

Chris Lowe

From: Alan Kelly
Sent: Friday 10 November 2023 09:03
To: [REDACTED] (Housing); [REDACTED] (Housing)
Cc: Dearbhla Lawson
Subject: RE: Site Appraisals



Land Development Agency Secure Messaging Portal

Sent: 10/11/23 9:03:16 a.m.
Package ID: 1f4c80b8-89d0-4c2f-b2f7-129f1f15ce10

Recipients: [REDACTED]@housing.gov.ie
[REDACTED]housing.gov.ie
[REDACTED]lda.ie

ESB [REDACTED] Appraisal 1.docx	139.07 KB
ESB [REDACTED] Appraisal Document_AK.docx	139.07 KB
ESB [REDACTED] Appraisal Document_AK.docx	139.73 KB
ESB [REDACTED] Appraisal Document Updated.docx	144.87 KB
Files: ESB [REDACTED] Appraisal Document_AK.docx	141.00 KB
ESB [REDACTED] Appraisal Document_AK.docx	142.67 KB
Fingal [REDACTED]_AK.docx	142.03 KB
Galway City Council [REDACTED]_AK.docx	139.97 KB
Galway City Council [REDACTED] Land Appraisal Document Site Owner_AK.docx	141.81 KB

Galway City Council	Appraisal Document_AK.docx	141.15 KB
	Appraisal SOR_AK.docx	89.73 KB
image001.png		19.46 KB

Chris Lowe

From: Alan Kelly
Sent: Monday 20 November 2023 14:40
To: [REDACTED] (Housing)
Subject: RE: State Land Appraisals

x

Land Development Agency Secure Messaging Portal

Sent: 20/11/23 2:40:14 p.m.
Package ID: 1dd92152-2d25-4a19-8af4-4175193b210f
Recipients: [REDACTED]@housing.gov.ie

ESB [REDACTED] Appraisal Document.docx	138.06 KB
IDA Land [REDACTED] Appraisal Document.docx	143.90 KB
List of State Lands.docx	15.02 KB
OPWs [REDACTED] Appraisal Document SOR.docx	138.48 KB
[REDACTED] Appraisal Document.docx	142.43 KB
image001.png	19.46 KB

Chris Lowe

From: Alan Kelly
Sent: Friday 17 November 2023 13:02
To: [REDACTED] (Housing)
Subject: RE: State land Appraisals Urgent

x

Land Development Agency Secure Messaging Portal

Sent: 17/11/23 1:02:15 p.m.
Package ID: ab158186-96a3-420e-98e5-d6fdf635b413
Recipients: [REDACTED]@housing.gov.ie

Cork County Council [REDACTED] Appraisal Document_AK.docx	141.29 KB
DCC ESB Land [REDACTED] [REDACTED] Appraisal Document.docx	142.49 KB
Ervia [REDACTED] Appraisal SOR.docx	118.52 KB
HRI DLR [REDACTED] Appraisal Document SOR.docx	140.96 KB
image001.png	19.46 KB

Chris Lowe

From: Housing State Land Transfers <[REDACTED]>
Sent: Friday 19 April 2024 10:36
To: John Coleman; Dearbhla Lawson; a [REDACTED]@lda.ie; Lisa-Dee Collery; Phelim O' Neill; Alan Kelly; [REDACTED]; [REDACTED]
Cc: [REDACTED] (Housing); [REDACTED] (Housing); [REDACTED] (Housing)
Subject: State Lands April Bilateral Meeting Minutes
Attachments: State Lands Bilateral Meeting Minutes April.docx

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Dear All,

Please find attached the meeting minutes and actions from last week's state lands bilateral meeting. Please advise of any inaccuracies and I will amend the text accordingly. The next meeting is scheduled for **Wednesday 8th May at 11.45am** in the Withdrawing Room, Custom House.

Kind Regards,

[REDACTED]

[REDACTED]

Affordable Housing (AHF & LDA Delivery)

An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreachta
Department of Housing, Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Room 1.23, Custom House, Dublin 1, D01 W6X0

Tel [REDACTED]

www.tithiocht.gov.ie
www.housing.gov.ie

State Lands Bilateral Meeting Minutes

Tuesday 9th April 2024

Attendees:

DHLGH: [REDACTED], [REDACTED], [REDACTED], [REDACTED].

Department of the Taoiseach: [REDACTED], [REDACTED].

LDA: John Coleman, Dearbhla Lawson, Alan Kelly, Arlene Von Bosch.

Actions for Next Meeting 8th May

1. DHLGH to set up a meeting with [REDACTED], Assistant Secretary in the Dept of Transport. (VF)
2. Meeting re Marina Generating Station on Cork April 22nd – LDA to forward diary invite to [REDACTED].
3. DHLGH to request site access to Carrickmines & Central Bank sites, for site surveys. ([REDACTED])
4. DHLGH to request meeting with DOH [REDACTED] ([REDACTED]/[REDACTED])

Note: Next LDA Meeting: 8th May 11.45am, Withdrawing Room, Custom House

Minutes from LDA Meeting Held Tuesday 9th April

Inchicore Works

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Broadstone

Responses to tender for Phase 1 are due by 19th April.

Tivoli

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

It was suggested to set up a meeting with [REDACTED], Assistant Secretary in the Dept of Transport.

Cork Docks South

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

A meeting is planned for April 22nd in Cork - [REDACTED] would like to attend.

Leopardstown/Carrickmines

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Colbert

Alan gave a presentation on progress.

A design team is being appointed. Phases 1A & 2A are LDA's current priority. An infrastructure plan is being drafted to unlock the area. URDF funding will be required for parts of Colbert. Agreement on the freight line to Shannon Foynes port is being progressed.

