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**With reference to the grant of a lease to the Health Service Executive for property at  
St. Elizabeth's Court, North Circular Road, Dublin 7**

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St. Elizabeth's Court is a service providing accommodation for elderly people with mental health issues (a 30 bed high dependency nursing unit). It is located off the south side of North Circular Road (Phoenix Park end) adjacent to the Grangegorman site.

Dublin City Council acquired the site by agreement, in fee simple from the Eastern Health Board in 1974 and St. Elizabeth's Court was subsequently built on these lands. Dublin City Council financed the building of St. Elizabeth's Court which was originally used as a senior citizen flats complex. Dublin City Council paid the Eastern Health Board for a period of about 5/6 years in the 1980's for maintenance of the flats at St. Elizabeth's Court. Payment was then reduced and eventually ceased as the occupants were replaced by Eastern Health Board patients from St. Brendan's Hospital.

As the Health Service Executive has been in occupation of this premises for a number of years, it is now proposed to regularise occupation. Agreement has now been reached with the Health Service Executive to grant the lease, subject to the following terms and conditions:

1. That the subject site, known as St. Elizabeth's Court, is situated on North Circular Road, Dublin 7, with an approximate area of 0.268 ha/ 0.66 acres as shown delineated in red on the attached Map Index No. SM-2017-0350.
2. That Dublin City Council hold the fee simple interest in the subject site.
3. That Dublin City Council proposes to dispose of a leasehold interest to the Health Service Executive for a period of 99 years, subject to an annual rent of €10 (ten euro), with the provision for five yearly rent reviews, linked to movements in the Consumer Price Index.
4. If requested, in advance of the lease to the Health Service Executive being executed, Dublin City Council will grant licences to the Grangegorman Development Agency/Health Service Executive to develop the lands in accordance with planning permissions to be obtained in accordance with the Strategic Development Zone plan.
5. That the proposed lease will include conditions preventing the subject land forming part of any private residential or commercial development, or the inclusion of the land for density or access purposes, in any application for planning permission for private residential or commercial development of the adjoining lands, save with the landlord's consent in writing.
6. That the Health Service Executive shall be responsible for any VAT or Stamp Duty arising on this transaction.

7. That each party shall be responsible for their own fees in this case.
8. That should the lease remain unexecuted by 31<sup>st</sup> December, 2017, the Council reserve the right to withdraw from this transaction.

Dublin City Council acquired this site from The Eastern Health Board in 1974.

The dates for the performances of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

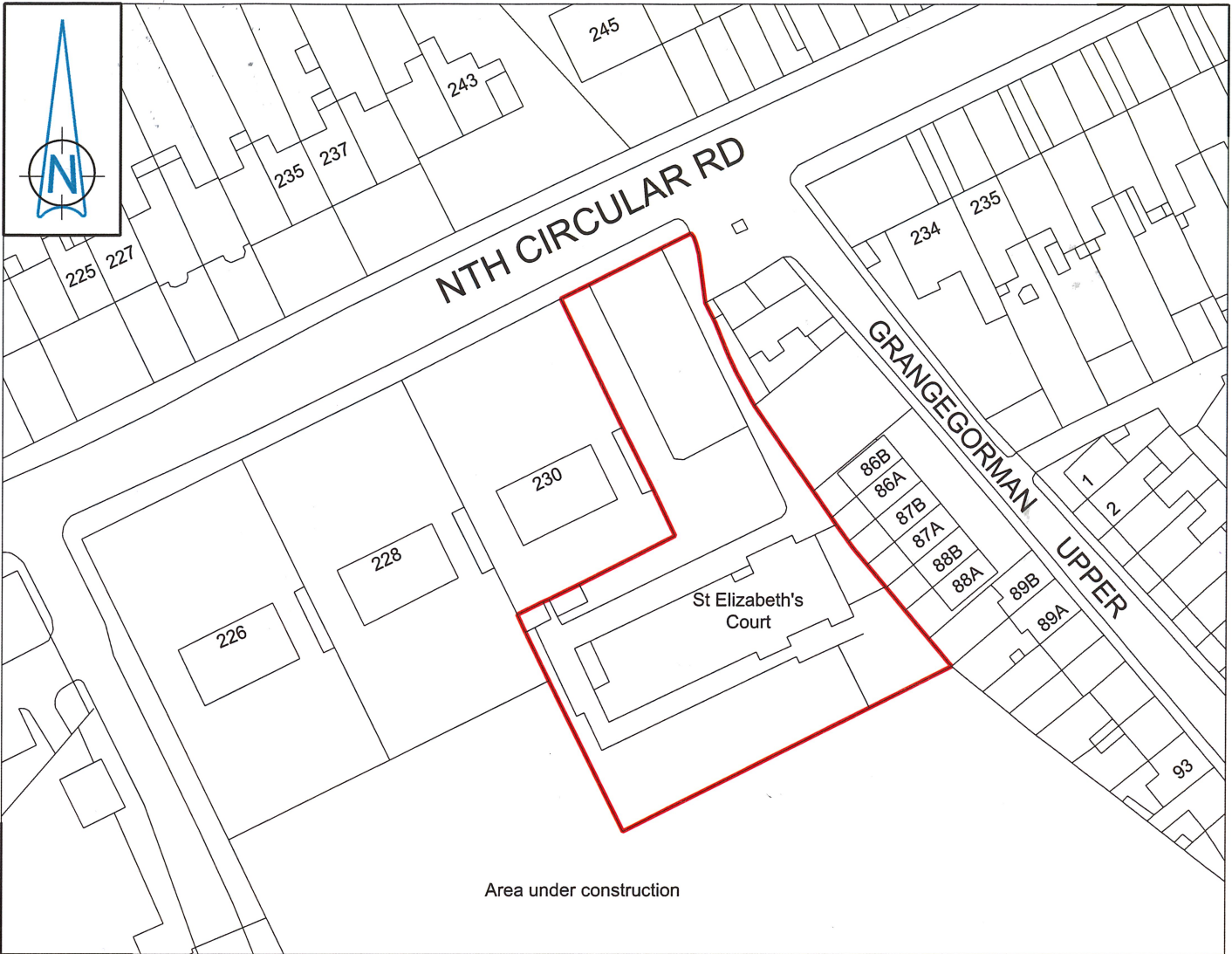
No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the Central Area Committee at its meeting on 13<sup>th</sup> June 2017.

This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Dated 16<sup>th</sup> day of June 2017.

**Paul Clegg**  
**Executive Manager**



# SAINT ELIZABETH'S COURT

Lands At  
 Dublin City Council to the Health Service Executive  
 Grant of 99 Year Lease

Area 0.66 Acres (0.27Ha.) approx.



Comhairle Cathrach  
 Bhaile Átha Cliath  
 Dublin City Council

An Roinn Comhshaoil agus Iompair  
 Rannán Suirbhéireachta agus Léarscáilithe  
 Environment and Transportation Department  
 Survey and Mapping Division

<b>O.S REF</b> 3198-23	<b>SCALE</b> 1:1000
<b>DATE</b> 09-06-2017	<b>SURVEYED / PRODUCED BY</b> L. Butler

<b>FILE NO</b>	INDEX No	FOLDER No	CODE	DWG No	REV
SM-2017-0350-0204-C3-001-A.dgn					

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 APPROVED \_\_\_\_\_  
**THOMAS CURRAN**  
 ACTING MANAGER LAND SURVEYING & MAPPING  
 DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2017-0350**

**JOHN W. FLANAGAN**  
 PhD CEng Eur Ing FIEI FICE  
**ACTING CITY ENGINEER**