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**With reference to a proposed grant of a 5 year license of 31 Mellowes Road, Finglas, Dublin 11 to St. Michaels House CLG.**

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St. Michaels House CLG are in use of 31 Mellowes Road, Finglas, Dublin 11 as one of twenty five local centres across the City. The local centres provide services during the day for groups of adults with an intellectual and/or physical disability focussing on participation in the local community.

To regularise the situation, Housing and Community Services Department have requested a 5 year licence to be granted to St. Michaels House CLG for the continued use of the property. Therefore it is proposed to grant a licence to St. Michaels House.CLG (the licensee), subject to the following terms and conditions:

1. The property to be licenced is shown outlined in red on Map Index No. SM-2021-0297
2. The licence shall be for a period of 5 years.
3. The licence fee shall be €1,200 per year.
4. The licensed property shall be used solely as a St Michaels House Day Centre.
5. The licensee shall be responsible for obtaining all relevant planning permissions necessary in relation to the use of the premises.
6. The licensee shall be responsible for all outgoing associated with its use of the licensed property including, taxes, rates, utilities and waste disposal.
7. Either party is entitled to terminate the licence at any time upon giving six months' notice in writing.
8. The licensee shall indemnify Dublin City Council against any and all claims arising from its use of the property. Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) shall be required. The licensee shall also hold contents insurance. IPB Insurance have confirmed that the state indemnity provided for St Michael's House Voluntary Body is in order.
9. The licensee shall not sublet or part with possession of the property or part thereof.
10. The licensee shall be responsible for keeping the property in good order and repair internally.

11. The licensee shall not carry out any structural alterations to the property without prior written consent from the licensor.
12. The licensee shall leave the building clean and tidy upon termination of the Licence.
13. The licensee shall comply with the existing Service Level Agreement with the Health Service Executive.
14. The licensee shall sign a Deed of Renunciation.
15. Each party shall be responsible for their own fees and costs incurred in this matter.

The premises was acquired by the Council from the Trustees of Kearney Estate in 1950.

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

This proposal was noted by the North West Area Committee at its meeting on 19<sup>th</sup> October 2021.

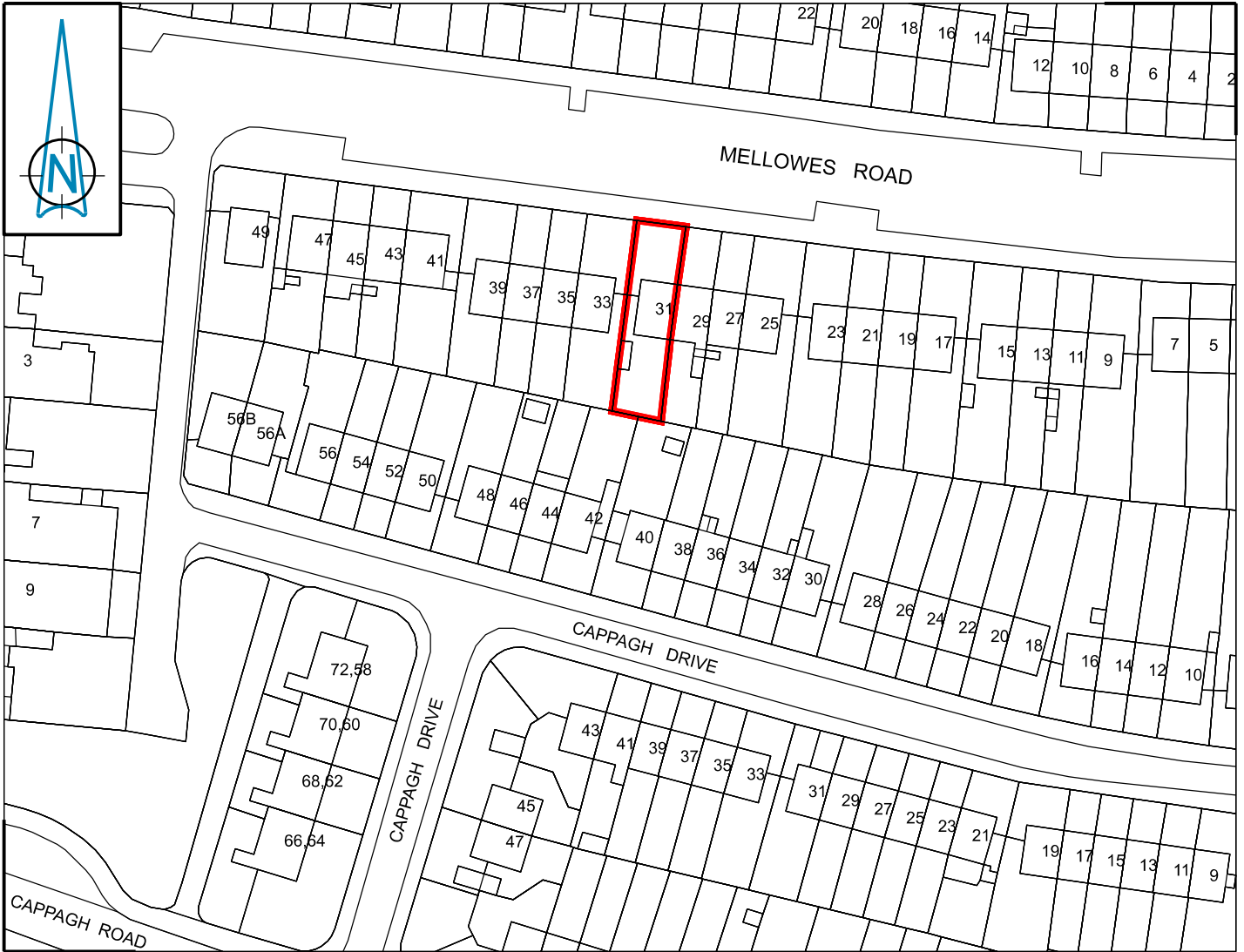
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

**Resolution:**

That Dublin City Council notes the contents of Report No. 336/2021 and assents to the proposal outlined therein.

Dated this the 19<sup>th</sup> day of October 2021.

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



**MELLOWES ROAD, FINGLAS, DUBLIN 11 - PREMISES No.31**  
**Dublin City Council to St. Michael's House**  
**Grant of 5 year License**  
**Area: 218m<sup>2</sup>**



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

<b>O.S REF</b>	<b>SCALE</b>
3131-16	1-1000
<b>DATE</b>	<b>SURVEYED / PRODUCED BY</b>
03-06-2021	D.Brown

<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	F:\SM-2021-0297 - 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-2021-0297**