
With reference to the proposed grant of a 3 Year Short Term Letting in Unit 3, The Turnpike, Santry Cross, Ballymun, Dublin 11

Since December 2016 and by way of successive 12 month licences, Dogs Aid Animal Sanctuary, Meakstown Co Dublin, have been in occupation of Unit 3, The Turnpike, Santry Cross, Ballymun, Dublin 9. The premises is shown on Map Index, No: SM-2016-0269.

Dogs Aid Animal Sanctuary provides help to animals that are unwanted and/or abandoned in Dublin, and whose mission is to house or to rehome these animals. In order to facilitate the continuance of this service, it is proposed to grant a 3 year Letting, to Margaret Howard on behalf of Dogs Aid Animal Sanctuary (The Tenant) subject to the following terms and conditions. The Area Office have no issues with the renewal.

1. That the subject property comprises a self-contained ground floor Unit No. 3 located in the Turnpike, Santry Cross which is shown outlined in red and shaded pink on attached map Index No:SM-2016-0269
2. That Dublin City Council shall grant a 3 (three) year Short Term Letting commencing on the 1st December 2023.
3. That the subject property shall be used solely for animal clinic use in connection with the Licensee's Registered Charity status, for an abated rent of €200 (two hundred euro) plus VAT (if applicable), per annum.
4. A commercial rent of €14,000 (fourteen thousand euro) plus VAT (if applicable), per annum, shall be payable if the subject premises are used for any other purpose.
5. That the permitted business hours for the Animal Clinic use shall be between 2.00pm to 8.00pm on Tuesdays only. The permitted times of use for the premises may be extended subject to the prior written agreement of the Tenant.
6. Access to the clinic shall be by prior appointment with the Tenant. Animals are not allowed in the premises outside of these times.
7. That the Tenant shall be responsible for all outgoing associated with its use of the subject property including inter alia: taxes, rates, utilities, building insurance, service charges and waste disposal.
8. That the Tenant shall be responsible for internally repairing the property including all windows, doors and plate glass.
9. 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 (if applicable) (minimum of €13 million) shall be required.

10. That the Tenant shall ensure that its use and occupation of the property complies with all necessary statutory consents.
11. That the Tenant shall not assign, sublet or part with possession of the property or part thereof. The abated rent is strictly personal to Dogs Aid Animal Sanctuary.
12. That the Tenant shall not erect any sign or advertisement on the premises without prior written consent from the Licensor.
13. That the Tenant shall not carry out any structural alterations to the property without prior written consent from the Licensor.
14. That upon expiry of the Letting, the Tenant 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 Council.
15. That the Tenant shall sign a Renunciation of Rights to a New Tenancy.
16. That each party shall be responsible for their own fees and costs in this matter.

The property to be leased was acquired by Ballymun Regeneration Limited.

That this Lease will be subject to any other terms and conditions as deemed appropriate by Councils Law Agent.

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

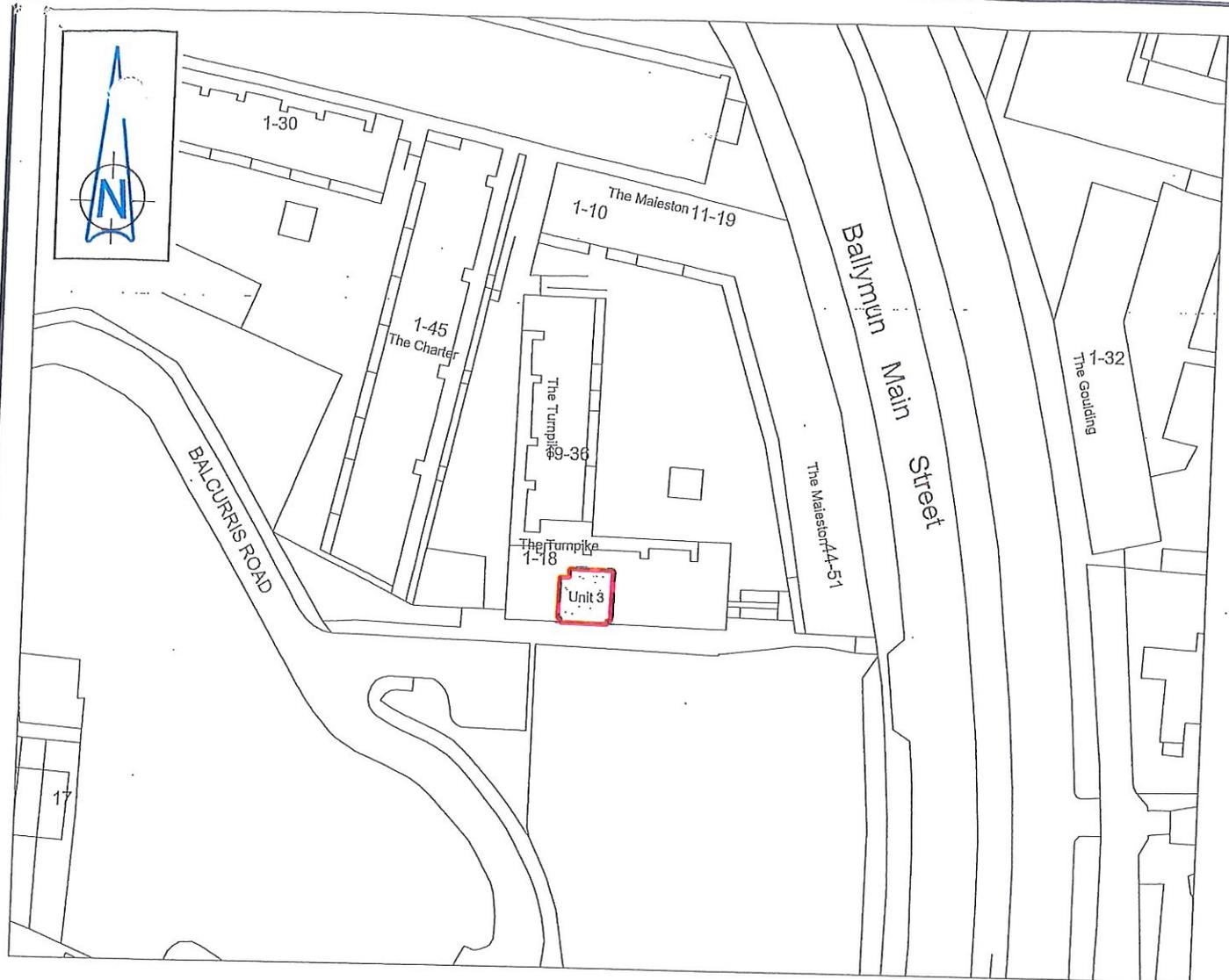
This proposal was approved by the North West Area Committee at its meeting on the 21st November 2023.

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.

Maire Igoe
A/Executive Manager
22/11/2023



THE TURNPIKE, SANTRY CROSS, DUBLIN 11 - Unit 3
Dublin City Council to Dog's Aid Animal Sanctuary

Grant of 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 3131-10	SCALE 1-1000
DATE 20-02-2018	SURVEYED / PRODUCED BY PMcGinn

FILE NO	INDEX No	FOLDER No	CODE	DWG No	REV
SM-2016-0269-0204-C3-001-A.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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SM-2016-0269