

01/07/2025

Re: Freedom of Information request 202506 – Request Part Granted.

Dear,

I refer to your request, dated and received the 03rd of June 2025, which you have made under the Freedom of Information Act 2014 (FOI Act) for records held by the Land Development Agency (LDA). Your request sought:

1. *All correspondence between John Coleman, chief executive of LDA, and Minister James Browne, dated between 25/01/25 and 01/06/25.*
2. *All correspondence between Cormac O'Rourke, board chair of LDA, and Minister James Browne, dated between 25/01/25 and 01/06/25.*
3. *All correspondence between John Coleman, chief executive of LDA, and Deirdre Gillane, advisor to Taoiseach Micheál Martin, dated between 25/01/25 and 01/06/25.*
4. *All correspondence between Cormac O'Rourke, board chair of LDA, and Deirdre Gillane, advisor to Taoiseach Micheál Martin, dated between 25/01/25 and 01/06/25.*
5. *All correspondence between John Coleman, chief executive of LDA, and Taoiseach Micheál Martin, dated between 25/01/25 and 01/06/25.*
6. *All correspondence between Cormac O'Rourke, board chair of LDA, and Taoiseach Micheál Martin, dated between 25/01/25 and 01/06/25.*

I wish to inform you that I have decided to part-grant your request on the 01st of July, 2025.

The purpose of this letter is to explain that decision.

1. Findings, particulars and reasons for decisions to deny access.

Details of the six parts of your request were provided to the relevant sections within the LDA to identify records held which were within the scope of your request.

For clarity I will individually address each of the six parts of your request.

Part 1 – Part Granted

On foot of your request, I contacted the relevant business unit within the LDA to identify records held which were within the scope of your request; *All correspondence between*

John Coleman, chief executive of LDA, and Minister James Browne, dated between 25/01/25 and 01/06/25.

The records requested are attached to this decision letter for your information. Redactions have been applied to the attached records also under Sections 29, 36(1)(a)(b) and 37(1) of the Act. These records and redactions are detailed in the Schedule of Records in **Appendix 1**.

Section 29 of the Freedom of Information Act 2014 refers as follows:

Deliberations of FOI bodies

29(1) A head may refuse to grant an FOI request-

- (a) if the record concerned contains matter relating to the deliberative processes of an FOI body (including opinions, advice, recommendations, and the results of consultations, considered by the body, the head of the body, or a member of the body or of the staff of the body for the purpose of those processes), and*
- (b) the granting of the request would, in the opinion of the head, be contrary to the public interest, and, without prejudice to the generality of paragraph (b), the head shall, in determining whether to grant or refuse to grant the request, consider whether the grant thereof would be contrary to the public interest by reason of the fact that the requester concerned would thereby become aware of a significant decision that the body proposes to make.*

Public Interest Test

As per section 29 of the FOI Act, I have considered the public interest issues which arise in this case and have taken account of the following factors in favour of release:

- Ensuring openness and transparency of organisational functions to the greatest possible extent.
- The public interest in members of the public exercising their rights under the FOI Act.
- Ensuring fairness of procedures and that decisions are fair and equitable and evenly applied.

In considering the public interest factors which favour withholding the records I have taken account of the following:

- Allowing a public body to make its decisions without undue intrusion into the process.
- The public interest is not best served by releasing these records.
- That these records contain references to initiating an ongoing process between the LDA, and other public bodies namely the Department of Housing, Local Government and Heritage and the Department of Public Expenditure, Infrastructure, Public Services, Reform and Digitisation.
- Premature release could negatively affect future decision-making processes.
- Premature release could contaminate the decision-making process.

A public interest test was carried out when considering the release of the records but, having balanced the factors both for and against the release. As certain information within these records is part of a recently initiated and ongoing deliberative process between the LDA and other public bodies and as such will form an integral part of any outcome that is yet to be decided upon, I have, on balance, decided that the public interest in preserving the integrity of the negotiation process would be better served by withholding the relevant parts of these records.

Section 36 states that:

Commercially Sensitive Information

36. (1) Subject to subsection (2), a head shall refuse to grant an FOI request if the record concerned contains

(a) trade secrets of a person other than the requester concerned,

(b) financial, commercial, scientific or technical or other information whose disclosure could reasonably be expected to result in a material financial loss or gain to the person to whom the information relates, or could prejudice the competitive position of that person in the conduct of his or her profession or business or otherwise in his or her occupation,

Therefore, I am refusing the release of parts of the records as well as refusing all attachments under the provisions of section 36(1)(a) and 36(1)(b) as they contain commercially sensitive information.