The St. Josephs masterplan is ready to be published. [LDA re meeting Limerick City & County Council on 1st May.

[REDACTED]
[REDACTED]
[REDACTED]

Digital Hub

Arlene gave a deep dive presentation on the project, progress and milestones.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

The site needs a pilot driver for adaptive reuse.

Sandy Quarter

None of the land is in LDA ownership or use. [REDACTED]
[REDACTED]
[REDACTED]

LDA have an idea of Galway Bay disturbance costs.

Next Report on Relevant Public Lands

Due by end March 2025.

Report is focusing on 45 towns with a population of over 10,000.

The LDA are to begin engagements with local authorities, and the LGMA first, as a courtesy engagement. There are 3 countries with no relevant public land.

Some short term delivery developments will fill gaps in the LDA's delivery pipeline, with delivery happening in areas of most acute need.

Chris Lowe

Record 6

From: Phelim O' Neill
Sent: Friday 19 April 2024 10:39
To: Paul Greene; Donal Kellegher; Robert Farrell
Subject: FW: ESB/ LDA meeting

Lads,

ESB have a massive requirement for new 110kv subs across the country, but there is an acute shortage in North Dublin.

This is an intro meeting with the senior people in Networks and Property which will develop into a regular session

I will circulate an invite as soon as I have a slot

Rgds,

Phelim



Phelim O' Neill
Head of Property

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie

Sliúthóirí / Directors: Mr C O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfheidhmeannach), A Markey, G Smith, J O'Connor, B Keogh, S Neely.
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An Ghníomhaireacht Forbartha Talún, culdeachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Baile Átha Cliath D02 VX67. Uimhir 710453

From: Phelim O' Neill
Sent: Friday, April 19, 2024 10:33 AM
To: [REDACTED]
Subject: ESB/ LDA meeting

[REDACTED],

As discussed, I think an initial teams meeting regarding the ESB's large substation requirements would be a useful kick off with a more detailed in person meeting to follow.

Hopefully one of the following slot will work:

- Thursday 25th @ 14.00
- Monday 29th @ 15.00
- Tuesday 30th @ 15.00

From the LDA side it would most likely be reps from development, construction and property

Let me know if one of those slots work and we can get it in diaries

Regards,

Phelim



Phelim O' Neill
Head of Property

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T: [+353.1.9103400](tel:+35319103400) | www.lda.ie



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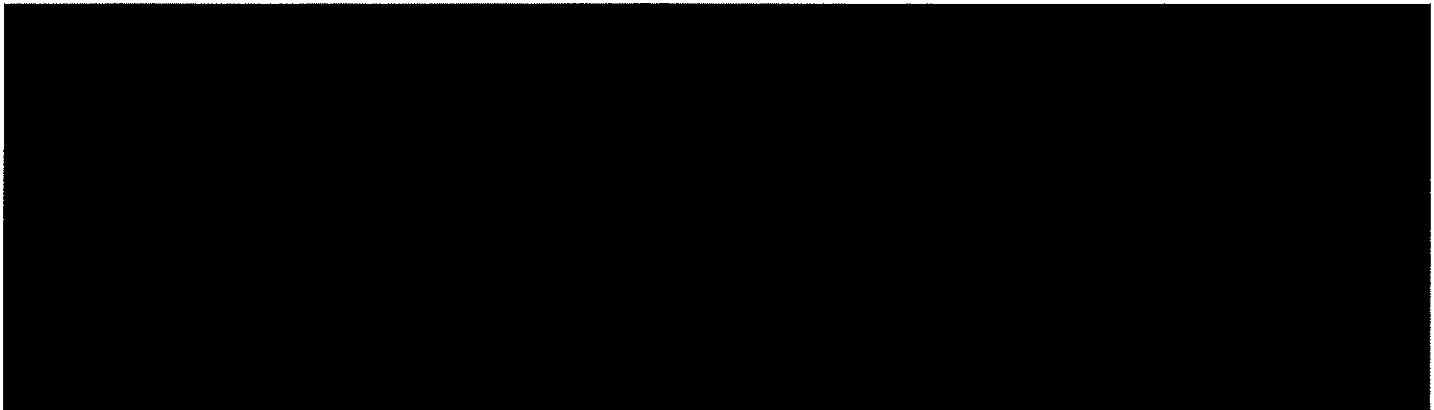
Record 7

Chris Lowe

From: [REDACTED] (Engineering and Major Projects) <[REDACTED]>
Sent: Wednesday 3 April 2024 09:05
To: Eamonn Reidy
Cc: Phelim O' Neill; [REDACTED] (Engineering and Major Projects); James Donlon
Subject: FW: LDA Surveying at Wilton

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.

Eamonn,



Regards

[REDACTED]

From: James Donlon <j[REDACTED]@lda.ie>
Sent: Thursday, March 28, 2024 3:42 PM
To: Phelim O' Neill [REDACTED]>
Cc: Eamonn Reidy <[REDACTED]>
Subject: LDA Surveying at Wilton

Phelim

Just an update on ESB Wilton and access issues.

Eamonn spoke with ESB yesterday who remained reluctant to permit access via main entrance, which is essential.

Further to that call, I sent the email below in an attempt to explain the surveys purpose and machinery involved. I made it very clear and simple.

I haven't received a response and can't get through to anyone this morning. In the meantime, our contractors are ready to access the site w/c 8th April and are asking me if it's going ahead. I need to be able to get a response to them.

Kind regards,



James Donlon
Development Manager

M: + [REDACTED]

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2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie

From: James Donlon <[REDACTED]>
Sent: Wednesday, March 27, 2024 5:27 PM
To: [REDACTED] (Engineering and Major Projects) [REDACTED] >
Subject: LDA Surveying at Wilton

Hi [REDACTED]

I understand you were speaking with Eamonn this morning, and I thought it might be worthwhile providing some details of the surveys required at this time.

