

17/12/2025

**Re: Freedom of Information Request 202522 – Request Part Granted**

Dear

I refer to your request dated the 18<sup>th</sup> of November 2025 and received on the 19<sup>th</sup> of November 2025 which you have made under the Freedom of Information Act 2014 for records held by this FOI body. Your request sought:

*- “a copy of any correspondence between the LDA and Dublin City Council with regard to the payment of derelict site levies for properties at 1-3 Thomas Court. This request to cover the period during which the property has been in the possession of the LDA.”*

I wish to inform you that I have decided to **part-grant** your request on the 17<sup>th</sup> of December 2025.

The purpose of this letter is to explain that decision.

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

On receipt your request was forwarded to the relevant sections within the LDA to identify records held which were within the scope of your request.

The records requested are attached to this decision letter for your information.

A number of redactions have also been applied to the attached records under Section 32 of the Act. These redactions are detailed in the Schedule of Records in **Appendix 1**.

While examining these records I have noted they contain the email addresses and mobile phone numbers of Agency employees. These are redacted under section 32 of the FOI Act to protect the IT security of the Agency. As we do not know the security arrangements of other public bodies we extend these redactions to these as well. The bank details of a public body were also included in the records and these have also been redacted under the same exemption to prevent the potential commission of a crime.

Section 32(1)(c) states that:

## **Law Enforcement and Public Safety**

*32. (1) A head may refuse to grant an FOI request if access to the record concerned could, in the opinion of the head, reasonably be expected to—*

*(c) facilitate the commission of an offence.*

## **Public Interest Test**

There is a Public Interest Test associated with section 32 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, 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 reaching my decision I must balance this public interest against those factors favouring the non-release of this information. I considered the following:

- The public interest in protecting public bodies from the commission of crime.
- That release of a public bodies bank account details would make that public body vulnerable to a crime.
- That the release of an LDA official's email address and phone number would compromise the Information Security infrastructure of the Agency.
- That the release of a person's signature could be used for impersonation.
- That there have been a number of attempted cyberattacks on the LDA to date.
- That the disclosure of the names of LDA personnel is sufficient for the purposes of transparency and accountability.

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 information would be better served by withholding the relevant parts of these records.

## 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, 4<sup>th</sup> Floor, Ashford House, Tara Street, Dublin 2 or by e-mail to [foi@lda.ie](mailto: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, 4<sup>th</sup> Floor, 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 202522**) 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](http://lda.ie).

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

Should you wish to discuss the above, please contact me by telephone at 086 0687853 or by email at [foi@lda.ie](mailto:foi@lda.ie).

Yours sincerely,



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**Chris Lowe**  
Compliance Officer





An Ghníomhaireacht um Fhorbairt Talún The Land Development Agency	<b>Total number of pages for partial release</b>	26
	<b>Total number of pages being withheld</b>	0

**Aoife Burgess**

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**From:** Arlene van Bosch  
**Sent:** Thursday 5 January 2023 17:05  
**To:** Ciara Slattery; Emer O'Callaghan  
**Subject:** FW: 1-3 Thomas Court - Derelict Site Register

Hi Ciara and Emer

I wanted to follow up on the below, DCC Derelict sites have responded advising that 1-3 Thomas Court must remain on the derelict sites register. I wanted to make you aware of this. They have also not responded to our offer to present the masterplan to them.

We will need to revisit our discussion around demolition and the justification of this so that we can make a decision ASAP.

Perhaps we can pick up on Monday at the end of our catch up Ciara?

Many Thanks

Arlene



**Arlene van Bosch**  
Senior Development Manager  
**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
T: +353.1.9103400 | M: + [REDACTED] | [REDACTED] | [www.lda.ie](http://www.lda.ie)

**From:** Derelict Sites <derelictsites@dublincity.ie>  
**Sent:** Thursday 5 January 2023 16:45  
**To:** Arlene van Bosch [REDACTED]  
**Cc:** Derelict Sites <derelictsites@dublincity.ie>  
**Subject:** 1-3 Thomas Court - Derelict Site Register

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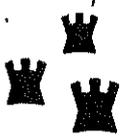
Hi Arlene,

My line manager (Nial Dully) has confirmed that the advice he has received from our Law Agent is that lands owned by the Digital Hub Development Agency or the Land Development Agency are not state owned lands, as they are separate entities.

As this is the case, Nial has confirmed that the Derelict Sites levy will continue to be chargeable while the site remains derelict.

Regards,

Eoin.



Record 2  
Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

An Roinn Pleanála & Forbairt Maoinne,  
Bloc 4, Urlár 3,  
Oifigí na Cathrach,  
An Ché Adhmaid,  
Baile Átha Cliath 8.

Planning & Property Development Department,  
Block 4, Floor 3,  
Civic Offices,  
Wood Quay,  
Dublin 8.

Idirlíne: [www.dublincity.ie](http://www.dublincity.ie)

WebSite: [www.dublincity.ie](http://www.dublincity.ie)

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**Derelict Sites Section,  
Block 4, Floor 2.**  
[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)

Our Ref: DS1121a

Land Development Agency,  
2<sup>nd</sup> Floor,  
Ashford House,  
Tara Street,  
Dublin 2,  
D02 VX67.

10<sup>th</sup> February, 2023.

**Re: Derelict Sites Act 1990  
Derelict Sites Levy  
Site at 1-3 Thomas Court, Dublin 8.**

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Dear Sirs,

The above site was entered on the Derelict Sites Register on 28<sup>th</sup> November, 2018. Its market value was determined to be €600,000 thereby attracting a levy of €42,000 per annum. You are hereby requested to pay the sum of €42,000 for 2023. Interest will start to accumulate on 11<sup>th</sup> April, 2023, at a rate of 1.25% per month or part of a month during which this levy amount remains unpaid.

Furthermore, as the levy for the year 2022 remains unpaid an additional amount of €46,725 (including interest) is due.

Therefore a total amount of **€88,725** is outstanding.

If you wish to pay by Electronic Fund Transfer please contact our office at (01) 222 3381 or [derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie). Alternatively, please forward a cheque, made payable to Dublin City Council, for the above amount to Derelict Sites Section, Dublin City Council, Block 4, Floor 2, Civic Offices, Wood Quay, Dublin 8.

(In this regard, your attention is drawn to the following Sections of the Derelict Sites Act, 1990:

"Section 23(5) The derelict sites levy shall be payable on a demand being made by the local authority in that behalf: and in default of being paid within two months after becoming payable, shall be recoverable as a simple contract debt in any court of competent jurisdiction.

Over/....

Ceannoifig, Oifigí na Cathrach, An Ché Adhmaid, Bhaile Átha Cliath 8, Éire  
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222 W [www.dublincity.ie](http://www.dublincity.ie)



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

- 2 -

- Section 23(8) Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the local authority concerned simple interest, without deduction of income tax, on the amount, calculated at the rate of 1.25 per cent, for each month or part of a month of the period and such interest shall be due and payable two weeks after the date on which the local authority concerned by notice served on the person concerned, requires payment of the interest.
- Section 23(10) A local authority may charge and levy the derelict sites levy in respect of urban land notwithstanding that an appeal to the Tribunal is pending in relation to the market value of that urban land.
- Section 24(1) Where a derelict sites levy for a local financial year, or any portion of it, is due and owing, the amount of the levy and the interest due and payable thereon shall, on the date on which it becomes so due and payable, become and shall remain until payment thereof, a charge on the relevant urban land.")

