

Chris Lowe

From: Niall O'Byrne
Sent: Monday 15 August 2022 09:31
To: Dearbhla Lawson; Alan Kelly
Subject: FW: Racecourse South Site Info Request

FYI – see response from HRI regarding our pro forma indicating it will be the end of the month at the earliest until we get a response.

Niall O'Byrne MIPI
Town Planner

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Mob: +353 [REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie

Section 37
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Ghníomhaireacht Forbartha Talún
Land Development Agency

From: [REDACTED]@leopardstown.com>
Sent: Sunday 7 August 2022 13:44
To: Niall O'Byrne <[REDACTED]@lda.ie>
Cc: [REDACTED]@hri.ie>
Subject: RE: Racecourse South Site Info Request

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Hi Niall – just to note that as the Company Secretary and others members of the senior team in HRI are away it will in all likelihood not be until the end of the month before information can be provided , and then we are in to preparation and delivery of the Longines Irish Champions Weekend on the 10th/11th September so this will delay things further I'm afraid .

Will revert when information available,

Kind regards

[REDACTED]
Chief Executive Officer

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LEOPARDSTOWN
Dublin's heart is racing
www.leopardstown.com

E: [REDACTED]@leopardstown.com
T: +353 [REDACTED]
M: +353 [REDACTED]

From: Niall O'Byrne [REDACTED]@lda.ie>
Sent: Thursday 4 August 2022 12:29
To: [REDACTED]@leopardstown.com>
Subject: Racecourse South Site Info Request

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Hi [REDACTED]

Further to our call please see attached site information form which we typically send out to state bodies and other parties where sites are offered to us. We are also issuing the form to landowners of those lands identified in the Governments Housing For All Plan called up for transfer to the LDA. The form seeks some high-level information in relation to ownership and site details/constraints etc. Anything you could provide would be helpful. The information request concerns the 'Racecourse South site' as discussed and identified on the map attached. Let me know if you have any queries regarding the attached. Thanks in advance.

Also further to our call and as you suggested it would be good to set up a follow up meeting possibly later this month when people are back from leave etc.

Kind Regards,

Niall O'Byrne MIPI
Town Planner

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Chris Lowe

From: Niall O'Byrne
Sent: Monday 15 August 2022 09:31
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Racecourse South Site Info Request

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Hi [REDACTED].

Thanks for your response. And noted regarding possibly delays given the time of year.

Niall O'Byrne MIPI
Town Planner

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Mob: [REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie



Ghníomhaireacht Forbartha Talún
Land Development Agency

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[REDACTED]

[REDACTED]
Chief Executive Officer

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T: [REDACTED]
M: [REDACTED]

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Hi [redacted]

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Also further to our call and as you suggested it would be good to set up a follow up meeting possibly later this month when people are back from leave etc.

Kind Regards,

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Town Planner

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Land Development Agency

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Chris Lowe

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From: Niall O'Byrne
Sent: Friday 14 October 2022 12:25
To: [REDACTED]
Cc: Dearbhla Lawson
Subject: Request Under Section 51 of the Land Development Agency Act 2021 in relation to Land at Ballyogan/Carrickmines
Attachments: CL TH141022 HRI S51 Notification.pdf; HRI S51 Notification 141022.pdf; HRI_Map_0001_20221014.pdf

Dear Mr. [REDACTED]

Please find attached letter regarding the LDA's interest in the lands at Ballyogan/Carrickmines (the Land) located to the south-east of Leopardstown Racecourse known as 'Racecourse South'. The LDA is writing under Section 51 of the LDA Act in relation to the land, seeking relevant information in order to progress due diligence.

Thank you for your cooperation and assistance.

