

Chris Lowe

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**From:** Phelim O' Neill  
**Sent:** Friday 27 January 2023 16:18  
**To:** Phelim O' Neill  
**Subject:** Fw: [REDACTED].docx  
**Attachments:** [REDACTED].docx

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**Phelim O' Neill**  
Head of Property  
**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
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**From:** [REDACTED]@dublincity.ie>  
**Sent:** Thursday, April 15, 2021 3:17 PM  
**To:** [REDACTED]@dublincity.ie>; [REDACTED]@dublincity.ie>; Felix Finke <[REDACTED]@lda.ie>; Phelim O' Neill <[REDACTED]@lda.ie>; [REDACTED]@dublincity.ie>  
**Subject:** [REDACTED].docx

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Hi All,

Please see attached FYI.

Kind Regards,

[REDACTED]

[REDACTED]  
Oifigeach Foirne | Aonad na dTionscadal |  
Príomhoifig An Lárcheantair |  
Comhairle Cathrach Bhaile Átha Cliath |  
51-53 Sráid Shéain Mhic Dhiarmada Íocht |  
Baile Átha Cliath 1 | D01 HW 44 |

[REDACTED]  
Staff Officer | Projects Unit |  
Central Area Headquarters |  
Dublin City Council |  
51-53 Sean Mac Dermott Street Lower |  
Dublin 1 | D01 HW 44 |

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M. [REDACTED] | T. 01-2225346 | E. [REDACTED]@dublincity.ie | W. [www.dublincity.ie](http://www.dublincity.ie) |



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**From:** [REDACTED] <[REDACTED]@dublincity.ie>  
**Sent:** 15 April 2021 15:16  
**To:** [REDACTED] <[REDACTED]@dublincity.ie>  
**Subject:** [REDACTED].docx

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Hi  
Can you circulate to others attending meeting today please

K

**Smaoinigh ar an timpeallacht sula ndéanann tú an ríomhphost seo a phriontáil. Please consider the Environment before printing this mail.**

**Chris Lowe**

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**From:** Phelim O' Neill  
**Sent:** Friday 27 January 2023 16:21  
**To:** Phelim O' Neill  
**Subject:** Fw: [REDACTED]  
**Attachments:** [REDACTED] Searching Exercise.docx

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**From:** Cillian Lehmann <[REDACTED]@lda.ie>  
**Sent:** Tuesday, August 25, 2020 4:08 PM  
**To:** Clare Fox [REDACTED]@lda.ie>; James Donlon [REDACTED]@lda.ie>  
**Cc:** Phelim O' Neill <[REDACTED]@lda.ie>; Dearbhla Lawson [REDACTED]@lda.ie>  
**Subject:** RE: [REDACTED]

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Hi guys,  
I've attached the updated list with the new sites Clare sent around below. I couldn't see anything council owned around [REDACTED] or [REDACTED]. All of the areas are pretty approximate as its tricky finding the boundaries to some of these sites.

Regards  
Cillian

Cillian Lehmann  
Project Manager  
Second Floor, Ashford House, Tara Street, Dublin 02.  
Tel: 01 910 3429 Mob: [REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie



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**From:** Clare Fox <[REDACTED]@lda.ie>  
**Sent:** Tuesday 25 August 2020 11:21  
**To:** James Donlon [REDACTED]@lda.ie>; Cillian Lehmann <[REDACTED]@lda.ie>  
**Cc:** Phelim O' Neill <[REDACTED]@lda.ie>; Dearbhla Lawson <[REDACTED]@lda.ie>  
**Subject:** RE: [REDACTED]

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James, Cillian,

Some additional sites/blocks for inclusion.

Kind regards,

Clare.

Clare Fox

Project Manager  
Second Floor, Ashford House, Tara Street, Dublin 02.  
Tel: 01 910 3400 Mob: [REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie



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**From:** James Donlon <[REDACTED]@lda.ie>  
**Sent:** Monday 24 August 2020 10:56  
**To:** Cillian Lehmann <[REDACTED]@lda.ie>  
**Cc:** Phelim O' Neill <[REDACTED]@lda.ie>; Clare Fox <[REDACTED]@lda.ie>; Dearbhla Lawson <[REDACTED]@lda.ie>  
**Subject:** RE: [REDACTED]

Cillian/Clare

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Please see attached an initial shortlist of potential sites for consideration in the context of options for [REDACTED].