Yours faithfully,



Fiona Devlin  
Staff Officer  
For Executive Manager

**Aoife Burgess**

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**From:** Ciara Slattery  
**Sent:** Wednesday 15 February 2023 14:59  
**To:** Derelict Sites  
**Cc:** Elaine Parker; Eoin Lawlor  
**Subject:** RE: 1-3 Thomas Court - Derelict Site Register

Hi Fiona,

That's great, many thanks for letting me know.

Regards,



**Ciara Slattery**  
Town Planner  
**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
T: +353.1.9103400 | M: [REDACTED] | [www.lda.ie](http://www.lda.ie)

**From:** Derelict Sites  
**Sent:** Wednesday, February 15, 2023 1:57 PM  
**To:** Ciara Slattery  
**Cc:** Elaine Parker ; Eoin Lawlor  
**Subject:** 1-3 Thomas Court - Derelict Site Register

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Dear Ms. Slattery,

My colleague Eoin Lawlor is dealing with this case. He is on leave until tomorrow afternoon. I will discuss this case with both him and our Manager and we will get back to you as soon as possible.

Regards,

Fiona Devlin  
Derelict Sites Section  
Dublin City Council

**From:** Clara Slattery [REDACTED]  
**Sent:** 14 February 2023 12:41  
**To:** Derelict Sites <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Cc:** Arlene van Bosch [REDACTED]  
**Subject:** FW: 1-3 Thomas Court - Derelict Site Register

Good Afternoon,

I am writing to you further to the below and to the attached correspondence as received on 13<sup>th</sup> February 2023.

1 – 3 Thomas Court forms part of the Digital Hub Masterplan area for which the LDA has prepared a masterplan which is due to be finalised in March 2023. The Draft Masterplan was published in October 2022 and a significant public consultation exercise has been undertaken. All information is available at [www.peartreecrossing.ie](http://www.peartreecrossing.ie)

We are pursuing a number of avenues to activate the wider site, in addition to progressing a Phase One planning application for a residential led first phase of development.

A key next step for us is to examine the future use of 1 – 3 Thomas Court given that the demolition of same is the most likely outcome due to the very poor condition of the structure. The LDA has been liaising with the Dangerous Buildings section in this regard and whilst works have been undertaken to stabilise the façade, full demolition of the structure will be necessary, and this is reflected in the masterplan as prepared.

Given the above context, and the need to pursue the best overall outcome in line with the remit of the LDA to deliver affordable housing, we are requesting to meet with you to discuss this issue. I note that there is provision for the payment of a bond in lieu of the levy where development is due to be carried out within the next five years and this may be an option also.

I would also suggest that a representative from the Dangerous Buildings Section might join as they are familiar with the condition of the structure.

I look forward to hearing from you.

Regards,

Ciara Slattery MIPI  
Town Planner

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



**From:** Derelict Sites <derelictsites@dublincity.ie>  
**Sent:** Thursday 5 January 2023 16:45  
**To:** Arlene van Bosch [REDACTED] >  
**Cc:** Derelict Sites <derelictsites@dublincity.ie>  
**Subject:** 1-3 Thomas Court - Derelict Site Register

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Hi Arlene,

My line manager (Nial Dully) has confirmed that the advice he has received from our Law Agent is that lands owned by the Digital Hub Development Agency or the Land Development Agency are not state owned lands, as they are separate entities.

As this is the case, Nial has confirmed that the Derelict Sites levy will continue to be chargeable while the site remains derelict.

Regards,

Eoin.

**From:** Arlene van Bosch <[REDACTED]>  
**Sent:** Wednesday 4 January 2023 14:57  
**To:** Derelict Sites <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Subject:** FW: 1-3 Thomas Court - Derelict Site Register

Dear Eoin

I am following up on the below as Felix Finke is out of the office until mid January.

Are you able to revert with your thoughts following Felix's email below dated Friday 9 December 2022 16:32?

Many Thanks, I look forward to hearing from you

Kind Regards

Arlene



**Arlene van Bosch**  
Senior Development Manager  
**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
T: +353.1.9103400 | M: +[REDACTED] | [REDACTED] | [www.lda.ie](http://www.lda.ie)

**From:** Felix Finke  
**Sent:** Wednesday 21 December 2022 13:49  
**To:** Derelict Sites <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Subject:** FW: 1-3 Thomas Court - Derelict Site Register

Hi Eoin,

Just following up on the below. Has there been progress made reviewing this by your colleague?

Regards,



**Felix Finke**  
Development Manager  
**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
T: +353.1.9103400 | M: +[REDACTED] | [REDACTED] | [www.lda.ie](http://www.lda.ie)

**From:** Felix Finke  
**Sent:** Tuesday 13 December 2022 11:14  
**To:** 'Derelict Sites' <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Subject:** RE: 1-3 Thomas Court - Derelict Site Register

Thanks very much Eoin. I look forward to hearing from you.

Regards,  
Felix

Felix Finke  
Development Manager | Property

**Land Development Agency**

2<sup>nd</sup> Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67

Mob: [REDACTED] | Email: [REDACTED] | Web: lda.ie



**From:** Derelict Sites <derelictsites@dublincity.ie>

**Sent:** Monday 12 December 2022 14:05

**To:** Felix Finke [REDACTED]>

**Subject:** 1-3 Thomas Court - Derelict Site Register

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Thanks Felix,

I will forward your Email to my line manager (Nial Dully) for his information and consideration.

Regards,

Eoin.

**From:** Felix Finke [REDACTED]>

**Sent:** Friday 9 December 2022 16:32

**To:** Derelict Sites <derelictsites@dublincity.ie>

**Cc:** Fiona Devlin [REDACTED]

**Subject:** RE: 1-3 Thomas Court - Derelict Site Register

Hi Eoin,

Thanks for your response. I have set out my understanding as to why the LDA is a state authority below.

As per Part 3 of the LDA Act, section 25 (*set out below*), the Minister for Housing and the Minister for Public Expenditure and Reform are the LDA's sole shareholders. Therefore, as the LDA's sole shareholders are members of the Government, in my view the LDA is a state authority as defined in the Derelict Sites Act.

**PART 3 of LDA Act**

Funding of Agency

Share capital of Agency

25. (1) The Minister and the Minister for Public Expenditure and Reform shall subscribe to the constitution of the Agency.

(2) The Agency shall on being formed and registered in accordance with section 12 allot and issue to—

(a) the Minister, shares with a total nominal value of €1,000,000, and

(b) the Minister for Public Expenditure and Reform, shares with a total nominal value of €99,000,000.

(3) The Agency may, from time to time, with the prior consent of the Minister, allot and issue to the Minister for Public Expenditure and Reform such number of shares as may be agreed upon, and are subscribed for, by that Minister of the Government.

(4) The whole of the issued share capital of the Agency shall be held by the Minister and the Minister for Public Expenditure and Reform.

(5) In this section, "issue", in relation to a share in the Agency, means the entry of the name of the person to whom the share is allotted in the register of members of the Agency.

