

**The Chairman and Members of
North West Area Committee.**

Meeting: 19th October 2021

Item No: 6

With reference to a proposed grant of a 5 year licence of 31 Mellows Road, Finglas, Dublin 11 to St. Michaels House.

St. Michaels House are in use of 31 Mellows Road, Finglas, Dublin 11 as one of twenty five local centres across the City. The local centres provide services during the day for groups of adults with an intellectual and/or physical disability focussing on participation in the local community.

To regularise the situation, Housing and Community Services Department have requested a 5 year licence to be granted to St. Michaels House for the continued use of the property. Therefore it is proposed to grant a licence to St. Michaels House (the licensee), subject to the following terms and conditions:

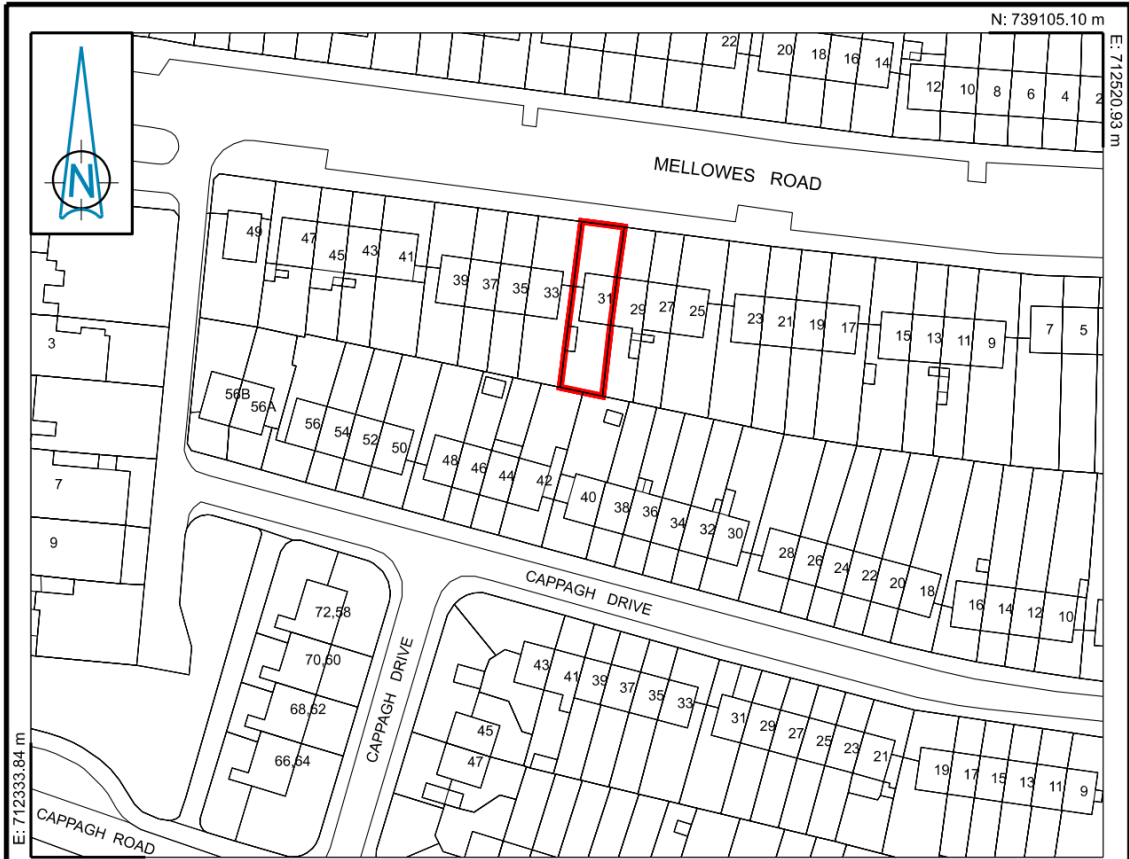
1. The property to be licenced is shown outlined in red on Map Index No. SM-2021-0297
2. The licence shall be for a period of 5 years.
3. The licence fee shall be €1,200 per year.
4. The licensed property shall be used solely as a St Michaels House Day Centre.
5. The licensee shall be responsible for obtaining all relevant planning permissions necessary in relation to the use of the premises.
6. The licensee shall be responsible for all outgoings associated with its use of the licensed property including, taxes, rates, utilities and waste disposal.
7. Either party is entitled to terminate the licence at any time upon giving six months' notice in writing.
8. The licensee 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. The licensee shall also hold contents insurance. IPB Insurance have confirmed that the state indemnity provided for St Michael's House Voluntary Body is in order.
9. The licensee shall not sublet or part with possession of the property or part thereof.
10. The licensee shall be responsible for keeping the property in good order and repair internally.

11. The licensee shall not carry out any structural alterations to the property without prior written consent from the licensor.
12. The licensee shall leave the building clean and tidy upon termination of the Licence.
13. The licensee shall comply with the existing Service Level Agreement with the Health Service Executive.
14. The licensee shall sign a Deed of Renunciation.
15. Each party shall be responsible for their own fees and costs incurred in this matter.


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

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

Paul Clegg
Executive Manager



MELLOWES ROAD, FINGLAS, DUBLIN 11 - PREMISES No.31
Dublin City Council to St. Michael's House
Grant of 5 year License
Area: 218m²


**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	SCALE
3131-16	1-1000
DATE	SURVEYED / PRODUCED BY
03-06-2021	D.Brown

INDEX No	DWG No	REV
FILE NO	F:\SM-2021-0297 - 001 - A.dgn	

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

Dr JOHN W. FLANAGAN
 CEng FIEI FICE
CITY ENGINEER

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

INDEX No.

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