

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 8th June 2026

HI-9 (a) (i) Report

LD 1646 **Proposed Disposal of substation site to ESB at Melrose Court, Clondalkin, Dublin 22.**

South Dublin County Council, through the Climate Action Department, gave public notice between 14th December 2023 and 19th February 2024 in relation to a housing development consisting of 27 age-friendly homes, a community room, and associated open spaces, including an intergenerational park.

In order to facilitate power supply to this development, the ESB has made an application to acquire the freehold interest in a plot of land for a substation at Melrose Court. The subject plot is outlined in red on attached Drawing No. LR-ASD-2026-2225-01 – Council Folio DN1120F refers.

Accordingly, I recommend that the Council disposes of its freehold interest in the plot of land outlined in red on Drawing No. LR-ASD-2026-2225-01 to the ESB, in accordance with Sections 211 and 212 of the Planning and Development Act 2000, and subject to the provisions of Section 183 of the Local Government Act 2001, on the following terms and conditions:

1. That the Council disposes of its freehold interest in the plot of land outlined in red on Drawing No. LR-ASD-2026-2225-01, comprising 5.72 square metres or thereabouts.
2. That, in the event of any name change of the ESB prior to formal completion of the legal transfer, the ESB must provide documentary evidence to the Council confirming that the newly named party is one and the same as the previously named entity, to enable completion of the transfer.
3. That the works are carried out within an efficient and reasonable timeframe once entry is made onto the site. All works shall be carried out with minimal disruption to the Council and members of the public. All works and work procedures shall comply with Health and Safety regulations.
4. That the ESB shall pay a contribution of €750 in respect of the Council's legal fees.

5. That each party shall use its best endeavours to complete the transaction within a reasonable timeframe following adoption of the disposal resolution.
6. That the Law Agent shall draft the necessary documents and include any further terms deemed appropriate for agreements of this nature.
7. That no contract enforceable at law is created or intended to be created until such time as contracts have been formally exchanged.
8. That the disposal is subject to all necessary statutory approvals and consents being obtained.

Colm Ward
Chief Executive