

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 11th May 2026

H-17(c) (i)

LD 1631 Disposal of two plots of lands and granting of right of way at Slade Square, Saggart, Co. Dublin to Smart 7 Management Ventures Limited of 44 Leeson Street Lower, Dublin 2.

Planning permission was granted for the development of 28 residential units at Saggart, County Dublin in accordance with planning permission SD18A/0202. The residential units are completed, and development has been named as Slade Square, Saggart, Co. Dublin.

An agreement has been reached to sell the 28 units to Cluid Housing Association through the Capital Advanced Leasing Scheme. The Capital Advance Leasing Facility aims to ensuring greater supply of housing. CALF is a facility available to assist Approved Housing Bodies (AHBs) to access private or Housing Finance Agency (HFA) loan finance for the purchase, that will then be made available for social housing under the leasing initiative

Access to the development is across a strip of Council owned lands and that a portion of the completed development is located on lands registered to the Council. They have sought the agreement of the Council to formalise a right of way over Council owned lands and to acquire two separate plots of lands from the Council.

The matter was referred to the Council's Chief Valuer for examination, and they have recommended the following terms which they consider to be fair and reasonable and which have been accepted by the Applicant in respect to both the Right of Way and acquisition of the two plots.

Accordingly, I recommend the following transactions:

- That the Council disposes of Plot 1 measuring circa 70.19 square metres and Plot 2 measuring circa 98.73 square metres as outlined red on the attached drawing "Map 1" at Slade Square, Saggart, Co. Dublin to Smart 7 Management Ventures Limited of 44 Leeson Street Lower, Dublin 2

- That the Council grants a right of way over the plot coloured yellow on the attached “Map 2” at Slade Square, Saggart, Co. Dublin to Smart 7 Management Ventures Limited of 44 Leeson Street Lower, Dublin 2

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 and subject to the following terms and conditions:-

Disposal of 2 Plots at Slade Square, Saggart, Co. Dublin

1. There are two plots being disposed, Plot 1 of approximately 70.19 square metres and Plot 2 of approximately 98.73 square metres outlined in red on the attached “Map 1”. The attached map is for information purposes, and a formal disposal map will be prepared by the SDCC Technical Team and be agreed with the purchaser.
2. That the subject plots form part of *Planning Permission Reference SD18A/0202* for 28 residential units.
3. That the Council shall dispose of the lands for the consideration of €65,000 (sixty-five thousand euro) plus VAT (if applicable), payable as follows:
 - a) 10% upon signing of a contract
 - b) 90% on the date of closing
4. That the Council shall transfer the freehold title or equivalent in the subject plots, as soon as practically possible.
5. That the Purchaser shall bear the costs of taking these plots within their ownership with regards to boundaries and finishes etc.
6. That the Purchaser shall pay the Council’s Valuer’s fee of €1,500 (fifteen hundred euro) plus VAT.
7. That the Purchaser shall pay the Council’s reasonable legal fees plus VAT. The applicant shall agree these legal fees directly with the Council’s Law Agent.
8. That the Purchaser shall be responsible for any VAT and stamp duty liability associated with the disposal of these plots.
9. That the contract shall contain all the covenants and conditions normally contained in Council agreements of this nature and any other terms and conditions deemed appropriate by the Council’s Law Agent.

10. 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.
11. That in the event of any name change to the purchase prior to formal completion of the legal transfer, they must provide documentary evidence to the Council proving that the new named party is one and the same as the named purchaser heretofore to enable the transfer to complete.

Granting of Right Way at Slade Square, Saggart, Co. Dublin

1. That the plot subject to the right of way is approximately 25.87 square metres is located at the front of Slade Square, Saggart and is shown coloured yellow on the attached "Map 2". The attached map is for information purposes, and a formal disposal map will be prepared by the SDCC Technical Team and be agreed with the purchaser.
2. That South Dublin County Council hold freehold title in the subject plot.
3. That the subject plot forms part of *Planning Permission Reference SD18A/0202* for 28 residential units.
4. That the Council shall grant a Right of Way for the use of pedestrian and vehicular access to the development permitted under *Planning Permission Reference SD18A/0202*.
5. That the Council shall dispose of the Right of Way for the sum of €300,000 (three hundred thousand euro) plus VAT (if applicable).
6. That the price for the Council's interest shall be payable as follows:
 - a) 10% upon signing of a contract
 - b) 90% upon execution of the Right of Way
7. That the Council shall retain ownership of the plot coloured yellow on the attached Map 2.
8. That the Grantee shall indemnify the Council against any claims arising from the use of the subject area.
9. That existing services (if any) over the Council land coloured yellow on the attached Map 2 shall be adequately protected by the Grantee both during and after the construction of access to the development. The Grantee shall divert any services at their own cost as required.
10. That the Grantee shall seek approval from the Council prior to carrying out any future improvement works or excavations affecting the area coloured yellow on the attached Map 2.

11. That the Grantee shall pay the Council's Valuer's fee of €1,500 (fifteen hundred euro) plus VAT on this disposal.
12. That the Grantee shall pay the Council's reasonable legal fees plus VAT. The Grantee shall agree the legal fees directly with the Council's Law Agent.
13. That the Grantee shall be responsible for any VAT and stamp duty liability associated with the granting of this Right of Way.
14. That the contract shall contain all the covenants and conditions normally contained in Council agreements of this nature and any other terms and conditions deemed appropriate by the Council's Law Agent.
15. 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.
16. That in the event of any name change to the Grantee prior to formal completion of the legal transfer, they must provide documentary evidence to the Council proving that the new named party is one and the same as the named Grantee heretofore to enable the transfer to complete.

The lands subject to the proposed disposal and right of way form part of lands acquired in 1965 from Andrew Wolohan for housing, roads and open space purposes.

Colm Ward
Chief Executive