Also found here → <https://www.irishstatutebook.ie/eli/2021/act/26/section/25/enacted/en/html#sec25>

I look forward to hearing from you on the above. Separately The LDA would also be happy to present, to DCC Derelict Sites, on the masterplan and subsequent planning applications that are being prepared by LDA, OPW and DCC (<https://peartreecrossing.ie/>)

Regards,  
Felix

**Felix Finke**  
**Development Manager | Property**

**Land Development Agency**  
2<sup>nd</sup> Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67  
Mob: + [REDACTED] | Email: [REDACTED] | Web: [lda.ie](http://lda.ie)



**From:** Derelict Sites <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Sent:** Friday 2 December 2022 10:39  
**To:** Felix Finke [REDACTED]  
**Cc:** Fiona Devlin <[REDACTED]>  
**Subject:** 1-3 Thomas Court - Derelict Site Register

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Hi Felix,

I refer to your recent Emails regarding the above site. There seems to be some confusion about the status of this land which, hopefully, I can clarify for you.

Firstly, this site was entered on the Derelict Sites Register on the 28<sup>th</sup> November 2018 and has remained entered on the Register continuously since that date. In accordance with the provisions of the Derelict Sites Act 1990 the site will remain entered on the Register - regardless of current ownership - until it is no longer considered to be in a derelict condition.

Secondly, an annual derelict sites levy - set at 7% of market value since 2020 – applies to sites entered on the Derelict Sites Register. The levy specifically applies to “urban land” entered on The Register. Section 2 of the Derelict Sites Act 1990 includes the following definition of urban land:

*“urban land” means a derelict site in an urban area which has been entered on the register but does not include any occupied dwelling or land owned by a State authority or by the local authority in whose functional area the land is situate*

Having regard to this definition, can you clarify whether the Land Development Agency is a state authority or not and, if so, can you demonstrate same?

Regards,

Eoin.

Eoin Lawlor

Staff Officer  
Derelict Sites Section  
Dublin City Council

**From:** Felix Finke [REDACTED]  
**Sent:** Thursday 1 December 2022 09:25  
**To:** Derelict Sites <derelictsites@dublincity.ie>  
**Subject:** FW: 1-3 Thomas Court - Derelict Site Register  
**Importance:** High

Hi there,

I'm following up on the below email from 1 week ago. I would appreciate if someone could get in contact with me please.

Regards,  
Felix

**Felix Finke**  
Development Manager | Property

**Land Development Agency**  
2<sup>nd</sup> Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67  
Mob: +[REDACTED] | Email: [REDACTED] | Web: [lda.ie](http://lda.ie)



**From:** Felix Finke  
**Sent:** Thursday 24 November 2022 12:25  
**To:** 'derelictsites@dublincity.ie' <derelictsites@dublincity.ie>  
**Subject:** 1-3 Thomas Court - Derelict Site Register  
**Importance:** High

To whom it may concern,

Our planning team have recently noticed that a site The Land Development Agency purchased last year, which was on the derelict site register and where the outstanding fees were paid off on purchase, has been placed back on the register even though the LDA is currently progressing a Masterplan together with the Digital Hub Development Agency, DCC and OPW on Lands including and surrounding 1-3 Thomas Court to deliver affordable and social homes.

We have received no notice of the site being placed on the register and received no information in relation to fines that are being accrued in relation to same.

I would like to understand the background for the site being back on the register and the details in relation to the fines being accrued against the site.

If someone could please get in contact with me, that would be much appreciated.

Regards,  
Felix

Felix Finke  
Development Manager | Property

**Land Development Agency**

2<sup>nd</sup> Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67  
Mob: + [REDACTED] | Email: [REDACTED] | Web: [lda.ie](http://lda.ie)



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

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**Aoife Burgess**

---

**From:** Eoin Lawlor [REDACTED]  
**Sent:** Monday 27 February 2023 16:29  
**To:** Ciara Slattery  
**Cc:** Fiona Devlin  
**Subject:** 1-3 Thomas Court - Derelict Site Register

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Hi Ciara,

Fiona has passed this query on to me as it is one of the files that I am primarily dealing with.

I have spoken to my supervisor, Nial Dully, Administrative Officer, Derelict Sites Section about the matters raised in your Email.

Firstly, the people that you would need to meet regarding any proposed development are the Planners as neither the Derelict Sites Section nor the Dangerous Buildings Section have any influence over the planning process. The first step would be to Email [planning@dublincity.ie](mailto:planning@dublincity.ie) and ask for a pre-planning consultation.

If the proposal is for the provision of affordable housing you may also wish to consult with Michelle Robinson (Email: [REDACTED]) in our Housing Department.

With regard to the possible payment of a bond in lieu of the levy this is indeed provided for in the Derelict Sites Act 1990. However it would be up to you, as owners, to try to obtain the relevant bond and such bonds can often prove difficult to get in practice.

Regards,

Eoin.

Eoin Lawlor  
Staff Officer  
Derelict Sites Section

**From:** Ciara Slattery  
**Sent:** Monday 27 February 2023 14:26  
**To:** Derelict Sites  
**Cc:** Elaine Parker ; Eoin Lawlor  
**Subject:** RE: 1-3 Thomas Court - Derelict Site Register

Hi Fiona,

I just wanted to follow up with you regarding 1 – 3 Thomas Court. Did you have a chance to discuss this yet as we are keen to engage with you further on this.

Many thanks,



**Ciara Slattery**  
Town Planner  
**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
T: +353.1.9103400 | M: + [REDACTED] | [REDACTED]  
[www.lda.ie](http://www.lda.ie)

**From:** Derelict Sites <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Sent:** Wednesday, February 15, 2023 1:57 PM  
**To:** Ciara Slattery <[REDACTED]>  
**Cc:** Elaine Parker <[REDACTED]>; Eoin Lawlor <[REDACTED]>  
**Subject:** 1-3 Thomas Court - Derelict Site Register

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 Ms. Slattery,

My colleague Eoin Lawlor is dealing with this case. He is on leave until tomorrow afternoon. I will discuss this case with both him and our Manager and we will get back to you as soon as possible.

Regards,

Fiona Devlin  
Derelict Sites Section  
Dublin City Council

**From:** Ciara Slattery <[REDACTED]>  
**Sent:** 14 February 2023 12:41  
**To:** Derelict Sites <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Cc:** Arlene van Bosch <[REDACTED]>  
**Subject:** FW: 1-3 Thomas Court - Derelict Site Register

Good Afternoon,

I am writing to you further to the below and to the attached correspondence as received on 13<sup>th</sup> February 2023.

1 – 3 Thomas Court forms part of the Digital Hub Masterplan area for which the LDA has prepared a masterplan which is due to be finalised in March 2023. The Draft Masterplan was published in October 2022 and a significant public consultation exercise has been undertaken. All information is available at [www.peartreecrossing.ie](http://www.peartreecrossing.ie)

We are pursuing a number of avenues to activate the wider site, in addition to progressing a Phase One planning application for a residential led first phase of development.