Public Interest Test

There is a Public Interest Test associated with section 36 of the FOI Act whereby my decision must be made having fully considered the harm and public interest relevant to this request.

The capitalisation of the Land Development Agency, and the drawing down of shares are included in the Annual Reports for the relevant years and may also be released through other means such as Parliamentary Questions. However, the current drawdown referred to in these records is an ongoing process and until the shares have been drawn down the amount is regarded as commercially sensitive. Therefore I have decided to redact this information from records 8, 10 and 12 of this part (A) of your request.

An additional record (Part A Record 2) contains discussion on costs related to the acquisition of housing disclosure of which may compromise the competitive position of the Land Development Agency which operates as a commercial Semi-State.

I have considered the public interest issues which arise in this case and have taken account of the following factors in favour of release:

- Ensuring openness and transparency of organisational functions to the greatest possible extent, in particular in regards the expenditure of public money.
- The public interest in members of the public exercising their rights under the FOI Act.

- Ensuring fairness of procedures and that decisions are fair and equitable and evenly applied.

In considering the public interest factors which favour withholding the records I have taken account of the following:

- Allowing a public body to make its decisions without undue intrusion into the process.
- The public interest is not best served by releasing this record.
- That these records contain references to an ongoing process.
- Premature release could negatively affect future decision-making processes.
- Premature release could contaminate the decision-making process.
- Release in current market conditions could advantage private sector competitors.

Having balanced the public interest factors both for and against the release, I decided that the public interest in preserving the information and the reasonable expectation that information can be maintained in a confidential manner by the LDA outweighs the public interest which would be served were the detail released to you.

Section 37-Personal Information

Under the FOI Act, records are released without any restriction as to how they may be used and thus, release under the FOI Act, is in effect, and regarded as being released to the world at large. As a result, I am conscious of my obligations to retain personal information in a confidential and secure manner and prevent personal information from being released into the public domain unnecessarily.

Additionally, the LDA as a matter of course redacts the mobile phone numbers and email addresses of employees of the LDA and other public bodies as these are part of the body's IT security management.

Section 2 of the FOI Act defines personal information as follows:

2. (1) In this Act

"personal information" means information about an identifiable individual that, either

(a) would, in the ordinary course of events, be known only to the individual or members of the family, or friends, of the individual, or

(b) is held by an FOI body on the understanding that it would be treated by that body

as confidential, and, without prejudice to the generality of the foregoing, includes (iii) information relating to the employment or employment history of the individual,

Section 37(1) provides that a public body shall refuse to grant a request if access to the records concerned would involve the disclosure of personal information. I am satisfied that parts of certain records relate to third parties employed outside of the LDA and I am satisfied that the records consist of personal information.

37. (1) Subject to this section, a head shall refuse to grant an FOI request if, in the opinion of the head, access to the record concerned would involve the disclosure of personal information (including personal information relating to a deceased individual).

As section 37 requires a public interest test be carried out. I have considered the public interest issues which arise in this case and have taken account of the following factors in favour of release:

- Ensuring openness and transparency of organisational functions to the greatest possible extent.
- The public interest in members of the public exercising their rights under the FOI Act.
- That there is more than just a transitory interest by the public in this information.
- The right to privacy is outweighed by the needs of the public.

In considering the public interest factors which favour withholding the records, I have taken account of the following:

- The public interest is not best served by releasing these records.
- That the Organisation can conduct its business in a confidential manner.
- That the integrity of the Land Development Agency's IT security infrastructure is protected.
- That there is no overriding public interest that outweighs the individual's right to privacy.
- Allowing a public body to hold personal information without undue access by members of the public.

Having balanced the public interest factors both for and against the release, and taking into consideration that the names of the public officials concerned are to be released, I decided that the public interest in preserving the information and the reasonable expectation that information can be maintained in a confidential manner by the LDA outweighs the public interest which would be served were the details released to you.

