

**COMHAIRLE CHONTAE DHÚN LAOGHAIRE-RATH AN DUIN
(Dún Laoghaire-Rathdown County Council)**

**TO EACH MEMBER OF THE DÚN LAOGHAIRE-RATHDOWN COUNTY
COUNCIL.**

LD 2433

**Proposed Disposal of Council's Leasehold Interest in an Area of Land at
Shanganagh Castle, Shankill, Co. Dublin to the Land Development
Agency**

Dún Laoghaire-Rathdown County Council (the Council), in partnership with the Land Development Agency, has been granted approval by An Bord Pleanála as per Planning Reference ABP-306583-20 in accordance with Section 175 of the Planning and Development Act 2000, as amended, for the development of housing at lands at Shanganagh Castle, Shankill, Co. Dublin.

The Land Development Agency will develop 597 new homes, in a combination of 200 social, 91 affordable purchase and 306 cost rental dwellings.

The Council is currently the owner of land adjacent to Shanganagh Castle, Shankill, County Dublin comprising 9.69 hectares where the 597 new homes will be constructed. It is proposed to dispose of a leasehold interest in a portion of these lands to the Land Development Agency in respect of the development of 306 cost rental dwellings.

The land which is the subject of this proposed disposal to the Land Development Agency was purchased by the Council from Minister for Justice in 2005 for housing purposes and are comprised within Folio DN182921F and a part of Folio DN13769F. The lands are zoned A1 "To provide for new residential communities in accordance with approved Local Area Plans" in the County Development Plan 2016-2022.

The specific area of land being disposed of measures circa 25,696 sq. metres, as shown outlined in red on Drawings No. 778_SK201021.1 and 778_SK201021.2, together with certain rights and easements for foul sewer and drainage over the lands being reserved by the Council for its retained lands.

The following Terms and Conditions to apply:

1. The title to be conveyed for the purposes of the 306 Cost Rental dwellings will be a Leasehold Interest in the lands for a period of 150 years to the Land Development Agency.
2. The entire development will be carried out by the Land Development Agency and the Council shall retain full ownership of the social housing with the affordable sale homes being sold to persons who meet the eligibility requirements.

3. That the consideration payable by the Land Development Agency for the said land shall be a nominal consideration of €38,862.00 (Thirty-Eight Thousand, Eight Hundred and Sixty-Two Euro) excluding VAT (This consideration is calculated at €127.00 per unit in respect of the 306 cost rental homes only).
4. As part of the transaction, the LDA will also pay to the Council the sum of €3,189,291,12 as part of the overall agreement which is equivalent to the amount of development contributions that would otherwise be payable in respect of the 306 cost rental homes.
5. That the 306 Cost Rental dwellings shall be owned by the Land Development Agency and shall remain in use as cost rental in perpetuity or such other public use as the Council at its absolute discretion may decide if the Government terminates the cost rental scheme.
6. That the subject land shall remain in the control of a public body in perpetuity.
7. Should the Land Development Agency not complete the development authorised by Planning Register Reference ABP-306583-20 to the reasonable satisfaction of the Council within 60 months of entering into a Building Contract with a selected building contractor, the Council will have the right but not an obligation at any time after this period of 60 months, to require the Land Development Agency to transfer the subject area of land or any part of it back to the Council.
8. No agreement enforceable at law is created or is intended to be created until exchange of contracts have taken place.
9. That the above proposal is subject to the necessary approvals and consents being obtained. The dates for the performance of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Director of Infrastructure & Climate Change Department.
10. The disposal shall be subject to any such covenants and conditions as the Law Agent in their discretion shall stipulate.

As the consideration payable by the Land Development Agency for the lands the subject of the proposed disposal is at a price which is less than market value, it is necessary under section 206 of the Planning and Development Regulations 2001 to set out the social reasons for the proposed disposal of the lands.

