



Grant of a 35 year Lease for playground use at St Laurence Place East, Seville Place, Dublin 1 to the Board of Management of St Laurence O'Toole National School.

An application has been received from the Board of Management of St Laurence O'Toole National School, Seville Place, Dublin 1 for a lease of Council owned lands at St. Laurence O'Toole Place East adjoining the school, in order to expand their existing playground area to cater for their increased student numbers.

The lands in question are shown outlined red on Map Index No. SM-2023-0239 and the public right of way has been recently extinguished (coloured pink) to facilitate the letting.

It is proposed to grant a 35 year Lease of Council owned lands as shown outlined red on Map Index SM-2023-0239, for playground use and subject to the following terms and conditions:

1. That the Lessor shall grant a Lease to the Lessee for a term of 35 years, to commence on a date to be agreed.
2. That the rent payable shall be € 7,875 (Seven thousand eight hundred and seventy five euro) per annum. No VAT applies.
3. That the rent shall be abated to € 200 (two hundred euro) per annum provided the site is solely used for educational and/or playground use and any planning permission, if required, is in place.
4. That the rent shall be reviewed at the end of every fifth year. The rent shall be reviewed to market rent.
5. That the rent is to be paid annually in advance.
6. That the Lessee shall sign a Deed of Renunciation.
7. That the Lessee shall be responsible for any stamp duty arising on execution on the Lease.
8. That the Lessee shall be responsible for fully insuring the premises and shall indemnify the Council against any and all claims arising from its use of the premises. The Lessee shall take out and produce Public Liability Insurance to the sum of €6.5 million and Employer Liability Insurance in the sum of €13 million for any incident with an insurance company authorised by the Central Bank of Ireland to operate in the Republic of Ireland and the policy shall indemnify the Council against all liability as owner of the property.
9. That the subject property shall be handed over to the Lessee in its current condition. A schedule of condition to be prepared by the Lessor and agreed with the Lessee in advance of signing of the Lease.

10. That the Lessee must seek consent of the Lessor before undertaking any works, alterations or development, including the erection of any structure, making any excavation or submitting an application for planning permission.
11. That the Lessor shall be granted a wayleave at no cost to access the lampposts, ESB and Gas. The wayleave shall be outlined in the map attached to the Lease.
12. That the Lessee shall not erect any sign or advertisement on the premises without prior approval of the Lessor.
13. That the Lessee shall not sell, assign, grant any sub interests, (with the exception of licence agreements) sub-divide, alienate or part with the possession of the property, without the prior written consent of the Lessor.
14. That each party shall pay their own legal fees in this matter.
15. That the Lease shall contain all the covenants and conditions normally contained in the Lessors leases of this nature and any other terms and conditions deemed appropriate by the Law Agent.

The site to be leased formed part of the historical City Estate.

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.

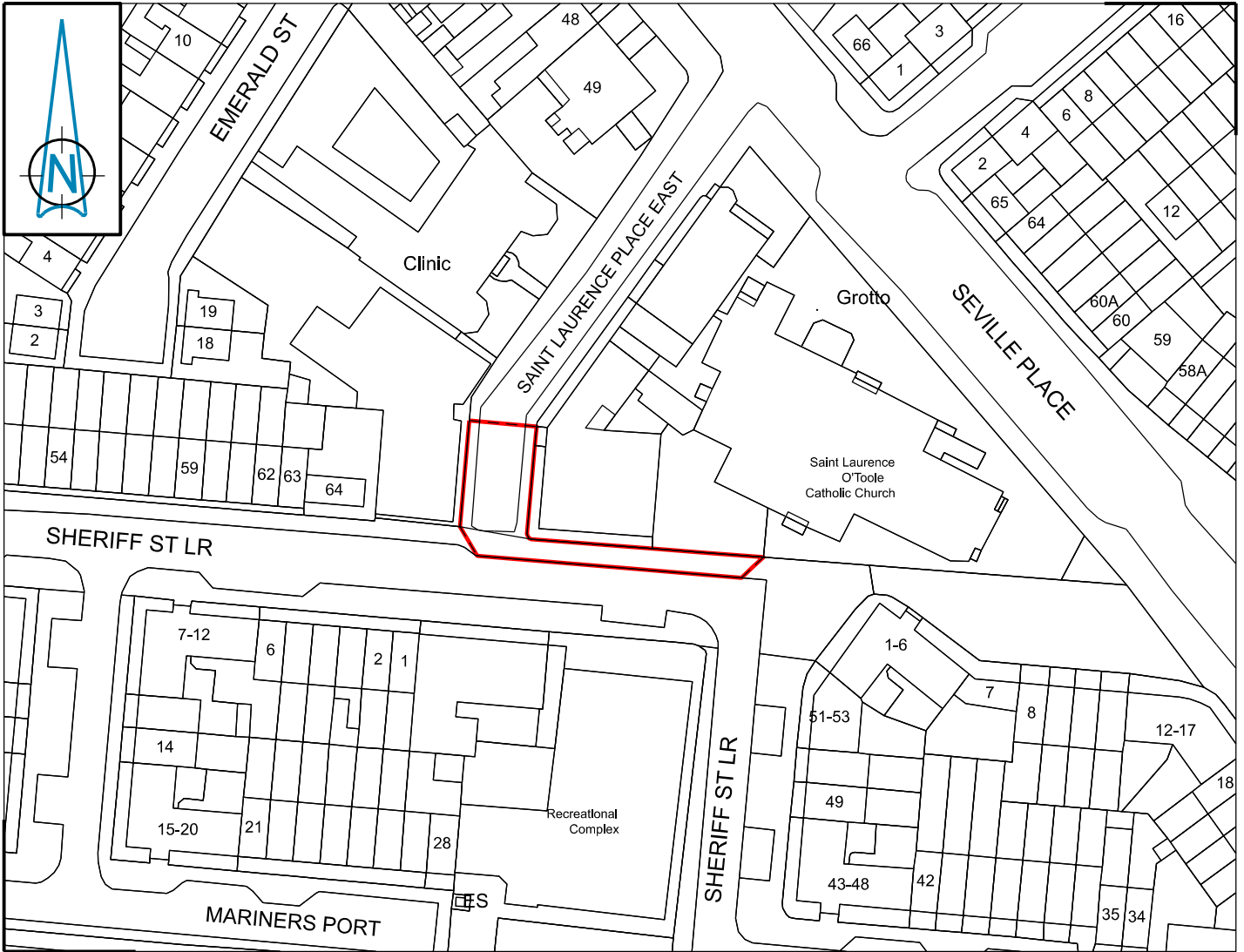
This proposal was approved by the Central Area Committee at its meeting on 9th July 2024.

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".

Sheila Hennessy
A/Executive Manager
19th August 2024



ST. LAURENCE PLACE EAST - SHERIFF STREET LOWER

Dublin City Council to St. Laurence O' Toole National School
Grant of 35 year Lease
Area: 315m²



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 3264-02	SCALE 1:1000
DATE 12-04-2023	SURVEYED / PRODUCED BY T. Curran

INDEX No	DWG No	REV
FILE NO	F:\SM-2023-0239 - 001 - A.dgn	

Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

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THOMAS CURRAN
ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

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