Part 2 - Refused

On foot of your request, I contacted the relevant business unit within the LDA to identify records held which were within the scope of your request; *All correspondence between Cormac O'Rourke, board chair of LDA, and Minister James Browne, dated between 25/01/25 and 01/06/25.*

In this regard, I am to advise you that no such records have been identified as sought by you.

Therefore, I must refuse your request as the record sought does not exist and do so pursuant to Section 15(1)(a) of the Act. Section 15(1)(a) states that:

Refusal on administrative grounds to grant FOI requests

15(1) A head to whom an FOI request is made may refuse to grant the request where-

(a) the record concerned does not exist or cannot be found after all reasonable steps to ascertain its whereabouts have been taken,

Part 3 - Refused

On foot of your request, I contacted the relevant business unit within the LDA to identify records held which were within the scope of your request; *All correspondence between John Coleman, chief executive of LDA, and Deirdre Gillane, advisor to Taoiseach Micheál Martin, dated between 25/01/25 and 01/06/25.*

In this regard, I am to advise you that no such records have been identified as sought by you.

Therefore, I must refuse your request as the record sought does not exist and do so pursuant to Section 15(1)(a) of the Act. Section 15(1)(a) states that:

Refusal on administrative grounds to grant FOI requests

15(1) A head to whom an FOI request is made may refuse to grant the request where-

(a) the record concerned does not exist or cannot be found after all reasonable steps to ascertain its whereabouts have been taken,

Part 4 - Refused

On foot of your request, I contacted the relevant business unit within the LDA to identify records held which were within the scope of your request; *All correspondence between Cormac O'Rourke, board chair of LDA, and Deirdre Gillane, advisor to Taoiseach Micheál Martin, dated between 25/01/25 and 01/06/25.*

In this regard, I am to advise that a record has been refused in full under Sections 29 and 36(1)(c) of the Act. This refusal is detailed in the Schedule of Records in **Appendix 1**.

Section 29 of the Freedom of Information Act 2014 refers as follows:

Deliberations of FOI bodies

29(1) A head may refuse to grant an FOI request-

(a) if the record concerned contains matter relating to the deliberative processes of an FOI body (including opinions, advice, recommendations, and the results of consultations, considered by the body, the head of the body, or a member of the body or of the staff of the body for the purpose of those processes), and

(b) the granting of the request would, in the opinion of the head, be contrary to the public interest, and, without prejudice to the generality of paragraph (b), the head shall, in determining whether to grant or refuse to grant the request, consider whether the grant thereof would be contrary to the public interest by reason of the fact that the requester concerned would thereby become aware of a significant decision that the body proposes to make.

Public Interest Test

As per section 29 of the FOI Act, I have considered the public interest issues which arise in this case and have taken account of the following factors in favour of release:

- Ensuring openness and transparency of organisational functions to the greatest possible extent.
- The public interest in members of the public exercising their rights under the FOI Act.
- Ensuring fairness of procedures and that decisions are fair and equitable and evenly applied.

In considering the public interest factors which favour withholding the records I have taken account of the following:

- Allowing a public body to make its decisions without undue intrusion into the process.
- The public interest is not best served by releasing these records.
- That these records contain references to an ongoing process between the LDA, and another public body.
- Premature release could negatively affect future decision-making processes.
- Premature release could contaminate the decision-making process.

A public interest test was carried out when considering the release of the records but, having balanced the factors both for and against the release, I have, on balance, decided that the public interest in preserving the integrity of the negotiation process would be better served by withholding the relevant parts of these records. Certain information within these records is part of an ongoing deliberative process between the LDA and another public body and as such will form an integral part of any outcome that is yet to be decided upon.

I find that Section 36(1)(c) of the Freedom of Information Act 2014 also applies to this record, this section of the Act refers as follows:

Commercially Sensitive Information

36. (1) Subject to subsection (2), a head shall refuse to grant an FOI request if the record concerned contains

(c) information whose disclosure could prejudice the conduct or outcome of contractual or other negotiations of the person to whom the information relates.,

Therefore, I am refusing the record under the provisions of section 36(1)(c) as they contain commercially sensitive information concerning contractual negotiations.

Public Interest Test

There is a Public Interest Test associated with section 36 of the FOI Act whereby my decision must be made having fully considered the harm and public interest relevant to this request.