A key next step for us is to examine the future use of 1 – 3 Thomas Court given that the demolition of same is the most likely outcome due to the very poor condition of the structure. The LDA has been liaising with the Dangerous Buildings section in this regard and whilst works have been undertaken to stabilise the façade, full demolition of the structure will be necessary, and this is reflected in the masterplan as prepared.

Given the above context, and the need to pursue the best overall outcome in line with the remit of the LDA to deliver affordable housing, we are requesting to meet with you to discuss this issue. I note that there is provision for the payment of a bond in lieu of the levy where development is due to be carried out within the next five years and this may be an option also.

I would also suggest that a representative from the Dangerous Buildings Section might join as they are familiar with the condition of the structure.

I look forward to hearing from you.

Regards,

Ciara Slattery MIPI  
Town Planner

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



**From:** Derelict Sites <derelictsites@dublincity.ie>  
**Sent:** Thursday 5 January 2023 16:45  
**To:** Arlene van Bosch [REDACTED]  
**Cc:** Derelict Sites <derelictsites@dublincity.ie>  
**Subject:** 1-3 Thomas Court - Derelict Site Register

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Hi Arlene,

My line manager (Nial Dully) has confirmed that the advice he has received from our Law Agent is that lands owned by the Digital Hub Development Agency or the Land Development Agency are not state owned lands, as they are separate entities.

As this is the case, Nial has confirmed that the Derelict Sites levy will continue to be chargeable while the site remains derelict.

Regards,

Eoin.

**From:** Arlene van Bosch [REDACTED]  
**Sent:** Wednesday 4 January 2023 14:57  
**To:** Derelict Sites <derelictsites@dublincity.ie>  
**Subject:** FW: 1-3 Thomas Court - Derelict Site Register

Dear Eoin

I am following up on the below as Felix Finke is out of the office until mid January.

Are you able to revert with your thoughts following Felix's email below dated Friday 9 December 2022 16:32?

Many Thanks, I look forward to hearing from you

Kind Regards

Arlene



**Arlene van Bosch**  
Senior Development Manager  
**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
T: +353.1.9103400 | M: [REDACTED] | [REDACTED] |  
[www.lda.ie](http://www.lda.ie)

**From:** Felix Finke  
**Sent:** Wednesday 21 December 2022 13:49  
**To:** Derelict Sites <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Subject:** FW: 1-3 Thomas Court - Derelict Site Register

Hi Eoin,

Just following up on the below. Has there been progress made reviewing this by your colleague?

Regards,



**Felix Finke**  
Development Manager  
**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
T: +353.1.9103400 | M: [REDACTED] | [REDACTED] |  
[www.lda.ie](http://www.lda.ie)

**From:** Felix Finke  
**Sent:** Tuesday 13 December 2022 11:14  
**To:** 'Derelict Sites' <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Subject:** RE: 1-3 Thomas Court - Derelict Site Register

Thanks very much Eoin. I look forward to hearing from you.

Regards,  
Felix

**Felix Finke**  
Development Manager | Property

**Land Development Agency**  
2<sup>nd</sup> Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67  
Mob: [REDACTED] | Email: [REDACTED] | Web: [lda.ie](http://lda.ie)



**From:** Derelict Sites <derelictsites@dublincity.ie>  
**Sent:** Monday 12 December 2022 14:05  
**To:** Felix Finke [REDACTED] >  
**Subject:** 1-3 Thomas Court - Derelict Site Register

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.

Thanks Felix,

I will forward your Email to my line manager (Nial Dully) for his information and consideration.

Regards,

Eoin.

**From:** Felix Finke <[REDACTED]>  
**Sent:** Friday 9 December 2022 16:32  
**To:** Derelict Sites <derelictsites@dublincity.ie>  
**Cc:** Fiona Devlin [REDACTED] >  
**Subject:** RE: 1-3 Thomas Court - Derelict Site Register

Hi Eoin,

Thanks for your response. I have set out my understanding as to why the LDA is a state authority below.

As per Part 3 of the LDA Act, section 25 (*set out below*), the Minister for Housing and the Minister for Public Expenditure and Reform are the LDA's sole shareholders. Therefore, as the LDA's sole shareholders are members of the Government, in my view the LDA is a state authority as defined in the Derelict Sites Act.

**PART 3 of LDA Act**

Funding of Agency

Share capital of Agency

25. (1) The Minister and the Minister for Public Expenditure and Reform shall subscribe to the constitution of the Agency.

(2) The Agency shall on being formed and registered in accordance with section 12 allot and issue to—

(a) the Minister, shares with a total nominal value of €1,000,000, and

(b) the Minister for Public Expenditure and Reform, shares with a total nominal value of €99,000,000.

(3) The Agency may, from time to time, with the prior consent of the Minister, allot and issue to the Minister for Public Expenditure and Reform such number of shares as may be agreed upon, and are subscribed for, by that Minister of the Government.

(4) The whole of the issued share capital of the Agency shall be held by the Minister and the Minister for Public Expenditure and Reform.

(5) In this section, "issue", in relation to a share in the Agency, means the entry of the name of the person to whom the share is allotted in the register of members of the Agency.

Also found here → <https://www.irishstatutebook.ie/eli/2021/act/26/section/25/enacted/en/html#sec25>

I look forward to hearing from you on the above. Separately The LDA would also be happy to present, to DCC Derelict Sites, on the masterplan and subsequent planning applications that are being prepared by LDA, OPW and DCC (<https://peartreecrossing.ie/>)

Regards,  
Felix

Felix Finke  
Development Manager | Property

**Land Development Agency**

2<sup>nd</sup> Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67

Mob: + [REDACTED] | Email: [REDACTED] | Web: [lda.ie](http://lda.ie)



**From:** Derelict Sites <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>

**Sent:** Friday 2 December 2022 10:39

**To:** Felix Finke <[REDACTED]>

**Cc:** Fiona Devlin <[REDACTED]>

**Subject:** 1-3 Thomas Court - Derelict Site Register

---

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.

---

Hi Felix,

I refer to your recent Emails regarding the above site. There seems to be some confusion about the status of this land which, hopefully, I can clarify for you.

Firstly, this site was entered on the Derelict Sites Register on the 28<sup>th</sup> November 2018 and has remained entered on the Register continuously since that date. In accordance with the provisions of the Derelict Sites Act 1990 the site will remain entered on the Register - regardless of current ownership - until it is no longer considered to be in a derelict condition.

Secondly, an annual derelict sites levy - set at 7% of market value since 2020 – applies to sites entered on the Derelict Sites Register. The levy specifically applies to “urban land” entered on The Register. Section 2 of the Derelict Sites Act 1990 includes the following definition of urban land:

*“urban land” means a derelict site in an urban area which has been entered on the register but does not include any occupied dwelling or land owned by a State authority or by the local authority in whose functional area the land is situate*

Having regard to this definition, can you clarify whether the Land Development Agency is a state authority or not and, if so, can you demonstrate same?

Regards,

Eoin.

Eoin Lawlor  
Staff Officer  
Derelict Sites Section  
Dublin City Council

**From:** Felix Finke <[REDACTED]>  
**Sent:** Thursday 1 December 2022 09:25  
**To:** Derelict Sites <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>

**Subject:** FW: 1-3 Thomas Court - Derelict Site Register  
**Importance:** High

Hi there,

I'm following up on the below email from 1 week ago. I would appreciate if someone could get in contact with me please.

