

**The Chairman and Members of
North West Area Committee** Planning and Property Development Department

8th March 2024

Meeting: 19th March 2024

Item No: 7

With reference to the proposed grant of a 5 year short term letting of 46/47 Mellowes Court, Finglas, Dublin 11 to Finglas Support and Suicide Prevention Network.

Finglas Support and Suicide Prevention Network make use of two rooms, 46 and 47 Mellowes Court, Finglas, Dublin 11 to provide a range of training and education workshops for volunteers, community activists, young people and front-line workers in the community and voluntary services.

Report No. 335/2021 which was assented to by the City Council at its meeting on 1st November 2021 contained a proposal to grant a 5 year Licence of 46/47 Mellowes Court, Finglas, Dublin 11 to Finglas Support and Suicide Prevention Network.

The legal formalities have not yet been completed. The Law Agent has now clarified that the proposed 5 year licence mentioned above, should be in the name of Finglas Support and Suicide Prevention Network Limited and the correct legal format should be a 5 year short term letting.

Therefore it is proposed to grant a short term letting to Finglas Support and Suicide Prevention Network (the tenant), subject to the following terms and conditions:

1. The area to be licenced is shown outlined in red on Map Index No. SM-2021-0292
2. The short term letting shall be for a period of 5 years from 1st January 2023.
3. The short term letting fee shall be €200 per annum.
4. The short term letting area shall be used solely by Finglas Support and Suicide Prevention Network to provide a counselling service and advice service for members of the public, and relevant training and education workshops for volunteers, community activists, young people and front-line workers in the community and voluntary services.
5. The tenant shall be responsible for all outgoings associated with its use of the letting area including taxes, rates, utilities and waste disposal.
6. The tenant shall be responsible for obtaining all relevant planning permissions necessary in relation to the use of the premises.
7. Either party is entitled to terminate the licence at any time upon giving six months notice in writing.

8. 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. The tenant shall also hold contents insurance.
9. The tenant shall not sublet or part with possession of the licenced area or part thereof.
10. Dublin City Council shall be responsible for standard maintenance work to be carried out to the licenced area.
11. The tenant shall not carry out any structural alterations to the licenced area without prior written consent from the licensor.
12. The tenant shall leave the licenced area clean and tidy upon termination of the Licence.
13. The tenant shall sign a Deed of Renunciation.
14. Each party shall be responsible for their own fees and costs incurred in this matter.

The LDA have decided not to acquire the land for the purpose of this section, 53(4) of the Land Development Act 2021 and has noticed the Council in writing to this effect.

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

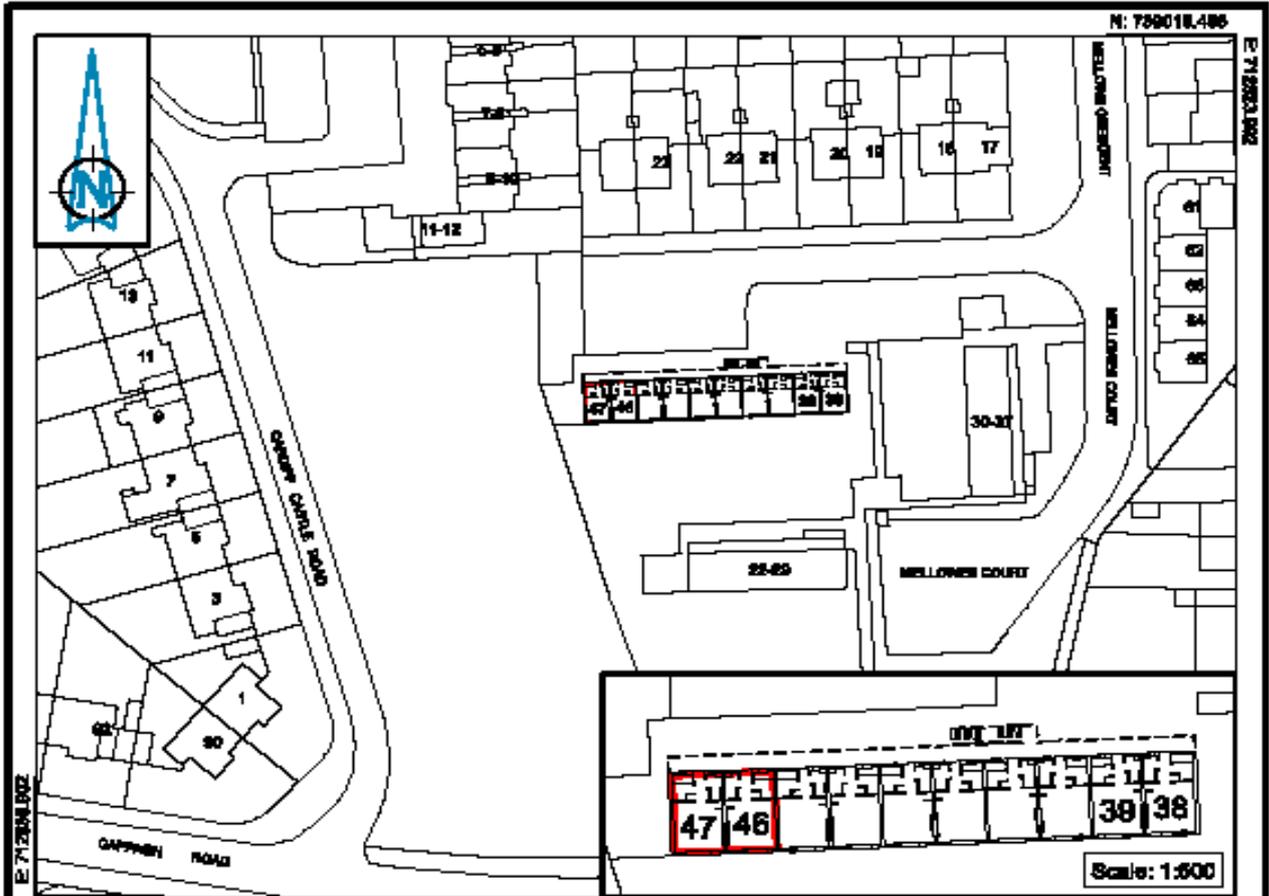
No agreement enforceable at law is created or intended to be created until an exchange of contracts has taken place.

Maire Igoe

A/Executive Manager

11/03/24

Date



MELLOWES COURT, FINGLAS, DUBLIN 11
PREMISES Nos.46 & 47 (Ground Floor)
 Dublin City Council to Finglas Support and Suicide Prevention Network CLG
Grant of 5 year Letting
Area: 51m²


Comhairle Cathrach
Bhailé Átha Cliath
Dublin City Council

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

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| O.S REF | SCALE |
| 3131-16,-17 | 1:1000, 1:500 @ A4 |
| DATE | SURVEYED / PRODUCED BY |
| 07-11-2023 | D.Brown |

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| INDEX No | DATE | REV |
| FILE NO | F:\SM-2021-0292 - 001 - B.dgn | |

Dr JOHN W. FLANAGAN
 CEng FEI FICE
CITY ENGINEER

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APPROVED
THOMAS CURRAN
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 DUBLIN CITY COUNCIL

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