I have considered the public interest issues which arise in this case and have taken account of the following factors in favour of release:

- Ensuring openness and transparency of organisational functions to the greatest possible extent.
- The public interest in members of the public exercising their rights under the FOI Act.
- Ensuring fairness of procedures and that decisions are fair and equitable and evenly applied.

In considering the public interest factors which favour withholding the records I have taken account of the following:

- Allowing public bodies to carry out contractual negotiations without undue intrusion into the process.
- The public interest is not best served by releasing this record.
- That these records contain references to an ongoing process between the LDA, and another public body.
- Premature release could negatively affect future decision-making processes.
- Premature release could contaminate the decision-making process.

Having balanced the public interest factors both for and against the release, I decided that the public interest in preserving the information and the reasonable expectation that information can be maintained in a confidential manner by the LDA outweighs the public interest which would be served were the detail released to you.

Part 5 - Refused

On foot of your request, I contacted the relevant business unit within the LDA to identify records held which were within the scope of your request; *All correspondence between John Coleman, chief executive of LDA, and Taoiseach Micheál Martin, dated between 25/01/25 and 01/06/25.*

In this regard, I am to advise you that no such records have been identified as sought by you.

Therefore, I must refuse your request as the record sought does not exist and do so pursuant to Section 15(1)(a) of the Act. Section 15(1)(a) states that:

Refusal on administrative grounds to grant FOI requests

15(1) *A head to whom an FOI request is made may refuse to grant the request where-*
(a) the record concerned does not exist or cannot be found after all reasonable steps to ascertain its whereabouts have been taken,

Part 6 - Refused

On foot of your request, I contacted the relevant business unit within the LDA to identify records held which were within the scope of your request; *All correspondence between Cormac O'Rourke, board chair of LDA, and Taoiseach Micheál Martin, dated between 25/01/25 and 01/06/25.*

In this regard, I am to advise you that no such records have been identified as sought by you.

Therefore, I must refuse your request as the record sought does not exist and do so pursuant to Section 15(1)(a) of the Act. Section 15(1)(a) states that:

Refusal on administrative grounds to grant FOI requests

15(1) *A head to whom an FOI request is made may refuse to grant the request where-*

(a) the record concerned does not exist or cannot be found after all reasonable steps to ascertain its whereabouts have been taken,

2. Right of Appeal

In the event that you are unhappy with this decision you may appeal against it. If you need to make such an appeal, you can do so by writing to the Freedom of Information Unit, Land Development Agency, Ashford House, Tara Street, Dublin 2 or by e-mail to foi@lda.ie.

Please note that a fee applies. This fee has been set at €30 (€10 for a Medical Card holder). Payment should be made by way of bank draft, money order, postal order or personal cheque, and made payable to Head of Finance, Land Development Agency, Ashford House, Tara Street, Dublin 2.

Payment can be made by electronic means, using the following details:

The Land Development Agency DAC

IE61AIBK93101264101092

BIC: AIBKIE2D

You must ensure that your FOI reference number (**FOI 202506**) is included in the payment details.

You should make your appeal within 4 weeks of the date of this notification, where a day is defined as a working day excluding the weekend and public holidays. However, the making of a late appeal may be permitted in appropriate circumstances. The appeal will involve a complete reconsideration of the matter by a more senior member of the staff of this body.

Please be advised that the Land Development Agency replies under Freedom of Information may be released into the public domain via our website at lda.ie.

Personal details in respect of your request have, where applicable, been removed to protect confidentiality.

Should you have any questions or concerns regarding the above, please contact me by telephone on (01) 9103400.

Yours sincerely,



Chris Lowe
Compliance & Safety Officer

Requester name:				Request Re:202506	
Page number	Description of document	Deletions	Relevant section of FOI Act	Reasons for deletion	Decision Maker's decision
Part 1					
1 page	Part 1 Record 1 – Email dated 17.2.2025 forwarding letter from Minister Browne	Telephone numbers and email addresses redacted to protect IT security	37	Personal Information	Part-Grant
2 pages	Part 1 Record 2 – Letter from Minister Browne attachment to record 1	Commercially Sensitive Information	36(1)(a) and (b)	Commercially Sensitive Information	Part-Grant
1 page	Part 1 Record 3 – Email 4/03/2025 forwarding letter from Minister Browne	Telephone numbers and email addresses redacted to protect IT security	37	Personal Information	Part-Grant
2 pages	Part 1 Record 4 – Letter from Minister Browne attachment to record 3	Deliberations of FOI bodies	29	Deliberations of FOI bodies	Part-Grant
1 page	Part 1 Record 5 – Email 17/02/2025 forwarding letter from Minister Browne	Telephone numbers and email addresses redacted to protect IT security	37	Personal Information	Part-Grant
1 page	Part 1 Record 6 – Letter from Minister Browne attachment to record 5	NA	NA	NA	Grant