Regards,  
Felix

**Felix Finke**  
**Development Manager | Property**

**Land Development Agency**  
2<sup>nd</sup> Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67  
Mob: +[REDACTED] | Email: [REDACTED] | Web: [lda.ie](http://lda.ie)



**From:** Felix Finke  
**Sent:** Thursday 24 November 2022 12:25  
**To:** 'derelictsites@dublincity.ie' <[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)>  
**Subject:** 1-3 Thomas Court - Derelict Site Register  
**Importance:** High

To whom it may concern,

Our planning team have recently noticed that a site The Land Development Agency purchased last year, which was on the derelict site register and where the outstanding fees were paid off on purchase, has been placed back on the register even though the LDA is currently progressing a Masterplan together with the Digital Hub Development Agency, DCC and OPW on Lands including and surrounding 1-3 Thomas Court to deliver affordable and social homes.

We have received no notice of the site being placed on the register and received no information in relation to fines that are being accrued in relation to same.

I would like to understand the background for the site being back on the register and the details in relation to the fines being accrued against the site.

If someone could please get in contact with me, that would be much appreciated.

Regards,  
Felix

**Felix Finke**  
**Development Manager | Property**

**Land Development Agency**  
2<sup>nd</sup> Floor, Ashford House, 18-23 Tara Street, Dublin 2, D02 VX67  
Mob: +[REDACTED] | Email: [REDACTED] | Web: [lda.ie](http://lda.ie)



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

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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.

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Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Record 5

# Invoice

Sonrasc

DCC VAT / RCT No [REDACTED]

Bill To:  
Bille Chulg:  
Attn: Accounts Payable  
LAND DEVELOPMENT AGENCY  
SECOND FLOOR  
ASHFORD HOUSE  
18-23 TARA STREET  
DUBLIN 2  
D02 VX67

Invoice No: 182941  
Uimh. Shonrasc:  
Invoice Date: 14-APR-23  
Dáta Sonrasc:  
Terms: 30 NET  
Téarmaí:  
Due Date: 14-MAY-23  
Dáta Dílte:

Customer No: [REDACTED]  
Uimh. Chustaiméara:

Customer PO No:  
Uimh. Chustaiméara OC: [REDACTED]

Line Líne	Description Cur Síos	Quantity Méid	Unit Price Praghlús Aonad	Amount Méid	VAT Rate % Ráta CBL
1	1-3 Thomas Court - Levy 2022 & 2023 - € 84,000.00	1	84,000.00	84,000.00	0
2	1-3 Thomas Court - Interest 2022 & 2023 - € 4,725.00	1	4,725.00	4,725.00	0

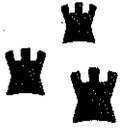
VAT Summary:

Taxable Amount Méid Inchánach	VAT Rate % Ráta CBL	VAT Amount Méid CBL
88,725.00	0	0.00

Sub Total: Fo-Jomlán:	EUR	88,725.00
VAT: CBL:	EUR	0.00
Invoice Total: Méid Iomlán:	EUR	88,725.00

If you have any queries relating to this invoice, please contact the Development Finance Unit at 01-222 5105/6432

METHODS OF PAYMENT	
1. By EFT (Electronic Funds Transfer) to Dublin City Council's Bank Account: IBAN: IE41 AIBK 9320 8080 1345 97 BIC: AIBKIE2D	
2. At any bank branch by Credit Transfer into Dublin City Council's Bank Account.	
3. Online at <a href="http://www.dublincity.ie">http://www.dublincity.ie</a>	
4. By Post: Cheques and Bank Drafts should be made payable to Dublin City Council and forwarded to: FINANCE DEPT, FLOOR 7, BLOCK 1, CIVIC OFFICES, WOOD QUAY, DUBLIN 8, D08 RF3F.	
5. In person: By Debit or Credit Card, Cash, Cheque or Bank Draft, at any Dublin City Council Cash Office.	
PLEASE QUOTE INVOICE NUMBER: 182941 WITH ALL METHODS OF PAYMENT Email Remittance Advice to <a href="mailto:RemittanceEFT@dublincity.ie">RemittanceEFT@dublincity.ie</a>	



Comhairle Cathrach  
Bhaile Átha Cliath  
**Dublin City Council**  
An Roinn Pleanála & Forbairt Maoiné,  
Bloc 4, Urlár 3,  
Oifigí na Cathrach,  
An Ché Adhmaid,  
Baile Átha Cliath 8.

Record 6

Planning & Property Development Department,  
Block 4, Floor 3,  
Civic Offices,  
Wood Quay,  
Dublin 8.

Idirlíne: [www.dublincity.ie](http://www.dublincity.ie)

WebSite: [www.dublincity.ie](http://www.dublincity.ie)

**Derelict Sites Section,  
Block 4, Floor 2.**  
[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)

Our Ref: DS1121a

Land Development Agency,  
2<sup>nd</sup> Floor,  
Ashford House,  
Tara Street,  
Dublin 2,  
D02 VX67.

26<sup>th</sup> February 2024.

**Re: Derelict Sites Act 1990  
Derelict Sites Levy  
Site at 1-3 Thomas Court, Dublin 8.**

Dear Sir/Madam,

The above site was entered on the Derelict Sites Register on 28<sup>th</sup> November, 2018. Its market value was determined to be €600,000 thereby attracting a levy of €42,000 per annum. You are hereby requested to pay the sum of €42,000 for 2024. Interest will start to accumulate on 27<sup>th</sup> April 2024 at a rate of 1.25% per month or part of a month during which this levy amount remains unpaid.

If you wish to pay by Electronic Fund Transfer please contact our office at (01) 222 3381 or [derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie). Alternatively, please forward a cheque, made payable to Dublin City Council, for the above amount to Derelict Sites Section, Dublin City Council, Block 4, Floor 2, Civic Offices, Wood Quay, Dublin 8.

(In this regard, your attention is drawn to the following Sections of the Derelict Sites Act, 1990:

"Section 23(5) The derelict sites levy shall be payable on a demand being made by the local authority in that behalf: and in default of being paid within two months after becoming payable, shall be recoverable as a simple contract debt in any court of competent jurisdiction.

Section 23(8) Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the local authority concerned simple interest, without deduction of income tax, on the amount, calculated at the rate of 1.25 per cent, for each month or part of a month of the period and such interest shall be due and payable two weeks after the date on which the local authority concerned by notice served on the person concerned, requires payment of the interest.

Over./....

Ceannóilí, Oifigí na Cathrach, An Ché Adhmaid, Bhaile Átha Cliath 3, Fíre  
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222 W. [www.dublincity.ie](http://www.dublincity.ie)

Section 23(10) A local authority may charge and levy the derelict sites levy in respect of urban land notwithstanding that an appeal to the Tribunal is pending in relation to the market value of that urban land.

Section 24(1) Where a derelict sites levy for a local financial year, or any portion of it, is due and owing, the amount of the levy and the interest due and payable thereon shall, on the date on which it becomes so due and payable, become and shall remain until payment thereof, a charge on the relevant urban land.")

Yours sincerely,

A solid black rectangular box redacting the signature of Fiona Devlin.

