



With reference to the proposed disposal of a site for an ESB substation at Joshua Dawson House, Dawson Street, Dublin 2 to the ESB.

By way of Indenture of lease the premises now known as Joshua Dawson House, Dawson Street, Dublin 2 as shown on Map Index No. SM-2018-0205, was demised by Dublin City Council to Nuritas Limited for a lease term of 20 years from 1st February 2018.

Nuritas Ltd. received planning permission (planning ref: 4012/17) to convert the 1st floor office space into a Laboratory on 30th November 2017.

The lessee Nuritas Limited has informed the Council that they will require 330 KVA power load to the building to facilitate their laboratory operation going forward. ESB Networks has stated that for loads in excess of 200 KVA a substation is required. Consequently, Nuritas Limited has requested permission from the Council for the ESB to install a sub-station at Joshua Dawson house, as shown on the attached map. Nuritas Limited has applied for Planning Permission for the ESB substation at the ground floor in Joshua Dawson House. The Council as Landlord has agreed to facilitate the installation of the ESB substation.

It is proposed to transfer the ground floor site shown outlined red and coloured pink on the attached Map Index No. SM-2018-0205-003 to the ESB subject to the following terms and conditions:

1. That Dublin City Council will dispose of a portion of Joshua Dawson House by means of a 999 year lease for the development of a substation at this location.
2. That the substation with an approximate area of 16.7sq.m, is outlined red, coloured pink on the attached map, Index No. SM-2018-0205-003.
3. That the annual rent will be €1 (one euro) per annum if demanded.
4. That the disposal shall be subject to all statutory easement rights of the ESB.
5. That the ESB will make a contribution of €750 plus vat and outlays towards Dublin City Council's legal costs in the disposal.
6. That the ESB will be granted a wayleave over the area coloured yellow and hatched on the attached map SM-2018-0205-003.
7. That as a condition of the lease, the ESB will be granted the inner half severed medially of all structural or load bearing wall and columns therein or which enclose the same but not any other part of such walls and columns.

8. That any additional conditions required in the lease regarding the structural issues relating to the walls, columns, ceilings, floors etc. in the building will be agreed at the legal formalities stage.

The site to be disposed of is part of City Estate.

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

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

This report was approved by the South East Area Committee at its meeting on 10th December 2018.

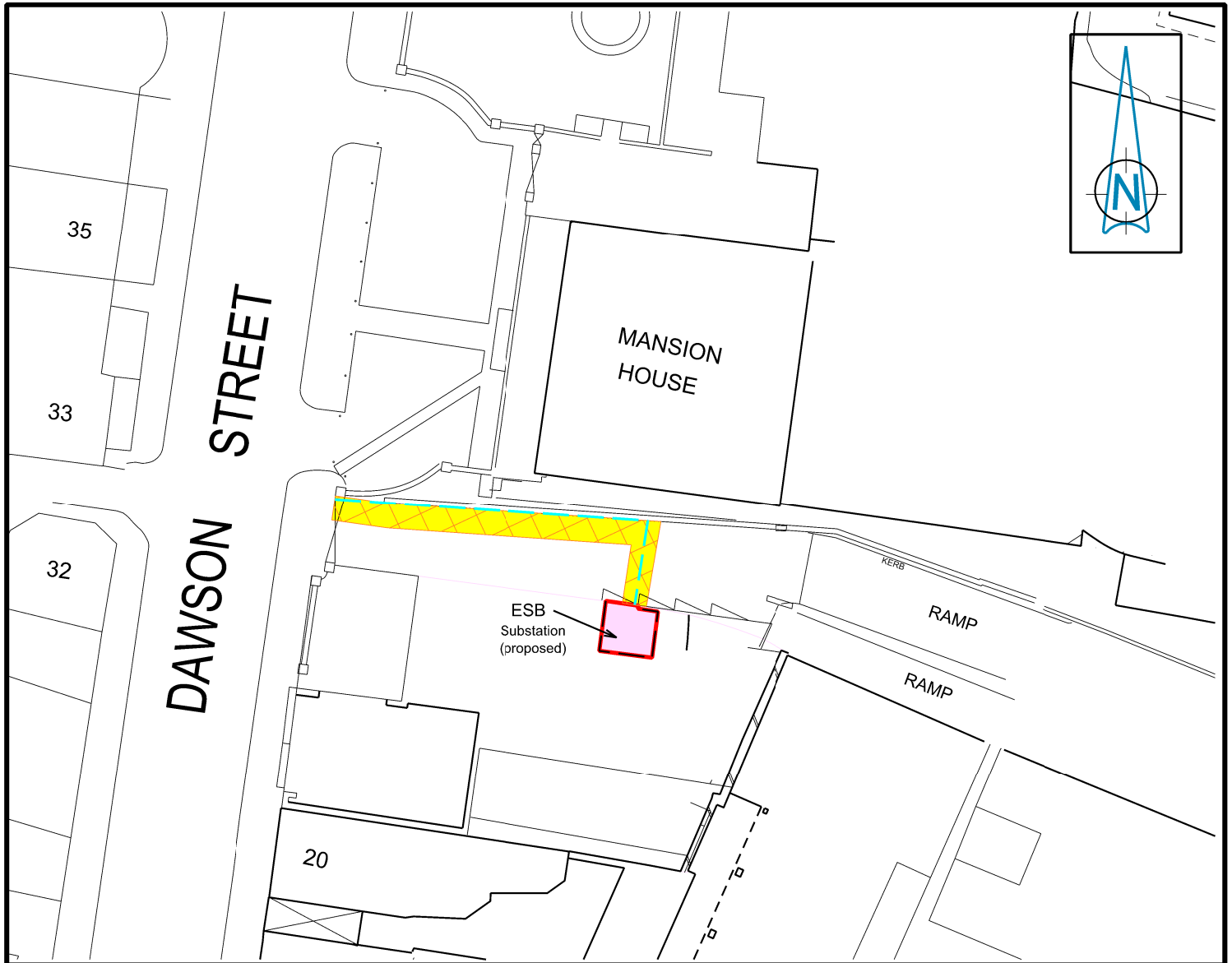
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution to be adopted


“That Dublin City Council notes the contents of this report and assents to the proposal outlined therein”.

Dated: 14th December 2018.

Paul Clegg
Executive Manager



DAWSON STREET - Joshua Dawson House
 Dublin City Council to ESB
 Grant of 999 lease

Note: Wayleave to ESB over area coloured thus  -----



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

O.S REF

3264-11

SCALE

1:500

INDEX No

FOLDER No

CODE

DWG No

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FILE NO

SM-2018-0205-_0204- C3 - 003 - A.dgn

DATE

27-11-2018

**SURVEYED /
 PRODUCED BY**

PMcGinn

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
 DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED _____

THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
 DUBLIN CITY COUNCIL

INDEX No.

SM-2018-0205

-003

Dr JOHN W. FLANAGAN

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CITY ENGINEER