

COMHAIRLE CHONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL



MEETING OF SOUTH DUBLIN COUNTY COUNCIL

Monday, 12th October 2026

HI-8 (a) (i) Report

**LD 1659 Proposed disposal of four substation sites to ESB at Kishoge,
Clonburris, Dublin 22**

South Dublin County Council is progressing Phase 1 of the Clonburris development, comprising 284 residential units and associated infrastructure.

To facilitate the provision of electricity infrastructure required to serve this development, ESB has applied to acquire the freehold interest in four substation sites within the Clonburris lands.

The substation sites are required to provide the electricity infrastructure necessary to serve the Phase 1 development and ensure an adequate power supply for the proposed residential units and associated development.

The subject sites are outlined in red on Drawing No. LA-07-26.

Accordingly, I recommend that the Council disposes of its freehold interest in the four substation sites outlined in red on Drawing No. LA-07-26 to 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 four substation sites outlined in red on Drawing No. LA-07-26 comprising 51.20 square metres or thereabouts.
2. That the consideration for the disposal shall be nil.
3. That the ESB shall have access to inspect, repair and maintain the underground cables associated with the substation sites. ESB shall provide reasonable advance written notice to the Council of any intended works, except in cases of emergency, and shall complete all reinstatement works to the satisfaction of the Council.

4. 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.
5. That the ESB shall pay a contribution in respect of the Council's legal fees in the amount of €750.
6. That in the event of any name change of the Applicant prior to formal completion of the legal transfer, the Applicant 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.
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