Fiona Devlin  
Staff Officer  
For Executive Manager



**Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council**

An Roinn Pleanála & Forbairt Maoine,  
Bloc 3, Urlár 2,  
Oifigí na Cathrach,  
An Ché Adhmaid,  
Baile Átha Cliath 8.

Record 7

Planning & Property Development Department,  
Block 3, Floor 2,  
Civic Offices,  
Wood Quay,  
Dublin 8.

Idirlíne: [www.dublincity.ie](http://www.dublincity.ie)

WebSite: [www.dublincity.ie](http://www.dublincity.ie)

**Derelict Sites Section,  
Block 4, Floor 2.  
[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)**

Our Ref: DS1121a

15<sup>th</sup> May 2024.

Land Development Agency,  
2<sup>nd</sup> Floor,  
Ashford House,  
Tara Street,  
Dublin 2,  
D02 VX67.

**Re: Derelict Sites Act 1990  
Derelict Sites Levy – Final Demand  
Site at 1-3 Thomas Court, Dublin 8.**

Dear Sir/Madam,

The above site was entered on the Derelict Sites Register on 28<sup>th</sup> November 2018. Its market value was determined to be €600,000 thereby attracting a levy of €42,000 per annum as long as it remains on the Register. By letter dated 27<sup>th</sup> April 2024 you were requested to pay the sum of €42,000 for 2024. As this levy for 2024 remains unpaid, interest started to accumulate on 27<sup>th</sup> April 2024 at a rate of 1.25% per month or part of a month. Therefore, an amount of €42,525 is now due in relation to the 2024 levy.

(In this regard, your attention is drawn to the following Sections of the Derelict Sites Act, 1990:

"Section 23(5) The derelict sites levy shall be payable on a demand being made by the local authority in that behalf: and in default of being paid within two months after becoming payable, shall be recoverable as a simple contract debt in any court of competent jurisdiction.

Section 23(8) Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the local authority concerned simple interest, without deduction of income tax, on the amount, calculated at the

Over./....

Ceannofig, Oifigí na Cathrach, An Ché Adhmaid, Bhaile Átha Cliath 8, Éire  
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222 W. [www.dublincity.ie](http://www.dublincity.ie)

**Aoife Burgess**

---

**From:** Jamie Cassidy  
**Sent:** Thursday 16 May 2024 14:00  
**To:** Derelict Sites  
**Cc:** Ciara Slattery; Siobhán Campbell; Arlene van Bosch; Niall Woods  
**Subject:** RE: REF DS1121a

Thanks Fiona,

Apologies for any hassle.

Regards,



An Ghníomhaireacht Forbartha Talún  
The Land Development Agency



Stiúrthóirí / Directors: Mr G O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfheidhmeannach), A Markey, G Smith, J O'Connor, B Keogh, S Neely.  
The Land Development Agency, a designated activity company, limited by shares, registered in Ireland at Ashford House, Tara Street, Dublin D02 VX67. No 710453  
An Ghníomhaireacht Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scalreanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Baile Átha Cliath D02 VX67. Uimhir 710453

**Jamie Cassidy**  
Construction Manager

M: + [REDACTED]

**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
T: +353.1.9103400 | [www.lda.ie](http://www.lda.ie)

**From:** Derelict Sites  
**Sent:** Thursday, May 16, 2024 1:36 PM  
**To:** Jamie Cassidy  
**Cc:** Ciara Slattery ; Siobhán Campbell ; Arlene van Bosch ; Niall Woods  
**Subject:** RE: REF DS1121a

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.

Hi Jamie,

I deal only with Derelict Sites Levies however I see this is listed as DCC Rates so it will not have been lodged to the relevant Derelict Sites account.

I will chase it up with Treasury and forward you a receipt as soon as possible.

Regards,

Fiona Devlin

**Oifigeach Foirne**  
**Láitreachán Tréigthe** | An Roinn Pleanála & Forbartha Maoine  
**Comhairle Cathrach Bhaile Átha Cliath** | Bloc 4, Urlár 2  
**Oifigí na Cathrach** | Baile Átha Cliath 8

**Staff Officer**  
**Derelict Sites Section** | Planning & Property Development Department

Dublin City Council | Block 4, Floor 2  
Civic Offices, Wood Quay | Dublin 8

Monday – Tuesday – Thursday (Office): T. 01 222 3381  
Wednesday & Friday (Remote working): T. [REDACTED]

**From:** Jamie Cassidy <[REDACTED]>  
**Sent:** Thursday 16 May 2024 13:11  
**To:** Derelict Sites <[REDACTED]>  
**Cc:** Ciara Slattery <[REDACTED]>; Siobhán Campbell <[REDACTED]>; Arlene van Bosch <[REDACTED]>;  
Niall Woods <[REDACTED]>  
**Subject:** RE: REF DS1121a

Thanks Fiona,

We received the attached letter advising payment was not received by 27 April.

Payment was made by the LDA on 25 April. (Confirmation extract below)

25/04/2024	DUBLIN CITY COUNCIL RATES	Dublin City Council	
My statement message	Dublin City Council		AIB reference no
Payee message	The LDA		Payee address
Payment option	Standard		Payee name
AIB fees paid by	You		Payee bank details
Other fees paid by	Payee		
AIB fee currency	EUR		Credit / debit date
AIB fee	0.00		Payee account
Payment status	Completed		
Payment reference	[REDACTED]		

Can I assume the letter was just an admin error?

Regards,



**Jamie Cassidy**  
Construction Manager  
M: ± [REDACTED] | [REDACTED]

**The Land Development Agency**  
2nd Floor, Ashford House, Tara Street, Dublin, D02 VX67  
T: +353.1.9103400 | [www.lda.ie](http://www.lda.ie)



Stiúrthóirí / Directors: Mr C. O'Rourke (Cathaoiríoch / Chairperson), J. Coleman (Chíef Executive / Príomhfheidhmeannach), A. Markey, G. Smith, J. O'Connor, B. Keogh, S. Neely.  
The Land Development Agency, a designated activity company, limited by shares, registered in Ireland at Ashford House, Tara Street, Dublin D02 VX67. No 710453  
An Ghníomhaireacht Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Balle Átha Cilath D02 VX67. Uimhir 710453

**From:** Derelict Sites <derelictsites@dublincity.ie>  
**Sent:** Tuesday, April 9, 2024 3:49 PM  
**To:** Jamie Cassidy [REDACTED]  
**Subject:** REF DS1121a

You don't often get email from [derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie). [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 Jamie,

Please be advised that VAT is not charged on Derelict Sites Levies.

Regards,

Fiona Devlin

**Oifigeach Foirne**  
Láitreáin Tréigthe | An Roinn Pleanála & Forbartha Maoine  
Comhairle Cathrach Bhaile Átha Cliath | Bloc 4, Uirlár 2  
Oifigi na Cathrach | Baile Átha Cliath 8

**Staff Officer**  
Derelict Sites Section | Planning & Property Development Department  
Dublin City Council | Block 4, Floor 2  
Civic Offices, Wood Quay | Dublin 8

Monday – Tuesday – Thursday (Office): T. 01 222 3381  
Wednesday & Friday (Remote working): T. [REDACTED]

**From:** Jamie Cassidy [REDACTED] >  
**Sent:** Tuesday 9 April 2024 09:16  
**To:** Derelict Sites <derelictsites@dublincity.ie>  
**Subject:** REF DS1121a

Morning,

I am raising a PO for the attached invoice.