As part of our planning strategy, the LDA has to complete some further intrusive site surveys before a valid planning application can be submitted to Cork City Council.

Due to the nature of the existing line of mature trees which contain sensitive ecological receptors and protected species (i.e. bats), it is important to the LDA to not fell any mature trees within the site without consent as we are keen to limit the loss of any specimen trees in general as well as disruption to habitats without valid mitigation measures agreed with Cork City Council.

There are a number of site surveys that the LDA must complete prior to the submission of a planning application. Some have already been completed and some of the outstanding ones include:

1. Trial Pitting (machinery below)
2. Plate Testing (machinery below)
3. Cable Percussion Boreholing (machinery below)
4. Topographical/Utilities Surveying (small and light machinery)
5. Breeding Birds Surveying (ecologist walking site)

Some of the above do not include heavy machinery and can be carried out by accessing the site via the greenfield entrance. Others (1-3) will need access via the main ESB entrance to circumnavigate the mature tree line that restricts access via the greenfield entrance.

Surveys 1-4 (above) would appear as follows on site:



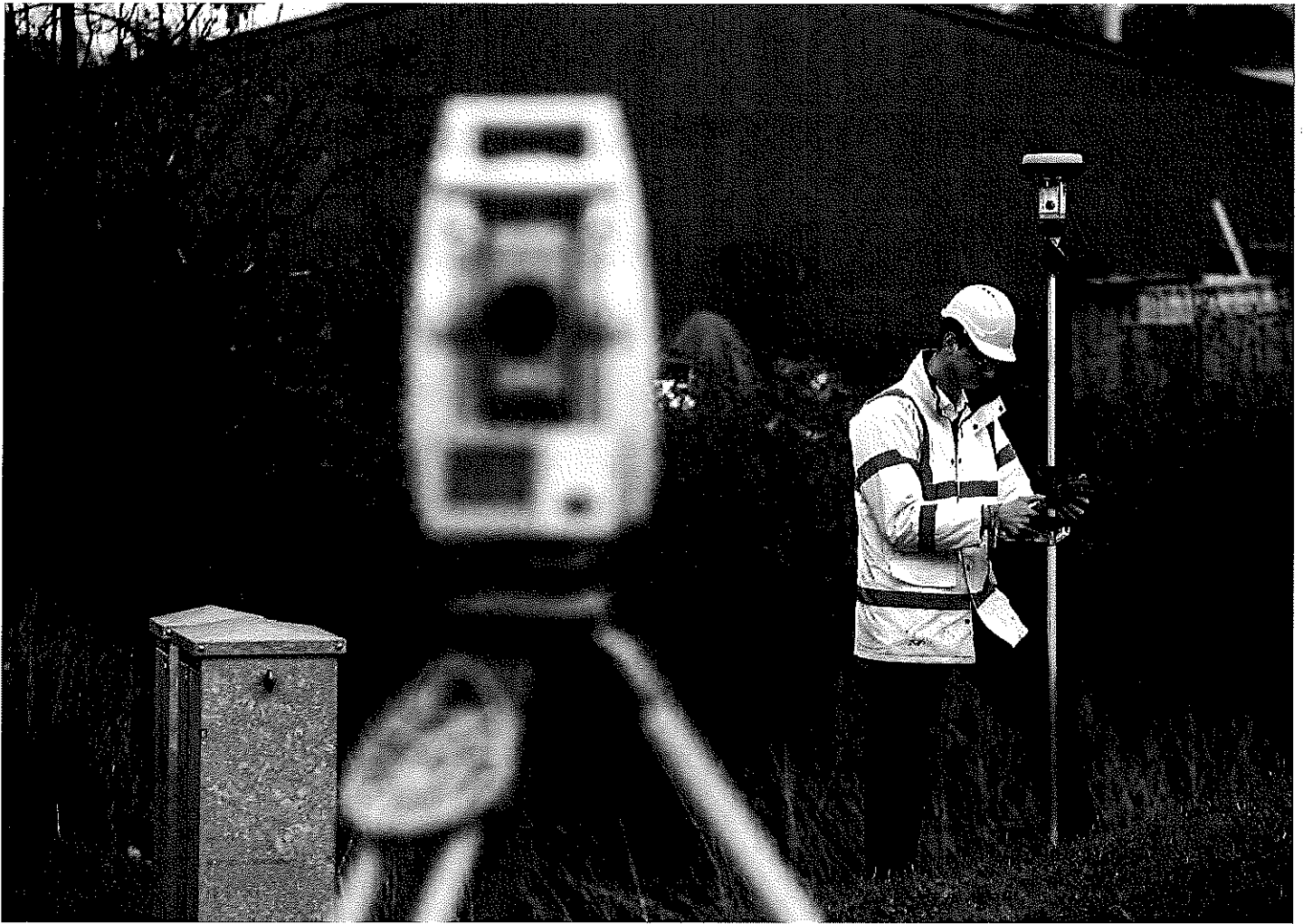
Trial Pitting – excavator required and allows subsurface soil types and relative thicknesses to be accurately recorded.



Plate Testing - to determine the allowable and ultimate bearing capacity of the ground.



Cable Percussion Boreholing - used for Geotechnical and Environmental ground investigations.



Topographical Surveyor and equipment.



Utilities Surveyor and equipment.

For all of our surveys we prepare and submit Risk Assessment Management Strategies (attached) to ESB Networks for approval prior to accessing the site, who have been very accommodating to date which has been much appreciated.

