



With reference to the proposed grant of a further licence of Unit 7 Liberty Corner, James Joyce Street, Dublin 1 to the Wexford Centre Project CLG (Company Limited by Guarantee).

By way of Agreement dated 26th September 2013, Unit 7, Liberty Corner, James Joyce Street, Dublin 1 which said Unit is more particularly delineated on Map Index No. SM2013-0519 was let under licence by Dublin City Council to the Wexford Centre Project CLG for office use for a period of 11 months commencing on 23rd September 2013 and subject to a licence fee of €1,000 (Order of the Executive Manager D351 dated 24th September 2013 refers). Wexford Centre Project CLG provides youth services including the provision of holidays for young people from the Inner City.

The latest licence dated 26th June, 2017 expired on 22nd April 2018 and the licensee is currently overholding under same. The Central Area Office has no objection to the renewal of a further licence.

Accordingly it is proposed to grant the Wexford Centre Project CLG a further licence of Unit 7, Liberty Corner, James Joyce Street, Dublin 1 subject to the following terms and conditions:

1. The licence shall be for the period of 2 years commencing on 23rd April 2018.
2. The licensed area which is more particularly delineated on Map Index No. SM2013-0519 shall be used by the licensee for office use only.
3. The licence shall be subject to a licence fee of €1,000.00 (one thousand euro) per annum.
4. The unit may be used from 9.00 am to 6.00 pm daily. The licensed area may only be used outside of those hours with the expressed permission of the City Council.
5. Keys to the premises shall only be held by official representatives of the licensee who shall be responsible for their use and all security issues associated with their use.
6. The licence can be terminated by either party on giving the other one month's notice in writing.
7. The licensee shall be responsible for all outgoing including electricity, water, rates and any taxes or service charges which may be due on the licensed area.
8. The licensee shall be responsible for its own waste removal from the premises and shall make its own arrangements for same.
9. The licensee shall be responsible for the maintenance of the internal shutters.
10. No car parking spaces are provided in association with the unit/licensed area.
11. The licence is personal to the licensee and shall not be capable of transfer, sub-licence, assignment, mortgage or charge.

12. The licensee shall keep the licensed area 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.
13. The licensee shall abide by all protocol, systems and procedures laid down by Dublin City Council in relation to the premises.
14. The licensee shall obtain a high level of public liability insurance and employers' liability insurance (if applicable) 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 employers' liability insurance and to review the figures on a yearly basis (the current minimum levels are €6.5million and €13million respectively).
15. On termination of the licence, the licensee shall be responsible for the removal of all materials not belonging to the City Council from the premises.
16. The licence will be subject to any other terms and conditions deemed appropriate by the Law Agent.
17. The grant of a new licence shall be subject to the proposed licensee signing a Deed of Renunciation, renouncing any rights under the Landlord Tenant Legislation.

This property was acquired under Montgomery Street Purdon Street Area Improvement Order 1900.

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 Central Area Committee at its meeting on the 12th March 2019.

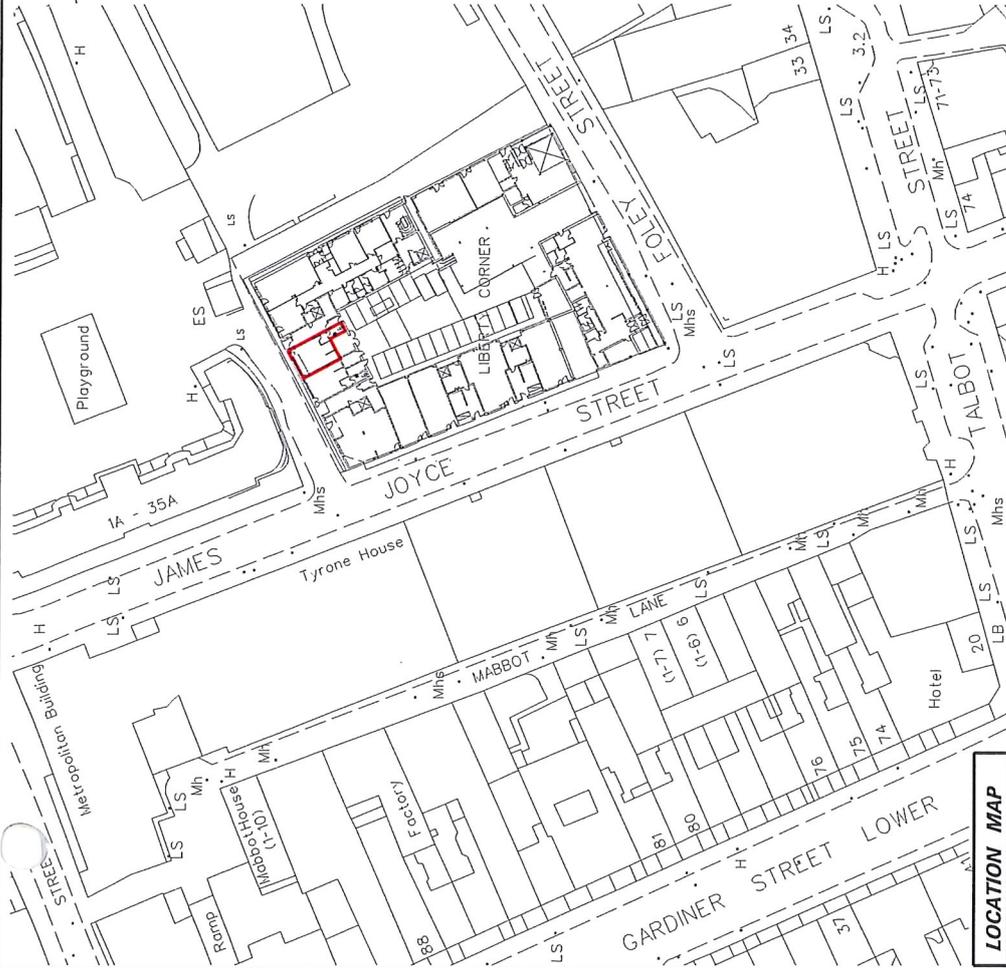
This report is submitted in accordance with the requirement of Section 183 of the Local Government Act 2001.