Can the amount including & exclusive of VAT be confirmed?

Thanks,



**Jamie Cassidy**  
Construction Manager  
M: + [REDACTED] [REDACTED]

**The Land Development Agency**



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.

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

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Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

LAND DEVELOPMENT AGENCY

Finance - ACR

Finance - ACR

\*\*\* COPY RECEIPT \*\*\*

Transaction Date: 17/05/2024 15:41:16

Operator: 50281

Machine: FIN7

*Account Details*

CAN Reference	Payment of	Transaction Amt	VAT Amt	Rate
[REDACTED]	MISC - Miscellaneous	€42,000.00	€0.00	0%

LAND DEVELOPMENT AGENCY

*Payment Details*

MOP	Payment Ref	Payment Amt
[REDACTED]		€42,000.00

Please keep this copy for your records

Total Amt Paid: €42,000.00

VAT Number: [REDACTED]

Dublin City Council

**Aoife Burgess**

---

**From:** Fiona Devlin [REDACTED]  
**Sent:** Friday 4 October 2024 12:59  
**To:** Jamie Cassidy  
**Subject:** 1-3 Thomas Court  
**Attachments:** scan\_36155\_2024-10-04-12-54-20.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 Jamie,

Please find attached receipt for your payment of the 2024 derelict sites levy on the above property. Apologies for the delay in getting this to you.

Regards,

Fiona Devlin

**Oifigeach Foirne**  
**Láitreáin Tréigthe | An Roinn Pleanála & Forbartha Maoine**  
**Comhairle Cathrach Bhaile Átha Cliath | Bloc 4, Urlár 2**  
**Oifigí na Cathrach | Baile Átha Cliath 8**

**Staff Officer**  
**Derelict Sites Section | Planning & Property Development Department**  
**Dublin City Council | Block 4, Floor 2**  
**Civic Offices, Wood Quay | Dublin 8**

Monday – Tuesday – Thursday (Office): T. 01 222 3381

Wednesday & Friday (Remote working): T. [REDACTED]

**Aoife Burgess**

---

**From:** Fiona Devlin <[REDACTED]>  
**Sent:** Thursday 8 May 2025 15:35  
**To:** Jamie Cassidy  
**Cc:** Elaine Parker  
**Subject:** 1-3 Thomas Court

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 Jamie,

I refer to your email of this morning.

**2024 levy**

Please be advised that this levy has been paid in full. The interest of €525 requested on 15<sup>th</sup> May 2024 is not due. This was raised in error as your payment 25<sup>th</sup> April 2024 for this levy went to our Rates Section in error.

**2025 levy**

This site is due a re-valuation, as per the Derelict Sites Act, 1990. We are currently waiting on this valuation from our Valuer's Office and will issue the levy demand as soon as possible.

Should you have any further queries please do not hesitate to contact me.

Regards,

**Fiona Devlin**

**Oifigeach Foirne**  
**Láitreáin Tréigthe** | An Roinn Pleanála & Forbartha Maoine  
**Comhairle Cathrach Bhaile Átha Cliath** | Bloc 4, Uirlár 2  
**Oifigí na Cathrach** | Baile Átha Cliath 8

**Staff Officer**  
**Derelict Sites Section** | Planning & Property Development Department  
**Dublin City Council** | Block 4, Floor 2  
**Civic Offices, Wood Quay** | Dublin 8

T. 01 222 3381

T. [REDACTED]



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Record 12

**Derelict Sites Section,  
Block 4, Floor 2.**

**3rd July 2025.**

**Land Development Agency,  
2nd Floor, Ashford House,  
Tara Street,  
Dublin 2, D02 VX97**

**Re: Derelict site at 1-3 Thomas Court, Dublin 8.**

Dear Sirs,

I refer to the attached Notice under Section 22 of the Derelict Sites Act 1990 and wish to inform you that you may appeal the market value of the derelict site, as determined by the City Council, to the Valuation Tribunal, 3<sup>rd</sup> Floor, Holbrook House, Holles Street, Dublin 2 (Phone: 01-6760130) within 28 days from the day on which the Notice is received by you. I set out hereunder the fees prescribed under the Derelict Sites (Appeal Fees) Regulations, 1991, as amended by the Euro Changeover Act, 2001, for your information.

<u>Market Value of urban land as Determined by Local Authority:</u>	<u>Appeal Fee:</u>
Less than €65,000	€ 60.00
€65,000 to less than €130,000	€125.00
€130,000 and over	€190.00

A Notice of Appeal Form is also enclosed.

***NB: Please note that, on the basis of the revised market value as determined, a levy in the amount of €24,500.00 (Twenty four thousand, five hundred Euros) per annum shall be chargeable in respect of the above site from the 1<sup>st</sup> January 2025 and for as long as the site remains in a derelict condition, in accordance with the provisions of the Derelict Sites Act 1990.***

Yours sincerely,

E. Lawlor  
Authorised Person

# **DUBLIN CITY COUNCIL**

## **DERELICT SITES ACT, 1990, SECTION 22**

### **NOTICE OF DETERMINATION OF MARKET VALUE**

**To: Land Development Agency, 2<sup>nd</sup> Floor, Ashford House,  
Tara Street, Dublin 2, D02 VX97.**

Dublin City Council having (on 19<sup>th</sup> November 2024) determined the Revised Market Value of the land described in the Schedule hereunder in accordance with the provisions of Section 22(1) of the Derelict Sites Act 1990 and having entered particulars of said determination in the Derelict Sites Register hereby serve notice that the valuation which they have placed on the said land is:-

**€350,000.00 (Three hundred and fifty thousand Euros)**

and further take notice that you may appeal to the Valuation Tribunal established under Section 2 of the Valuation Act 1988 against the determination made by the City Council within 28 days from the day on which this Notice is received by you.

Dated this 3<sup>rd</sup> day of July 2025.

