

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 8th February 2026

HI-7 (a) (i) Report

LD 1614 Proposed Disposal of land to rear of 2 Riverside Cottages,
Templeogue, Dublin 6W

David McDermott and Sandra Murphy-McDermott of 2 Riverside Cottages, Templeogue, Dublin 6W wish to purchase a plot of land to the rear of their dwelling to incorporate into their existing garden.

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 106 square metres or thereabouts to rear of 2 Riverside Cottages, Templeogue, Dublin 6W as outlined in red on the attached drawing LR-03-25 to the applicants, David McDermott and Sandra Murphy-McDermott, 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 106 square metres or thereabouts is shown indicatively outlined in red on the attached map LR/03/25.
2. That the Council shall dispose of the subject plot for the consideration of €10,000 (ten thousand euro) plus VAT (if applicable).
3. That the Council shall transfer the freehold title or equivalent with vacant possession in the subject plot, as soon as practically possible.

4. That the Council shall retain a wayleave over the area coloured yellow on the attached copy map.
5. That the Applicants holds the freehold or equivalent interest in No. 2 Riverside Cottages, Templeogue, Dublin 6W.
6. That the Applicants shall incorporate the subject plot into the rear garden of their property at No. 2 Riverside Cottages, Templeogue, Dublin 6W within two months of this transaction closing and shall construct a similar boundary wall to the existing (specification to be agreed to the written satisfaction of the Public Realm section in South Dublin County Council prior to closing).
7. That the Applicants shall pay the Council Valuer fee of €800 (eight hundred euro) plus VAT.
8. That the Applicants shall pay Council's legal fee plus VAT.
9. That the Applicants shall be responsible for any VAT and stamp duty liability associated with this disposal.
10. 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 Applicants heretofore to enable the transfer to complete.
11. That each party shall use their best endeavours to complete the transaction within a reasonable timeframe following adoption of the disposal resolution.
12. That the Law Agent shall draft the necessary legal agreements and shall include any further terms deemed appropriate in Agreements of this nature.
13. That this disposal is subject to the necessary consents and approvals being obtained from Council and no agreement enforceable at law is created or is intended to be created until the exchange of contracts has taken place.

Colm Ward
Chief Executive