Survey durations are always intended to be carried out as quickly as possible, but this can be dependent on weather and other externals. The anticipated durations for surveys 1-3, which we require to undertake as soon as possible, are:

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2. Plate Testing - 1 – 2 Days - Daily working hours are 08:00 to 18:00
3. Cable Percussion Boreholing - 1 – 2 Days - Daily working hours are 08:00 to 18:00

Ideally all three would take place at the same time to limit time on site and is likely to mean that machinery will be left on site overnight, and the continuation of surveying the next morning.

Kind regards,



James Donlon
Development Manager
M: + [REDACTED]

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An t-impeallacht? - Smaoinigh air sula bpriontáil é tú an r-phost seo.
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* * * * *

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* * * * *

Record 8

Chris Lowe

From: [REDACTED] (Engineering and Major Projects) <[REDACTED]>
Sent: Wednesday 24 April 2024 09:47
To: Phelim O' Neill
Subject: RE: ESB/ LDA meeting

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.

Phelim,

The key people are now available for Tuesday 30th at 15.00 so let's go for that slot.

I will send you a list of attendees later but lets put it in the diary and invite me and I will forward internally here to the relevant people.

[REDACTED]

From: Phelim O' Neill <[REDACTED]>
Sent: Friday, April 19, 2024 10:33 AM
To: [REDACTED] (Engineering and Major Projects) <[REDACTED]>
Subject: ESB/ LDA meeting

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Regards,

Phelim



Phelim O' Neill
Head of Property
M: + [REDACTED]

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* * * * *

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* * * * *

Chris Lowe

From: Phelim O' Neill
Sent: Wednesday 3 April 2024 16:17
To: [REDACTED] (Engineering and Major Projects)
Subject: RE: LDA Surveying at Wilton

Hi [REDACTED]

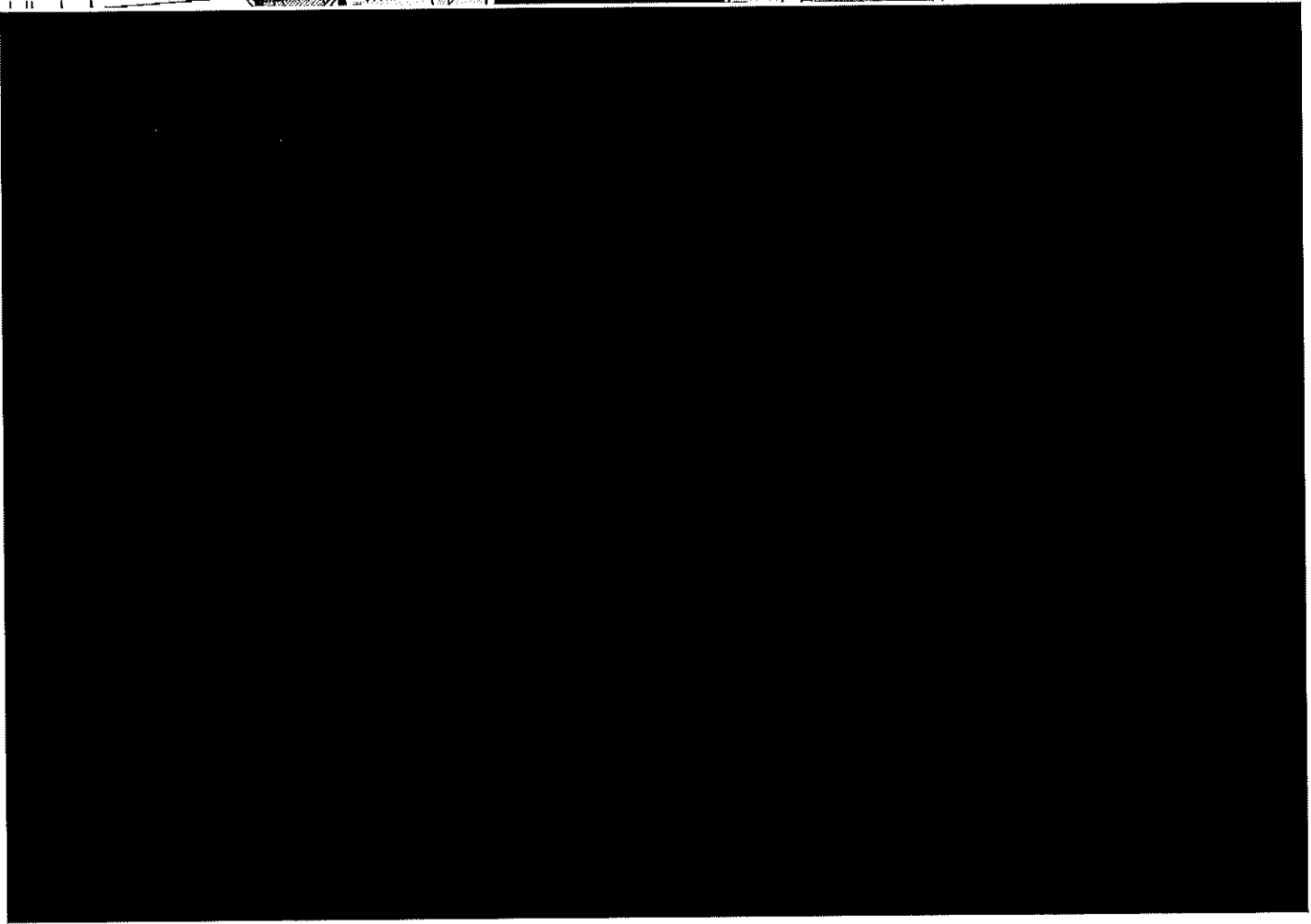
There are nesting birds and bats in those tree and irrespective of planning, they could not be removed until after the nesting season in September and with the necessary mitigations measures (bat boxes etc) approved by the NPWS.

The surveys that are proposed will also assist the finalisation of the sub station compound as the south western portion of the site have 2 no. combined sewers (500mm & 750mm) running with the exact location required to determine set backs etc.

