



With reference to the proposed grant of a Lease of the premises Canon Troy House (formerly Annamore House), Chapelizod Hill Road, Dublin 20

Under Indenture of Lease dated 25th October 2016 the premises known as Canon Troy House (formerly Annamore House), Chapelizod Hill Road, Dublin 20 was demised by Dublin City Council to Pieta House CPSOS Limited (now known as Pieta House) for a period of 5 years from 21st October 2016, subject to an annual rent of €16,000 plus VAT per annum but abated to €1,000 plus VAT per annum provided the premises is used for community purposes and for no other purpose.

The lease expired on 24th October 2021 and the South Central Area Office has confirmed they have no objection to the renewal of the Agreement for a further 5 years. Accordingly it is now proposed to grant a further lease of the premises subject to the same terms and conditions as the expired agreement and the terms and conditions set out below:

1. That Pieta House shall be granted a 5 year lease of Canon Troy House, shown outlined in red and shaded pink on the attached copy Map Index SM2022-0010-revB, commencing on the 21st October 2021 and subject to a right of way shaded yellow on the map.
2. The rent shall be €16,000 (sixteen thousand euro) per annum, plus VAT.
3. The rent shall be abated to €1,000 per annum, plus VAT, provided the premises continues to be used by Pieta House for community purposes only.
4. In the event of the property ceasing to be used for such purposes it shall revert free of charge to the Council or to the appropriate open market yearly rent.
5. The Lessee must sign a Deed of Renunciation form prior to the signing of contracts.
6. The Lessee shall be responsible for all utilities and maintenance – incl. installed security system etc.
7. That the Lessee shall be responsible for the payment of the insurance premium relating to fully insuring the premises and shall indemnify Dublin City Council against any and all claims arising from its use of the premises. The Lessee shall take out and produce Public Liability Insurance in the sum of €6.5 million and Employer Liability Insurance in the sum of €13 million for any incident with a recognised Insurance Company with offices in the State and the policy shall indemnify the Council against all liability as owner of the property.
8. As Canon Troy House is on the Record of Protected Structures (RPS Reference 1349) the Lessee shall comply fully with Part IV of the Planning and Development Act 2000, Sections 57 & 58 which deals with – Architectural Heritage – Protected Structures.

9. That the Lessee shall keep the property in good condition and repair during the term of the Lease and shall in no way interfere with its architectural integrity.
10. That the Lessee shall not carry out any internal or external alterations or development of the property or erect any structure or make any excavation.
11. The Lease can be terminated by either party giving six months' notice in writing.
12. On termination of the Lease, the Lessee shall at its own expense remove all materials not belonging to Dublin City Council and shall leave the property clean and cleared to the satisfaction of the City Council.
13. The Lessee shall not assign or sublet the premises.
14. The Lease shall include any amendments and/or other conditions as are deemed appropriate by the Council or Law Agent.

The property to be disposed of was acquired from the Rt. Rev. Monsignor John J. Sheehy & Others in 1983 in fee simple.

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 South Central Area Committee at its meeting on the 16th February 2022.

