

**Chris Lowe**

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**From:** Kate McGreevy <[REDACTED]>  
**Sent:** Tuesday 21 November 2023 11:56  
**To:** Land Queries  
**Subject:** S53 Land Offer Pro Forma - Wicklow County Council  
**Attachments:** LDA - Land Offer Pro Forma.xlsx

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

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Hi all,

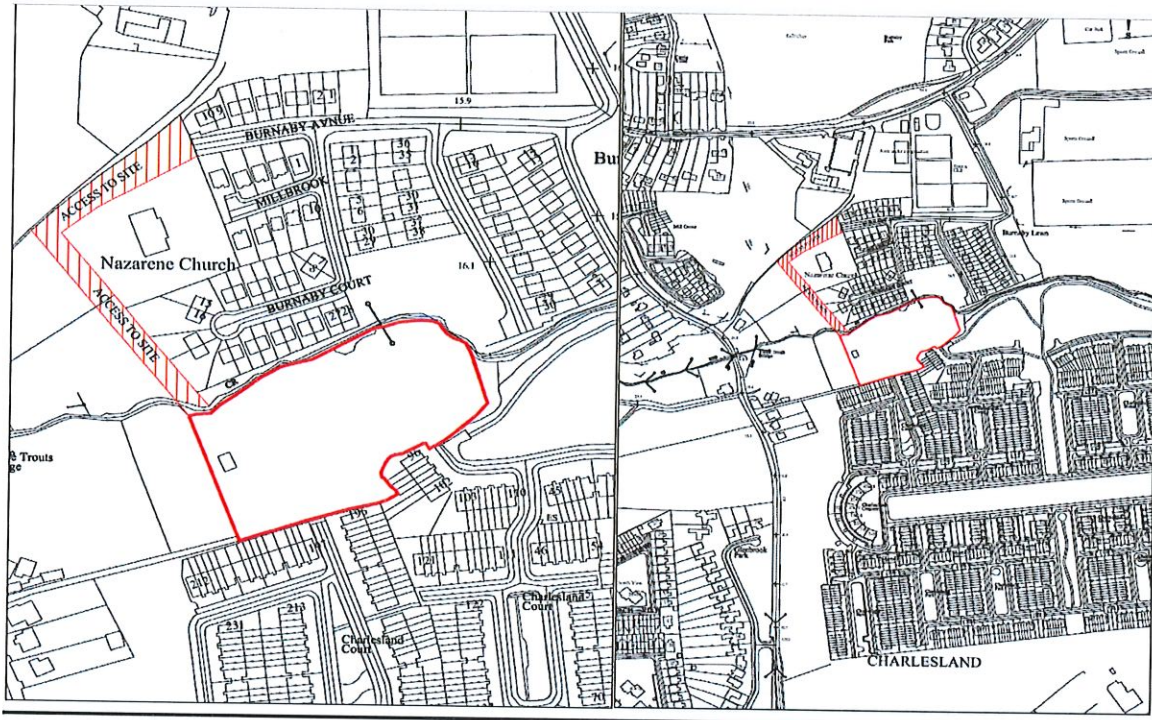
Please see attached S53 Land Offer Pro Forma for two sites that Wicklow County Council are hoping to prepare a Notice of Disposal for the Elected Members of Wicklow Co Co. I understand that these lands will firstly need to be referred to the LDA.


If you could keep me updated on the progress of this. Also please advise if you need any further information.

Kind Regards,  
Kate

**Kate McGreevy**  
Staff Officer | Housing Department |  
Oifigeach Foirne | An Roinn Tithíochta  
Wicklow County Council | County Buildings | Wicklow | A67 FW96  
Comhairle Contae Chill Mhantáin | Halla an Chontae | Cill Mhantáin | A67 FW96  
[REDACTED]  
Website: <http://www.wicklow.ie>





APP. DATA	REV. BY	DESCRIPTION
REVISIONS		
 <b>WICK COUNTY COUNCIL</b>		
PLANNING CONSTRUCTION		TT
COUNTY DEVELOPMENT		TT
WICK COUNTY		
E-MAIL: <a href="mailto:enquiries@wickcouncil.gov.uk">enquiries@wickcouncil.gov.uk</a>		
<b>COUNCIL LAND</b> <b>THREE TROU</b> <b>GREYSTONE</b> <b>LOCATION &amp; E</b> <b>MAP</b>		
SCALE	1:2000	1:5000
DATE	15/02/2012	
BY	AS	
SCALE		

Folio WW2915 Cois Droichid (Three Trouts).

# LAND TRANSFER MAP

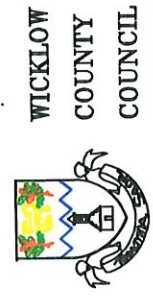
LAND TO BE TRANSFERRED TO..... ALTARA DEVELOPMENTS LTD.  
 LAND TO BE TRANSFERRED LOCATED IN..... BALLYNERRIN UPPER Td.  
 AREA OF LAND TO BE TRANSFERRED MARKED..... A  
 LINED IN RED CONTAINING..... 0.0314Ha.

SIGNATURE OF PURCHASER.....  
 SIGNATURE OF WITNESS.....  
 DATE.....  
 SIGNATURE FOR COUNTY COUNCIL.....  
 DATE.....



