

Chris Lowe

From: Barry O'Brien
Sent: Monday 6 March 2023 15:28
To: [REDACTED]
Cc: Phelim O' Neill
Subject: RE: Central Bank of Ireland

Section 37
Personal
information

Hi [REDACTED],

Thank you for the update and apologies for not reverting sooner.

We would welcome the opportunity to visit the site. I've also included my colleague, Phelim O'Neill on the response.

We will revert with some proposed dates.

Barry



Barry O'Brien
Head of Investment
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +[REDACTED] | M: [REDACTED] | [REDACTED]@lda.ie | www.lda.ie

From: [REDACTED]@centralbank.ie>
Sent: Monday 27 February 2023 16:08
To: Barry O'Brien <[REDACTED]@lda.ie>
Subject: Central Bank of Ireland

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Central Bank of Ireland - CONFIDENTIAL

Good afternoon Barry

I hope all is well with you.

Section 29
Deliberations
of FOI Bodies

To follow on from our virtual meeting of 17th January, [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

I would also like to take this opportunity to extend an invitation to you to visit the Currency Centre site in Sandyford, as discussed at the meeting last year. If you could let me know a date that would suit you etc. we would be most happy to facilitate you and any colleagues you would like to join you. Please feel free to contact me by email or on [REDACTED] to discuss.

Kind regards

[REDACTED]

Section 37
Personal
information

[REDACTED]

[REDACTED]

Workplace Services & Facilities Management (WSFM)

Central Bank of Ireland

T [REDACTED] M [REDACTED] E [REDACTED]@centralbank.ie

Serving the Public Interest with

Integrity & Care, Courage & Humility, Teamwork & Excellence

Chris Lowe

Section 37
Personal
information

From: [REDACTED]@centralbank.ie>
Sent: Tuesday 6 December 2022 20:37
To: John Coleman
Cc: Barry O'Brien
Subject: Re: [External]RE: [External]RE: Re Central Bank Lands in Sandyford [SEC=Restricted]

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

John,

Thanks for your response.

We need to ensure that this remains highly confidential until all Central Bank staff have been notified at 14.00.

Would it be possible to wait until then ?

Regards,

[REDACTED]

From: John Coleman [REDACTED]@lda.ie>
Date: 6 December 2022 at 17:54:41 GMT
To: [REDACTED]@centralbank.ie>
Cc: Barry O'Brien [REDACTED]@lda.ie>
Subject: [External]RE: [External]RE: Re Central Bank Lands in Sandyford

CAUTION: This email originates outside the Bank. Verify sender details and ensure content is safe prior to clicking on links or opening attachments. Use the Phish Alert Button to report any suspicious email.

Thanks [REDACTED]

From a comms perspective, Murray Consultants / [REDACTED] is the contact and he is on [REDACTED].

For any other matters, feel free to call Barry on [REDACTED] or myself on [REDACTED].

Is it in order to give our comms guys the heads up on this, just in case there is any inbound on it?

Regards
John

From: [REDACTED]@centralbank.ie>
Sent: Tuesday 6 December 2022 16:09
To: John Coleman [REDACTED]lda.ie>
Cc: Barry O'Brien [REDACTED]lda.ie>
Subject: RE: [External]RE: Re Central Bank Lands in Sandyford

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Central Bank of Ireland - CONFIDENTIAL

John,

The Central Bank Commission today approved the recommendation to develop a new cash centre in the greater Dublin region and to sell the lands in Sandyford.

A notice to this effect will be published on our website at 14.15pm tomorrow, and the Bank will be notifying some media organisations after this is published.

In the event that the Bank may need to engage with the LDA at short notice tomorrow, can you please advise who in the LDA I might reach out to in the first instance?

