

Chris Lowe

From: Phelim O' Neill
Sent: Wednesday 9 September 2020 15:06
To: Alan Kelly
Subject: FW: SSF projects in Limerick - Viability of Apartments and the Guinness site
Attachments: Investment Cost Model - 2 Bed - Guinness Limerick v1.1.xlsm

Section 37
Personal
Information

From: Paul Elliott [REDACTED]@lda.ie>
Sent: Wednesday 9 September 2020 14:52
To: Phelim O' Neill [REDACTED]@lda.ie>
Subject: FW: SSF projects in Limerick - Viability of Apartments and the Guinness site

Hi Phelim,

Please see the attached.

Thanks,
Paul

From: Paul Elliott
Sent: Tuesday 25 August 2020 14:30
To: John Coleman [REDACTED]@lda.ie>
Cc: Barry O'Brien [REDACTED]@lda.ie>; Phelim O' Neill [REDACTED]@lda.ie>
Subject: RE: SSF projects in Limerick - Viability of Apartments and the Guinness site

Hi John,

I have set-up an investment model for the Guinness Limerick site - see attached.

I have noted some of the basic assumptions and analysis worksheet tabs below. Feel free to play around with the model but it could be easier if I were to walk you through the structure and the outputs of the model. I am available all evening and tomorrow if you want me to set up a meeting to review the model?

The model has the following basic assumptions:

- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Section 36
Commercial
sensitivity



[Redacted]

[Redacted]

[Redacted]

Kind regards,
Paul

From: John Coleman [Redacted]@lda.ie>
Sent: Monday 24 August 2020 09:15
To: Paul Elliott [Redacted]@lda.ie>
Cc: Barry O'Brien [Redacted]@lda.ie>; Phelim O' Neill [Redacted]@lda.ie>
Subject: FW: SSF projects in Limerick - Viability of Apartments and the Guinness site

Section 37
Personal
Information

Hi Paul

Hope you're keeping well.

We are overdue reverting to Limerick Council regarding the potential viability of an apartment scheme on a site known as the Guinness lands.

[Redacted]

Happy to discuss and/or play around myself with an initial model if you could send it to me.

Many thanks
John

From: [redacted]@limerick.ie>

Sent: Wednesday 15 July 2020 19:12

To: John Coleman [redacted]@lda.ie>

Cc: [redacted] <[redacted]@limerick.ie>

Subject: SSF projects in Limerick - Viability of Apartments and the Guinness site

Section 37
Personal
Information

Hi John,

Would welcome your views on the Guinness site from a commercial perspective. Perhaps once you have had a chance to review we could organise a call with myself and [redacted]

[redacted]

The Guinness site as it stands [redacted].

I attach for information an overview [redacted] gained funding for

- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]
- [redacted]

[redacted]

Section 36
Commercial
sensitivity



Happy to provide more info and clarify anything in the meantime.

Regards,



Housing Development Directorate
Limerick City and County Council



Limerick City & County Council Disclaimer

Section 37
Personal
Information



Chris Lowe

From: [redacted]@limerick.ie>
Sent: Wednesday 24 March 2021 13:26
To: Alan Kelly
Cc: [redacted]
Subject: RE: Colbert FW: SSF, Feedback from last project level review on cluster 5, Guinness plot
Attachments: 23.03.2021_Cluster 5 discussion_mail.pdf

Section 37
Personal
Information

Hi Alan,

Thanks for the call today.

Here are the slides we talked through.

Wednesday the 31st after lunch is free for a follow up check in, or Thursday the 1st April, between 09.30 and 14.00.

We have a chat with the Department here this Friday, so should know more also.

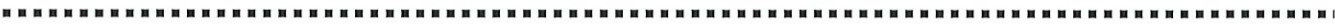
All the best

[redacted]

[redacted]
[redacted]
[redacted]

Design and Delivery Services
Capital Investment Directorate
Limerick City & County Council | Merchant's Quay | Limerick V94 EH9
t: [redacted] | m: [redacted] | e: [redacted]@limerick.ie
limerick.ie/council@LimerickCouncil

Limerick City & County Council Disclaimer



This e-mail and any attachment contain information which is private and confidential and is intended for the addressee only. If you are not an addressee, you are not authorised to read, copy or use the e-mail or any attachment. If you have received this e-mail in error, please notify the sender by return e-mail and then destroy it. The views expressed in this communication may not necessarily be the views held by Limerick City & County Council.

Is eolas príobháideach agus faoi rún atá sa ríomhphost seo agus aon cheangaltán a ghabhann leis. Is don seolaí amháin atá an teachtaireacht seo. Mura bhfuil tú ainmnithe thuas, níl cead agat an ríomhphost nó aon cheangaltán a léamh, a chóipeáil nó úsáid a bhaint astu. Má fuair tú an ríomhphost seo trí bhotún, cuir sin in iúl don seolaí trí r-phost a aiscur chuige/chuici agus ansin déan an ríomhphost a scriosadh. D'fhéadfadh sé nach ionann na tuairimí atá léirithe sa teachtaireacht seo agus na tuairimí atá ag Comhairle Cathrach & Chontae Luimnigh.