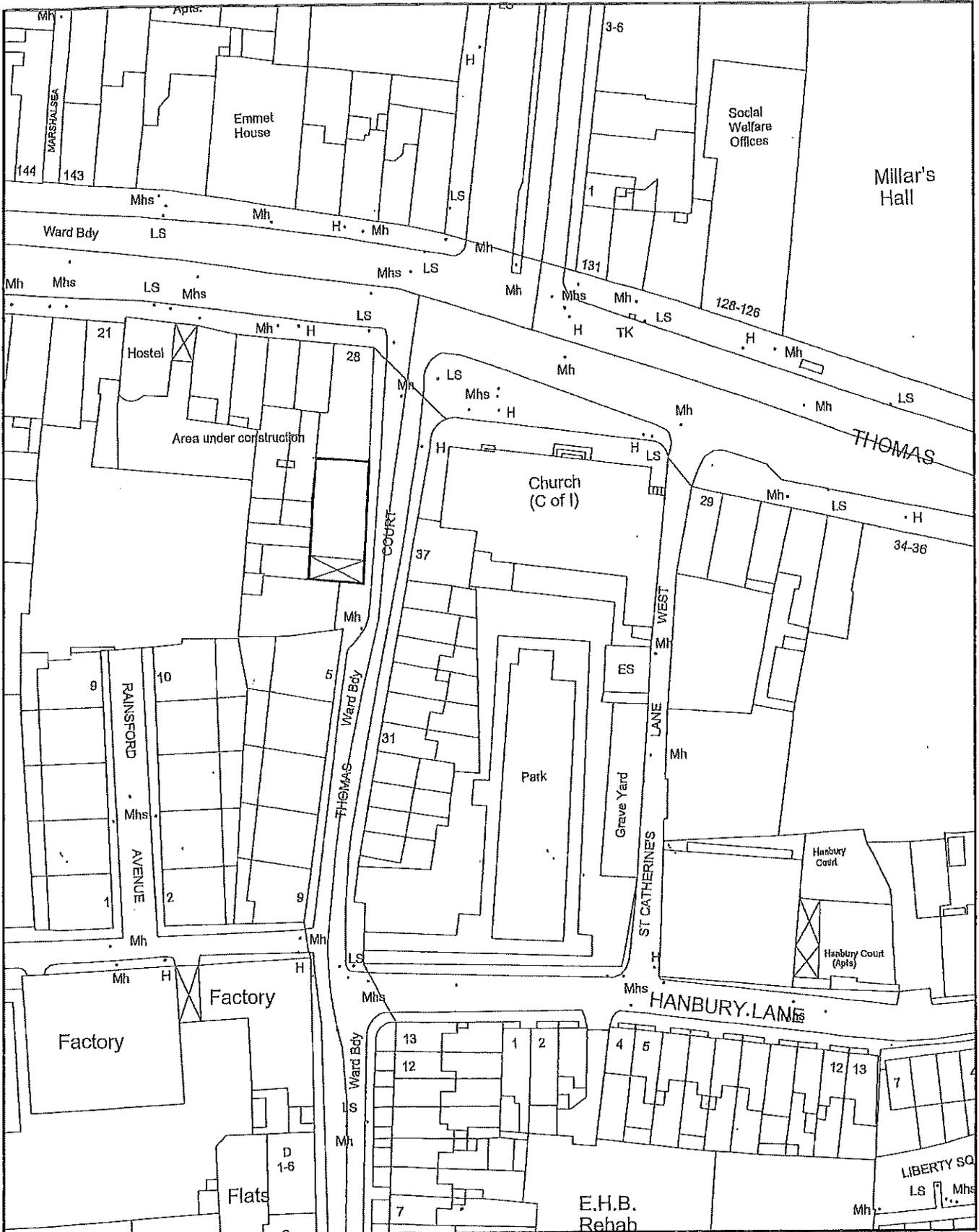
Signed:



**E. Lawlor  
Authorised Person**

#### **Schedule**

Derelict Site at **1-3 Thomas Court, Dublin 8** as shown outlined in red on the attached map, reference no. DS.1121A, for identification purposes only.



Dublin City  
Baile Átha Cliath

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Dublin City Council - Planning



Scale - 1:873  
Time of plot: 11:48

Date of plot: 21/05/2014

DS 1121A



For office use
Appeal No.
Valid

NOTICE OF APPEAL TO THE VALUATION TRIBUNAL UNDER SECTION 22(4) OF THE  
DERELICT SITES ACT, 1990, AGAINST THE DETERMINATION OF MARKET VALUE  
OF URBAN LAND BY THE LOCAL AUTHORITY

(Please read notes overleaf when completing this form)

1. Detailed description of Derelict Site (type, location, size etc.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Address of Derelict Site \_\_\_\_\_  
\_\_\_\_\_

3. I / We, the owner(s) of the above site: Name(s) \_\_\_\_\_  
\_\_\_\_\_

Contact Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Daytime Telephone No. \_\_\_\_\_ E-mail \_\_\_\_\_

hereby give Notice of Appeal against the determination of Market Value by the Local Authority  
\_\_\_\_\_ which was received by me/us on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_

4. Market Value as determined by the Local Authority € \_\_\_\_\_

5. The Grounds of Appeal are that:

(i) The Market Value is: (Circle whichever is applicable)

(a) too high

OR

(b) too low

(ii) Other Grounds of Appeal are as follows: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Láitreáin Tréigthe  
An Roinn Pleanála, Maolne & Forbartha Eacnamaíochta  
Bhaile Átha Cliath, Bloc 4, Urlár 2  
Oifigí na Cathrach, Baile Átha Cliath 8

Derelict Sites  
Planning, Property & Economic Development Department  
Dublin City Council, Block 4, Floor 2, Civic Offices, Dublin 8.  
E: [Derelictsites@dublincity.ie](mailto:Derelictsites@dublincity.ie); T: + 353 1 222 2143

**Derelict Sites Section,  
Block 4, Floor 2.**  
[derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie)

Our Ref: DS1121a

Land Development Agency,  
2<sup>nd</sup> Floor, Ashford House,  
Tara Street,  
Dublin 2,  
D02 VX97.

15<sup>th</sup> July 2025.

**Re: Derelict Sites Act 1990  
Derelict Sites Levy  
Site at 1-3 Thomas Court, Dublin 8.**

Dear Sir/Madam,

The above site was entered on the Derelict Sites Register on 28<sup>th</sup> November 2018. Its market value was determined to be €350,000 thereby attracting a levy of €24,500 per annum. You are hereby requested to pay the sum of €24,500 for 2025. Interest will start to accumulate on 16<sup>th</sup> September 2025 at a rate of 1.25% per month or part of a month during which this levy amount remains unpaid.

If you wish to pay by Electronic Fund Transfer please contact our office at (01) 222 3381 or [derelictsites@dublincity.ie](mailto:derelictsites@dublincity.ie). Alternatively, please forward a cheque or bank draft, made payable to Dublin City Council, for the above amount to Derelict Sites Section, Dublin City Council, Block 4, Floor 2, Civic Offices, Wood Quay, Dublin 8.

(In this regard, your attention is drawn to the following Sections of the Derelict Sites Act, 1990:

"Section 23(5) The derelict sites levy shall be payable on a demand being made by the local authority in that behalf: and in default of being paid within two months after becoming payable, shall be recoverable as a simple contract debt in any court of competent jurisdiction.

Over./....

Section 23(8) Where an amount of derelict sites levy is due and unpaid for a period beginning two months after the date on which it is demanded, the person liable to pay the amount due shall pay to the local authority concerned simple interest, without deduction of income tax, on the amount, calculated at the rate of 1.25 per cent, for each month or part of a month of the period and such interest shall be due and payable two weeks after the date on which the local authority concerned by notice served on the person concerned, requires payment of the interest.

Section 23(10) A local authority may charge and levy the derelict sites levy in respect of urban land notwithstanding that an appeal to the Tribunal is pending in relation to the market value of that urban land.

Section 24(1) Where a derelict sites levy for a local financial year, or any portion of it, is due and owing, the amount of the levy and the interest due and payable thereon shall, on the date on which it becomes so due and payable, become and shall remain until payment thereof, a charge on the relevant urban land.")

Yours sincerely,



Fiona Devlin  
Staff Officer  
For Executive Manager