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**With reference to the proposed grant of a further licence of Unit 7 Liberty Corner, James Joyce Street, Dublin 1 to the Wexford Centre Project CLG (Company Limited by Guarantee).**

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By way of Agreement dated 26<sup>th</sup> September 2013, Unit 7, Liberty Corner, James Joyce Street, Dublin 1 which said Unit is more particularly delineated on Map Index No. SM2013-0519 was let under licence by Dublin City Council to the Wexford Centre Project CLG for office use for a period of 11 months commencing on 23<sup>rd</sup> September 2013 and subject to a licence fee of €1,000. Wexford Centre Project CLG provides youth services including the provision of holidays for young people from the Inner City.

The most recent licence expired on 22<sup>nd</sup> April 2020 and the licensee is currently overholding under same. The Central Area Office has no objection to the renewal of the licence licence.

Accordingly it is proposed to grant the Wexford Centre Project CLG a further licence of Unit 7, Liberty Corner, James Joyce Street, Dublin 1 subject to the following terms and conditions:

1. The licence shall be for the period of 3 years commencing on 23<sup>rd</sup> April 2020.
2. The licensed area which is more particularly delineated on Map Index No. SM2013-0519 shall be used by the licensee for office use only.
3. The licence shall be subject to a licence fee of €1,000.00 (one thousand euro) per annum.
4. The unit may be used from 9.00 am to 6.00 pm daily. The licensed area may only be used outside of those hours with the express permission of the City Council.
5. Keys to the premises shall only be held by official representatives of the licensee who shall be responsible for their use and all security issues associated with their use.
6. The licence can be terminated by either party on giving the other one month's notice in writing.
7. The licensee shall be responsible for all outgoings including electricity, water, rates and any taxes or service charges which may be due on the licensed area.
8. The licensee shall be responsible for its own waste removal from the premises and shall make its own arrangements for same.
9. The licensee shall be responsible for the maintenance of the internal shutters.
10. No car parking spaces are provided in association with the unit/licensed area.
11. The licence is personal to the licensee and shall not be capable of transfer, sub-licence, assignment, mortgage or charge.

12. The licensee shall keep the licensed area in good condition and repair during the term of the licence and shall not make any material changes to the subject property without the prior consent of the Council.
13. The licensee shall abide by all protocol, systems and procedures laid down by Dublin City Council in relation to the premises.
14. The licensee shall obtain a high level of public liability insurance and employers' liability insurance (if applicable) which shall indemnify the Council against any and all claims arising from the licensee's use of the premises. The Council will have an absolute right to set a minimum level of public liability and employers' liability insurance and to review the figures on a yearly basis (the current minimum levels are €6.5million and €13million respectively).
15. On termination of the licence, the licensee shall be responsible for the removal of all materials not belonging to the City Council from the premises.
16. Each party shall be responsible for their own legal fee in this matter.
17. The licence will be subject to any other terms and conditions deemed appropriate by the Law Agent.
18. The grant of a new licence shall be subject to the proposed licensee signing a Deed of Renunciation, renouncing any rights under the Landlord Tenant Legislation.

This property was acquired under the Montgomery Street/ Purdon Street Area Improvement Order 1900.

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 the 10<sup>th</sup> November 2020.

