
With reference to the proposed grant of a 3 Year Short Term Business Letting Agreement of Workshop, 3 & 4 Poppintree Neighbourhood Centre, Ballymun, Dublin 9, to Poppintree Environmental Project Limited CLG.

Poppintree Environmental Project Limited held a Licence for 3 years of Workshops 3 & 4 Poppintree Neighbourhood Centre Ballymun, Dublin 9, shown outlined red and coloured pink on Map Index Numbers SM-2016-0127 and SM-2016-0128 respectively. The licence terminated on the 31st March 2019.

Poppintree Environmental Project Limited are very good tenants and provide educational and training facilities in the community. In order to support the continuance of this service, it is now proposed to grant a Short Term Business Letting to Poppintree Environmental Project Limited subject, to the following terms and conditions:

1. That the subject property comprises Workshops 3 & 4 located to the rear of Poppintree Neighbourhood Centre, Ballymun, Dublin 11 which are shown outlined in red and shaded pink on Map Index Numbers. SM-2016-0127 & SM-2016-0128.
2. That the letting shall be for a term of three years from the 1st April 2019.
3. That the subject property shall be used solely for office & storage areas connected with the Poppintree Environmental Project. Permitted opening hours are 9 am to 8 pm.
4. That the rent shall be €12,000 (twelve thousand euro) per annum, abated to €200 (two hundred euro) per annum for the 2 units (100 euro each), subject to compliance with the user clause at term 3 above.
5. That the Tenant shall be responsible for all outgoings associated with its use of the subject property including, inter alia, service charges, taxes, rates, utilities and waste disposal.
6. That the Tenant shall be responsible for fully repairing and insuring the subject property.
7. That the Tenant shall indemnify Dublin City Council against any and all claims arising from its use of the property. Public Liability Insurance (minimum of €6.5 million) and Employers Liability Insurance (minimum of €13 million) shall be required.
8. That the Tenant shall ensure that its use and occupation of the subject property complies with all statutory consents.
9. That the Tenant shall not assign or sublet the subject property. The abated rent is strictly personal to Poppintree Environmental Project CLG.

10. That the Tenant shall not carry out any structural alterations or erect any external signage without the prior written consent from the Landlord.
11. That the Tenant shall leave the subject property clean and cleared upon termination of this lease.
12. That the Tenant shall abide by all protocols, systems and procedures laid down by Dublin City Council.
13. That the Tenant shall sign a Renunciation of Rights to a New Tenancy.
14. That the Tenant shall be responsible for the payment of any Stamp Duty that may arise on the creation of this lease.
15. That each party shall be responsible for their own fees and costs incurred in this matter.

The property to be leased is comprised within Poppintree Neighbourhood Centre which was built on property acquired from Richard Warner Wilkinson on the 15th February 1965.

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

The dates for the performance of any of the requirements of the proposed agreement may be amended at the absolute discretion of the Executive Manager.

The Short Term Business Letting shall be subject to any such covenants and conditions as the Acting Law Agent in her discretion shall stipulate.

This proposal was approved by the North West Area Committee at its meeting on 18th February 2020.

