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**With reference to the proposed granting of a Short Term Business Letting for use of offices 6 & 7 in the Portacabin at the rear of the Reco Building, Ballymun, Dublin 9, to The Aisling Project Limited.**

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The Aisling Project Limited of Ballymun East Child and Youth Centre, Woodhazel Close, Ballymun, Dublin 9 have been in occupation of offices 7 & 8 (these offices are now numbered 6 & 7) in the Portacabin at the rear of the Reco Building, Ballymun, Dublin 9, for successive licences since 2018, shown in red with pink fill on the attached map drawing No: SM-2024-0185. The group aims to tackle the educational disadvantaged and encourage improved school participation by targeting children and young people at risk of early school leaving. The licence expired on the 19<sup>th</sup> March 2024.

The group also operate offices 3, 4 & 5 of the Portacabin under a Short Term Business Letting which has an expiry of 19<sup>th</sup> July 2026, in order to regularise the group's occupation, it is now proposed to grant a Short Term Business Letting to units 6 & 7 (which were previously numbered 7 & 8) and this letting will also expire on the 18<sup>th</sup> July 2026 under the same terms and conditions, as set out below and which the Chief Valuer considers fair and reasonable and have been accepted by the group. The Ballymun Area Office has no objections to the renewal.

1. That the subject property comprises Rooms 6 & 7 in the Portacabin located to the rear of the Reco Building, Sillogue Road, Ballymun, Dublin 11 and which are shown outlined in red and shaded in pink on attached copy map, Index No. SM-2024-0185. The tenant will also have communal use of the areas shaded in yellow on attached copy map, Index No. SM-2024-0185.
2. That Dublin City Council shall grant a two-year four month Short Term Letting Agreement commencing on the 19 March 2024 and terminating on the 18 July 2026, for the provision of community projects and ancillary administrative purposes only.
3. That the market rent will be €8,000 (eight thousand euro) per annum, VAT not applicable.
4. That the market rent will be abated to €200 (two hundred euro) for the first 12 months of the term and a further €200 for the final 16 months of the term, VAT not applicable, payable annually in advance by electronic funds transfer, provided that the subject property is used solely for the provision of community projects and ancillary administrative purposes only.
5. That the Tenant shall be responsible for all outgoing and charges for the demised area and pro-rata for the communal areas including, inter alia rates, taxes, insurance, maintenance costs and utilities. The tenant is to pay punctually on demand to Ballymun Regional Youth Resource Limited for all electricity consumed on the premises.
6. That the Tenant shall be responsible for fully insuring the property and shall indemnify the Landlord against any and all claims arising from its use of the premises. The Tenant shall take

out and produce Public Liability Insurance to the sum of €6.5million and Employer Liability Insurance in the sum of €13 million 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.

7. That the Tenant shall not assign, sublet or part with possession of the property or part thereof.
8. That the Tenant shall be responsible for keeping the property in good order and repair internally and for maintaining all plate glass and exterior fittings thereto.
9. That the Tenant shall ensure that its use and occupation of the subject property complies with all statutory consents.
10. That the Tenant shall not erect any sign or advertisement on the premises without the prior written consent of the Landlord.
11. That the Tenant shall not carry out any alterations to the property without prior written consent from the Landlord.
12. That upon expiry of this agreement, the Tenant shall at its own expense remove all materials not belonging to Dublin City Council and shall leave the property clean and cleared to the satisfaction of the Council.
13. That the Tenant shall sign a Renunciation of Rights to a New Tenancy.
14. That each party shall be responsible for their own fees and costs in this matter.

The premises to be leased was acquired by agreement in fee simple in 3 parts from UCD in 1979, St Laurence O' Toole Diocesan dated 15<sup>th</sup> February 2011 and portion 3 From St Laurence O' Toole on 8<sup>th</sup> November 1983.

The Land Development Agency has advised that it is not intended 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 North West Area Committee at its meeting on the 19<sup>th</sup> November 2024.

