



With reference to the Grant of a Lease of a plot at Golden Lane, Dublin 8 to Gas Networks Ireland.

Report of the Senior Executive Officer 236/2020 proposing the disposal of a plot at Golden Lane, Dublin 8 as shown on Map Index No.SM-2019-1156 to Gas Networks Ireland was approved by Councillors at their monthly meeting on 14th September 2020.

The legal formalities have not yet been completed and the Law Agent has advised that Gas Networks Ireland have requested a 99-year lease of the plot instead.

Therefore, it is proposed to grant a lease to Gas Networks Ireland, (the lessee) subject to the following terms and conditions:

1. That Dublin City Council shall enter into a 99-year lease with Gas Networks Ireland for the plot shown outlined in red on attached map SM-2021-0433.
2. That the lessee shall pay a premium of €500 (five hundred euro) and the lease shall reserve a rent of €1 per annum, which shall be subject to five yearly rent reviews linked to changes in the Consumer Price Index. VAT will not be charged on the lease rent.
3. That the leased area shall be used solely for works in relation to the natural gas district regulator installation (DRI).
4. That the Lessee will be responsible for appropriate insurances as reasonably determined by Dublin City Council and as are available at reasonably commercial terms, including Public Liability Insurance of €6.5m and Employer's Liability Insurance of €13m, and shall indemnify Dublin City Council against all actions, proceeding, costs, claims, demands and liabilities whatsoever arising from all and every activity carried out or promoted by the Lessee and its agents in connection with the facilities on the leased area. It shall not do or suffer to be done any activity in any part of the plot which would render void or voidable the insurances of the plot or adjoining premises.
5. That the lessee will be required to sign a Deed of Renunciation, with the benefit of prior legal advice.
6. That the lessee shall not assign, grant any sub interests, sub-divide, alienate or part with possession of the subject plot without the prior written consent of the Council.
7. That upon expiration or sooner determination of the lease, the lessee shall at their own expense remove all materials not belonging to Dublin City Council (if the Council so require it) and shall leave the property clean and cleared to the satisfaction of the City Council.
8. That Gas Networks Ireland shall pay the Councils Valuers fee of €800 plus VAT and reasonable legal fees plus VAT to be agreed between the respective legal representatives.

The plot to be disposed of was acquired from Stephen Kelly in 1945.

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

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

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

Resolution:

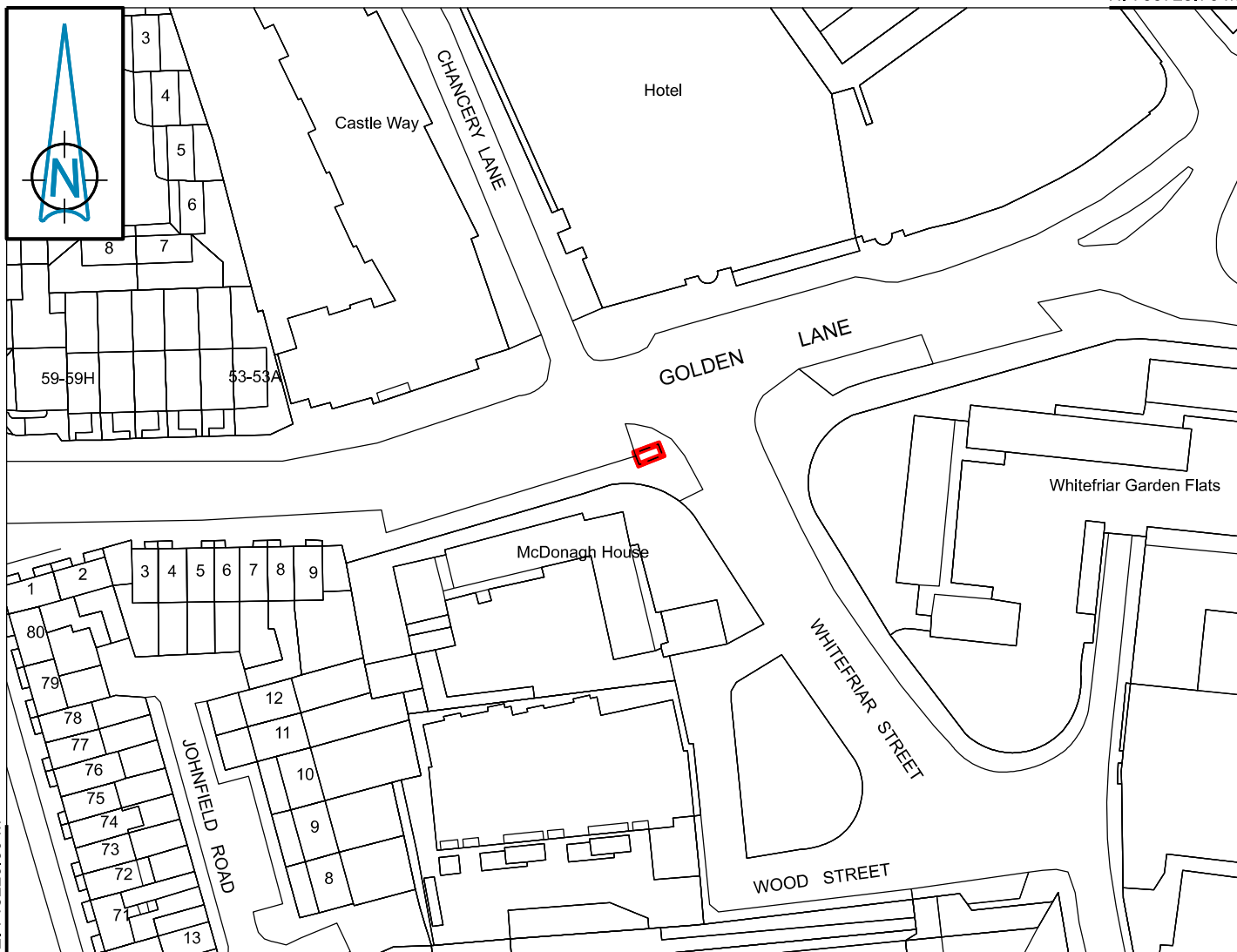
That Dublin City Council notes the contents of Report No. 247/2021 and assents to the proposal outlined therein.

Dated this 17th day of August 2021.

Paul Clegg
Executive Manager

N: 733729.76 m

E: 715408.04 m



E: 715220.60 m

N: 733585.65 m

GOLDEN LANE, SITE AT
Dublin City Council to Gas Networks Ireland
Grant of Lease

Area: 7.1m²



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	SCALE
3263-15	1-1000
DATE	SURVEYED / PRODUCED BY
17-06-2021	D.Brown

INDEX No	DWG No	REV
FILE NO	F:\SM-2021-0433 - 001 - A.dgn	

Dr JOHN W. FLANAGAN
 CEng FIEI FICE
 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-2021-0433