

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 10th November 2025

H-I 7 (e)

LD 1625 Proposed Disposal of land/laneway to rear of 1B Tymonville Court, Tallaght, Dublin 24

Natalie Lawlor and John Dowling of 1B Tymonville Court, Tallaght, Dublin 24 wish to purchase a portion of the laneway to the rear of their dwelling to incorporate into their existing garden. The Public Right of Way was extinguished by approval of the elected members at Council meeting of held on 11th March 2024.

The matter was referred to the Council's valuer who has recommended the following terms and conditions which they consider to be fair and reasonable, the terms have been accepted by the Applicants.

Accordingly, I recommend that the Council disposes of the plot of land measuring 150 square metres or thereabouts to the rear of 1B Tymonville Court, Tallaght, Dublin 24 as outlined in red on the attached drawing LR-08-24 1B to the applicants, Natalie Lawlor and John Dowling, 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 of approximately 150 square metres or thereabouts is shown outlined in red on the attached Drawing No. LR/08/24.
2. That the Council shall dispose of the subject plot for the consideration of €12,000 (twelve thousand euro) plus VAT (if applicable).
3. That the land is disposed of with full freehold title and vacant possession.
4. That the Applicants hold the freehold or equivalent interest in 1B Tymonville Court, Tallaght, Dublin 24.
5. That the Applicants shall incorporate the subject plot into their garden and that all boundary features shall be in accordance with Planning & Development and Building Control legislation.

6. That the Applicants shall pay the Council Valuer fee of €800 (eight hundred euro) plus VAT.
7. That the Applicants shall pay contribution towards the Council's legal fees in the sum of €1,500 (one thousand, five hundred euro).
8. That the Applicants shall be responsible for any VAT and stamp duty liability associated with this disposal.
9. That in the event of any name change to Applicants prior to formal completion of the legal transfer, the Applicants 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.
10. That each party shall use their best endeavours to complete the transaction within a reasonable timeframe following adoption of the disposal resolution.
11. That the Law Agent shall draft the necessary legal agreements and shall include any further terms deemed appropriate in Agreements of this nature.
12. That no contract enforceable at Law is created or intended to be created until such time as contracts have been exchanged.
13. That the disposal is subject to the necessary approvals and consents being obtained.

Colm Ward
Chief Executive