We can discuss at our meeting later today.

James Donlon

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67  
Tel: +353 (0)1 910 3400 Mob: +[REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie

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**From:** Cillian Lehmann <[REDACTED]@lda.ie>  
**Sent:** Friday 14 August 2020 14:58  
**To:** James Donlon <[REDACTED]@lda.ie>  
**Cc:** Phelim O' Neill <[REDACTED]@lda.ie>; Clare Fox <[REDACTED]@lda.ie>; Dearbhla Lawson <[REDACTED]@lda.ie>  
**Subject:** RE: [REDACTED].

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Hi James,  
Yes a workshop will be very handy, I have plenty of availability on Monday and Tuesday morning, if that suits.

Regards  
Cillian

Cillian Lehmann  
Project Manager  
Second Floor, Ashford House, Tara Street, Dublin 02.  
Tel: 01 910 3429 Mob: [REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie

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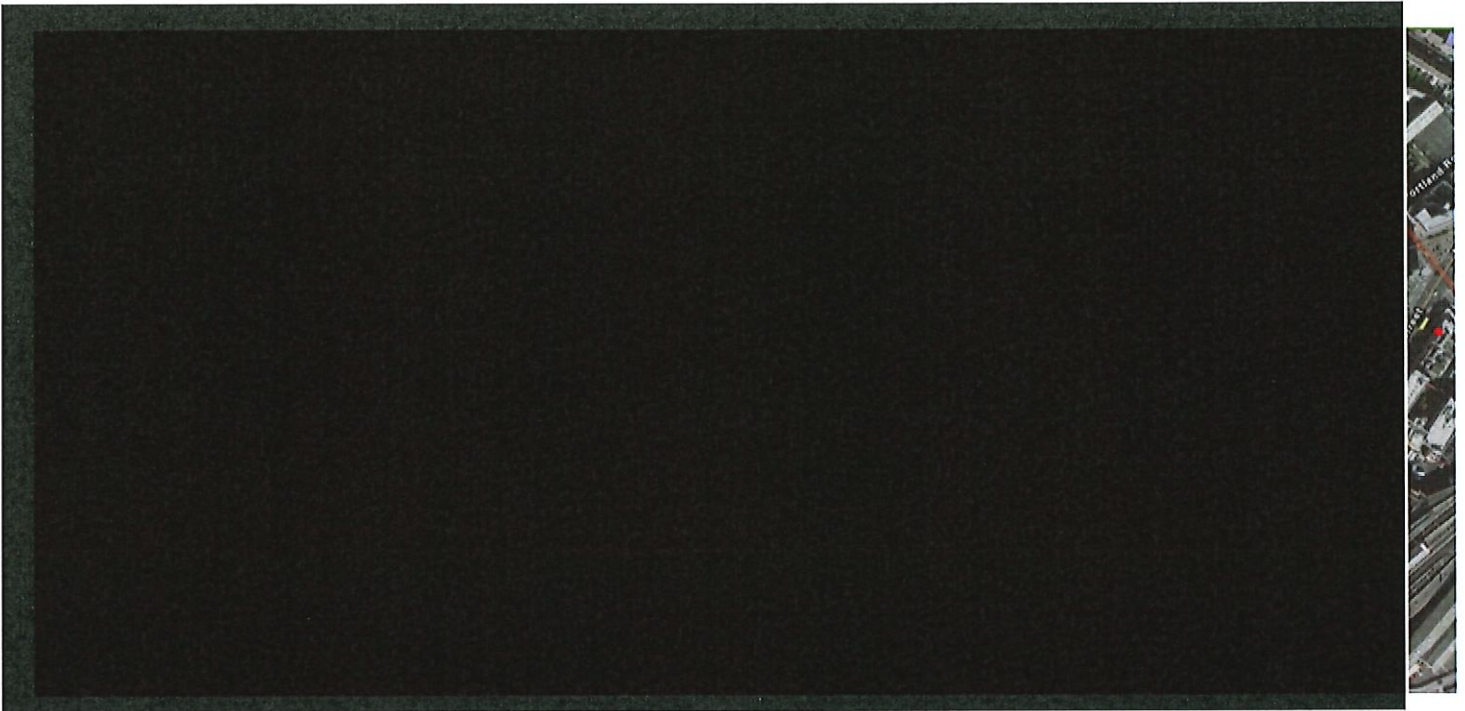
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**From:** James Donlon <[REDACTED]@lda.ie>  
**Sent:** Friday 14 August 2020 14:46  
**To:** Cillian Lehmann <[REDACTED]@lda.ie>  
**Cc:** Phelim O' Neill <[REDACTED]@lda.ie>; Clare Fox <[REDACTED]@lda.ie>; Dearbhla Lawson <[REDACTED]@lda.ie>  
**Subject:** RE: [REDACTED]