Regards,

[Redacted]

Section 37
Personal
information

From: [Redacted]
Sent: Tuesday 6 December 2022 09:26
To: 'John Coleman' [Redacted]@lda.ie [Redacted]@lda.ie>>
Cc: Barry O'Brien <[Redacted]@lda.ie [Redacted]@lda.ie>>; [Redacted]
[Redacted]@centralbank.ie [Redacted]@centralbank.ie>>; [Redacted]
[Redacted]@centralbank.i [Redacted]@centralbank.ie>>
Subject: RE: [External]RE: Re Central Bank Lands in Sandyford

Central Bank of Ireland - CONFIDENTIAL

John,

Thanks for your response and suggested wording which we will consider when finalising our communications.

Regards,

[Redacted]

Section 37
Personal
information

From: John Coleman [Redacted]@lda.ie< [Redacted]@lda.ie>>
Sent: Friday 2 December 2022 17:17
To: [Redacted]@centralbank.ie [Redacted]@centralbank.ie>>
Cc: Barry O'Brien [Redacted]@lda.ie [Redacted]@lda.ie>>; [Redacted]
[Redacted]@centralbank.i [Redacted]@centralbank.ie>>; [Redacted]
[Redacted]@centralbank.i [Redacted]@centralbank.ie>>
Subject: [External]RE: Re Central Bank Lands in Sandyford

CAUTION: This email originates outside the Bank. Verify sender details and ensure content is safe prior to clicking on links or opening attachments. Use the Phish Alert Button to report any suspicious email.

[Redacted]

Thanks for getting in touch and I appreciate the heads up on the below.

Section 36
Commercially
Sensitive
information

My only suggestion regarding the comms piece on when housing will be delivered on the site is to consider adding an additional point along the following lines that might take some of the steam out of the time horizon: "As part of this engagement [with the LDA], we may explore opportunities to facilitate preliminary work such as design and planning in the intervening period, subject to the operational and security aspects of the facility being maintained".

Only a suggestion, no pressure to include it if it causes any concerns.

Regards
John

From: [REDACTED]@centralbank.ie [REDACTED]@centralbank.ie>>
Sent: Friday 2 December 2022 12:04
To: [REDACTED]@lda.ie [REDACTED]@lda.ie>>
Cc: Barry O'Brien [REDACTED]@lda.ie [REDACTED]@lda.ie>>; [REDACTED]
[REDACTED]@centralbank.ie [REDACTED]@centralbank.ie>>; [REDACTED]
[REDACTED]@centralbank.ie [REDACTED]@centralbank.ie>>
Subject: Re Central Bank Lands in Sandyford

Section 37
Personal
information

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Central Bank of Ireland - CONFIDENTIAL

Dear John,

Further to our meeting this week and as discussed, at its meeting on 6th December, the Central Bank Commission will be considering a recommendation to develop a new cash centre in an alternative location in the Greater Dublin region and to dispose of the current site in Sandyford (c. 37 acres).

If the Commission support this recommendation (which is likely), the Bank will be advising key external stakeholders of this decision on 7th December, as follows:

- * The Central Bank Strategy commits to supporting the evolution of cash and electronic payments to optimise choice and access, through both policy measures and the deployment of a new Central Bank cash centre.
- * A strategic review of our cash centre operations has been ongoing and the Central Bank has decided to develop a new cash centre in an alternative and suitably smaller site in the greater Dublin area, and to dispose of its current site in Sandyford. The Central Bank will be engaging with the Land Development Agency in respect of disposal of its current site.
- * This is a significant investment by the Central Bank to deliver critical infrastructure in the national interest and demonstrates the Bank's commitment to support the ongoing availability of cash as a means of payment into the future.
- * We expect it will be at least seven years before a new cash centre is delivered. Until such time, our operations will remain on the current site and we will continue to engage fully with our people as we move ahead with this important initiative.

We are keen to ensure that any communications issued by us regarding the proposal are aligned and in this regard are sharing our statement above with you. A question which we expect will arise is:

[REDACTED]

* [Redacted]

* I would appreciate your thoughts and suggested comms around this question also.

Section 36
Commercially
Sensitive
information

Regards,

[Redacted]

[Redacted] Central Bank of Ireland, Sandyford, Co. Dublin

[Redacted] | E-mail:

[Redacted]@centralbank.i [Redacted]@centralbank.ie>

Section 37
Personal
information

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.