1 page	Part 1 Record 7 – Email 30/05/2025 forwarding letter from Minister Browne to Minister Donohoe (CEO LDA is cc'd)	Email addresses redacted to protect IT security	37	Personal Information	Part-Grant
1 page	Part 1 Record 8 – letter from Minister Browne to Minister Donohoe attachment to record 7	Commercially Sensitive Information	36(1)(b)	Commercially Sensitive Information	Part-Grant
1 page	Part 1 Record 9 – Email 30/05/2025 forwarding letter from Minister Browne to Minister Chambers (CEO LDA is cc'd)	Email addresses redacted to protect IT security	37	Personal Information	Part-Grant
1 page	Part 1 Record 10 – letter from Minister Browne to Minister Chambers attachment to record 9	Commercially Sensitive Information	36(1)(b)	Commercially Sensitive Information	Part-Grant
1 page	Part 1 Record 11 – Email 30/05/2025 forwarding letter from Minister Browne to CEO LDA	Email addresses redacted to protect IT security	37	Personal Information	Part-Grant
2 pages	Part 1 Record 12 – letter from Minister Browne to CEO LDA	Commercially Sensitive Information	36(1)(b)	Commercially Sensitive Information	Part-Grant
1 page	Part 1 Record 13 – letter dated 20/02/2025 from Minister Browne to CEO LDA	NA	NA	NA	Grant
Part 4					
2 pages	Part 4 Record 1 Email thread Between Cormac O'Rourke and Deirdre Gillane dated 03/03/2025 – 04/03/2025	Deliberations of FOI bodies Commercially Sensitive Information	29 36(1)(c)	Deliberations of FOI bodies Commercially Sensitive Information	Refused
		Total number of pages			18
		Total number of pages for full release			3
		Total number of pages for partial release			13
		Total number of pages being withheld			2

Part A Record 1

From: Siobhan NicThighearnain (Housing)
<[REDACTED]>
Sent: Monday 17 February 2025 22:45
To: John Coleman
Cc: Adrienne Vuotto; Housing Private Secretary
Subject: Letter from Minister Browne - LDA's disposal of 12 homes to Fingal County Council.
Attachments: HLG 00701-24 - Letter to Mr. John Coleman, CEO LDA.pdf

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.

Dear John,

I attach for your attention correspondence from Minister James Browne concerning the disposal of 12 homes at Wilkinson's Brook, Hollystown, Dublin 15 to Fingal County Council.

I'd be very grateful if you could acknowledge receipt of this email and attachment.

A hard copy of the letter will issue to you in the post.

Kind regards,

Siobhán

Siobhán NIC THIGHEARNÁIN

Programme Manager to Minister James Browne

Room 1.56
An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht
Department of Housing, Local Government and Heritage

Seomra 1.56
Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T + [REDACTED]
M + [REDACTED]
Email [REDACTED]
www.tithiocht.gov.ie
www.housing.gov.ie

Sign up to the Housing for All E-zine Newsletter here:
<https://subscribepage.io/housingforallezine>

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



17th February 2025

John Coleman,
Chief Executive Officer,
Land Development Agency,
Ashford House,
Tara Street,
Dublin 2,
D02 VX67

Dear Mr. Coleman,

I note the Land Development Agency's request under section 57 of the Land Development Agency Act to dispose of 12 homes at Wilkinson's Brook, Hollystown to Fingal County Council.

Following consultation with the Minister for Public Expenditure, NDP Delivery and Reform (MPENDR), I consent to the disposal of these houses to Fingal County Council for a total price of [REDACTED]. These homes will form a valuable addition to Fingal County Council's housing stock.

As part of this consultation, MPENDR wished to note that;

"The Minister for Public Expenditure acknowledges that Fingal Council have the second highest social housing need within the State and that any new social housing dwellings will reduce this pressure."