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Thanks for sharing Cillian.

Clare, I think it would be helpful to have a workshop on this over teams. There are several points we would need to get clarity on before we can start shortlisting sites for decanting or relocations. Would you agree?



From Cillian's map I have identified a few sites of note:

- - 
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  - 
  -
- 

James Donlon

Land Development Agency, Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67  
Tel: +353 (0)1 910 3400 Mob: [redacted] Email: [redacted]@lda.ie Web: lda.ie



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**From:** Cillian Lehmann <[redacted]@lda.ie>  
**Sent:** Thursday 13 August 2020 17:32  
**To:** James Donlon <[redacted]@lda.ie>  
**Cc:** Phelim O' Neill <[redacted]@lda.ie>; Clare Fox <[redacted]@lda.ie>; Dearbhla Lawson <[redacted]@lda.ie>  
**Subject:** RE: [redacted].

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Hi all,  
I've put together a very quick map showing the state assets that we are aware of, all vacant and derelict units, and a very quick search for possible vacant sites.

[REDACTED]

The map needs a lot of tidying up but let me know if its useful and if you want anything else added to it.  
The layers in the map include:

- Vacant Sites – a quick look in the vicinity for possible site opportunities, this may include surface carparks, service yards, derelict sites on large land, etc
- Vacant Building – taken from Geodirectory
- Derelict Building – taken from Geodirectory
- LDA Land Ownership Combined Master Dataset – this is the first 2 searches we conducted with the PRAI, these have been tidied and colour coded
- PRAI Search 3 – Our third PRAI search hasn't been tidied so the pop ups on these sites may not show any relevant information but give me a shout if you see anything interesting in this layer and I can find the extra info for you.
- PRAI Search 4 – same as Search 3.

Give me a shout if you have any questions or need anything else added to the map.

Regards  
Cillian

Cillian Lehmann  
Project Manager  
Second Floor, Ashford House, Tara Street, Dublin 02.  
Tel: 01 910 3429 Mob: [REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie



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**From:** James Donlon <[REDACTED]@lda.ie>  
**Sent:** Wednesday 12 August 2020 17:27  
**To:** Cillian Lehmann <[REDACTED]@lda.ie>  
**Cc:** Phelim O' Neill <[REDACTED]@lda.ie>; Clare Fox <[REDACTED]@lda.ie>; Dearbhla Lawson <[REDACTED]@lda.ie>  
**Subject:** [REDACTED].

Hi Cillian,

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Just following up on our discussion re. [REDACTED] study area. I note that the Geo Directory and the State Assets Database will be the best starting place. Initially, they should be used to bulk capture the following (within a 1 mile radius/square mile):



This will be a helpful start. If we can visualise it on a map, with a corresponding excel dump, then we should be able to expand on this and present a cleaner table for presentation purposes.

I will touch back with you tomorrow evening to discuss how we're going. Thanks.