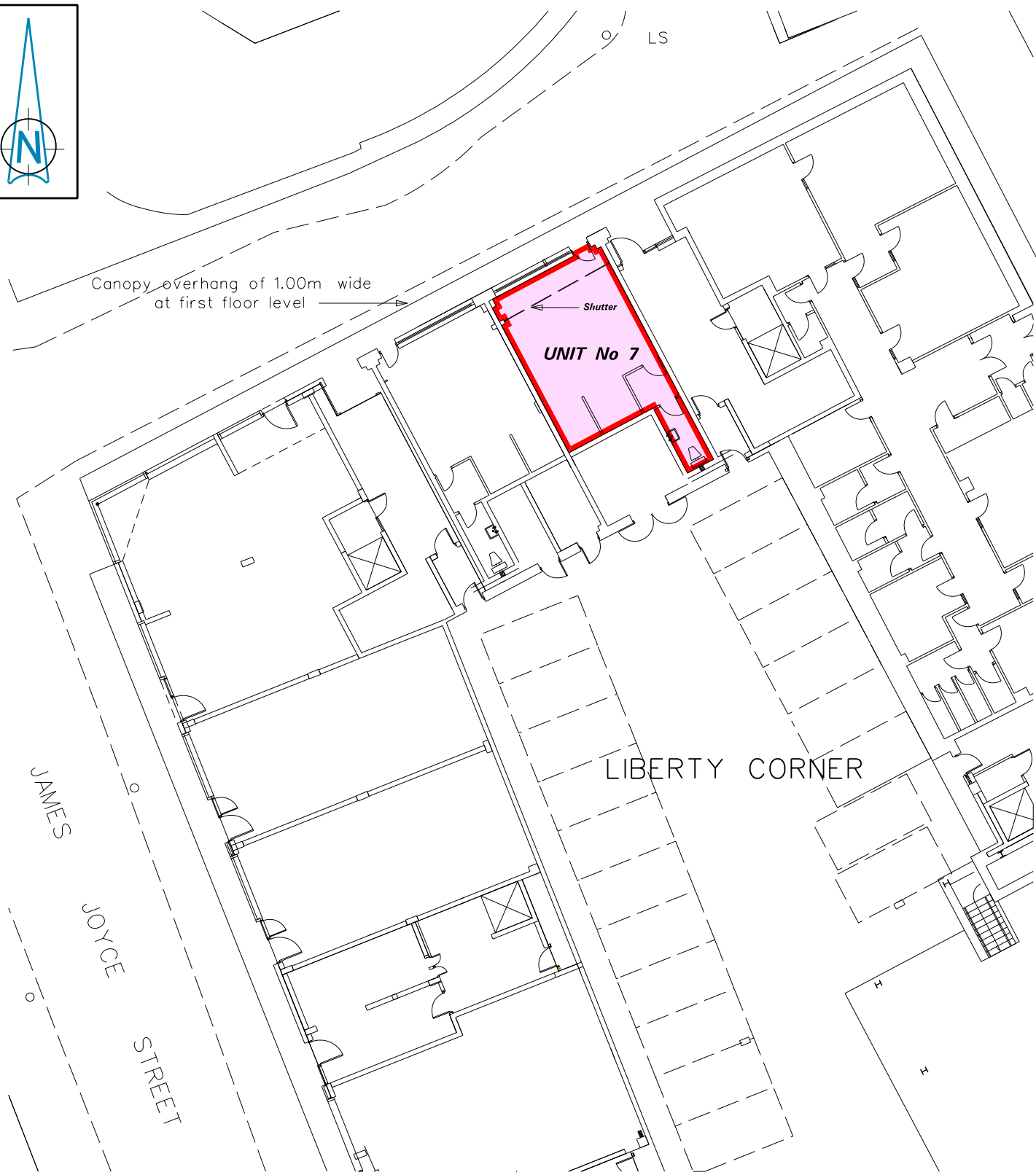
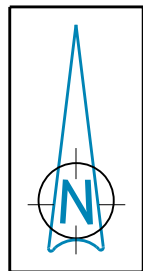
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

**Resolution:**

"That Dublin City Council notes the contents of Report No. 341/2020 and assents to the proposal outlined therein."

Dated this the 23rd day of November 2020.

