this nature.
11. That no contract enforceable at Law is created or intended to be created until such time as contracts have been exchanged.
12. That the disposal is subject to the necessary approvals and consents being obtained.

The lands being disposed of were acquired from Michael Nugent on 8/6/1971 for housing purposes.

**Daniel McLoughlin**

**Chief Executive**