From: [redacted]
Sent: Tuesday, March 16, 2021 2:44 PM
To: 'Alan Kelly' [redacted]@lda.ie>
Cc: [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>
Subject: RE: Colbert FW: SSF, Feedback from last project level review on cluster 5, Guinness plot

Section 37
Personal
Information

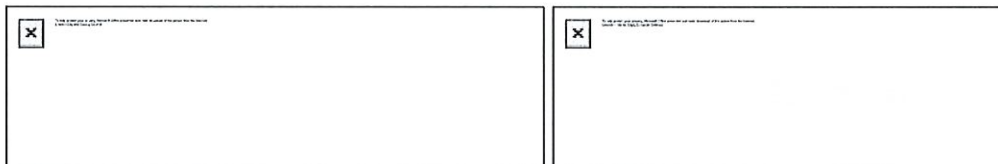
Hi Allan,

Could we say Wednesday from 11 -12.00?
Can you send a calendar invite to all the cc'd people on this mail thanks.

[redacted]
[redacted]
[redacted]
[redacted]

Design and Delivery Services
Capital Investment Directorate
Limerick City & County Council | Merchant's Quay | Limerick V94 EH9
t: [redacted] | m: [redacted] | e: [redacted]@limerick.ie
limerick.ie/council@LimerickCouncil

Limerick City & County Council Disclaimer



.....
This e-mail and any attachment contain information which is private and confidential and is intended for the addressee only. If you are not an addressee, you are not authorised to read, copy or use the e-mail or any attachment. If you have received this e-mail in error, please notify the sender by return e-mail and then destroy it. The views expressed in this communication may not necessarily be the views held by Limerick City & County Council.

Is eolas príobháideach agus faoi rún atá sa ríomhphost seo agus aon cheangaltán a ghabhann leis. Is don seolaí amháin atá an teachtaireacht seo. Mura bhfuil tú ainmnithe thuas, níl cead agat an ríomhphost nó aon cheangaltán a léamh, a chóipeáil nó úsáid a bhaint astu. Má fuair tú an ríomhphost seo trí bhotún, cuir sin in iúl don seolaí trí ríomhphost a aiscur chuige/chuici agus ansin déan an ríomhphost a scriosadh. D'fhéadfadh sé nach ionann na tuairimí atá léirithe sa teachtaireacht seo agus na tuairimí atá ag Comhairle Cathrach & Chontae Luimnigh.

From: Alan Kelly [redacted]@lda.ie>
Sent: Tuesday, March 16, 2021 11:36 AM
To: [redacted] <[redacted]@limerick.ie>
Cc: [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>
Subject: RE: Colbert FW: SSF, Feedback from last project level review on cluster 5, Guinness plot

CAUTION: This email originated from outside of the Organisation. Do not follow guidance, click links or open attachments unless you recognise the sender and know the content is safe.

Section 37
Personal
Information

Hi [REDACTED]

All well thanks.

Yes, taking a few days off so early next week would be good for a catch up. Monday afternoon, Tuesday afternoon or Wednesday form 10-12 all work for me but if another time works better let me know.

Regards,
Alan

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



From: [REDACTED]@limerick.ie>

Sent: Tuesday 16 March 2021 11:26

To: Alan Kelly [REDACTED]@lda.ie>

Cc: [REDACTED]@limerick.ie>; [REDACTED]@limerick.ie>; [REDACTED]@limerick.ie>

Subject: RE: Colbert FW: SSF, Feedback from last project level review on cluster 5, Guinness plot

Hi Alan,
Hope you are well and thanks for the file.

I'm afraid we only got email back today.
If you are taking a short week this week, then it's probably first possible next week?

[REDACTED]

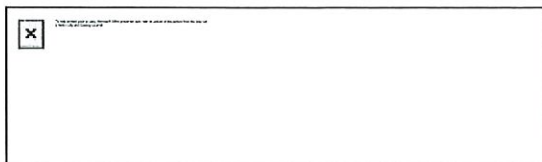
[REDACTED]

[REDACTED]

[REDACTED]

Design and Delivery Services
Capital Investment Directorate
Limerick City & County Council | Merchant's Quay | Limerick V94 EH9
t: [REDACTED] | m: [REDACTED] | e: [REDACTED]@limerick.ie
limerick.ie/council@LimerickCouncil

Limerick City & County Council Disclaimer



.....

This e-mail and any attachment contain information which is private and confidential and is intended for the addressee only. If you are not an addressee, you are not authorised to read, copy or use the e-mail or any attachment. If you have received this e-mail in error, please notify the sender by return e-mail and then destroy it. The views expressed in this communication may not necessarily be the views held by Limerick City & County Council.

