
**With reference to the proposed grant of a three year licence of part of
Ballybough Community Centre, Ballybough Road, Dublin 1.**

By way of licence dated 25th September 2014, part of the premises known as Ballybough Community Centre, Ballybough Road, Dublin 1, which said part is more particularly outlined red on Map Index PD2009-022 was let under licence by Dublin City Council to the Larkin Unemployed Centre Limited for a period of 3 years from 2nd April 2014. This licence will expire on 1st April 2017.

It is proposed to grant a further three year licence to the Larkin Unemployed Centre Limited subject to the following terms and conditions:

1. That the licence shall run for a period of 3 years commencing on 2nd April 2017.
2. The licensed area which is more particularly shown outlined red on Map Index No. PD2009-022 shall be used by Larkin Early Education Service as a community childcare facility only.
3. That the licence fee shall be €14,000 per annum payable quarterly in advance.
4. The licensee may use the licensed area during the Centre's opening hours only. Any use outside of those hours must be agreed in advance with the Council.
5. The licence can be terminated by either party on giving the other one months notice in writing.
6. The licensee shall be responsible for secretarial/administration costs and their own cleaning and telephone charges.
7. The licensee shall be granted access to the common areas shown coloured yellow on Map Index No. PD 2009-022.
8. Keys/access control fobs to the premises shall only be held by official employees of the Larkin Early Education Service, Larkin Unemployment Centre Limited, who shall be responsible for their use and all security issues associated with their use.
9. Use of any outdoor areas must be pre-booked with reservation desk.
10. This licence is personal to the licensee and shall not be capable of transfer, sub-licence, assignment, mortgage or charge.
11. The licensee shall keep its part of the premises in good condition and repair during the term of the licence and shall not make any material changes to the subject property without the prior consent of the Council.

12. The licensee shall abide by all protocol, systems and procedures laid down by Dublin City Council in relation to the premises and comply with all of the terms of the Centres Waste Management Plan.
13. The licensee shall obtain a high level of public liability and employer's liability insurance suitable for a childcare facility which shall indemnify the Council against any and all claims arising from the licensee's use of the premises. The council will have an absolute right to set a minimum level of public liability and employer's liability insurance and to review the figures on a yearly basis (the current minimum levels are €6.5 million and €13 million respectively).
14. On termination of the licence, the licensee shall be responsible for the removal of all their materials from the premises.
15. Ballybough Community Centre may be designated as "Rest Centre" as part of Dublin City Council's Major Emergency Plan. In the case of a national or local emergency the licensed area may be used, without prior notice, by the Council or their agents for any purpose deemed necessary.
16. That the applicant shall be required to sign a deed of Renunciation.
17. The licence shall be subject to any other terms and conditions which the Council's Law Agent shall deem appropriate in agreements of this type.

The lands upon which the Ballybough Community Centre was built was acquired as part of the Popular Row Spring Garden Street Area CPO from Lyndon Estates in 1968.

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

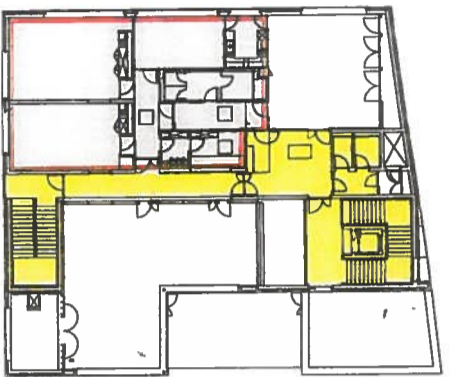
No Agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

This proposal was approved by the Central Area Committee at its meeting on the 13th December 2016

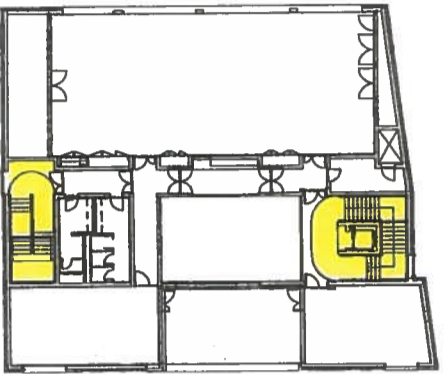
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

Dated this the 16th day of December 2016.

Paul Clegg.
Executive Manager



SECOND FLOOR PLAN
Scale: 1:500



FIRST FLOOR PLAN
Scale: 1:500



Ground Floor Plan
Scale: 1:500



Location Map
Scale 1:1000

Ballybough Community Centre
Dublin City Council to Larkin Unemployed Centre Limited
Grant of Licence



DUBLIN CITY COUNCIL
Comhairle Cathrach Bhaile Átha Cliath
 DEPARTMENT DEPARTMENT
 An Roinn Forbartha

M. PHILLIPS CITY ENGINEER SURVEYED / MADE BY C.P.B.	Date	By	Scale	Index No.
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