Kind Regards,

Niall O'Byrne MIPI
Town Planner

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67
Mob: +353 [REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie

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Land Development Agency

GRID COORDINATES:
TM 774242/484

MAP NUMBER:
N170202

OSI MAP ID:
S0000433

MAP SHEETS:
S170202
S170203
S170204
S170205
S170206
S170207
S170208
S170209
S170210
S170211
S170212

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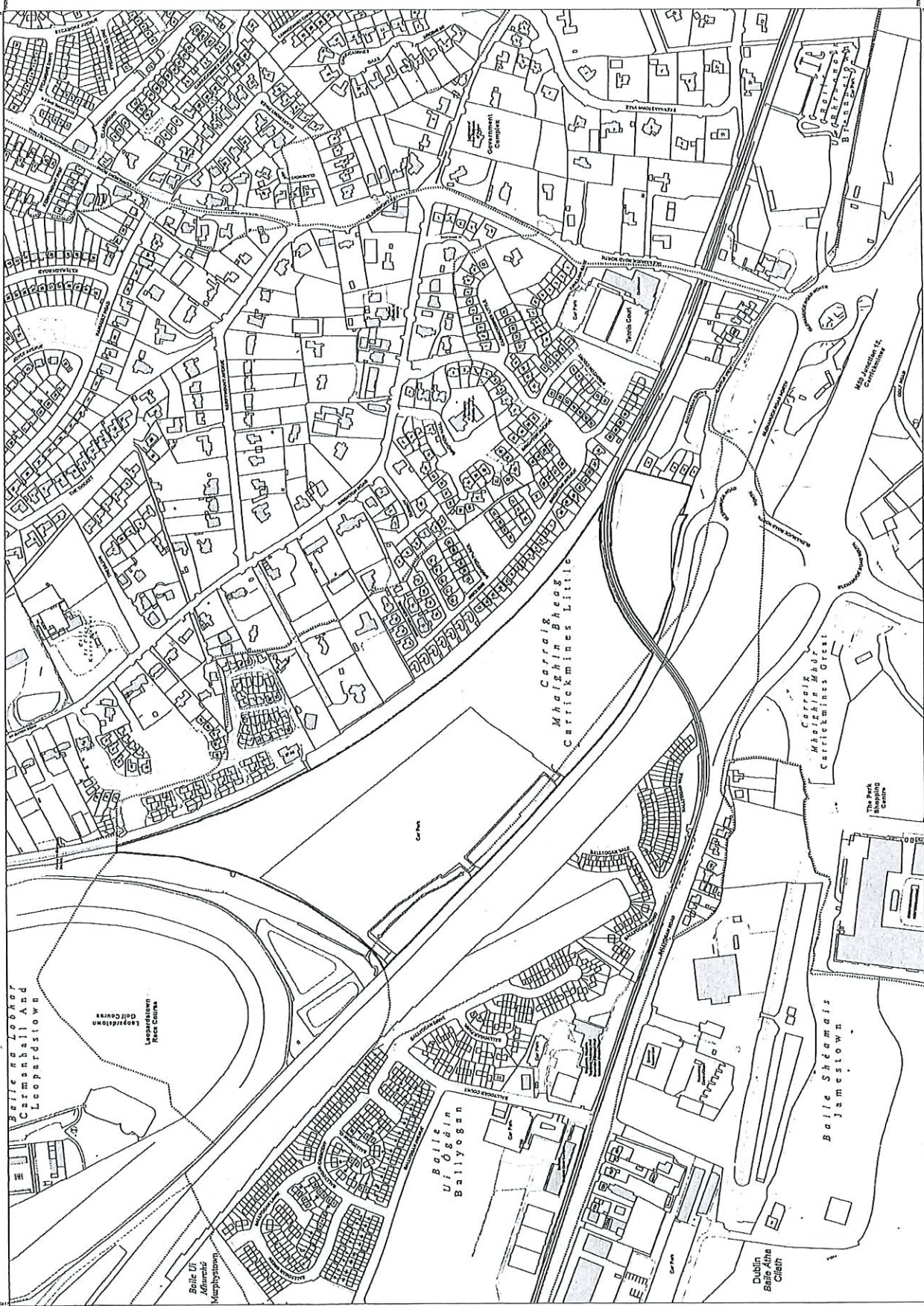
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FOR INFORMATION

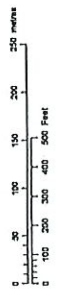
LEGEND:
Map Symbols
Map Data Layers





OSi PLACE Map

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OUTPUT SCALE: 1:2500




Chief Executive Officer,
Leopardstown Racecourse,
Foxrock,
Dublin 18,
D18 C9V6,
@leopardstown.com;

14th October 2022

Matter: Enclosed request to Horse Racing Ireland Under Section 51 of the Land Development Agency Act 2021 (The "LDA Act") in relation to Land at Ballyogan/Carrickmines located to the south-east of Leopardstown Racecourse known as 'Racecourse South'.