Resolution to be adopted:

"That Dublin City Council notes the contents of Report No. 249/2019 and assents to the proposal outlined therein."

Dated 9th day of August 2019.

Paul Clegg
A/Assistant Chief Executive



SURVEY AND MAPPING DIVISION
Rannán Suirbhíreacht agus Léarscáilithe
ENVIRONMENT AND ENGINEERING DEPARTMENT
An Roinn Comhshaoil agus Innealtóireacht

Dublin City Council
 Comhairle Cathrach Baile Átha Cliath

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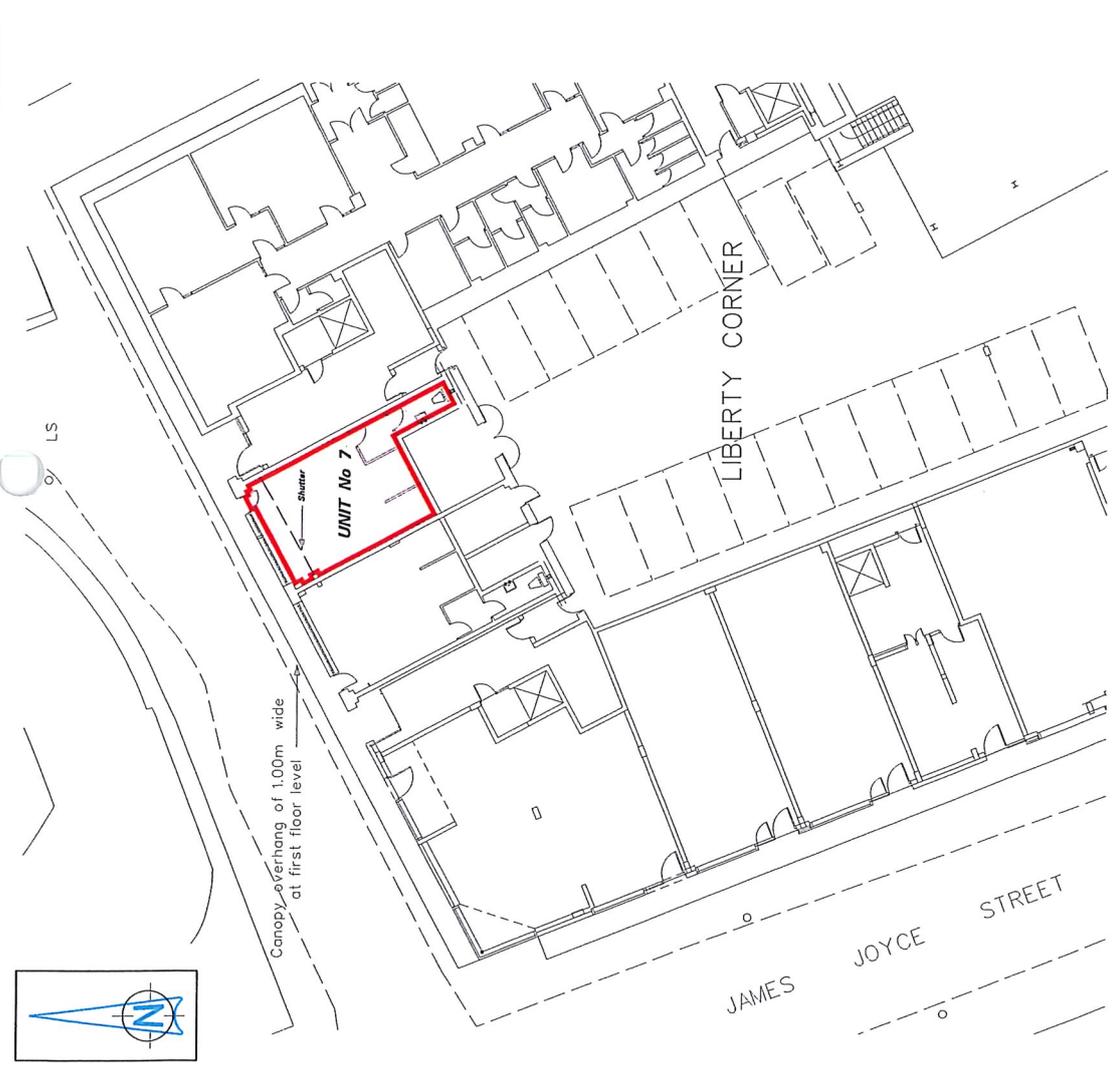
INDEX No	FOLDER No	CODE	DWG No	REV
	SM-2013-0519-	0204-C3-	001	- A.dgn

FILE NO

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

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

INDEX No. **SM-2013-0519**



GROUND FLOOR PLAN LIBERTY CORNER, UNIT No 7 Scale 1:250

JAMES JOYCE STREET, Unit No. 7

DUBLIN CITY COUNCIL TO WEXFORD CENTRE PROJECT LIMITED

GRANT OF 11 MONTH LICENCE

NOTE: Columns, Vents etc. are excluded from disposal