I'm sure these exact service locations will be vital for the final location of the substation.

Thanks,

Phelim





Phelim O' Neill
Head of Property
M: + [REDACTED]

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie



From: [REDACTED] (Engineering and Major Projects) [REDACTED]
Sent: Tuesday, April 2, 2024 3:14 PM
To: Phelim O' Neill [REDACTED]
Subject: RE: LDA Surveying at Wilton

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Phelim,

Still awaiting a detailed response from my team as some on leave. However the general view is that you don't need planning to fell the trees and getting a licence from Cork City Council should suffice!

[REDACTED]

From: Phelim O' Neill [REDACTED]
Sent: Thursday, March 28, 2024 5:38 PM
To: [REDACTED] (Engineering and Major Projects) [REDACTED]
Subject: FW: LDA Surveying at Wilton

CAUTION: This message is from an EXTERNAL SENDER - be CAUTIOUS, Do NOT Click any links or Open any attachments if you were not expecting them.

Hi [REDACTED],

We had planned to get the ground investigation done next week in Wilton with all the H&S and method statements provided.

It was agreed that all traffic during construction would go through the separate entrance, but this requires tree felling, which requires planning permission.

Only access for the surveys are through the main gate

We have kicked out the surveys to the week of the 8th April but hopefully the access can be accommodated locally?

I wonder would it help if we progressed finalising the red line and complete the transaction – at least then it would be a legal entitlement?

We might chat next week if you are about

Thanks,

Phelim



Phelim O' Neill
Head of Property

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From: James Donlon [redacted]
Sent: Thursday, March 28, 2024 3:42 PM
To: Phelim O' Neill [redacted]
Cc: Eamonn Reidy [redacted]
Subject: LDA Surveying at Wilton

Phelim

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Kind regards,



James Donlon
Development Manager
M: [redacted]

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From: James Donlon <[redacted]>
Sent: Wednesday, March 27, 2024 5:27 PM
To: [redacted] (Engineering and Major Projects) [redacted]
Subject: LDA Surveying at Wilton

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James Donlon
Development Manager

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.ida.ie



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* * * * *

Chris Lowe

From: Eamonn Reidy
Sent: Thursday 4 April 2024 17:22
To: [REDACTED] (Engineering and Major Projects)
Subject: RE: Wilton

Hi [REDACTED]

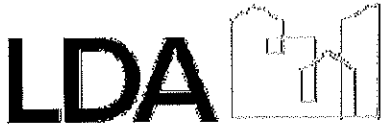
We are currently planning to undertake breeding bird surveys over the forthcoming summer months (April – July) as well as another round of bat surveys in May and July.

So far, our ecologist as identified the following species of bats on site;

- Soprano Pipistrelle
- Common Pipistrelle
- Brown-long eared bat

Once further survey information becomes available regarding species on the site (both bats and birds), I will share these with you.

Best Regards



An *Án tseachtair* *leachtair* *Forbartha* *Tailín*
The Land Development Agency



Eamonn Reidy
Senior Development Manager
M: [REDACTED]

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie

From: [REDACTED] (Engineering and Major Projects) [REDACTED]
Sent: Thursday, April 4, 2024 9:14 AM
To: Eamonn Reidy <[REDACTED]>
Subject: Wilton

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Eamon

Phelim informed our [REDACTED] that there are nesting birds and bats in the trees and that irrespective of planning, they could not be removed until after the nesting season in September and with the necessary mitigations measures (bat boxes etc) approved by the NPWS.

Ahead of the meeting tomorrow, do you have a list of the bird species that are nesting and in which trees they are doing so. Any info on the Bats would also be welcomed.

Regards,

██████████

██████████, Property Acquisitions and Renewables Manager | Group Property & Security | Engineering & Major Projects | ESB

T: ██████████ | www.esb.ie

27 Fitzwilliam Street Lower, Dublin 2, D02 KT92

*My location is 4th Floor, Fitz 27, and I'm typically in the office every Monday and Thursday.
Feel free to catch up with me in person.*

An t-impeallacht? - Smaoinigh air sula bpriontáileann tú an r-phost seo.
Please consider the Environment before printing this email.

* * * * *

Tá an t-eolas sa ríomhphost seo agus in aon chomhad a ghabhann leis rúnda agus ceaptha le haghaidh úsáide an té nó an aonáin ar seoladh chuige iad agus na húsáide sin amháin.

Is tuairimí nó dearcthaí an údair amháin aon tuairimí nó dearcthaí ann, agus ní gá gurb ionann iad agus tuairimí nó dearcthaí ESB.

Má bhfuair tú an ríomhphost seo trí earráid, ar mhiste leat é sin a chur in iúl don seoltóir.

Scanann ESB ríomhphoist agus ceangaltáin le haghaidh víreas, ach ní ráthaíonn sé go bhfuil ceachtar díobh saor ó víreas agus ní glacann dliteanas ar bith as aon damáiste de dhroim víreas.

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* * * * *

Chris Lowe

From: James Donlon
Sent: Tuesday 26 March 2024 10:43
To: Phelim O' Neill
Cc: Eamonn Reidy
Subject: FW: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

Phelim

I BCCd you into my email to [REDACTED] yesterday. See his response below.