It is considered reasonable that the subject lands are disposed to the Land Development Agency in accordance with the terms and conditions as outlined (including the consideration payable for the lands) as the Land Development Agency will construct cost rental affordable homes which will contribute to the development of a mixed tenure scheme in accordance with the Council's objectives. The subject land is not being disposed of to a private third party but instead the disposal is to another public body.

It is proposed to dispose of a Leasehold Interest in an area of land to the Land Development Agency for the purposes of providing 306 Cost Rental dwellings which are situated at Shanganagh Castle, Shankill, Co. Dublin and measuring approximately 25,696 sq. metres as shown outlined in red on **Drawings No. 778_SK201021.1 and 778_SK201021.2**, in accordance with **Section 211** of the **Planning and Development Act 2000 and section 206 of the Planning and Development Regulations 2001** and subject to the provisions of **Section 183** of the **Local Government Act 2001** on the terms and conditions as aforementioned.



Philomena Poole,
Chief Executive, Dún Laoghaire
Rathdown County Council

Dated 23rd day of October 2020

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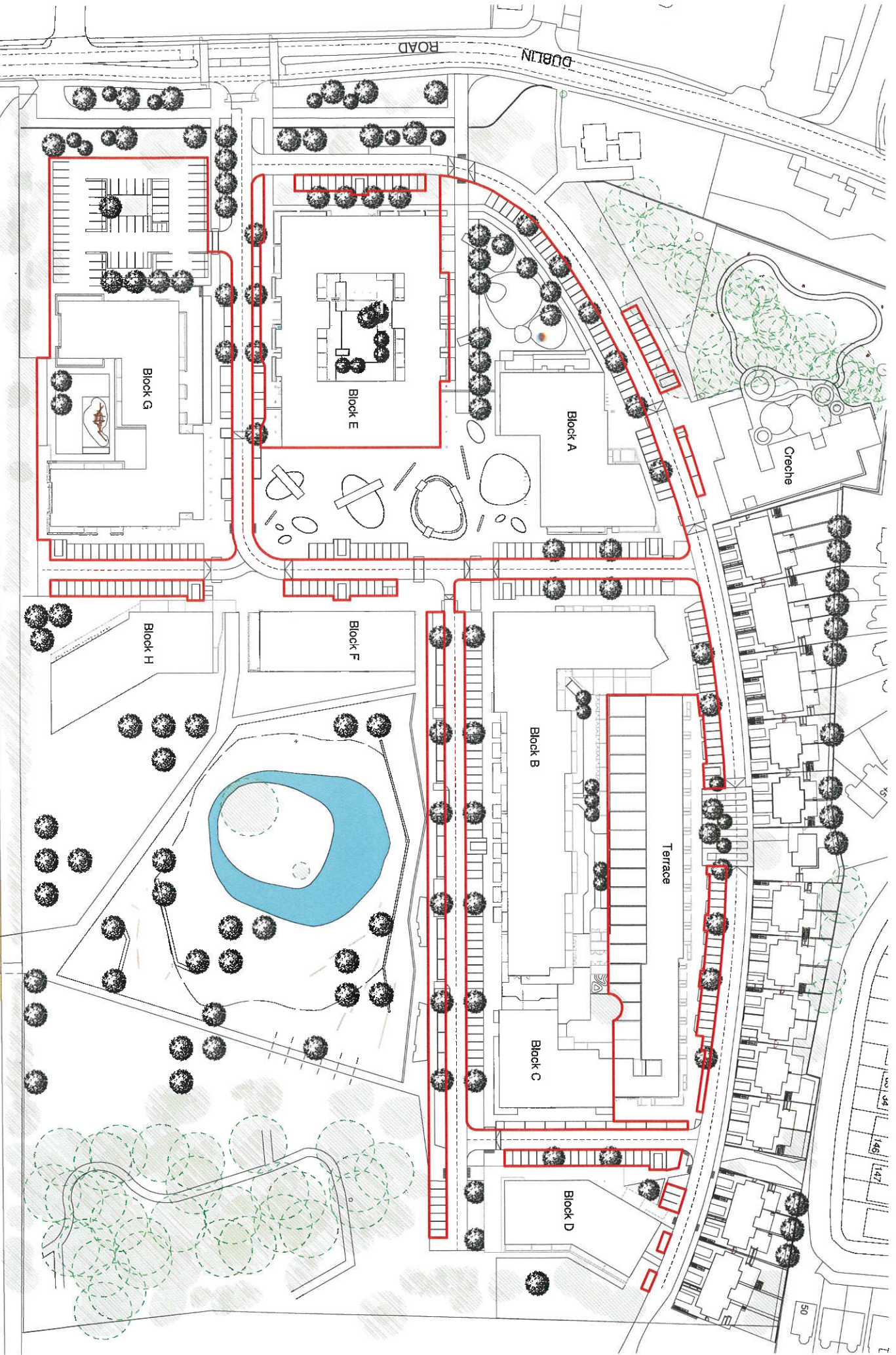
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1. Site Plan - S183 Disposal