While the unit costs are within the recently revised DHLGH guidelines, they are on the upper bound [REDACTED]

[REDACTED]

Size is a key cost driver, and the data shows that these social housing units are large with some 40 square meters above minimum unit sizes for a 4-bed unit. This differential is almost equivalent to a one-bed apartment unit.

It is important that the LDA consider the size of units when entering into any future agreements, given how impactful size is to unit costs and value for money."

I note the points raised by the Minister and would ask that the Agency endeavor to ensure that value for money is a key consideration in future acquisitions and developments.

The disposal of these units will, however, offer families an important opportunity for secure housing in modern, well insulated homes at the heart of a thriving community and offers an example of the potential impact of the Agency for towns and cities all over Ireland.

Yours sincerely,


James Browne, TD,

Minister for Housing, Local Government & Heritage

Part A Record 3

From: Siobhan NicThighearnain (Housing)
<[REDACTED]>
Sent: Tuesday 4 March 2025 16:53
To: John Coleman
Cc: Adrienne Vuotto
Subject: Letter from Minister Browne - Brennanstown, Cabinteely and Woodbrook, Shankill
Attachments: HLG 00067-25 - Letter to Mr. John Coleman, CEO LDA.pdf

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.

Dear John,

I attach for your attention correspondence from Minister James Browne concerning Brennanstown, Cabinteely and Woodbrook, Shankill.

I'd be very grateful if you could acknowledge receipt of this email and attachment.

A hard copy of the letter will issue to you in the post.

Kind regards,

Siobhán

Siobhán NIC THIGHEARNÁIN

Programme Manager to Minister James Browne

Room 1.56
An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht
Department of Housing, Local Government and Heritage

Seomra 1.56
Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T + [REDACTED]

M + [REDACTED]

Email [REDACTED]

www.tithiocht.gov.ie

www.housing.gov.ie

Sign up to the Housing for All E-zine Newsletter here:

<https://subscribepage.io/housingforallezine>

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



4 - March 2025

John Coleman,
Chief Executive Officer,
Land Development Agency,
Ashford House,
Tara Street,
Dublin 2.
D02 VX67

Dear Mr. Coleman,

I am writing in relation to the requests for Ministerial Consent to enter into capital commitments related to the development of projects at Brennanstown, Cabinteely and Woodbrook, Shankill.

As provided for by Section 32 of the Land Development Agency Act 2021, and following a review of the project by NewERA, I consent to the Agency entering into capital commitments for the development of projects at Brennanstown, Cabinteely and Woodbrook, Shankill.

In the context of the LDA's pipeline of further projects and the progress made by the LDA to date, I note the commitment made in the Programme for Government, *Securing Ireland's Future*, to streamline the LDA's Capital Consents process. This reflects my intention to ensure the LDA is fully empowered to continue its work in developing housing.



I look forward to working with the LDA as a major provider of affordable homes in communities across Ireland and to seeing these projects create sustainable and integrated communities that will contribute to the realization of the National Planning Framework.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Browne'.

**James Browne, TD,
Minister for Housing, Local Government & Heritage**

Part A Record 5

From: Siobhan NicThighearnain (Housing)
<[REDACTED]>
Sent: Monday 17 February 2025 23:34
To: John Coleman
Cc: Adrienne Vuotto; Housing Private Secretary; Niamh Kavanagh (PER)
Subject: Letter from Minister Browne - Marina Quarter, Cork
Attachments: HLG 00021-25 - Letter to Mr. John Coleman, CEO LDA.pdf

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.

Dear John,

I attach for your attention correspondence from Minister James Browne concerning Marina Quarter, Cork.

I'd be very grateful if you could acknowledge receipt of this email and attachment.

A hard copy of the letter will issue to you in the post.

Kind regards,

Siobhán

Siobhán NIC THIGHEARNÁIN

Programme Manager to Minister James Browne

Room 1.56
An Roinn Tithíochta, Rialtais Áitiúil agus Oidhreacht
Department of Housing, Local Government and Heritage

Seomra 1.56
Teach an Chustaim, Baile Átha Cliath 1, D01 W6X0
Custom House, Dublin 1, D01 W6X0

T + [REDACTED]
M + [REDACTED]
Email [REDACTED]
www.tithiocht.gov.ie
www.housing.gov.ie

Sign up to the Housing for All E-zine Newsletter here:
<https://subscribe.page.io/housingforallezine>

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



17 February 2025

John Coleman,
CEO,
Land Development Agency,
Ashford House,
Dublin 2.
D02 VX67

Dear Mr. Coleman,

Thanks you for your requests for Ministerial consent of 3 and 11 December. I note with interest the exciting portfolio of developments that the Agency have brought to an advanced stage and now require Ministerial consent.

