

29th June 2020

To the Chairperson and Members of
The Central Area Committee

Meeting: 14th July 2020

With reference to a proposed lease of a substation site at Dominick Hall, Dominick Place, Dublin 1.

The City Council is currently in the process of constructing a mixed use development on Lower Dominick Street, Dublin 1, comprising 72 no. residential units (67 no. apartments, i.e. 5 x 3 bed, 50 x 2 bed, 12 x 1 bed and 5 no. 3 bed townhouses), c. 2400 sq. m. commercial /retail space, c 400 sq. m. community centre, basement car parking for 48 no. cars, ancillary accommodation and plant space, including a dedicated ESB station.

In accordance with the standard terms and conditions for the provision of an electricity supply, the City Council is required to provide a site for a substation free of charge to the ESB.

As this is situated on the ground floor of a multi-storey building, it is proposed to grant a 999 year lease of a site at Dominick Hall, Dominick Place, Dublin 1 as shown outlined red on Map Index No. SM-2020-0304, to the ESB subject to the following terms and conditions:

1. The site shall be leased of to the ESB for the sum of one euro per annum.
2. The disposal shall be subject to all statutory easement rights of the ESB.
3. The ESB shall be granted a wayleave over the area hatched green on the attached map index number SM-2020-0304.
4. The ESB shall be granted a right of way over the area coloured yellow on the attached map index number SM-2020-0304.
5. The ESB shall pay a contribution of €750 (seven hundred and fifty euros) towards the City Council's legal costs incurred in the transaction together with VAT and reasonable outlay.

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

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

Paul Clegg
Executive Manager

6/7/2020
Date