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



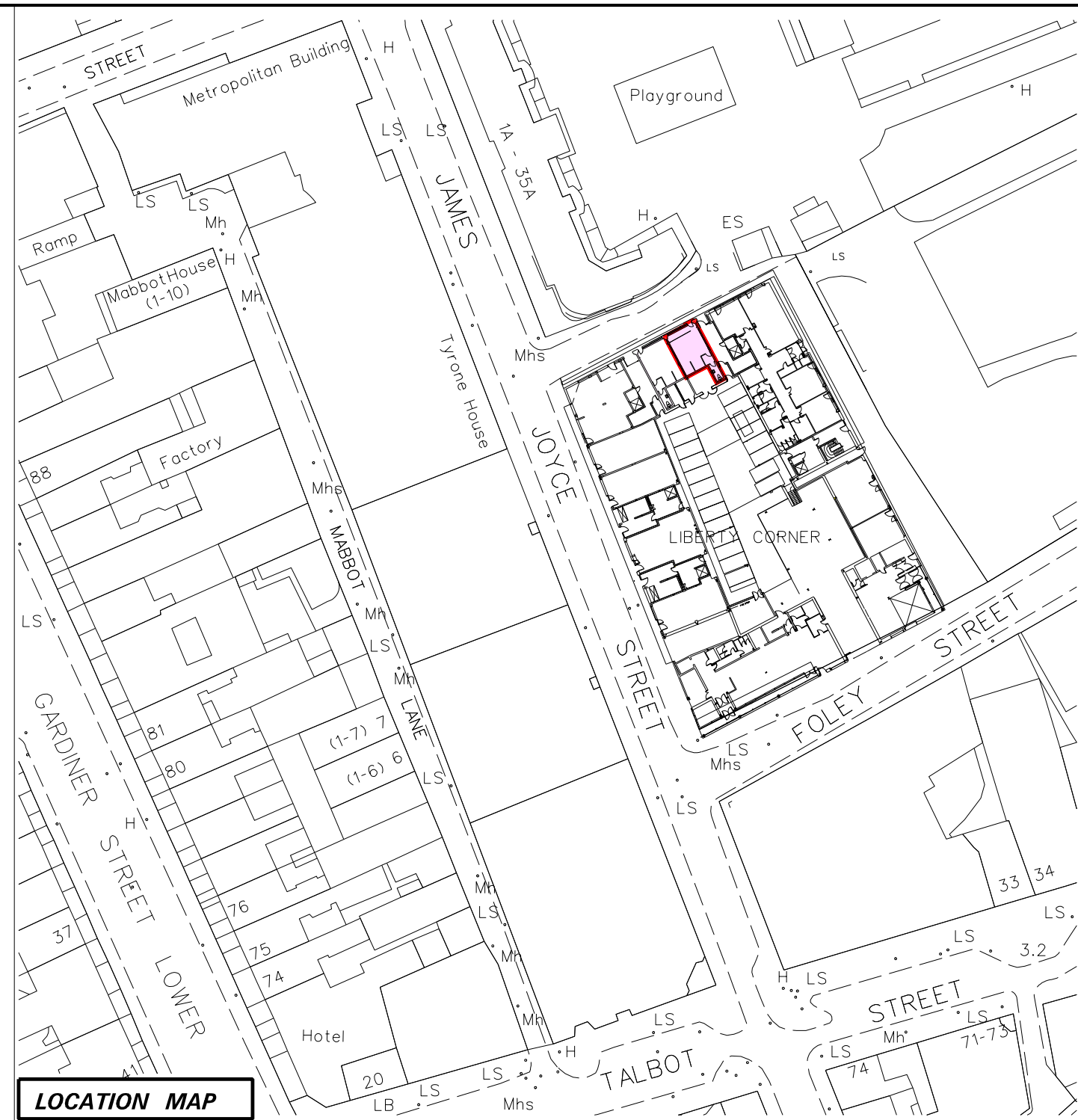
**GROUND FLOOR PLAN LIBERTY CORNER, UNIT No 7** Scale 1:250

**JAMES JOYCE STREET, Unit No. 7**

**DUBLIN CITY COUNCIL TO WEXFORD CENTRE PROJECT LIMITED**

**GRANT OF 11 MONTH LICENCE**

NOTE: Columns, Vents etc. are excluded from disposal



**LOCATION MAP**



**Dublin City Council**  
Comhairle Cathrach Baile Átha Cliath

**SURVEY AND MAPPING DIVISION**

*Rannán Suirbhéireachta agus Léarscailithe*  
**ENVIRONMENT AND ENGINEERING DEPARTMENT**  
*An Roinn Comhshaoil agus Innealtóireachta*

<b>O.S REF</b> 3264-01	<b>SCALE</b> 1:1000
<b>DATE</b> 20-6-2013	<b>SURVEYED / PRODUCED BY</b> F C

<b>INDEX No</b>	<b>FOLDER No</b>	<b>CODE</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b> SM-2013-0519-0204- C3 - 001 - A.dgn				

**MICHAEL PHILLIPS**  
CITY ENGINEER

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-2013-0519**