
With reference to the proposed grant of a further licence to the premises at The Red Stables, St Anne's Park to Olive's Room Limited.

By way of Agreement dated 9th July 2015 the premises known as The Red Stables, St Anne's Park, which is more particularly delineated on Map Index No. SM-2019-0280, was let under licence by Dublin City Council to Olive's Room Limited for a period of 4 years, commencing on 1st July 2015 and subject to a licence fee of €20,000 per annum. This licence expired on 30th June 2019.

Under the agreement Dublin City Council reserved the right to renew the licence for a further period of two years (subject to the total period of the licence not exceeding six years). The Parks Department has decided to invoke this right and offer a new licence subject to the following terms and conditions:

1. That the Council will be prepared to grant a 2 year licence commencing on the 1st July 2019.
2. That the proposed licence area is shown on Map Index SM-2019-0280 and comprises the Café, the outdoor seating area, storage area located within stalls 9 & 10 (coloured pink) and the external area coloured yellow. The seating area is to be confined to the areas located within the area coloured yellow.
3. That the Licensee and customers shall have a right of access to the shared w.c., shown coloured green on the attached copy map.
4. The Licensee must ensure that the toilet facilities are maintained to a good standard and are available to all park users.
5. That the licence fee shall be €30,000 (thirty thousand euro) per annum, exclusive of all outgoings. The licence fee is to be payable quarterly in advance by direct debit mandate.
6. That the Licensee shall be responsible for payment of all taxes, rates, outgoings, utilities, operational costs and maintenance assessed on the licensed area.
7. That the Council shall carry out works in respect of the electricity for the café, to remove the areas outside of the licensed area from the MPRN. Until such works are completed the Council will contribute 10% towards the electricity bill.
8. That the licensed area is to be used as a café/restaurant only. The Licensee is not to permit the licensed area or part thereof to be used for any other purpose.
9. That the Licensee shall take out an produce to Dublin City Council Public Liability Insurance in the sum of €6,500,000 (six million, five hundred thousand euro) and Employers Liability Insurance in the sum of €13,000,000 (thirteen million euro) 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. The insurance is to extend to the external seated area as shown highlighted yellow.
10. That the Licensee will be responsible for insurance of the contents.

11. That the Council shall be responsible for the insurance of the structure and the fittings.
12. That the Licensee will ensure that the highest levels of Health and Safety Standards apply to the use of the licensed area and ensure compliance with all relevant legislation.
13. That the Licensee shall keep the licensed area in a reasonably tidy condition during the licensed period.
14. That the Licensee shall not excavate the licensed area or interfere or damage services (if any) that encumber the licensed area.
15. That the applicant will be required to sign a Deed of Renunciation, with the benefit of legal advice.
16. That the Licence is personal to the Licensee and it cannot be transferred or otherwise disposed of.
17. That the Licensee shall ensure that any branding notice or advertising shall be subject to the prior consent of the Council.
18. That prior or at the termination of the licence the Licensee shall, at its own expense, remove all materials not belonging to the Council and shall leave the licensed area in a clean and tidy condition to the satisfaction of the Council and to bear cost (if any) incurred by the Council in making good any damage caused.
19. That the licence may be terminated by the Council on giving two months' notice in writing.
20. That the Licensee will permit the Council, its officers, agents and workmen to inspect the Licenced area at all reasonable times.
21. That the Licensee is not to do or allow to be done or permit any act or thing which is or is likely to be or become a nuisance, danger or source of annoyance, inconvenience or disturbance to the Licensor or the occupiers of neighbouring premises or to the public at large.
22. That the Licensee is to notify the Licensor forthwith in writing of every notice received at the premises from any statutory, local or sanitary authority and to comply therewith.
23. That the Licensee is not to impede or interfere in any respect whatsoever with the Licensor in the exercise of its right to exclusive possession of the premises which is subject only to the rights of the Licensee hereunder.
24. The dates for the performance of any of the requirements of the Licence Agreement may be amended at the absolute discretion of the Executive Manager
25. That both parties shall be responsible for their own fees.
26. That the licence is subject to any other terms deemed appropriate by the Council (including the Council's Law Agent) and included in the previous licence agreement.

The area proposed to be licensed was acquired from Edward K Vernon in 1940.

The proposed disposal shall be subject to such conditions as to title to be furnished as the Law Agent in his discretion shall stipulate.

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 Central Area Committee at its meeting on the 16th September 2019.

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

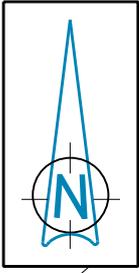
Resolution to be adopted:

That Dublin City Council notes the contents of this report and assents to the proposal outlined therein.

Dated this the 20th day of September 2019.

P. Clegg

Executive Manager



St. Anne's Park

WC (SHARED)

Red Stables

STALLS 9 & 10

Car Park

St. ANNE'S PARK - Red stables
Ground Floor
Dublin City Council to Olive's Room Limited
Grant of 2 year licence

Note: Licenced areas delineated in red and coloured pink
Area coloured yellow reserved for café seating only
Area coloured green (WC) is a shared space



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 3199-07	SCALE 1:1000
DATE 24-04-2019	SURVEYED / PRODUCED BY PMcGinn

INDEX No	FOLDER No	CODE	DWG No	REV
FILE NO	SM-2019-0280- 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

INDEX No.
SM-2019-0280