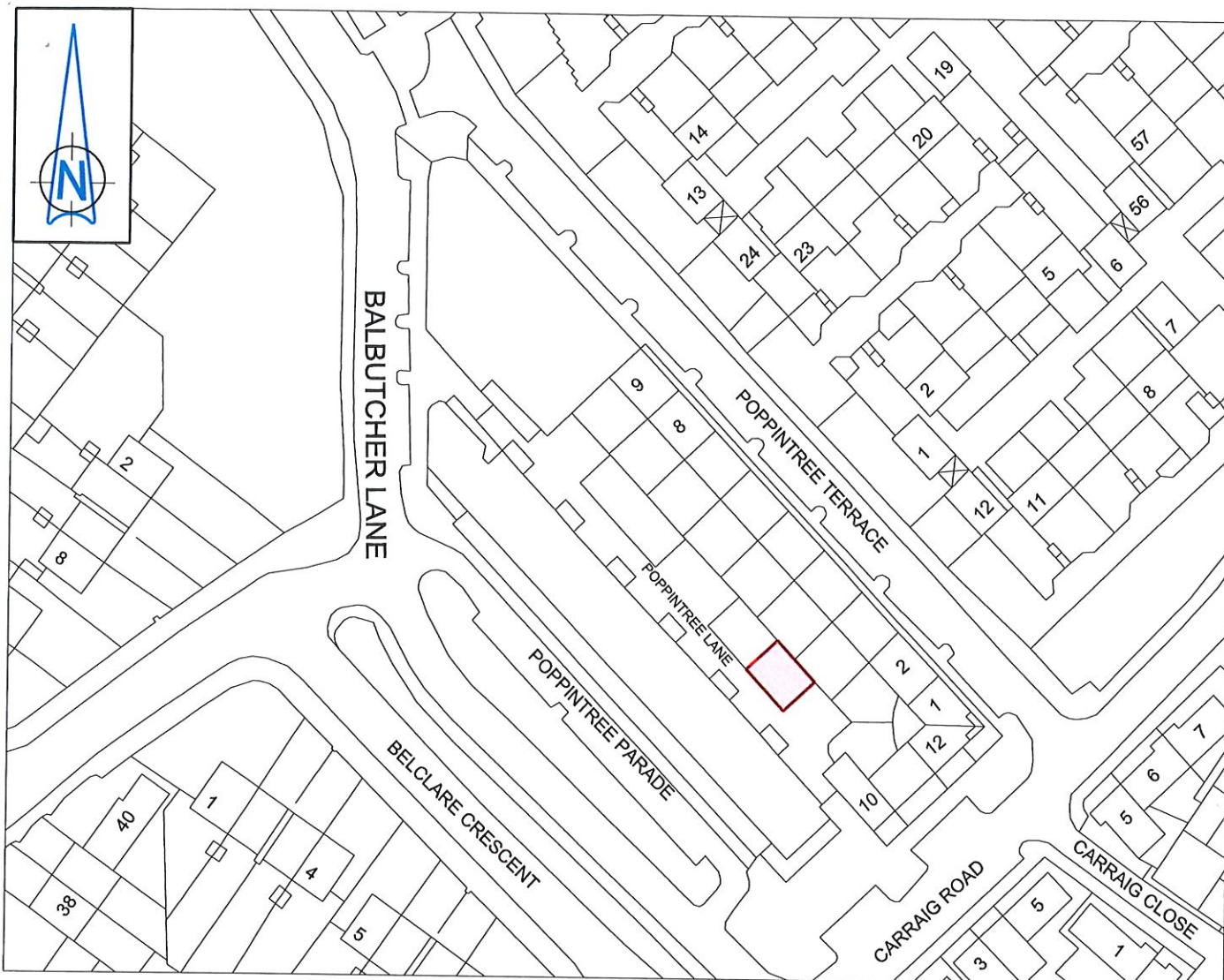
This report is submitted in accordance with the requirements of Section 183 of the Local Government Act, 2001.

Resolution:

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

Dated this the 19th day of March 2020.

Paul Clegg
Executive Manager



POPPINTREE NEIGHBOURHOOD CENTRE

Workshop 4

Map for Council



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

3131-09

SCALE

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DATE

21-03-2016

**SURVEYED /
PRODUCED BY**
A. Acinelli

FILE NO

INDEX No	FOLDER No	CODE	DWG No	REV
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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

