

10/03/2026

**Re: Freedom of Information Request 202604 – Request Part-Granted**

I refer to your request dated the 10<sup>th</sup> of February and received on the 11<sup>th</sup> of February 2026, which you have made under the Freedom of Information Act 2014 for records held by this FOI body. Your request sought:

*“records held by the Land Development Agency (LDA) in relation to Section 53 of the Land Development Agency Act 2021.*

*I am seeking copies of all records received, created, sent, considered, or held by the LDA from 1 January 2021 to the present that relate to:*

- any Section 53 notice(s) submitted by Wicklow County Council to the LDA,*
- any proposed disposal, transfer, or declaration of surplus public land or buildings,*

*where such records relate to or include the property known as:*

*10 / 10A Mill Road, Greystones, Co. Wicklow*

*(or any equivalent description, folio reference, or site identifier used by the LDA).*

*This request includes (but is not limited to):*

- Section 53 notices received from Wicklow County Council,*
- correspondence (emails, letters, memoranda) between the LDA and Wicklow County Council,*
- internal LDA assessments, evaluations, or briefing notes,*
- records evidencing any decision to accept or decline acquisition, and*
- any formal responses or outcome notifications issued by the LDA.”*

I wish to inform you that I have decided to part-grant your request on the 10<sup>th</sup> of March 2026.

The purpose of this letter is to explain that decision.

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

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

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 Sections 32, and 40 of the Act. These redactions are detailed in the Schedule of Records in **Appendix 1**.

### **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, especially regarding 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 the release of a person's email address could be used for phishing activities.

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.

Section 40(1)(d) states:

**Financial and economic interests of the State**

*40. (1) A head may refuse to grant an FOI request in relation to a record (and, in particular, but without prejudice to the generality otherwise of this subsection, to a record to which subsection (2) applies if, in the opinion of the head—*

*(d) access to the record could reasonably be expected to result in an unwarranted benefit or loss to a person or class of persons.*

For this exemption to apply the record must relate to subsection (2)-

*(2) This subsection applies to a record relating to—*

*(m) trade secrets or financial, commercial, industrial, scientific or technical information belonging to the State or a public body, that are of substantial value or reasonably likely to be of substantial value,*

*(n) information the disclosure of which could reasonably be expected to affect adversely the competitive position of a public body in relation to activities carried on by it on a commercial basis,*

*(p) investment or provision of financial support by or on behalf of the State or a public body,*

I have considered the public interest issues which arise in your request, 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 being released.
- The right to commercial confidentiality is outweighed by the needs of the public.

In considering the public interest factors which favour withholding the records as detailed in your request, I have taken account of the following:

- Allowing a public body to hold commercial information without undue access by members of the public.
- That the LDA is not prevented or impeded from the effective pursuit of its legitimate business.
- That the LDA can conduct its commercial operations without fear of premature disclosure.

Release of detailed valuation methodology, financial assumptions and site assessment criteria would distort market behaviour in circumstances where LDA interest is anticipated. Such disclosure could inflate land values, undermine negotiations and expose the State to increased acquisition costs. The harm identified is not speculative but commercially realistic in the context of an active land market.

## 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 202604**) 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.



An Ghníomhaireacht um Fhorbairt Talún  
The Land Development Agency

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

Yours sincerely,

A handwritten signature in black ink that reads 'Chris Lowe'.

---

**Chris Lowe**  
Compliance Officer

## Appendix 1: Schedule of Records

Request Re:202604					
Page number	Description of document	Deletions	Relevant section of FOI Act	Reasons for deletion	Decision Maker's decision
1-2	Record 1 10 Mill Road Greystones Folio WW4484 Post Code A63 DH76	Email address and phone numbers of a county council staff member	32	Law enforcement and public safety	Part-grant
3-4	Record 2 Scan_SHall_10112025_4333_001	N/A	N/A	N/A	Grant
5	Record 3 S53 10 Mill Road RESPONSE	Email address county council staff member	32	Law enforcement and public safety	Part-grant
6-7	Record 4 25076 S53 Response	Email address and phone numbers of LDA and County Council staff members	32	Law enforcement and public safety	Part-grant
8	Record 5 10 Mill Road Greystones jpg	N/A	N/A	N/A	Grant
9	Record 6 Property at 10 Mill Road Greystones	N/A	N/A	N/A	Grant
10	Record 7 10 Mill Road, Greystones	Email address of county council staff member	32	Law enforcement and public safety	Part-grant
11	Record 8 Spreadsheet Land Offer Pro Forma LDA 10A Mill Road Greystones	N/A	N/A	N/A	Grant
12-13	Record 9 LDA spreadsheet S53 Notices	First tab of spreadsheet relates to risk and decision-making criteria	42	Financial and economic interests of the state	Part grant
		<b>Total number of pages</b>			13
		<b>Total number of pages for full release</b>			07
		<b>Total number of pages for partial release</b>			06
		<b>Total number of pages being withheld</b>			00