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## **The grant of a 999 year lease of 3 commercial units at Dominick Hall, Dublin 1.**

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Dublin City Council recently completed a mixed-use development on the site of the previous Dominick Street flats located on the east side of Lower Dominick Street at the junction with Parnell Street. The project includes 72 new homes, a community centre, a residential courtyard, ground floor commercial space, car parking and street improvement works on Dominick Street and Dominick Place.

The HSE have sought the grant of a lease of the commercial units at Dominick Street to facilitate the development of a Critical Care Wing at the Rotunda and in order for this to be delivered some services will have to be relocated. The intended use for the commercial units at Dominick Street include laboratory, administrative staff, education and some consultancy services.

It is now proposed to grant a 999-year lease of the three commercial units within this complex subject to the following terms and conditions which the City Valuer considers fair and reasonable -

1. That DCC will grant a 999-year lease of the ground floor commercial units and the plants rooms in the basement to the HSE as shown outlined red on map index number SM-2024-0105.
2. That DCC will grant a right of way over the ground floor and basement area as shown coloured yellow on map index number SM-2024-0105.
3. That the purchase price is the sum of €5,000,000 (five million euro) plus VAT at 13.5% totalling €5,675,000 (five million six hundred and seventy-five thousand euro).
4. That the lessee is taking the units in their current condition and shall carry out all fit out works at their own expense.
5. That the disposal is subject to the HSE securing planning permission for their intended use - offices, medical, laboratory and associated uses.
6. The HSE must apply for planning permission within 2 months of the date of City Council approval.
7. That the lessee shall be responsible for fully repairing and insuring the property including all glass windows and doors.
8. That the lessee shall be responsible for the payment of rates, service charges (if applicable), utilities, waste collection, building insurance, taxes and all other charges for the demised premises.

9. That the window treatment onto Dominick Street must provide for passive surveillance of the external area, preferably the windows remain clear subject to planning permission.
10. That the lease agreement shall contain covenants and conditions as normally contained in agreements of this type.
11. The lessee is not responsible for the payment of service charges in respect of services that exclusively benefit the apartments.
12. The units shall be disposed of on the basis that if the Multi-Use Developments Act 2011 is subsequently enacted then an OMC will be set up and the services and obligations would pass to the OMC as successor in title to DCC. In such an event, the Lessee will be entitled to become members of the OMC in accordance with the provisions of the MUDs Act. Further, the benefit of the Lessee's covenants should automatically pass to any successor in title to Dublin City Council.
13. That both parties are responsible for their own costs in this matter.

The site to be disposed of was acquired from Patrick & Fintan Delaney; Margaret Johnson; Violet McCormick & Elizabeth Norman; Julius Lipschitz; the Chambers Estate; Peter Traynor & others; Hardwicke Ltd; Charles Boyne & others and George Ward, under reference numbers 1-25 of the Lower Dominick Street Compulsory Purchase Order 1948.

The Land Development Agency has decided not to acquire the land for the purposes of section 53(4) of the Land Development Agency Act 2021 and has notified the Council in writing to this effect.