THOMAS CURRAN

ACTING MANAGER LAND SURVEYING & MAPPING
DUBLIN CITY COUNCIL

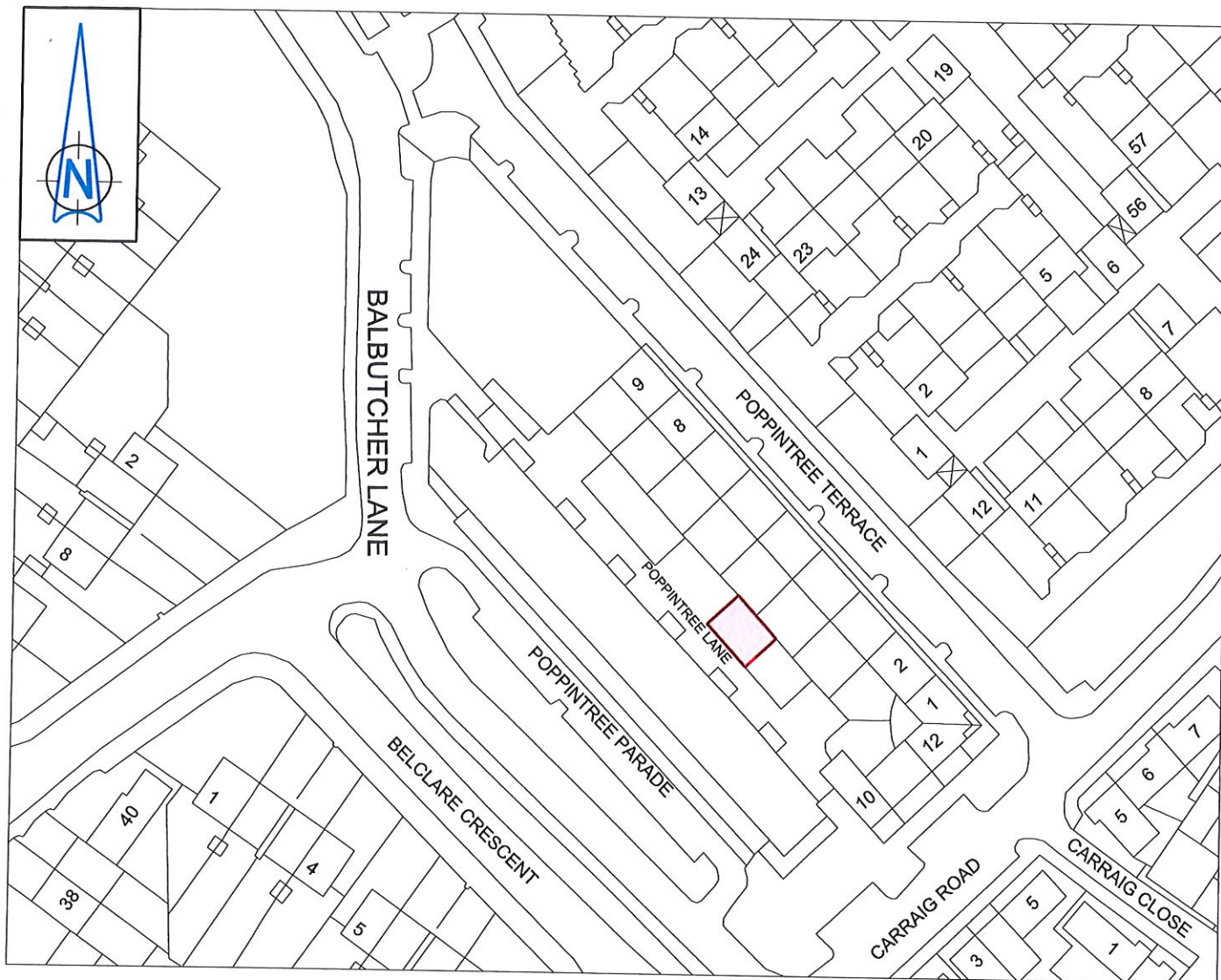
INDEX No.

SM-2016-0128

JOHN W. FLANAGAN

PhD CEng Eur Ing FIEI FICE

ACTING CITY ENGINEER



POPPINTREE NEIGHBOURHOOD CENTRE

Workshop 3

Map for Council



Cornhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

An Roinn Comhshaoil agus Iompair
Rannán Suirbhéireachta agus Léarscáilthe
Environment and Transportation Department
Survey and Mapping Division

O.S REF

3131-09

SCALE

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DATE

21-03-2016

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SURVEY, MAPPING AND RELATED RESEARCH APPROVED

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DUBLIN CITY COUNCIL

INDEX No.

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