Is eolas príobháideach agus faoi rún atá sa ríomhphost seo agus aon cheangaltán a ghabhann leis. Is don seolaí amháin atá an teachtaireacht seo. Mura bhfuil tú ainmnithe thuas, níl cead agat an ríomhphost nó aon cheangaltán a léamh, a chóipeáil nó úsáid a bhaint astu. Má fuair tú an ríomhphost seo trí bhotún, cuir sin in iúl don seolaí trí ríomhphost a aiscur chuige/chuici agus ansin déan an ríomhphost a scriosadh. D'fhéadfadh sé nach ionann na tuairimí atá léirithe sa teachtaireacht seo agus na tuairimí atá ag Comhairle Cathrach & Chontae Luimnigh.

From: Alan Kelly [redacted]@lda.ie>
Sent: Friday, March 12, 2021 11:38 AM
To: [redacted]
Cc: [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>
Subject: RE: Colbert FW: SSF, Feedback from last project level review on cluster 5, Guinness plot

Section 37
Personal
Information

CAUTION: This email originated from outside of the Organisation. Do not follow guidance, click links or open attachments unless you recognise the sender and know the content is safe.

Hi [redacted],

Thanks for this.

[redacted]

[redacted]

Section 30
Functions
and
Negotiations

I will touch base next week and we can arrange a meet up or alternatively don't hesitate to give me a call. I am planning on a short week next week but let me know what would work best for you guys.

Regards,
Alan

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



From: [redacted]
Sent: Wednesday 10 March 2021 17:31

To: Alan Kelly [redacted]@lda.ie>
Cc: [redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]
[redacted]@limerick.ie>; [redacted]@limerick.ie>; [redacted]@limerick.ie>
Subject: Colbert FW: SSF, Feedback from last project level review on cluster 5, Guinness plot

Section 37
Personal
Information

Hi Alan,

Hope you are all well.

Im afraid, believe it or not, the councils email system is down since Monday afternoon and likely to be offline until Friday afternoon.

Apologies if you have been in touch and not heard anything back.
We have pulled together a series of phased plans, off the back of the project level chat a few weeks back.

See attached.

[redacted]
[redacted]
[redacted]

[redacted]
[redacted]
[redacted]

Hopefully should be fairly self explanatory but feel free to give a call if need be.
Please do invite [redacted] to whatever project level meeting you were envisioning in your mail from late last week.

Our mobiles still work :)

All the best,
[redacted] & team

Section 37
Personal
Information

BEST REGARDS/ MED VENLIG HILSEN/ MIT FREUNDLICHEM GRUSS/ 此致

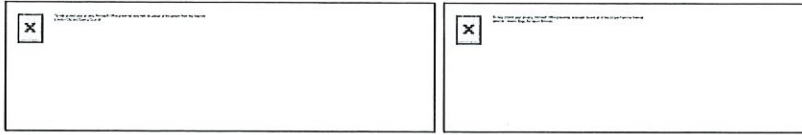
[redacted]
[redacted]
[redacted]
[redacted]

E: [redacted]
T: [redacted]

The information contained in this email, and any attachments to it, is confidential and may contain commercially sensitive and/or legally privileged material. The information may not represent the views of the Land Development Agency. This communication is intended solely for the addressees. If you have received this email in error, please notify the sender immediately and delete this email from your system. If you are not the intended recipient, please be aware that any review, disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. The Land Development Agency accepts no liability for actions or effects based on the prohibited usage of this information. Please be aware that email communications may be susceptible to data corruption, interception and unauthorised amendment. The Land Development Agency accepts no responsibility for changes to or interception of this email after it was sent or for any damage to the recipient's systems or data caused by this email or any of its attachments. Please also note that communications to or from the Land Development

Agency may be monitored to ensure compliance with Land Development Agency policies and standards and to protect our business. Unless specifically stated otherwise, this communication is not an offer capable of acceptance or acceptance of an offer and it does not form part of a binding contractual agreement.

Limerick City & County Council Disclaimer



The information contained in this email, and any attachments to it, is confidential and may contain commercially sensitive and/or legally privileged material. The information may not represent the views of the Land Development Agency. This communication is intended solely for the addressees. If you have received this email in error, please notify the sender immediately and delete this email from your system. If you are not the intended recipient, please be aware that any review, disclosure, copying, distribution or any action taken or omitted to be taken in reliance on it, is prohibited and may be unlawful. The Land Development Agency accepts no liability for actions or effects based on the prohibited usage of this information. Please be aware that email communications may be susceptible to data corruption, interception and unauthorised amendment. The Land Development Agency accepts no responsibility for changes to or interception of this email after it was sent or for any damage to the recipient's systems or data caused by this email or any of its attachments. Please also note that communications to or from the Land Development Agency may be monitored to ensure compliance with Land Development Agency policies and standards and to protect our business. Unless specifically stated otherwise, this communication is not an offer capable of acceptance or acceptance of an offer and it does not form part of a binding contractual agreement.

Limerick City & County Council Disclaimer