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

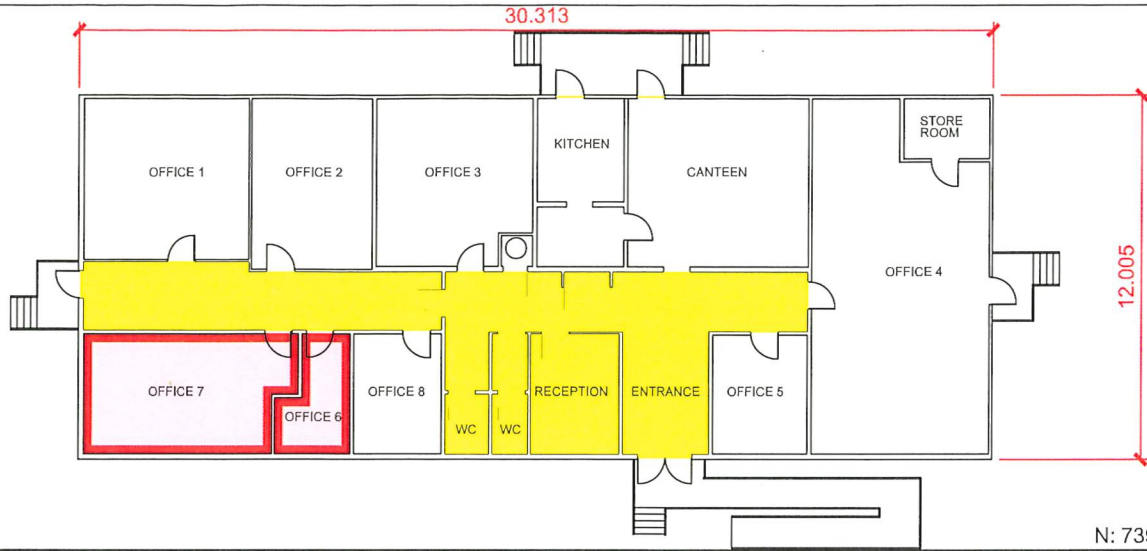
**Resolution:**

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

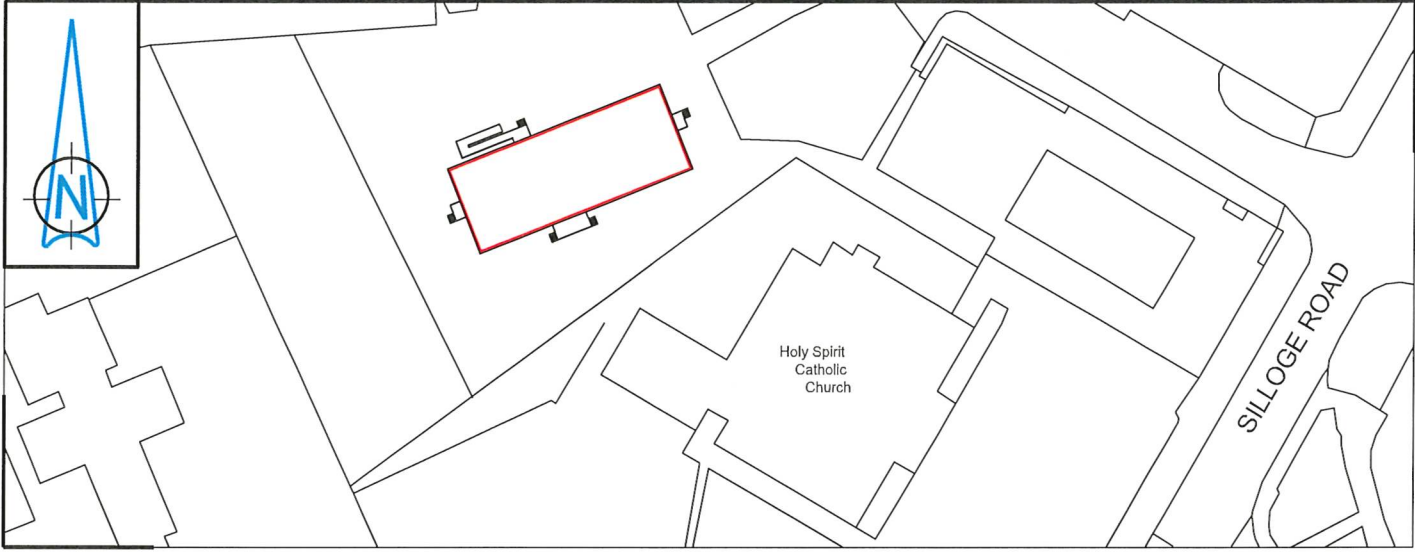
**Maire Igoe**

**13<sup>th</sup> December 2024**

**A/Assistant Chief Executive**



N: 739896.865



N: 739824.880

**Grant of Short-Term Business Letting of Units Shown in Red (Pink Fill) to Aisling Project Limited**

Portacabin at Rear of:  
 RECO Central Youth Facility  
 Sillogue Road  
 Ballymun  
 Dublin 11  
 D11PX34

**Right of Access to Aisling Project Limited Shown in Yellow**



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> 3131-09 3131-10	<b>SCALE</b> 1:250 1:1000
<b>DATE</b> 29-04-2024	<b>SURVEYED / PRODUCED BY</b> R. O'SHEA

<b>INDEX No</b>	<b>DWG No</b>	<b>REV</b>
<b>FILE NO</b>	F:\SM-2024-0185 - 001 - B.dgn	

THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED *Tommy Curran 01/05/2024*  
**THOMAS CURRAN**  
 ACTING MANAGER LAND SURVEYING & MAPPING  
 DUBLIN CITY COUNCIL

**INDEX No.**  
**SM-2024-0185**

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