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



**MEETING OF SOUTH DUBLIN COUNTY COUNCIL**

**Monday, 10th March 2025**

**H-I 7 (a)**

**LD 1525 Proposed disposal of lands to Jordan Group, T/A Centra, at Castletymon Shopping Centre, Tallaght, Dublin 24**

The Jordan Group, t/a Centra, has applied to purchase a plot of Council owned land adjacent to their store at Castletymon Shopping Centre, Tallaght, Dublin 24to eliminate anti-social behaviour and fly tipping thereon.

The matter was examined in consultation with the Council Valuer who has recommended the following Terms and Conditions which are considered to be fair and reasonable, and which have been accepted by the Applicant.

Accordingly, I recommend that the Council disposes of its freehold interest in the plot of land outlined in red on Drawing No. LR/06/21 to The Jordan Group, t/a Centre, in accordance with Section 211 & 212 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: -

1. That the subject plot is shown outlined in red on the attached Drawing No. LR/06/21 and extends to an area of approximately 135 square metres. The plot comprises an enclosed yard area which is adjoined to the west by Unit Number 10, Castletymon Shopping Centre t/a Centra and to the east and south by a former Library building.
2. That the Council shall dispose of its registered freehold title in the plot to the Jordan Group t/a Centra who own the freehold or equivalent interest in the adjoining retail unit Number 10, Castletymon Shopping Centre.
3. That the entire plot is subject to registered Rights of Way to a number of parties as detailed in Part 3 of Council Folio 30370F and coloured yellow on Drawing No. LR/06/21. There is also a wayleave to Uisce Eireann which extends to 77 square metres and which is shown hatched in blue on same drawing.
4. That no buildings or structures may be erected on the plot. The Purchaser will not interfere, obstruct or damage the rights of way and any services located on the site.

1. That the Council and its nominees shall retain all appropriate rights to access services (existing and new) for no compensation except for suitable and reasonable accommodation works.
2. That the purchase price shall be the sum of €15,000 (fifteen thousand euro) plus VAT (if applicable).
3. That the plot will be disposed of in its current condition.
4. That the Purchaser shall pay the Council’s Valuer fee of €1,200 (one thousand two hundred euro) plus VAT.
5. That the Purchaser shall pay a contribution of €1,500 (one thousand five hundred euro) towards the Council legal fees.
6. That the Purchaser shall be responsible for any VAT and stamp duty liability associated with this disposal.
7. 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.
8. That each party shall use their best endeavours to complete the transaction within a reasonable timeframe following adoption of the disposal resolution.
9. That the Law Agent shall draft the necessary legal agreements and shall include any further terms deemed appropriate in Agreements of this nature.
10. That no contract enforceable at Law is created or intended to be created until such time as contracts have been exchanged.
11. That the disposal is subject to the necessary approvals and consents being obtained.

The lands being disposed of comprise lands acquired from the Minister for Finance on 2nd January 1997 for Housing purposes.

**Colm Ward**

**Chief Executive**