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

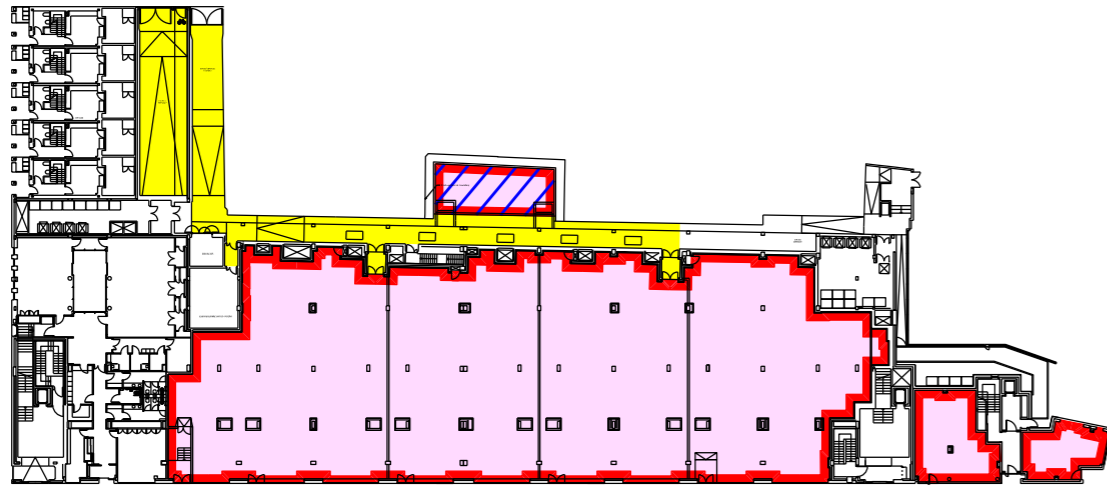
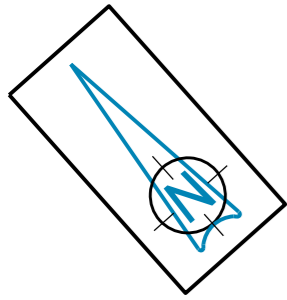
This proposal was approved by the Central Area Committee at its meeting on 12<sup>th</sup> March 2024.

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

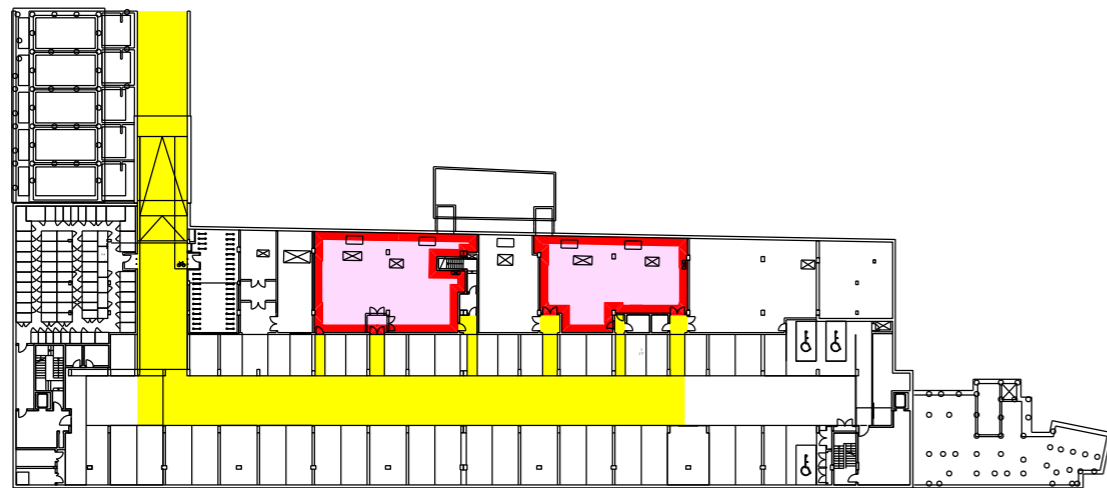
**Resolution:**

That Dublin City Council notes the contents of this report and assents to the proposal outlined therein.