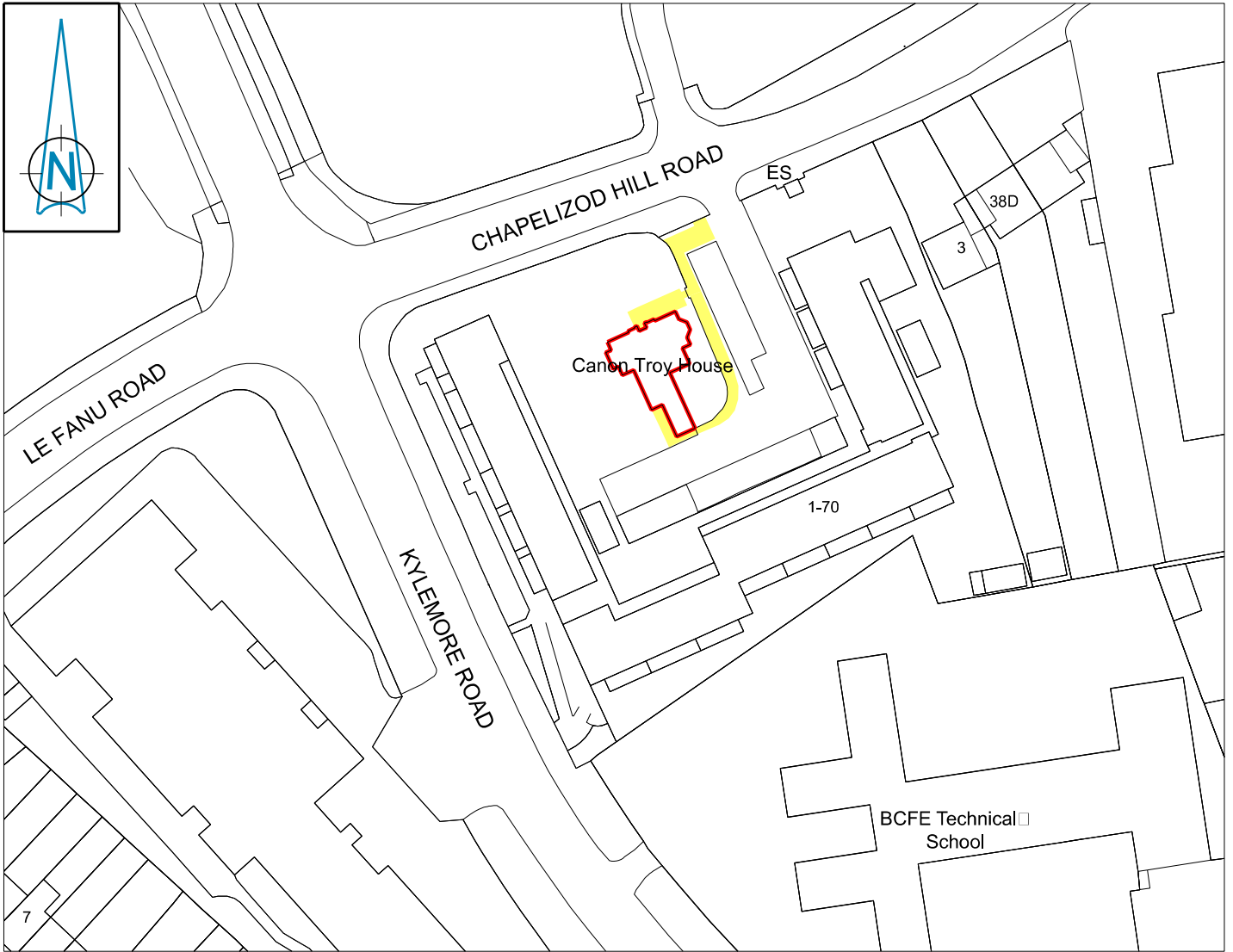
This report is submitted in accordance with the provisions of Section 183 of the Local Government Act, 2001.

Resolution:

That Dublin City Council notes the contents of Report No. 84/2022 and assents to the proposal outlined therein.

Dated this the 21st day of February 2022.

Paul Clegg
Executive Manager



CANON TROY HOUSE, CHAPELIZOD HILL ROAD, DUBLIN 20
Dublin City Council to Pieta House
Grant of 5 year lease

NOTE: Right-of-way over area shown coloured yellow



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 3262-08	SCALE 1-1000 @ A4
DATE 13-01-2022	SURVEYED / PRODUCED BY PMcGinn

INDEX No	DWG No	REV
FILE NO	F:\SM-2022-0010 - 001 - B.dgn	

Dr JOHN W. FLANAGAN
 CEng FIEI FICE
 CITY ENGINEER

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

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