



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Development Department,
Civic Offices.

To the Chairman and Members of
The South East Area Committee.

Meeting: 10th December 2018.
Item No:

With reference to the proposed disposal of a site for an ESB substation at Joshua Dawson House, Dawson Street, Dublin 2 to the ESB.

By way of Indenture of lease the premises now known as Joshua Dawson House, Dawson Street, Dublin 2 as shown on Map Index No. SM-2018-0205, was demised by Dublin City Council to Nuritas Limited for a lease term of 20 years from 1st February 2018.

Nuritas Ltd. received planning permission (planning ref: 4012/17) to convert the 1st floor office space into a laboratory on 30th November 2017.

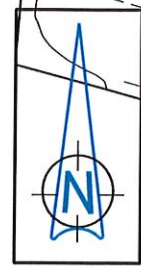
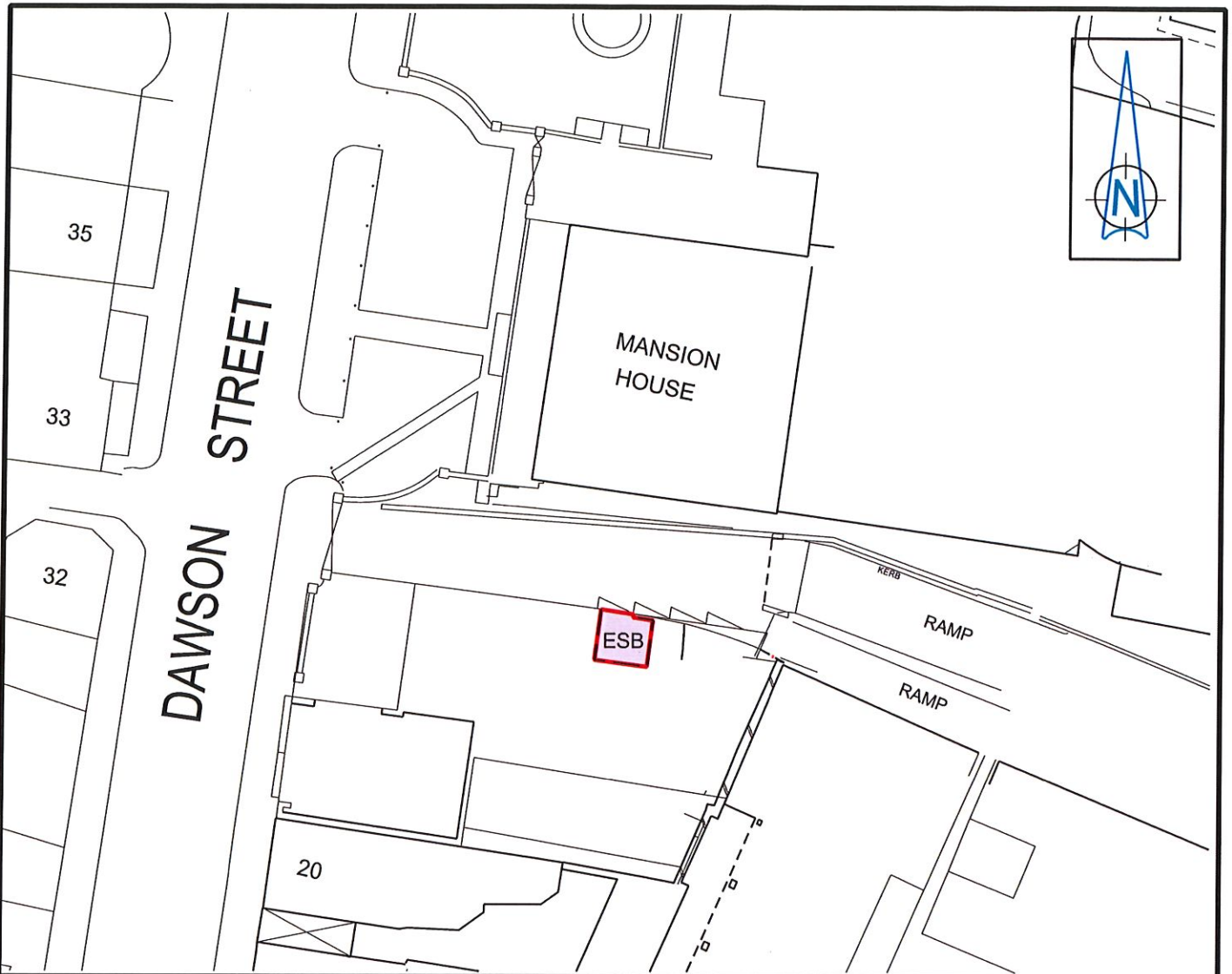
The lessee, Nuritas Limited, has informed the council that they will require 330 KVA power load to the building to facilitate their laboratory operation going forward. ESB Networks has stated that for loads in excess of 200 KVA a substation is required. Consequently, Nuritas Limited has requested permission from the council for the ESB to install a sub-station at Joshua Dawson House, as shown on the attached map. Nuritas Limited has applied for Planning Permission for the ESB substation at the ground floor in Joshua Dawson House. The council as Landlord has agreed to facilitate the installation of the ESB substation.

It is proposed to transfer the ground floor site shown hatched on the attached Map Index No. SM-2018-0205-002 to the ESB subject to the following terms and conditions:

1. That Dublin City Council will dispose of a portion of Joshua Dawson House by means of a 999 year lease for the development of a substation at this location.
2. That the substation with an approximate area of 16.7sq.m, is outlined red, coloured pink on the attached map, Index No. SM-2018-0205-002.
3. That the annual rent will be €1 (one euro) per annum if demanded.
4. That the disposal shall be subject to all statutory easement rights of the ESB.
5. That the ESB will make a contribution of €750 plus vat and outlays towards Dublin City Council's legal costs in the disposal.

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

Paul Clegg
Executive Manager



DAWSON STREET - Joshua Dawson House
Dublin City Council to ESB
Grant of 999 lease



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

3264-11

SCALE

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DATE

27-11-2018

**SURVEYED /
 PRODUCED BY**

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INDEX No

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FILE NO

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THIS MAP IS CERTIFIED TO BE COMPUTER GENERATED BY
 DUBLIN CITY COUNCIL FROM ORDNANCE SURVEY DIGITAL MAPBASE

SURVEY, MAPPING AND RELATED RESEARCH APPROVED

APPROVED

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ACTING MANAGER LAND SURVEYING & MAPPING
 DUBLIN CITY COUNCIL

INDEX No.

SM-2018-0205

-002

Dr JOHN W. FLANAGAN

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CITY ENGINEER