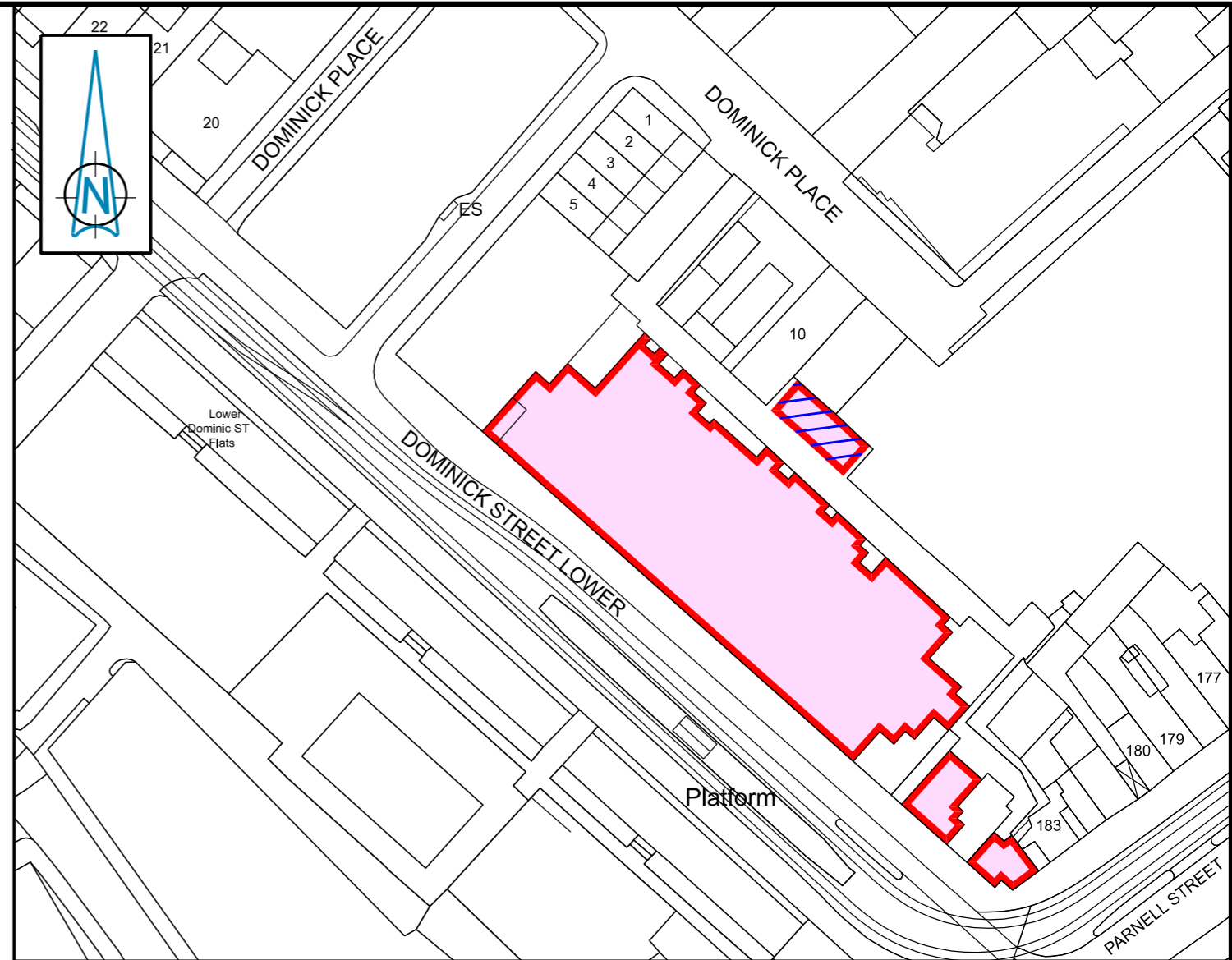
**Máire Igoe**  
**A/Executive Manager**  
**1<sup>st</sup> May 2024**



Ground Floor Level



Basement Level



# DOMINICK HALL

Dublin City Council to HSE  
Grant of Lease

Note: Right of Way over area coloured yellow  
Area: 3,278m<sup>2</sup> (Approx.)



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> 3263-05	<b>SCALE</b> 1:1000@A4
<b>DATE</b> 16-04-2024	<b>SURVEYED / PRODUCED BY</b> T. Curran PMcGinn (Rev D)

<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	F:\SM-2024-0105 - 001 - D.dgn	

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY  
DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE  
SURVEY, MAPPING AND RELATED RESEARCH APPROVED

**Dr JOHN W. FLANAGAN**  
CEng FIEI FICE  
CITY ENGINEER

APPROVED \_\_\_\_\_  
**THOMAS CURRAN**  
ACTING MANAGER LAND SURVEYING & MAPPING  
DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2024-0105**