

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 14th September 2026

HEADED ITEM NO. 7 (c) (i) Report

LD1615 Proposed disposal of substation site to ESB to facilitate power supply to Age Friendly Social Housing Development on land at Alpine Heights, Clondalkin, Dublin 22

Public notice was given between 4th April 2024 and 30th May 2024 in relation to the proposed Age Friendly Social Housing Development consisting of a single-storey shared facilities structure and associated open spaces on Council-owned lands at Alpine Heights, Clondalkin, Dublin 22.

In order to facilitate power supply to this development, the ESB have made an application to acquire the freehold interest in a plot of land for a substation at the above address. The subject plot is outlined in red on attached Drawing No. LR-ASD-2026-2010-01 – Folio DN18643 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-2026-2010-01, to the ESB 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 Council disposes of its freehold interest in the plot of land outlined in red comprising 5.72 square metres or thereabouts, on Drawing No. LR-ASD-2026-2010-01
2. On completion of the works, the ESB, shall have access to the wayleave area for the purpose of inspecting, repairing, and maintaining the underground cables. They shall provide satisfactory advance written notice to the Council of any intended works to the cables and shall complete reinstatement works to the satisfaction of Council. All

works to be carried out with minimum disruption to the Council and members of the public. All works and work procedures shall comply with Health and Safety regulations.

3. That the works are carried out in an efficient and reasonable timeframe once entry is made on site. All works to be carried out with minimum 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 in respect of the Council's legal fees in the amount of €750.
5. That South Dublin County Council holds the freehold title.
6. That in the event of any name change to the ESB prior to formal completion of the legal transfer, the ESB must provide documentary evidence to the Council proving that the new named party is one and the same as the ESB heretofore to enable the transfer to complete.
7. That each party shall use their best endeavours to complete the transaction within a reasonable timeframe following adoption of the disposal resolution.
8. That the Law Agent shall draft the necessary documents and include any further terms deemed appropriate in Agreements of this nature.
9. That no contract enforceable at law is created or intended to be created until such time as contracts have been exchanged.
10. That the disposal is subject to the necessary approvals and consents being obtained.

Colm Ward
Chief Executive