James

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**From:** Clare Fox <[REDACTED]@lda.ie>  
**Sent:** Thursday 6 August 2020 15:49  
**To:** James Donlon <[REDACTED]@lda.ie>

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Cc: Phelim O' Neill <[REDACTED]@lda.ie>; Cillian Lehmann [REDACTED]@lda.ie>

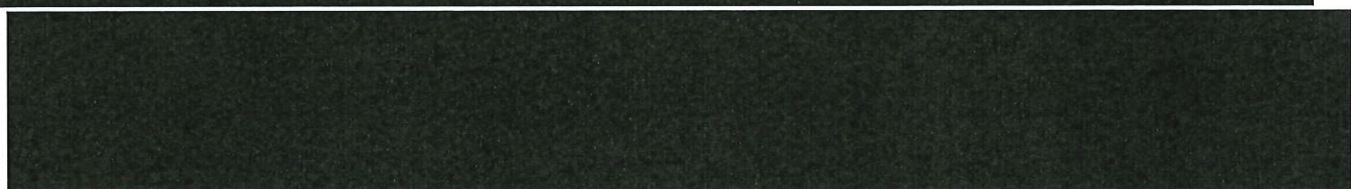
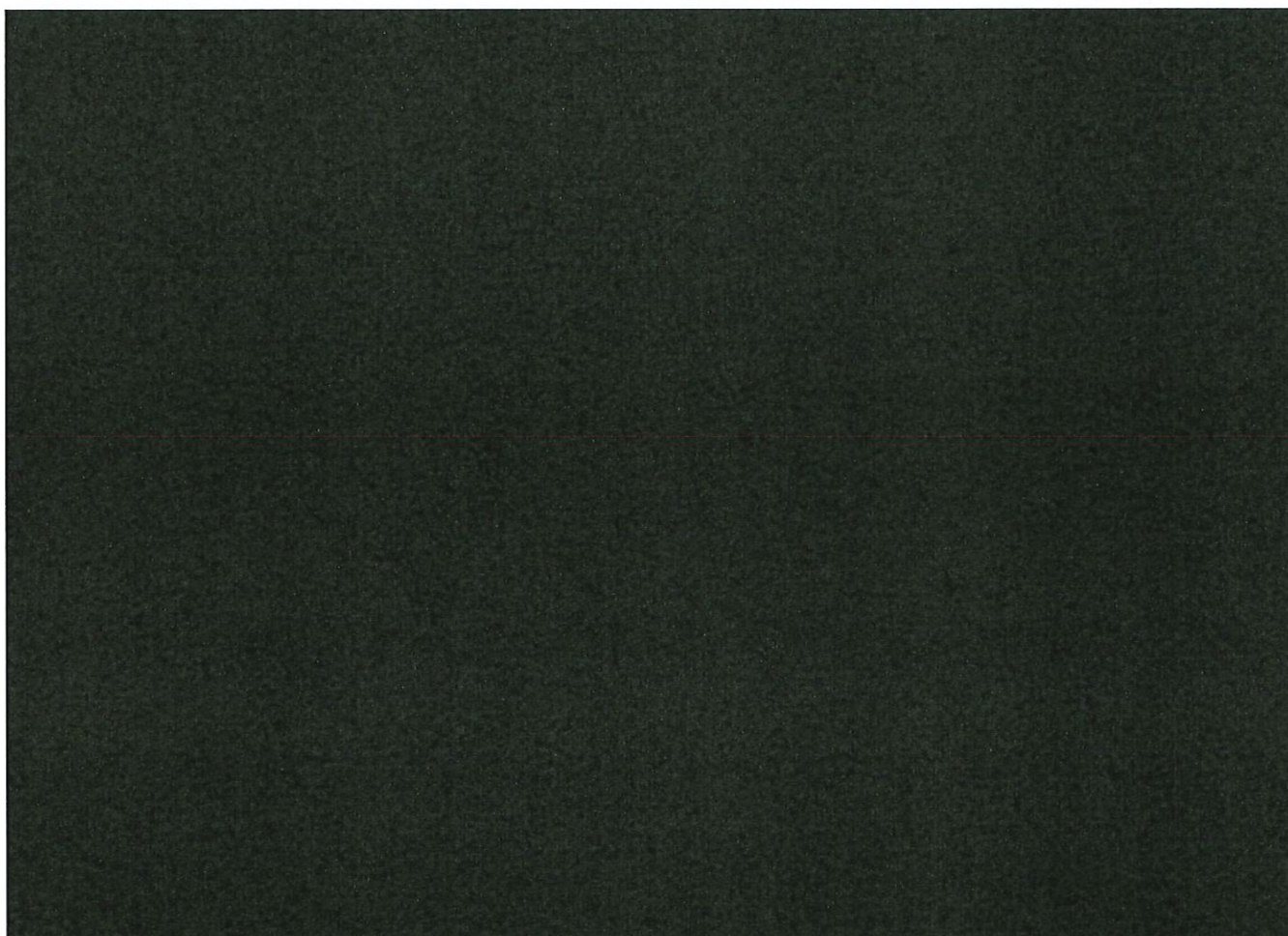
Subject: [REDACTED]

