



With reference to the proposed grant of a 5 year licence to Peter Behan and Evelyn O'Flaherty on behalf of Griffith Area Community Association for part of the Griffith Community Building, Glasanon Road, Finglas, Dublin 11

The Development Department has received instructions from the North West Area office to grant a licence of part of the Griffith Area Community Building, Glasanaon Road, Dublin 11 to Peter Behan and Evelyn O' Flaherty on behalf of Griffith Area Community Association, as shown outlined red and shaded pink on Map Index SM-2020-0005.

It is proposed to grant a 5 year licence to Peter Behan and Evelyn O' Flaherty on behalf of Griffith Area Community Association, subject to the following terms and conditions:

1. That the licence be granted for a 5 year period, commencing on a date to be agreed upon.
2. That the licensee shall not have exclusive use of the property and the Council is entitled to enter and use the property at any time.
3. That the licence can be terminated by either party on giving the other one months' notice in writing.
4. That the licence fee shall be €18,500 (eighteen thousand and five hundred euro) per annum and shall be abated to €100 (one hundred euro) per annum provided the premises is used for non-profit making community purposes. In the event of the premises ceasing to be used for non-profit making community purposes, it is to revert free to charge to the Council or the appropriate open market value shall apply.
5. That the licensee shall not assign or sublet the premises.
6. That the premises shall be used only for the normal community activities of the licensee.
7. That the licensee shall be responsible for the fully insuring its part of the premises and shall indemnify Dublin City Council against any and all claims arising from its use of the premises.
8. That the licensee will be responsible for the payment of electricity and water supply costs and shall recoup a proportion of these costs from other groups occupying the building.

9. That the licensee shall accept this part of the premises in its present condition and shall be responsible for any repairs and decoration necessary to make it safe and suitable for the activities to be carried out therein.
10. That the licensee shall keep its part of the premises in good condition and repair during the term of the licence.
11. That the licensee's part of the premises shall be available for use by the licensee from 8.00am to 22.30pm daily.
12. That on termination of the licence, the licensee shall at its own expense remove all the materials not belonging to Dublin City Council and shall leave the property clean and cleared and to the satisfaction of Dublin City Council.
13. That the licensee will be required to sign a deed of renunciation.

The property to be disposed of was acquired from the Dublin Fever Hospital.

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

The disposal shall be subject to any such covenants and conditions as the Law Agent in his discretion shall stipulate.

This proposal was approved by the North West Area Committee at its meeting on 21st January 2020.

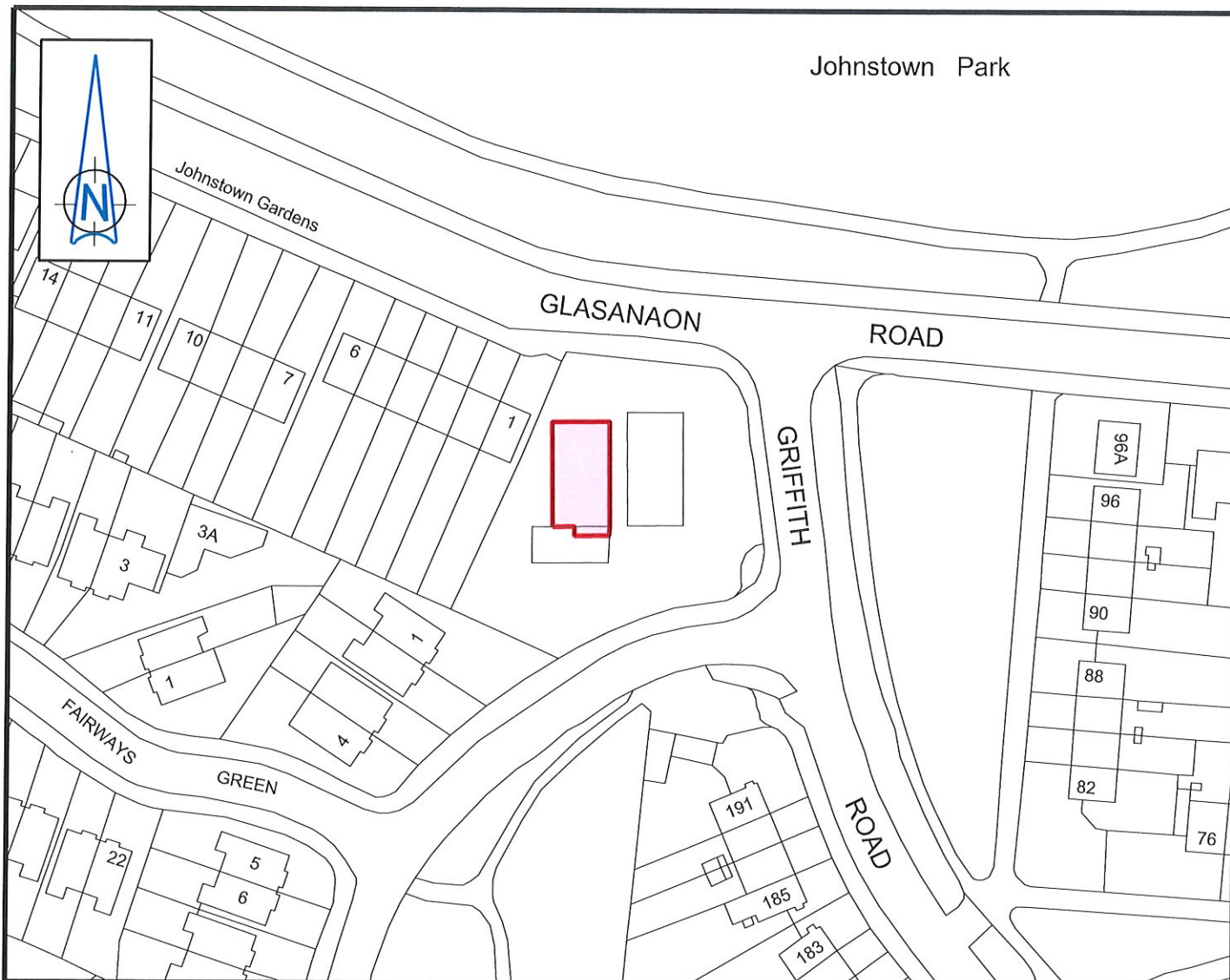
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution:

"That Dublin City Council notes the contents of Report No. 68/2020 and assents to the proposal outlined therein".

Paul Clegg
Executive Manager

Date: 22/1/2020



GLASANAON ROAD - Part of Griffith Community Building

Dublin City Council to Griffith Area Community Association

Grant of 5 year Licence



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 3131-23	SCALE 1:1000
DATE 08-01-2020	SURVEYED / PRODUCED BY PMcGinn

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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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

Dr JOHN W. FLANAGAN
CEng FIEI FICE
CITY ENGINEER

INDEX No.
SM-2020-0005