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.

**"

This e-mail is from the Central Bank of Ireland. The e-mail and any attachments transmitted with it are confidential and privileged and intended solely for the use of the individual or organisation to whom they are addressed. Any unauthorised dissemination, distribution or copying, direct or indirect, of this e-mail and any attachments is strictly prohibited. If you have received this e-mail in error, please notify the sender and delete the material from your system.

**"

Tagann an ríomhphost seo ó Bhanc Ceannais na hÉireann. Tá an ríomhphost, agus aon iatán a ghabhann leis, faoi rún agus faoi phribhléid agus ceaptha d'aontoisc le haghaidh úsáide an té nó na heagraíochta chun a ndíreofar iad. Tá dianchosc ar chraobhscaoileadh, ar dháileadh nó ar chóipeáil neamhúdaráithe ar bith, díreach nó indíreach, an ríomhphost seo nó aon iatán a ghabhann leis. Má tá an ríomhphost seo faighte agat trí dhearmad, cuir an seoltóir ar an eolas agus scríos an t-ábhar ó do chóras le do thoil.

**

Chris Lowe

From: Dearbhla Lawson
Sent: Thursday 23 February 2023 17:42
To: Alan Kelly
Cc: Declan Hayden
Subject: RE: Priority Sites Table

From: Dearbhla Lawson [redacted]@lda.ie>
Sent: Thursday, February 23, 2023 4:59 PM
To: Alan Kelly [redacted]@lda.ie>
Cc: Declan Hayden [redacted]@lda.ie>
Subject: RE: Priority Sites Table

Section 37
Personal
Information

Thanks Alan that's looking good. I think it would be really helpful to split the table by Development Potential stand alone and show overall indicative yield and the total per location with a primary focus on development potential. Then put the pipeline in a separate table together (by city) with indicative into the future medium to longer term (Most likely post 2030 etc) and then that links with the text we did earlier.

Overall Development Potential – Indicative Yield

Dublin Sites – Development Potential	Owner	Class	Indicative Yield*
Digital Hub (H4A)	DHDA	3	550
St. Bricin's Military Hospital (H4A)	DoD	1	160-210
Conyngnam Road Bus Depot (H4A)	CIE	2	175-240
HRI Carrickmines (H4A)	HRI	1	1,560-2.090
Sandyford Mint	Central Bank	2	540-750
Davitt Road	HSE	1	540-730
Navan Road	OPW	1	90-125

Dublin Metropolitan Aarea Indicative Yield~ 3,700– 4,700
~ (subject to transfer/due diligence & planning during the short to medium term 2024- 2030/ 33)

Cork Sites – Development Potential etc and then I'd show the pipeline together in one table but laid out like you have per City. And total indicative yield.

Is there some way of subtly showing housing for all * - just Asterix or something



Dearbhla Lawson
Head of Strategic Planning
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | M: +[redacted] | [redacted]@lda.ie | www.lda.ie

From: Alan Kelly <[redacted]@lda.ie>
Sent: Thursday, February 23, 2023 4:28 PM
To: Dearbhla Lawson <[redacted]@lda.ie>
Cc: Declan Hayden <[redacted]@lda.ie>
Subject: Priority Sites Table

Section 37
Personal
Information

Hi Dearbhla,

Please see attached the link below to the draft priority sites table. I have broken these down by location in terms of development potential and pipeline potential. Also provided a rounded indicative yield but Jacobs will need to update these numbers to reflect the rounded numbers in the report.

[X:\Planning\Strategic Planning\State Lands\Report on Relevant Public Land\Draft Reports - Phase 1\Ministers Report\Draft Development-Pipeline Potential Sites - Not for Sharing.docx](#)

I am going to send this by secure email as a draft to Murrays and Jacobs. We should have agreed the final version of this list for when we revert on Monday to Jacobs.

Regards,
Alan



Alan Kelly
Senior Planning Manager
The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | M: [REDACTED] | [REDACTED]@lda.ie | www.lda.ie

Section 37
Personal
Information