Hi James,

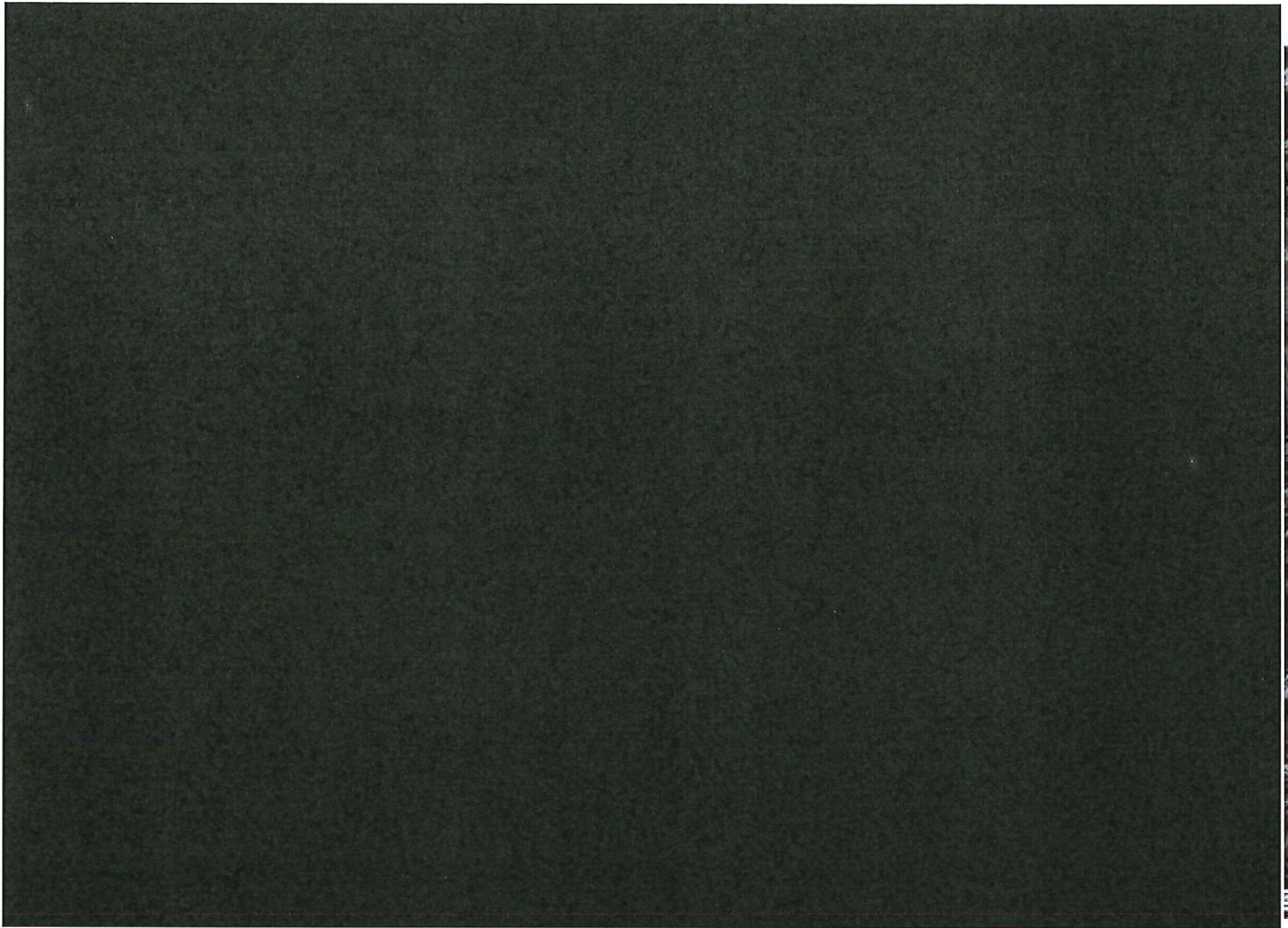
[REDACTED] have come back to us with the attached options for the Church site on [REDACTED], both giving a minimum [REDACTED]. We have asked them to carry out the same exercise for the adjacent [REDACTED] building to give a quantum of development that could be delivered there.