Section 37
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Dear Mr. 

I write regarding the enclosed letter issued to Horse Racing Ireland under Section 51 of the Land Development Agency Act 2021 (The "LDA Act") in relation to Land at Ballyogan/Carrickmines located to the south-east of Leopardstown Racecourse known as 'Racecourse South'.

Thank you for your co-operation and assistance in relation to the request.

Yours faithfully,



Dearbhla Lawson
Head of Strategic Planning
The Land Development Agency

Encl: Letter comprising request to Horse Racing Ireland Under Section 51 of the Land Development Agency Act 2021 (The "LDA Act") in relation to Land at Ballyogan/Carrickmines located to the south-east of Leopardstown Racecourse known as 'Racecourse South'.

██████████
Secretary General,
Department of Agriculture, Food and the Marine,
Agriculture House,
Kildare Street,
D02 WK12
██████████@agriculture.gov.ie;

14th October 2022

Matter: Enclosed request to Horse Racing Ireland Under Section 51 of the Land Development Agency Act 2021 (The "LDA Act") in relation to Land at Ballyogan/Carrickmines located to the south-east of Leopardstown Racecourse known as 'Racecourse South'.

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Dear Mr. ██████████

I write regarding the enclosed letter issued to Horse Racing Ireland under Section 51 of the Land Development Agency Act 2021 (The "LDA Act") in relation to Land at Ballyogan/Carrickmines located to the south-east of Leopardstown Racecourse known as 'Racecourse South'.

As the parent department of Horse Racing Ireland, the Department of Agriculture, Food and the Marine are being contacted by the LDA regarding the enclosed site information and due diligence request issued to the HRI in relation to the Land. The Land has been identified for transfer to the LDA under the Government's housing strategy - Housing for All (2021), where the Government has issued a policy direction that the Land will transfer to LDA ownership, as soon as practicable, following a due diligence process in consultation with the relevant department.

The LDA is obliged to comply with the Government's policy direction under Housing for All, and to take steps to acquire ownership of the Land. The LDA has a statutory function to manage and develop the Land to facilitate the provision of housing for the public good. As a Relevant Public Body, Horse Racing Ireland have certain statutory obligations under the LDA Act as outlined in the enclosed letter.

Thank you for your co-operation and assistance.

Please do not hesitate to contact me if you wish to discuss this request further.

Yours faithfully,



Dearbhla Lawson
Head of Strategic Planning
The Land Development Agency

Encl: Letter comprising request to Horse Racing Ireland Under Section 51 of the Land Development Agency Act 2021 (The "LDA Act") in relation to Land at Ballyogan/Carrickmines located to the south-east of Leopardstown Racecourse known as 'Racecourse South'.

[REDACTED]
Chief Executive Officer,
Horse Racing Ireland,
Allymany,
The Curragh,
County Kildare,
R56 XE37

14th October 2022

Matter: Request Under Section 51 of the Land Development Agency Act 2021 (The "LDA Act") in relation to Land at Ballyogan/Carrickmines located to the south-east of Leopardstown Racecourse known as 'Racecourse South'.

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Dear Ms. [REDACTED]

I write following engagements between the Land Development Agency (LDA) and Horse Racing Ireland (HRI) regarding the LDA's interest in the lands at Ballyogan/Carrickmines (the Land) located to the south-east of Leopardstown Racecourse known as 'Racecourse South'. Appendix 2 outlines the lands referenced.

Further to previous correspondence between the Land Development Agency and representatives of Leopardstown Racecourse including a meeting on the 12th of May 2022 and a request for information dated 4th August 2022, the LDA is now writing to you under Section 51 of the LDA Act in relation to the land, seeking relevant information in order to progress due diligence.

Housing for All

The land has been identified for transfer to the LDA under the Government's housing strategy - Housing for All (2021), where the Government has issued a policy direction that the Land will transfer to LDA ownership, as soon as practicable, following a due diligence process in consultation with the relevant department. The LDA has notified the Department of Agriculture, Food and the Marine regarding this request.

