

15th January 2019

**To: The Chairman and Members of
North Central Area Committee**

Meeting: 21st January 2019

Item No.

**With reference to the proposed disposal of a site at Tonlegee Road, Dublin 5 for the
development of a Primary Care Centre
Developer: Woodbine Primary Care Limited (WPCL)**

Following approval by the City Council of Report No 234/18 at its meeting held on 13th September 2018 the mechanism to give effect to the various property transactions agreed is to execute a Tri-Partite Agreement between St. Monica's Youth Resource Centre (SMYC), Woodbine Primary Care Centre Limited (WPCL) and Dublin City Council (DCC).

The Tri-Partite Agreement is nearing completion and the execution of same is expected to take place within the next two weeks. This agreement once in place will allow SMYRC to issue a Building Licence to WPCL to carry out the refurbishment works to the youth centre. WPCL has procured a contractor for these works and also to build the primary care centre. WPCL will appoint the contractor on execution of the Agreement and they will start work immediately on the refurbishment works, which will take approximately 6 months to complete.

Also, on execution of the Tri-Partite Agreement SMYRC will surrender the area in their lease required for the primary care centre (PCC). DCC will then issue an Agreement for Lease and a Building Licence to WPCL and works can then commence. The expected completion date for the PCC is Q1 2020.

WPCL is finalising the plans for the boxing club and will lodge a planning application for same early February.

Paul Clegg

Executive Manager.