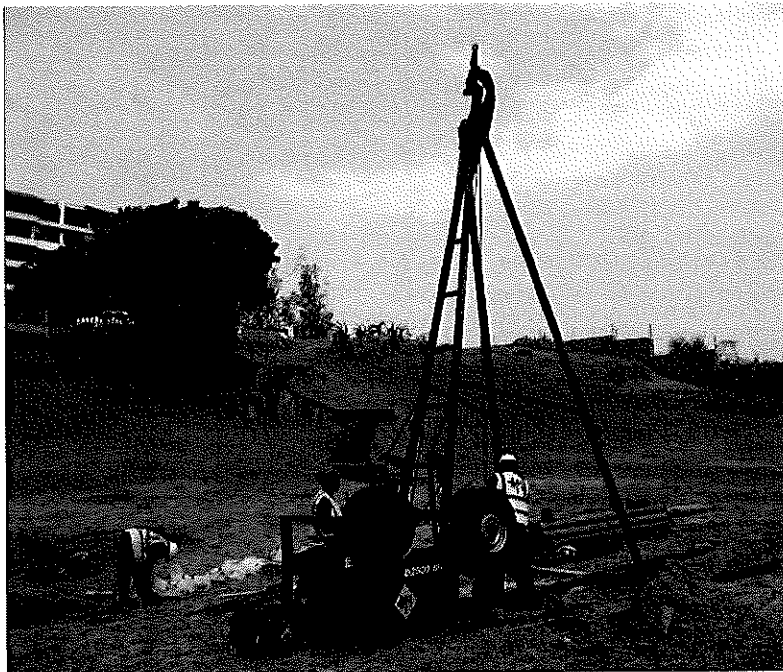
They are saying that we can only access our site via greenfield entrance. That's ok at construction stage but we can't access the majority of the lands from there at the moment, because of a mature tree line.

Eamonn trying to reach [REDACTED] now. Just want you aware in case it has to be escalated.

We were supposed to have **trial pits** being dug this week but we've had to postpone to next week (access dependent). We want **plate testing** to follow after that. I also need **Percussion Boreholing** done.

Plant required FYI:

- Both trial pits and plate testing involve an Excavator, and a CAT and Genny on site.
- Percussion Boreholing involves a rig like so:





James Donlon
Development Manager
M: +[redacted] | [redacted]@lda.ie

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From: [redacted] (Engineering and Major Projects) <[redacted]>
Sent: Monday, March 25, 2024 4:32 PM
To: James Donlon <[redacted]>; [redacted] (ESB Networks) <[redacted]>
Cc: Eamonn Reidy <[redacted]>; [redacted] (Engineering and Major Projects) <[redacted]>; [redacted] (Engineering and Major Projects) <[redacted]>
Subject: RE: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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James,

As discussed, the main purpose of the licence agreement was to avoid the need to use the existing entrance. As agreed with Phelim O'Neill, the old greenfield entrance will be the LDA's means of entrance onto the site up and until construction is complete.

We are meeting Eamonn on site Friday week and you are welcome to join us. In the meantime, have you looked at ways around this issue. While not advocating the wholesale removal of trees, you are going to have to find a solution to this for the construction period in any regards, therefore it might be wise to look at the options now.

As I said, access over the main entrance is not an option I'm afraid.

Regards

[redacted]

From: James Donlon <[redacted]>
Sent: Monday, March 25, 2024 4:03 PM
To: [redacted] (Engineering and Major Projects) <[redacted]>; [redacted] (ESB Networks) <[redacted]>
Cc: Eamonn Reidy <[redacted]>; [redacted] (Engineering and Major Projects) <[redacted]>; [redacted] (Engineering and Major Projects) <[redacted]>
Subject: RE: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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Hi [redacted],

I hope you had a good weekend.

Further to our conversation after the emails below on Friday evening, have you had a chance to discuss access via the main ESB entrance with your respective colleagues?

On Friday evening, we discussed that the old greenfield entrance gate would only allow us to access that eastern section of the site, due to the mature treeline. Without some tree felling, the only other access to the wider majority of the site is via the main ESB entrance. I would be grateful if you could update me on your discussions with colleagues as I have contractors on standby until such time. Many thanks.



James Donlon
Development Manager
M: [REDACTED] | [REDACTED]

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie

From: [REDACTED] (Engineering and Major Projects) <[REDACTED]>
Sent: Friday, March 22, 2024 3:43 PM
To: James Donlon <[REDACTED]>; [REDACTED] (ESB Networks) <[REDACTED]>
Cc: Eamonn Reidy <[REDACTED]>; [REDACTED] (Engineering and Major Projects) <[REDACTED]>; [REDACTED] (Engineering and Major Projects) <[REDACTED]>
Subject: RE: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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James,

Noted and thanks for confirming.

[REDACTED]

From: James Donlon <[REDACTED]>
Sent: Friday, March 22, 2024 3:30 PM
To: [REDACTED] (Engineering and Major Projects) <[REDACTED]>; [REDACTED] (ESB Networks) <[REDACTED]>
Cc: Eamonn Reidy <[REDACTED]>
Subject: RE: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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Hi [REDACTED]

Please ignore the last blank email that went out in error.

That is noted regarding greenfield entrance. I expect this won't be a problem since we completed site clearance in this area.

I intend to confirm with [REDACTED] and yourself) when exactly the contractors plan to arrive next week. I am seeking confirmation.

Many thanks,



James Donlon
Development Manager
M: [REDACTED]

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie

From: [REDACTED] (Engineering and Major Projects) <[REDACTED]>
Sent: Friday, March 22, 2024 3:01 PM
To: James Donlon [REDACTED] >
Subject: FW: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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James,

Attached and below refer. You were looking for [REDACTED] who is out of the office.

Only 2 comments my end.

The licence has been signed and the onus sits with you to comply with the terms and conditions therein. As agreed, access to the site must be through the old greenfield site entrance. No access allowed over the main depot entrance.