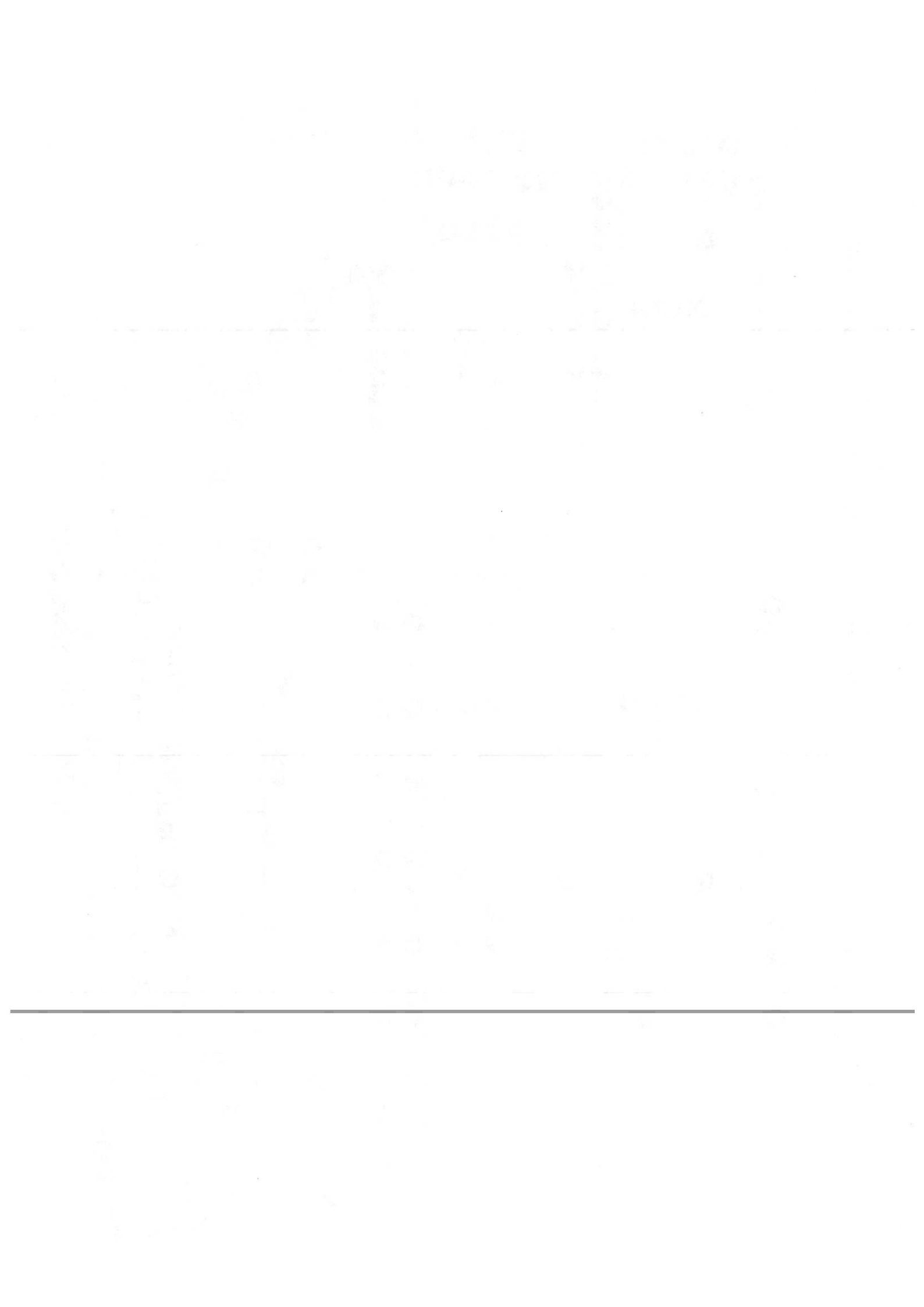
Land to be disposed to the LDA

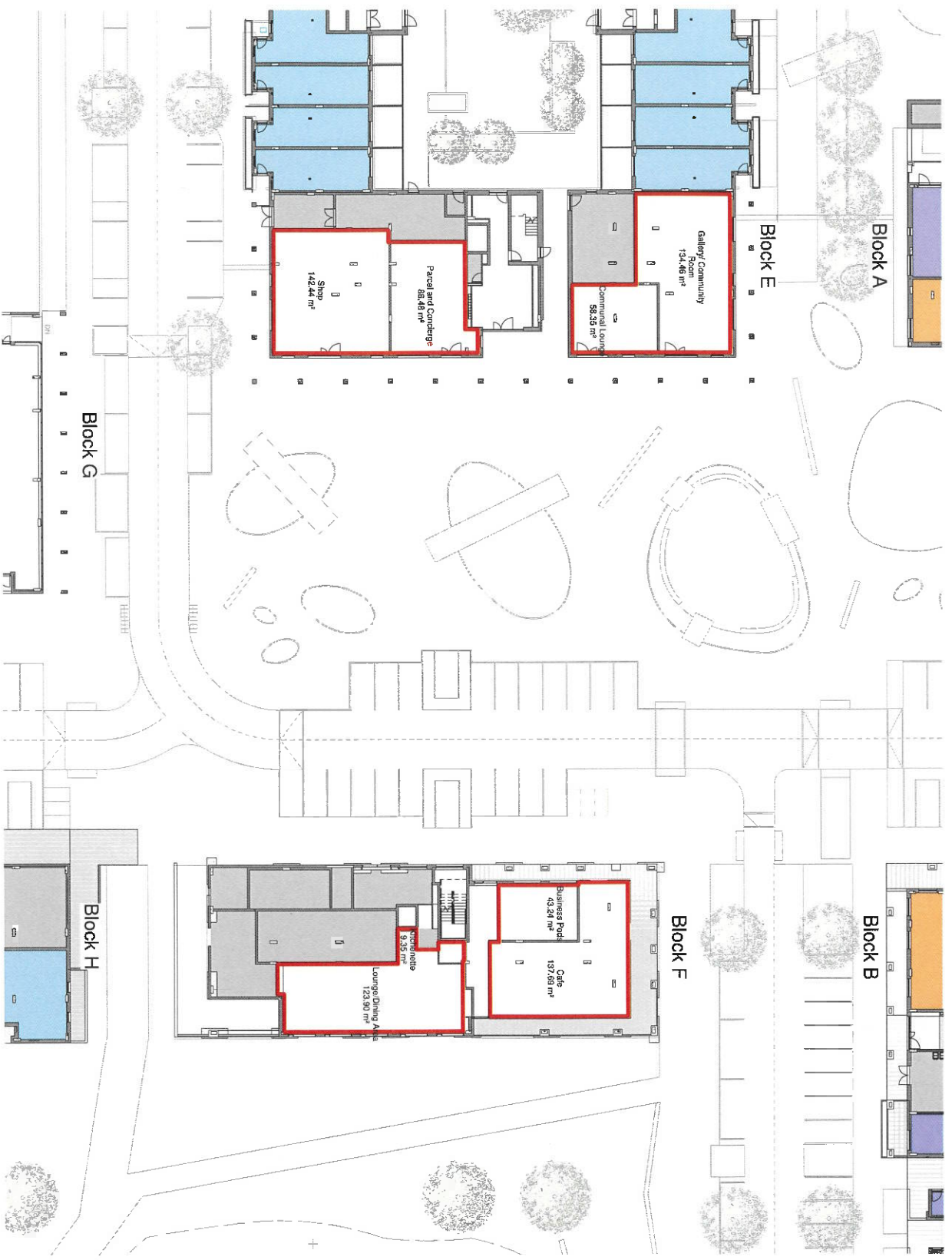
Rights and easements for LDA and LDA are to be agreed. Easements for LDA are to be granted over those parts of Folio DNI 82921F and DNI 13769F being retained by the Council and certain wayleaves for foul sewer and drainage over the Council's adjoining land comprised in Folio DNI 67276F and DNI 18228