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To give context to these two possible development sites we wish to understand the broader context of social housing in the area that could form part of modern residential provision, working to roll-out development phasing to decant tenants into new, modern homes with social, culture and community amenities and facilities adjacent. E.g. this block on [REDACTED] being one to consider:



Cillian Lehmann, in the LDA team, has excellent data on state and local authority site ownership country wide, screen shot of the beta version from the LDA website below for the zone around the subject site, and will be able to direct you to detailed mapped data for the zone.



Whenever you're free give me a call and we can run through.

Kind regards,

Clare Fox

Project Manager  
Second Floor, Ashford House, Tara Street, Dublin 02.  
Tel: 01 910 3400 Mob: [REDACTED] Email: [REDACTED]@lda.ie | Web: lda.ie



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## Chris Lowe

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**From:** Phelim O' Neill  
**Sent:** Friday 27 January 2023 16:21  
**To:** Phelim O' Neill  
**Subject:** Fw: [REDACTED] Appraisal July 2020

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**From:** Clare Fox <[\[REDACTED\]@lda.ie](mailto:[REDACTED]@lda.ie)>  
**Sent:** Thursday, July 30, 2020 9:06 AM  
**To:** Phelim O' Neill <[\[REDACTED\]@lda.ie](mailto:[REDACTED]@lda.ie)>  
**Subject:** RE: [REDACTED] Appraisal July 2020

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Thanks Phelim.

kind regards,

Clare.

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**From:** Phelim O' Neill <[\[REDACTED\]@lda.ie](mailto:[REDACTED]@lda.ie)>  
**Sent:** Wednesday 29 July 2020 22:18  
**To:** Clare Fox <[\[REDACTED\]@lda.ie](mailto:[REDACTED]@lda.ie)>  
**Subject:** [REDACTED] Planning Appraisal July 2020

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Clare,

James & Dearbhla prepared this planning note

Regards,

Phelim



**Chris Lowe**

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**From:** [REDACTED] [REDACTED]@murraygroup.ie>  
**Sent:** Wednesday 1 June 2022 12:50  
**To:** Rose Kenny; John Coleman  
**Cc:** [REDACTED]  
**Subject:** Irish Times/Church land query

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John/Rose,

I wanted to flag a query from [REDACTED] at the Irish Times.

He's writing a piece on the potential use of church lands to address the housing crisis and noted correspondence last year b/w Darragh O'Brien and the Archbishop in this regard.

He's been told recently by the Department that it is working alongside the LDA on the identification of suitable lands.

[REDACTED] is wondering if we can provide any steer or comment on this: is it real? is it substantial? How far is it progressed?

He'd be happy to chat off the record etc.

All best,  
[REDACTED].

[REDACTED]  
Director

m: [REDACTED]  
e: [REDACTED]@murraygroup.ie  
Twitter: [REDACTED]  
w: [murrayconsultants.ie](http://murrayconsultants.ie)

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*Proud Agency home to Cannes Young Lions - National Gold & Global Silver Winners 2020/2021*



**Chris Lowe**

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**From:** Phelim O' Neill  
**Sent:** Monday 29 June 2020 21:47  
**To:** John Coleman  
**Subject:** RE: Maps

I had a spin around there at the weekend and there is a lot of loose threads of buildings

I would like to bring this through the development gates with an initial review before we go and spend money with a recommendation to proceed – can have it done in a week and then can procure something

There are a number of ways to progress and it all depends on the approach that we are trying to adopt

Chat at 10.30

Rgds,  
P

---

**From:** John Coleman [REDACTED]@lda.ie>  
**Sent:** Monday 29 June 2020 17:30  
**To:** Phelim O' Neill <[REDACTED]@lda.ie>  
**Subject:** FW: Maps

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As discussed previously re [REDACTED] street – the only relevant map for now is the “[REDACTED]” document, which shows land ownerships. The old [REDACTED] is not in play, but the [REDACTED] is – it is actually now demolished.