Regards

[REDACTED]

From: [REDACTED]
Sent: 21 March 2024 14:17
To: 'James Donlon' [REDACTED] >; [REDACTED] (Enterprise Services) <[REDACTED]>; [REDACTED] (ESB Networks) [REDACTED] >
Cc: Eamonn Reidy <[REDACTED]>; [REDACTED]
Subject: RE: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

James
Please find attached DRR 23-047 Rev 3
I shall require confirmation from [REDACTED] as to whether access is permitted or not

Regards

[REDACTED]
[REDACTED]
[REDACTED]

Safety Advisor
Coyle Group Ltd.-Service Provider to ESB Networks

NCD, ESB Networks, Wilton, Cork. T12 E367. www.esbnetworks.ie

From: James Donlon <[REDACTED]>
Sent: Thursday, March 21, 2024 1:11 PM
To: [REDACTED]; [REDACTED] (Enterprise Services) <[REDACTED]>; [REDACTED] (ESB Networks) <[REDACTED]>
Cc: Eamonn Reidy <[REDACTED]>; [REDACTED] (Enterprise Services) <[REDACTED]>; [REDACTED]
Subject: RE: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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Further to your phone call, I have since confirmed with the contractors that the GA1 Cert is for the Lifting rig/ Auger and the Service and Maintenance record is for the Rig. I am attaching again for confirmation. These will be used for boreholes & pits.

We hope that these will suffice as the 'Machine Certs' that you are requesting. If not, I think its best to liaise directly with the contractor so that nothing is being lost in translation.

I note from our call also that the Cable Percussion is going through a separate approval process, and I await separate correspondence regarding it.

Kind regards,



James Donlon
Development Manager
[REDACTED]

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie

From: James Donlon <[REDACTED]>
Sent: Thursday, March 21, 2024 9:51 AM
To: [REDACTED] (Contractor - Coyle Group) <[REDACTED]>; [REDACTED] (Enterprise Services) <[REDACTED]>; [REDACTED]
Cc: Eamonn Reidy <[REDACTED]>; [REDACTED] (Enterprise Services) <[REDACTED]>
Subject: RE: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

Hi [REDACTED],

Please see responses to each of your queries, tabled below:

	ESB Request 20.03.2024	Contractors Response 21.03.2024
1.	Send operative training and machinery certification for these works.	Attached

2.	Are there only two operatives on site?	Yes
3.	Will the Engineer be acting as signaller slinger / banksman with him?	Yes
4.	Will there be personnel from [REDACTED] present?	No
5.	Who shall be in charge of operations on site?	[REDACTED]
6.	Is the RAMS be revised to demonstrate this?	Yes

I hope this clarifies your queries and I look forward to your response.

Kind regards,



An Ghníomhaireacht Forbartha Talún
The Land Development Agency



James Donlon
Development Manager
M: [REDACTED]

An Ghníomhaireacht Forbartha Talún
An 2ú hUirlár de Theach Áth na Fuinseoige
Sráid na Teamhrach Baile Átha Cliath, D02 VX67
T: +353.1.9103400 | www.ida.ie

From: [REDACTED] (Contractor - Coyle Group) <[REDACTED]>
Sent: Wednesday, March 20, 2024 8:24 AM
To: James Donlon <[REDACTED]>; [REDACTED] (Enterprise Services) <[REDACTED]>
Cc: Eamonn Reidy <[REDACTED]>
Subject: RE: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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James
I am unable to locate any operative training and machinery certification for these works
Will you forward these?
Is there only two operatives on site?
Will the Engineer be acting as signaller slinger / banksman with him?
Will there be personnel from [REDACTED] present?
Who shall be in charge of operations on site?
Can the RAMS be revised to demonstrate this?

Regards

[REDACTED]
[REDACTED]
[REDACTED]
Safety Advisor
Coyle Group Ltd.-Service Provider to ESB Networks
NCD, ESB Networks, Wilton, Cork. T12 E367. www.esbnetworks.ie

From: James Donlon [REDACTED]
Sent: Tuesday, March 19, 2024 4:56 PM
To: [REDACTED] (Contractor - Coyle Group) <[REDACTED]>

Cc: Eamonn Reidy <[REDACTED]>

Subject: FW: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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Hi [REDACTED]

Please find attached GII paperwork for the Site Investigation at ESB Wilton, which was previously reviewed and approved below on 20th Nov 2023 (DRR Rev 2 attached also).

GII have proposed to commence works next week (commencing 25/03/24 for trial pits and wk/c 02/04/24 for plate testing), with exact dates to be advised once they get final confirmation from their digger driver.

Could you kindly advise if this is still valid and that we are cleared? We will confirm commencement date asap?



James Donlon
Development Manager
M: +[REDACTED]

An Ghníomhaireacht Forbartha Talún
An 2ú hUrlár de Theach Áth na Fuinseoige
Sráid na Teamhrach Baile Átha Cliath, D02 VX67
T: +353.1.9103400 | www.lda.ie



From: [REDACTED] (Contractor - Coyle Group) <[REDACTED]>
Sent: Monday, November 20, 2023 10:50 AM
To: Eamonn Reidy <[REDACTED]>
Subject: DRR 23-047 Rev 2 final RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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Eamonn
Please find attached DRR 23-047 Rev 2 Final

Regards

[REDACTED]
[REDACTED]
[REDACTED]
Safety Advisor
Coyle Group Ltd.-Service Provider to ESB Networks
NCD, ESB Networks, Wilton, Cork. T12 E367. www.esbnetworks.ie

From: Eamonn Reidy <[REDACTED]>
Sent: Monday 20 November 2023 09:28
To: [REDACTED] (Contractor - Coyle Group) <[REDACTED]>; [REDACTED] (Enterprise Services) <[REDACTED]>
Cc: James Donlon <[REDACTED]>; [REDACTED]; [REDACTED]
Subject: RE: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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Morning [REDACTED]

See attached updated RAMS and responses to comments raised on the DRR.