As provided for by Section 32 of the Land Development Agency Act 2021 and following the provision of further detail by the Agency, I consent to the Agency entering into capital commitments for the Marina Quarter, Cork.

I would once again like to thank you and your staff for all your hard work building the LDA as a major provider of affordable homes in communities across Ireland and look forward to seeing the projects consented to in this letter contribute to your good work in this area.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'James Browne'.

**James Browne, TD,
Minister for Housing, Local Government & Heritage**

Cc: Jack Chambers, TD,
Minister for Public Expenditure, NDP Delivery and Reform

Oifig an Aire Tithíochta,
Rialtais Áitiúil agus Oidhreacht
Office of the Minister for Housing,
Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath, D01 W6X0
Custom House, Dublin, D01 W6X0
T +353 1 888 2403 | minister@housing.gov.ie
www.gov.ie/housing

Part A Record 7

From: Jack Savage (Housing) <[REDACTED]>
Sent: Friday 30 May 2025 19:09
To: Niamh Murtagh (DFIN)
Cc: Niamh Kavanagh (PER); John Coleman
Subject: FW: Letter from Minister Browne
Attachments: 30052025 Letter to Minister Donohoe.pdf

You don't often get email from [REDACTED]. [Learn why this is important](#)
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.

Dear Niamh,

Please find attached a letter from Minister Browne for the attention of Minister Donohoe. I would appreciate if you acknowledged receipt of same.

Kind regards,
Jack

Jack Savage
Private Secretary to Minister James Browne

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

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

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

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



29 May 2025

Mr. Paschal Donohoe T.D.
Minister for Finance,
Department of Finance,
Government Buildings,
Upper Merrion Street,
Dublin 2,
D02 R583

**Re: Request for Direction to the NTMA for Funding Allotment of [REDACTED]
Additional Shares in the Land Development Agency**

Dear Minister Donohoe,

Subject to the necessary consent from the Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation, I am writing to request that a direction be issued to the National Treasury Management Agency (**NTMA**) to provide funding for the issuance of [REDACTED] additional ordinary shares in the Land Development Agency (**LDA**). [REDACTED]

The requested funding is to be provided from the Ireland Strategic Investment Fund (**ISIF**) and will support the continued implementation of the LDA's public housing and strategic land development mandate.

If there are any further requirements or steps necessary to complete this direction, please do not hesitate to inform my office. I appreciate your cooperation and support in facilitating this important funding arrangement.

Yours sincerely,


James Browne T.D.
Minister for Housing, Local Government and Heritage

Cc. Mr. Jack Chambers, Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation
Cc. John Coleman, LDA Chief Executive

Part A record 9

From: Jack Savage (Housing) <[REDACTED]>
Sent: Friday 30 May 2025 19:08
To: Niamh Kavanagh (PER)
Cc: Niamh Murtagh (DFIN); John Coleman
Subject: Letter from Minister Browne
Attachments: 30052025 Letter to Minister Chambers.pdf

You don't often get email from [REDACTED]. [Learn why this is important](#)
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.

Dear Niamh,

Please find attached a letter from Minister Browne for the attention of Minister Chambers. I would appreciate if you acknowledged receipt of same.

Kind regards,
Jack

Jack Savage
Private Secretary to Minister James Browne

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

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

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

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



29 May 2025

Mr. Jack Chambers T.D.
Minister for Public Expenditure, Infrastructure, Public Service Reform and
Digitalisation,
Government Buildings,
Merrion St Upper,
Dublin 2,
D02 R583.

**Re: Consent for the Allotment of [REDACTED] Additional Shares in the Land
Development Agency**

Dear Minister Chambers,

I am writing to formally convey my consent, in accordance with section 25 of the Land
Development Agency Act 2021, for the issuance and allotment of [REDACTED]
[REDACTED]

To facilitate this issuance, I kindly request your confirmation of agreement to subscribe
to these additional shares. I will further request the Minister for Finance to issue a
direction to the National Treasury Management Agency (NTMA) to provide the
necessary funding from the Ireland Strategic Investment Fund (ISIF). As this direction
will require your consent, I would be grateful if you could confirm your agreement to
proceed with this process.