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I am told the church does not need to be retained.

I wonder when considering optionality for the overall site and a masterplan, it may be possible to get access to the church site more readily as it is not subject to elected member decision. So could we have a “modular” approach, where even if there was difficulty in accessing the council lands, some progress could be made on the church lands.

On the council site, they would require the swimming pool to be replaced, probably with a basement one, along with some type of community space.

I wonder if there is a cost effective way of doing an initial site feasibility assessment – we can talk through tomorrow.

Thanks  
John

---

**From:** [REDACTED] [NEIC] <[REDACTED]@dublincity.ie>  
**Sent:** Tuesday 23 June 2020 16:09  
**To:** John Coleman [REDACTED]@lda.ie>  
**Cc:** [REDACTED]; [REDACTED] <[REDACTED]>  
**Subject:** Maps

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John

Please see attached some maps for your information as promised.

[REDACTED]

Please see below email from Stephen and attached Housing maps. Stephen will need a couple of weeks to work on a map indicating the other properties in the area.

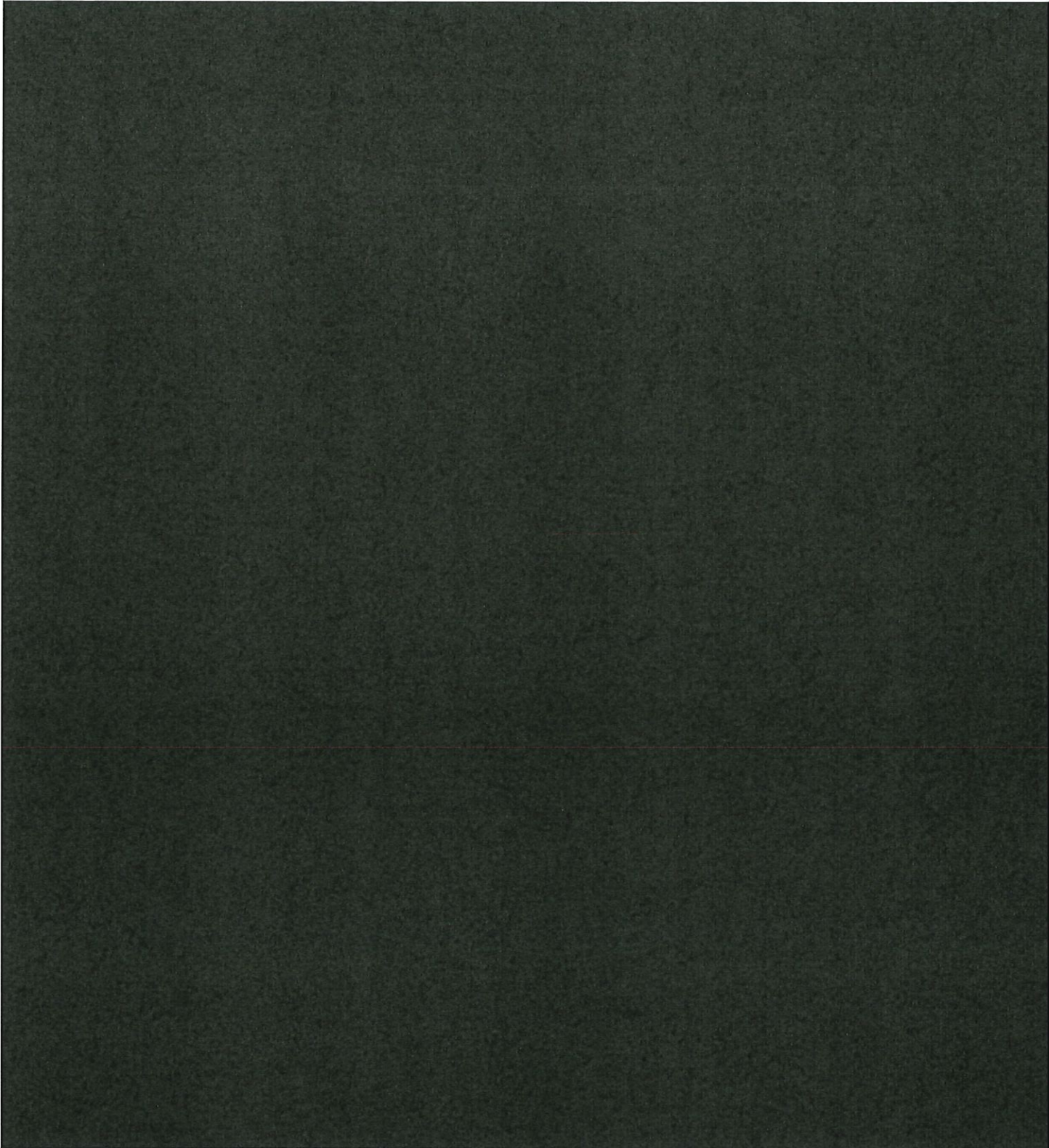
[REDACTED]

