



With reference to the proposed grant of a further licence of part of 133A Slaney Road, Glasnevin, Dublin 11 to Eco Mattress Recycling Limited.

By way of Agreement dated 25th November 2015 part of the premises at 133A Slaney Road, Glasnevin, Dublin 11 which said part is more particularly delineated on Map Index No. SM2011-0638 was let under licence by Dublin City Council to Eco Mattress Recycling Limited for use as a mattress recycling facility for a period of 6 months from 25th November 2015 and subject to a licence fee of €1,000 plus VAT.

This licence was extended for a further period of six months pending a decision by the Environment & Transportation Department on whether or not a longer letting should be proposed.

The current licence is due to expire on the 24th November 2016 and at the recommendation of the Environment & Transportation Department it is proposed to grant a further licence of part of the premises at 133A Slaney Road, Glasnevin, Dublin 11 to Eco Mattress Recycling Limited subject to the following terms and conditions:

1. The licence shall commence on 25th November 2016 for a period of 5 years.
2. The licence fee payable shall be the sum of €2,000 (two thousand euro) plus VAT per annum payable semi annually in advance.
3. The licensed area shall be used as a mattress recycling facility only. The licensee shall not permit the licensed area to be used for any other purpose.
4. Four car parking spaces shall be included in the licensed area for use by Eco Mattress Recycling Limited only. Vehicles are parked at their owners risk and the Council shall not be responsible for any loss or damage to vehicles or their contents.
5. The licensee shall be responsible for all outgoings associated with its use of the licensed area including taxes, utilities, water, insurance, waste disposal, agreed security costs and 1/3 of the Municipal Rates assessed on the entire premises within which the licensed area is situated.
6. The licensee shall carry out at its own expense any works necessary to render the licensed area fit for the licensee's proposed use and shall be responsible for all internal maintenance and repairs.
7. The licensee shall secure the licensed area throughout the licence period to the satisfaction of the Council.
8. The licensee shall indemnify the Council against all claims as a result of their use of the licensed area and shall obtain a high level of Public Liability Insurance and Employers Liability Insurance and the Council will have an absolute right to set a minimum level of public liability and employers liability insurance and to review the figures on a yearly basis (the current minimum levels are €6.5 million and €13 million respectively).

9. The Council shall not be responsible for any loss or damage to any goods, materials, vehicles and machinery on the licensed area.
10. Keys to the premises shall only be held by employees of Eco Mattress Recycling Limited who shall be responsible for all security issues associated with their use.
11. The licensee will ensure that the highest levels of Health & Safety standards shall apply to the use of the licensed area and access area and that noise levels do not disturb adjoining property owners.
12. The licensee shall keep the licensed area in a reasonably tidy condition during the licensed period. At the end of the licence period the licensee shall at it's own expense remove all materials not belonging to Dublin City Council and shall leave the property clean and cleared.
13. Each party shall be responsible for their own fees and costs incurred in this matter.
14. The Council reserves the right to terminate the licence on giving one months notice in writing to the licensee.
15. The licensee shall be obliged to sign a Renunciation of Rights to a new tenancy.
16. This licence shall be personal to the licensee and shall not be capable of transfer, sub-licence, assignment, mortgage or charge.
17. The above proposal is subject to any other terms and conditions deemed appropriate by the Council's Law Agent in agreements of this type.

The land proposed to be disposed of was acquired from Dublin Institute of Technology

The proposed disposal shall be subject to such conditions as to title to be furnished, as the Law Agent in his discretion shall stipulate.