STATUS OF DRAWING
DETAIL DESIGN
 ALL DIMENSIONS TO BE TAKEN FROM ARCHITECTURAL DRAWINGS UNLESS OTHERWISE SPECIFIED TO THE CONTRARY BY THE ARCHITECT



ABK At Level 1, 2nd Floor, Dublin 1 11, 12 & 13, 14 15, 16 & 17, 18 19, 20 & 21, 22 23, 24 & 25, 26 27, 28 & 29, 30 31, 32 & 33, 34 35, 36 & 37, 38 39, 40 & 41, 42 43, 44 & 45, 46 47, 48 & 49, 50 51, 52 & 53, 54 55, 56 & 57, 58 59, 60 & 61, 62 63, 64 & 65, 66 67, 68 & 69, 70 71, 72 & 73, 74 75, 76 & 77, 78 79, 80 & 81, 82 83, 84 & 85, 86 87, 88 & 89, 90 91, 92 & 93, 94 95, 96 & 97, 98 99, 100 & 101, 102 103, 104 & 105, 106 107, 108 & 109, 110 111, 112 & 113, 114 115, 116 & 117, 118 119, 120 & 121, 122 123, 124 & 125, 126 127, 128 & 129, 130 131, 132 & 133, 134 135, 136 & 137, 138 139, 140 & 141, 142 143, 144 & 145, 146 147, 148 & 149, 150 151, 152 & 153, 154 155, 156 & 157, 158 159, 160 & 161, 162 163, 164 & 165, 166 167, 168 & 169, 170 171, 172 & 173, 174 175, 176 & 177, 178 179, 180 & 181, 182 183, 184 & 185, 186 187, 188 & 189, 190 191, 192 & 193, 194 195, 196 & 197, 198 199, 200 & 201, 202 203, 204 & 205, 206 207, 208 & 209, 210 211, 212 & 213, 214 215, 216 & 217, 218 219, 220 & 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1 Ground Floor - S183 Amenity Disposal
1 : 300

Facilities to be disposed to the LDA

Rights and easements for DLR and LDA are to be granted over those parts of Folio DN182921P and DN137691F being retained by the Council and certain wayleaves for foul sewer and drainage over the Council's adjoining land comprised in Folio DN62756F and DN18228

STATUS OF DRAWING
DETAIL DESIGN
ALL DIMENSIONS TO BE TAKEN FROM ACCEPTED DIMENSIONS SHEETS UNLESS OTHERWISE SPECIFIED



ABK Maura Lee-Jones 1-201 10 000 1-201 10 000	at chitects 1-201 10 000 	Title: S183 Amenity Disposal Scale: 1:300 @ A1 Date: 19/07/20	By: Architect/Checker Checked:
		Project: Development of S183 Amenity Disposal 	