LDA's Role

The LDA is obliged to comply with the Government's policy direction under Housing for All, and to take steps to acquire ownership of the Land. The LDA has a statutory function to manage and develop the Land to facilitate the provision of housing for the public good. The LDA requests the following

-
- (1) The LDA requires the information set out in the **Due Diligence Information List** in Appendix 1 to this Letter as soon as practicable.
 - (2) **Access to the Land** -Please provide the name, email address and telephone number for the appropriate contact person to facilitate access to the Land.

Horse Racing Ireland's Role

As a Relevant Public Body, Horse Racing Ireland and its staff, managers and directors have certain statutory obligations under the LDA Act:

- (1) to co-operate with, and provide every assistance to, the LDA in the performance by the LDA of its functions relating to the Land.
- (2) to provide the LDA with any information, records or documents requested by the LDA in relation to the Land; and
- (3) to facilitate access to the Land for surveys, tests, measurements, and soil samples.

Information and Timing

Please acknowledge receipt of this Request and give an indication of when we should expect to receive the information requested. In summary, the information we request is as follows:

- (1) the information set out in the Due Diligence Information List in the Appendix to this Letter as soon as practicable.
- (2) Access to the Land, and the name, email address and telephone number for the appropriate contact person to facilitate access to the Land.

We request the information by 9th December 2022, or sooner if practicable. Thank you for your co-operation and assistance.

This Request is not a notice pursuant to, or for the purposes of, section 55 of the LDA Act. This Request is subject to contract.

Yours faithfully



Dearbhla Lawson
Head of Strategic Planning
The Land Development Agency

Cc:

██████████ Chief Executive Officer, Leopardstown Racecourse, Foxrock, Dublin 18, D18 C9V6,
██████████@leopardstown.com;

██████████ Secretary General Department of Agriculture, Food and the Marine, Agriculture House, Kildare
Street, D02 WK12, ██████████@agriculture.gov.ie;

██████████ Acting Assistance Secretary, Department of Housing, Planning, Local Government and Heritage,
Custom House, Dublin 1, D01 W6X0, ██████████@housing.gov.ie;

Encl: Appendix 2: Map identifying the Land at Racecourse South subject to this request.

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APPENDIX 1

DUE DILIGENCE LIST

There is certain prescribed information that Horse Racing Ireland is obliged to provide to the LDA.

The list is not final, and additional information, records or documents may be requested throughout the due diligence and conveyancing process.

1. Please provide the name, email address and telephone number for the appropriate contact person to facilitate access to the Land.
2. Information regarding the costs incurred by the relevant public body in using or maintaining the relevant public land and any profit or loss made by the body in that use or maintenance.
3. Detailed information to include, where applicable, all matters specified in the upcoming Regulations expected under section 55 of the LDA Act, as follows:
 - a. Title information, to include all trusts and equities subsisting and capable of being performed and affecting the Land (section 56(3) of the LDA Act);
 - b. Clear site boundaries marked on one, or more, maps of an appropriate scale (Land Registry compliant);
 - c. Site areas, including a breakdown of details of the following:
 - i. Uses;
 - ii. Land use zonings;
 - iii. Individual plots.
 - d. Details on the following:
 - i. Access and egress rights;
 - ii. Wayleaves;
 - iii. Easements;
 - iv. Rights of way;
 - v. Any encumbrances affecting the property.
 - e. Floor plans and floor areas of any structures or buildings on the property;
 - f. Any available condition and environmental reports concerning the property;
 - g. Details of all tenancies, licenses, or associated occupational agreements or arrangements, concerning the property;
 - h. Details of any legal issues or disputes affecting the property;

-
- i. Planning history of the site of the property;
 - j. Details of all mains services and transport infrastructure available to the property;
 - k. Details of plans, and costs, for any upgrades known to be required to services and infrastructure to allow for future development of the property;
 - l. Details of any ground condition issues concerning the property, including contamination and flooding.
4. The reports specified in the upcoming Regulations expected under section 55 of the LDA Act, where available, as follows:
- a. Planning or master planning reports.
 - b. Feasibility studies;
 - c. Environmental reports;
 - d. Sustainability reports;
 - e. Traffic reports;
 - f. Infrastructure reports;
 - g. Cost reports; and
 - h. Engineering reports.