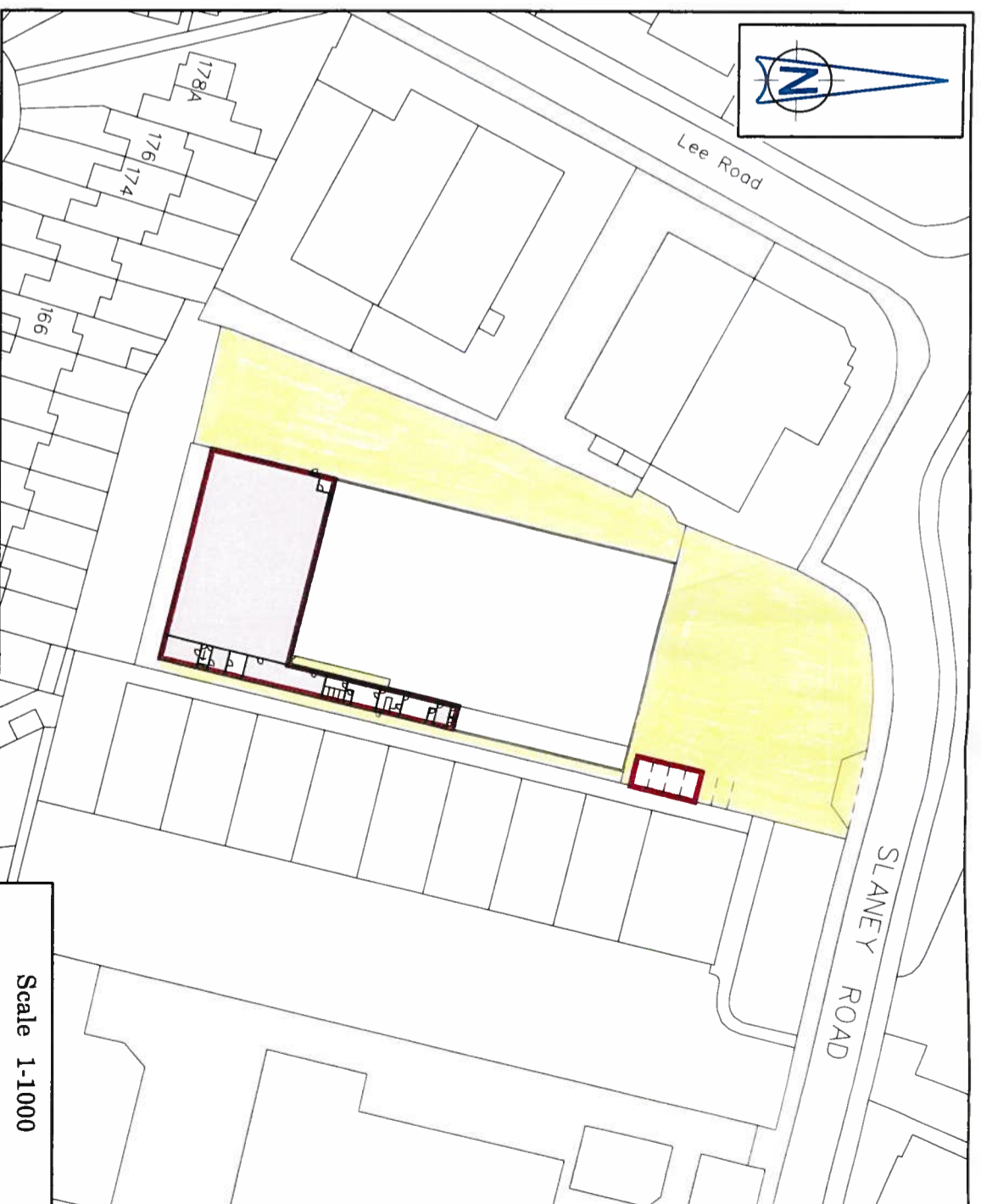
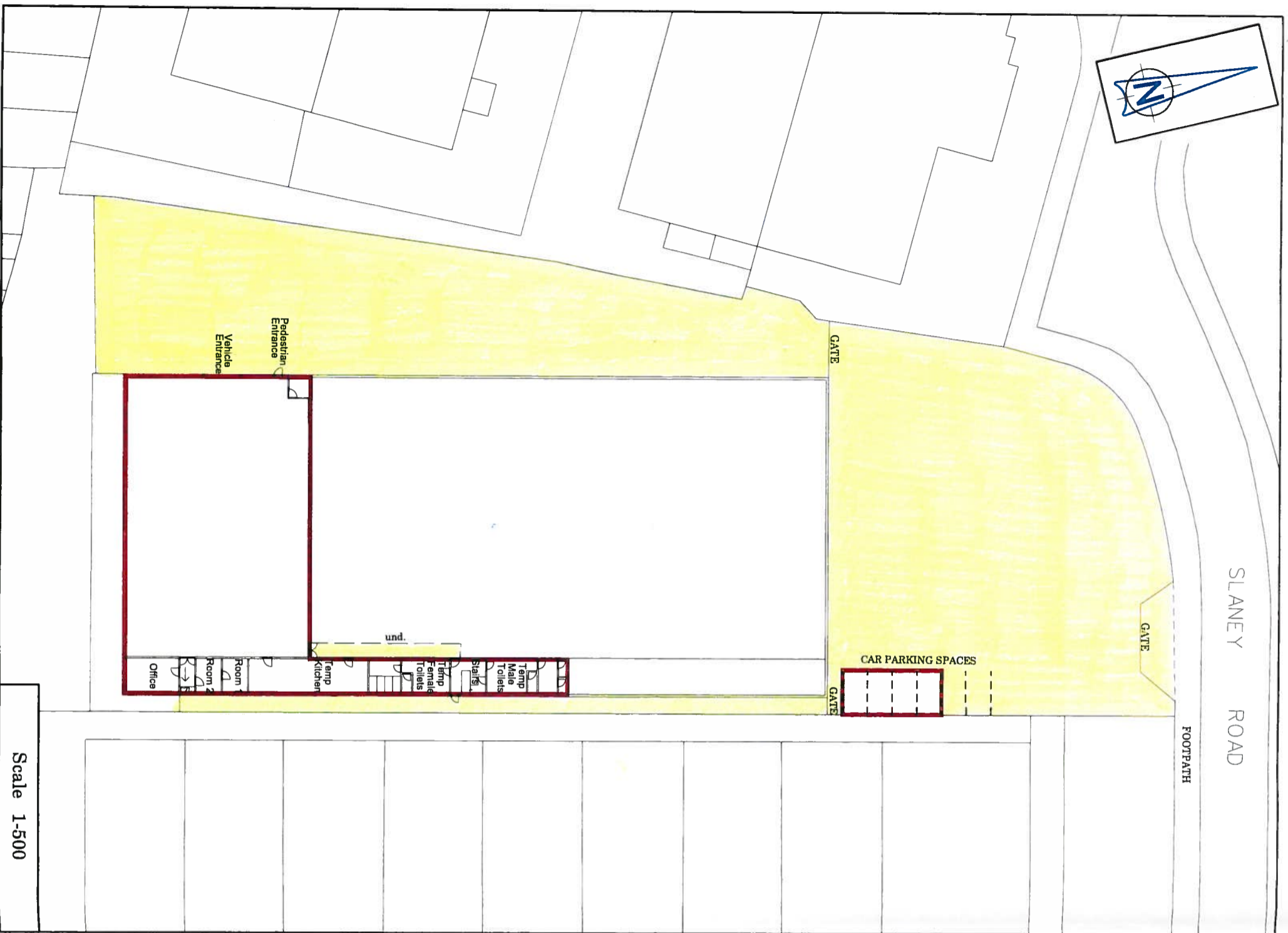
No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the North West Area Committee at its meeting of the 18th October 2016.

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

Paul Clegg
Executive Manager

21st October 2016



Dublin Industrial Estate, Slaney Road - Premises No. 133A
 Dublin City Council to Eco Mattress Recycling Ltd
 Right of Access over areas coloured yellow

DUBLIN CITY COUNCIL
 Comhairle Cathrach Bhaile Átha Cliath
 ENVIRONMENT AND ENGINEERING DEPARTMENT
 An Roinn Comhshaoil agus Innealtóireachta
 SURVEY AND MAPPING DIVISION
 Rannán Suirbhéireachta agus Léarscáilithe

Baile Átha Cliath

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DATE 15-08-2012	SURVEYED/ PRODUCED BY J Kelly	FILE NO SM-2011-0638_0204-003 - 001 - A.dgn	THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPPING SURVEY MAPPING AND RELATED RESEARCH APPROVED			

MICHAEL PHILLIPS
 CITY ENGINEER

Approved
PATRICK SHINE
 MANAGER LAND SURVEYING & MAPPING

INDEX No.
 SM-2011-0638

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