Please see attached map [REDACTED] this map details the [REDACTED] which is now demolished and the [REDACTED] which is now a vacant site. I have requested Survey and Mapping to update the map to reflect the site's current position and a copy of same can be forwarded to you if required.

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Kind Regards,

[REDACTED]



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**Chris Lowe**

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**From:** Finance - Galway Diocese [REDACTED] >  
**Sent:** Tuesday 12 April 2022 12:49  
**To:** Sinead ODonoghue  
**Subject:** Re: Sandy Road

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Yes, that's great, see you at 1.30 tomorrow.

Kind regards,

[REDACTED]  
Financial Administrator & Property Manager,  
Diocese of Galway, Kilmacduagh & Kilfenora  
[REDACTED]

---

**From:** Sinead ODonoghue [REDACTED]@lda.ie>  
**Sent:** Tuesday, April 12, 2022 12:47:31 PM  
**To:** Finance - Galway Diocese [REDACTED]  
**Subject:** RE: Sandy Road

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Hi [REDACTED],

Lovely to hear from you.

Tomorrow would be great, could we say 1.30 – 2.30? I think I might struggle to get a meeting room after that. I don't think it will take us the full hour but just in case.

[REDACTED]d

[REDACTED]  
Planning Project Manager

**Land Development Agency**

Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67

**Tel:** +353 (0)1 910 3400 | **Mob:** +[REDACTED] | **Email:** [REDACTED]@lda.ie | **Web:** lda.ie

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**From:** Finance - Galway Diocese <[REDACTED]>  
**Sent:** Tuesday 12 April 2022 12:19  
**To:** Sinead ODonoghue <[REDACTED]@lda.ie>  
**Subject:** RE: Sandy Road

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Dear Sinéad,

Many thanks for your note and the offer to meet to discuss the Sandy Road project.

As it happens, I'm in Dublin tomorrow and have some free time from approx. 1.30pm -3.30pm, if it suited you to meet at your offices anytime during that slot?

Kind regards,

██████████,  
*Financial Administrator & Property Manager,*  
Diocese of Galway, Kilmacduagh & Kilfenora  
██████████

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**From:** Sinead ODonoghue <██████████@lda.ie>  
**Sent:** Monday 28 March 2022 16:36  
**To:** Finance - Galway Diocese ██████████ >  
**Subject:** Sandy Road

Dear ████████,

I joined the LDA a number of months ago and have taken the lead on the Sandy Road project. I would welcome the opportunity to meet with you to update you on progress to date and understand the Diocese of Galway's position in relation to the site currently occupied by, and leased to, Galway and Roscommon ETB.

I can set up a MS Teams video call or, alternatively, happy to meet you in Galway if that is more convenient.

Looking forward to hearing from you.

Many thanks,  
Sinéad

**Sinéad O Donoghue** MRTPI  
Planning Project Manager

**Land Development Agency**

Second Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67  
**Tel:** +353 (0)1 910 3400 | **Mob:** +██████████ | **Email:** ██████████@lda.ie | **Web:** lda.ie

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