For the Excavator Risk Assessment, the GII RAMS for Trial Pitting have been updated in two sections:

1. In the Description of Works section; and
2. In the Risk Assessment section.

GII have confirmed that their current lead-time for trial pits is **1-2 weeks**, therefore if we can secure approval to proceed in the next couple of days, the works could potentially commence the following week if permitted.

Regards



Eamonn Reidy
Senior Development Manager
M: [REDACTED]

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie

From: [REDACTED] (Contractor - Coyle Group) [REDACTED] >

Sent: Thursday, November 16, 2023 3:08 PM

To: Eamonn Reidy <[REDACTED]>; [REDACTED] (Enterprise Services) <[REDACTED]>

Cc: James Donlon <[REDACTED]>; [REDACTED]; [REDACTED]
[REDACTED] >

Subject: DRR 23-047 Rev 1 RE: Wilton ESB - Site Investigation Survey

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Eamonn

Please find attached DRR 23-047 Rev 1

Regards

[REDACTED]
[REDACTED]
[REDACTED]

Safety Advisor
Coyle Group Ltd.-Service Provider to ESB Networks
NCD, ESB Networks, Wilton, Cork. T12 E367. www.esbnetworks.ie

From: Eamonn Reidy [REDACTED]

Sent: Thursday 16 November 2023 13:42

To: [REDACTED] (Contractor - Coyle Group) [REDACTED]; [REDACTED] (Enterprise Services) [REDACTED] >

Cc: James Donlon [REDACTED]; [REDACTED]; [REDACTED]
[REDACTED]

Subject: RE: Wilton ESB - Site Investigation Survey

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Hi [REDACTED]

Please see attached responses to the DRR that was raised on the Site Investigation Survey safety documentation and updated RAMS to reflect comments.

If all the safety documentation is now acceptable to the ESNB, the team will look to lock in dates to undertake the survey (likely in the next week or so).

If you have any queries on the safety documents, please feel free to let me know.

Best Regards



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

From: [REDACTED] (Contractor - Coyle Group) [REDACTED] >
Sent: Thursday, November 2, 2023 9:37 AM
To: Eamonn Reidy <[REDACTED]>; [REDACTED] (Enterprise Services) <[REDACTED]>
Cc: James Donlon <[REDACTED]>; [REDACTED]; [REDACTED]
Subject: RE: Wilton ESB - Site Investigation Survey

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Eamon / [REDACTED]
Please fins attached DRR 23-047 Rev 0

Regards
[REDACTED]
[REDACTED]
[REDACTED]

Safety Advisor
Coyle Group Ltd.-Service Provider to ESB Networks
NCD, ESB Networks, Wilton, Cork. T12 E367. www.esbnetworks.ie

From: Eamonn Reidy <[REDACTED]>
Sent: Wednesday 1 November 2023 11:41
To: [REDACTED] (Contractor - Coyle Group) [REDACTED] >
<[REDACTED]>
Cc: James Donlon <[REDACTED]>; [REDACTED] (Enterprise Services) <[REDACTED]>; [REDACTED]
Subject: Wilton ESB - Site Investigation Survey

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Hi [REDACTED]

The next survey that our professional consultant team would like to undertake is the Site Investigation Survey.

This typically involves undertaken a number of intrusive surveys to determine the make up of the ground in terms of bearing capacity (i.e. plate testing), soil make-up (i.e. trial pitting) and water absorption (i.e. soakaway testing).

Typically, heavy equipment is involved in this type of survey so please find attached the service providers Safety Statement, RAMS, training records and insurance details, which if you could review and provide comment on, would be greatly appreciated.

The survey provider is looking to gain access to site ASAP, so depending on how your review goes, they can update the start date to suit accordingly.

Please copy in my colleague [REDACTED] into your response, as he is liaising directly with the survey provider for the safety information.

Any queries on the above, please feel free to give me a call on the mobile number below.

Regards



Eamonn Reidy
Senior Development Manager
M: [REDACTED]

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie

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Is tuairimí nó dearcthaí an údair amháin aon tuairimí nó dearcthaí ann, agus ní gá gurb ionann iad agus tuairimí nó dearcthaí ESB.

Má bhfuair tú an ríomhphost seo trí earráid, ar mhiste leat é sin a chur in iúl don seoltóir.

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Chris Lowe

From: Eamonn Reidy
Sent: Thursday 4 April 2024 13:53
To: James Donlon; [REDACTED]
Cc: [REDACTED] Phelim O' Neill
Subject: FW: Wilton - ESB Boundary wall requirements
Attachments: A4-001 SECTION & ELEVATION.pdf; A4-001 SECTION.pdf

James [REDACTED]

See attached and below [REDACTED] boundary treatment to ESB facility.

I will discuss tomorrow on site so hold tight on sharing with the design team.

Cheers



Eamonn Reidy
Senior Development Manager
M: [REDACTED]

The Land Development Agency
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie



From: [REDACTED] (Engineering and Major Projects) [REDACTED]
Sent: Thursday, April 4, 2024 12:08 PM
To: Eamonn Reidy [REDACTED]
Subject: Wilton - ESB Boundary wall requirements

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Eamon,

Attached details the ESB required new boundary wall finish. The 3m high wall would also require an anti-climb feature on top.

This is inline with other ESB depots that share a perimeter and as advised by our Security guys.

We can discuss tomorrow on site tomorrow.

Regards,

[REDACTED]

██████████, Property Acquisitions and Renewables Manager | Group Property & Security | Engineering & Major Projects | ESB

T: ██████████ ██████████

27 Fitzwilliam Street Lower, Dublin 2, D02 KT92

*My location is 4th Floor, Fitz 27, and I'm typically in the office every Monday and Thursday.
Feel free to catch up with me in person.*

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