Please let me know if there are any additional requirements to complete this
arrangement. Thank you for your cooperation in advancing the objectives of the LDA
and supporting the delivery of the Land Development Agency's initiatives.
Please let me know if you require any further information.

Yours sincerely,

James Browne T.D.
Minister for Housing, Local Government and Heritage

Cc. Mr. Paschal Donohoe T.D. Minister for Finance
Cc. John Coleman, LDA Chief Executive

Oifig an Aire Tithíochta,
Rialtais Áitiúil agus Oidhreachta
Office of the Minister for Housing,
Local Government and Heritage

Teach an Chustaim, Baile Átha Cliath, D01 W6X0
Custom House, Dublin, D01 W6X0
T +353 1 888 2403 | minister@housing.gov.ie
www.gov.ie/housing

Part A Record 11

From: Jack Savage (Housing) <[REDACTED]>
Sent: Friday 30 May 2025 19:11
To: John Coleman
Cc: Niamh Murtagh (DFIN); Niamh Kavanagh (PER)
Subject: Letter from Minister Browne
Attachments: 30052025 Letter to Mr. J Coleman.pdf

You don't often get email from [REDACTED]. [Learn why this is important](#)
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.

Dear Mr. Coleman,

Please find attached a letter from Minister Browne for your attention. I would appreciate if you acknowledged receipt of same.

Kind regards,
Jack

Jack Savage
Private Secretary to Minister James Browne

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

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

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

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



29 May 2025

Mr. John Coleman,
CEO,
Land Development Agency,
2nd Floor Ashford House,
Tara Street,
Dublin 2.
D02 VX67

Re: Request for additional capitalisation from the Ireland Strategic Investment Fund ("ISIF")

Dear John,

I acknowledge receipt of your letter dated 1 May 2025, regarding the request for formal consent to issue [REDACTED] additional shares in The Land Development Agency (LDA), [REDACTED]

I confirm my consent, in accordance with section 25 of the Land Development Agency Act 2021, for the issuance of these shares.

To facilitate the financial arrangements for the issuance, I will notify the Minister of Public Expenditure, Infrastructure, Public Service Reform and Digitalisation of my consent and seek their agreement to subscribe to the additional shares and for their consent for the Minister for Finance to issue the below direction.

A letter will also issue to the Minister for Finance requesting that he direct the National Treasury Management Agency ("NTMA"), pursuant to section 42B(1)(d) of the National Treasury Management Agency (Amendment) Act 2014, to release funding from ISIF to the LDA.

The aforementioned direction will issue on confirmation of agreement by MinPEIPSRD to the share subscription and direction.



The subscription price will be paid to the LDA by the NTMA from ISIF on receipt of the direction from the Minister for Finance.

Officials in my Department are available to discuss any of the detail set out above.

Yours sincerely,



**James Browne, TD,
Minister for Housing, Local Government and Heritage.**

Cc. Jack Chambers, TD, Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation

Cc. John Coleman, LDA Chief Executive

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



20 / February 2025

John Coleman,
Chief Executive Officer,
Land Development Agency,
Ashford House,
Tara Street,
Dublin 2,
D02 VX67

Dear Mr. Coleman,

Thank you for your request for Ministerial Consent to enter into capital commitments related to the redevelopment of St. Teresa's Gardens. This project represents an exciting step forward in the regeneration of the Dublin 8 area and in the development of affordable, cost rental accommodation in the heart of Dublin city.

As provided for by Section 32 of the Land Development Agency Act 2021, and following a review of the project by NewERA, I consent to the Land Development Agency entering into capital commitments for the development of the former St. Teresa's Garden Site, Dublin 8.

I would once again like to thank you and your staff for all your hard work building the LDA as a major provider of affordable homes in communities across Ireland and look forward to seeing this project create a sustainable and integrated community that will complement the surrounding neighborhoods and contribute to the realization of the National Planning Framework.

Yours sincerely,

James Browne, TD,
Minister for Housing, Local Government & Heritage