Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

Development Department
Civic Offices

28th March 2022

To: The Chairman and Members of South Central Area Committee

Meeting: 20th April 2022

Item No.

With reference to the proposed grant of a further 35 year lease in the Salmon Fishery Islandbridge Dublin 8 to the Dublin and District Salmon Anglers Association Limited

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Under Indenture of lease dated 5th October 1995, the Salmon Fishery Islandbridge, Dublin 8 was demised by Dublin City Council to Dublin and District Salmon Anglers Association Limited for a term of 35 years from the 1st February 1986 subject to an initial annual rent of £750 and subject to a rent review at the end of every fifth year thereafter in line with any variation in the Consumer Price Index. The current passing rent is €1,532.88 per annum.

The Dublin and District Salmon Anglers Association was established in the early 1960's to provide an outlet for those interested in fishing the River Liffey at Islandbridge. Membership is open to all with young members especially welcome. Day tickets are available in local tackle shops. The Association also plays a role in the conservation of salmon stocks on the river.

The aforementioned Lease expired on 31st January 2021. Dublin and District Salmon Anglers Association has continued in occupation of the site and has applied to Dublin City Council for the grant of a new lease. The Law Department has confirmed entitlement to renew the lease.

In advance of negotiations on the grant of the new lease the Culture Recreation and Economic Services Department requested that a provision be made in respect of a proposal to install a pontoon on the River Liffey at Islandbridge within the leased area to cater for the 13 rowing clubs and over 700 members in the area. Dublin and District Salmon Anglers Association Limited were agreeable to this request and the pontoon will be constructed to provide additional capacity for the rowing clubs in the area.

It is now proposed to grant a new lease of the Salmon Fishery Islandbridge Dublin 8 as outlined in red on Map Index No. SM-2020-0427 to Dublin and District Salmon Anglers Association Limited subject to the following terms and conditions:

1. That the subject lands comprise a portion of the River Liffey situate between the Weir at Islandbridge and Rory O'Moore Bridge together with the islands, lands and premises, shown outlined Red on Map Index No SM-2020-0427 attached.

2. That the Lessor grants the Lessee, a 35 year lease effective from 1st February 2021 subject to an initial rent of €1,562 per annum.

3. That the lease shall provide for the rent to be reviewed at the end of every five years in line with any variation in the Consumer Price Index, and that the rent payable after such revision, shall not be less than the rent payable immediately prior to such review.

4. That the Lessee shall use the leased area solely as a fishing amenity, for rod and line fishing only, and for no other purposes.

5. That the Lessee shall permit the Lessor, it's servants and agents, to enter upon the leased area with workmen and others, accompanied by all necessary machinery and equipment for the purpose of constructing, utilising, maintaining or repairing a pontoon and associated access infrastructure within the said confines of the leased area, if required during the term of the lease.

6. That in the event that the construction of the pontoon and associated access infrastructure is required, the Lessor will give to the Lessee a minimum prior notice of four weeks of the intention to enter upon the leased area, and on completion of the construction work, shall make good all and any damage caused to the leased area, remove all plant, machinery and surplus material resulting from the carrying out of works.

7. The Culture Recreation and Economic Services Department will be responsible for the management and maintenance of the pontoon system.

8. The Culture Recreation and Economic Services Department will place the pontoon system on its Asset Register and its annual block insurance policy.

9. That both parties will be liable for their own fees regarding this matter.

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

Paul Clegg
Executive Manager