Extract from O.S. Sheet 4079/B

This map is computer generated from O.S. digital files plotted in accordance with the Land Registry regulations L.R. Map 1, 2, 2a, & 3 Appendix B3 Wicklow O.S. Plan Scale: 1:2500  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_



**DIRECTOR OF SERVICES  
 HOUSING & CORPORATE ESTATE  
 COUNTY BUILDINGS, WICKLOW.**

NO	IRIS	DATE	DESCRIPTION
JOB : TRANSFER OF LAND TO ALTARA DEVELOPMENTS LTD. BALLYNERRIN UPPER			
TITLE : LAND TRANSFER MAP			
SCALE: HORIZ = 1:2500	Drawn: EM	Checked:	
VECT =	Date: March 2023		
DRAWING NO:			23/06/20/101A

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**Chris Lowe**

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**Subject:** Wicklow County Council | LDA Report on Relevant Public Land  
**Location:** Microsoft Teams Meeting

**Start:** Fri 14/06/2024 11:00  
**End:** Fri 14/06/2024 12:00  
**Show Time As:** Tentative

**Recurrence:** (none)

**Organiser:** Dearbhla Lawson  
**Required Attendees:** Alan Kelly; Cillian Lehmann; Chiefexecutive; Leonora Earls, [REDACTED]; Joe Lane, [REDACTED]; John Bowes, [REDACTED]; [REDACTED]; [REDACTED]

**Optional Attendees:** Siobhán Campbell; Andrea Dunne [REDACTED]; Emer O'Gorman; Sinéad O Donoghue

All,

I am rescheduling this meeting as there is an unavoidable diary clash from our side.

Please let me know if this date and time does not suit.

Thanks,

Siobhán Campbell

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All,

Referring to the attached email, please see meeting arranged to discuss on Monday 20<sup>th</sup> May at 2pm.

Kind regards,

Siobhán Campbell



**Siobhán Campbell**

Administrator

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 (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 Ghníomhaireact Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Baile Átha Cliath D02 VX67. Uimhir 710453

Dear Chief Executive

Please see attached correspondence regarding work that the LDA is looking to discuss with you.

This relates to developing the next phase of the Report on Relevant Public Land, following on from the LDA's first Report under Section 52 which was published in March 2023 and was submitted to the Government for their consideration.

The purpose of the Report is to identify land that is owned by state bodies including non-commercial state bodies, commercial state bodies and Local Authorities and to assess whether it could have potential for the development of housing, in particular the provision of affordable and social housing. The Report aims to assist the Government in identifying the potential for some public land to support with building a pipeline of land which may be suitable for development for affordable and social housing.

The LDA report is being developed in multiple phases and the First Report ( [here](#) ) provides an overview of the potential for state lands (in population centers over 10,000) to contribute to the pipeline. It is recognized that this as the first report of its kind in Ireland and given the intrinsic complexity in compiling the underlying information, that the report will require refinements and updates as information becomes available.

We would welcome a meeting with you on this as part of the updates and refinements and to discuss what is emerging from this next phase of work and seek your views and feedback. My colleague Siobhan Campbell will be reaching out to you to see what dates might suit for an online or in person meeting.

Kind regards



**Dearbhla Lawson**  
Head of Strategic Planning  
M: + [REDACTED] | [REDACTED]



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T: +353.1.9103400 | [www.lda.ie](http://www.lda.ie)

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# Land Development Agency

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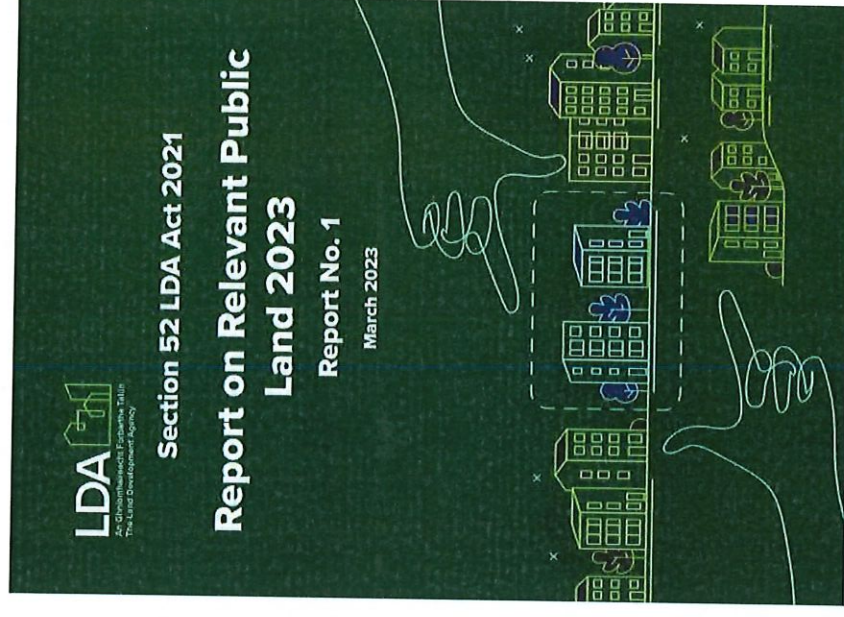
## Report on Relevant Public Land

Presentation to Wicklow County Council



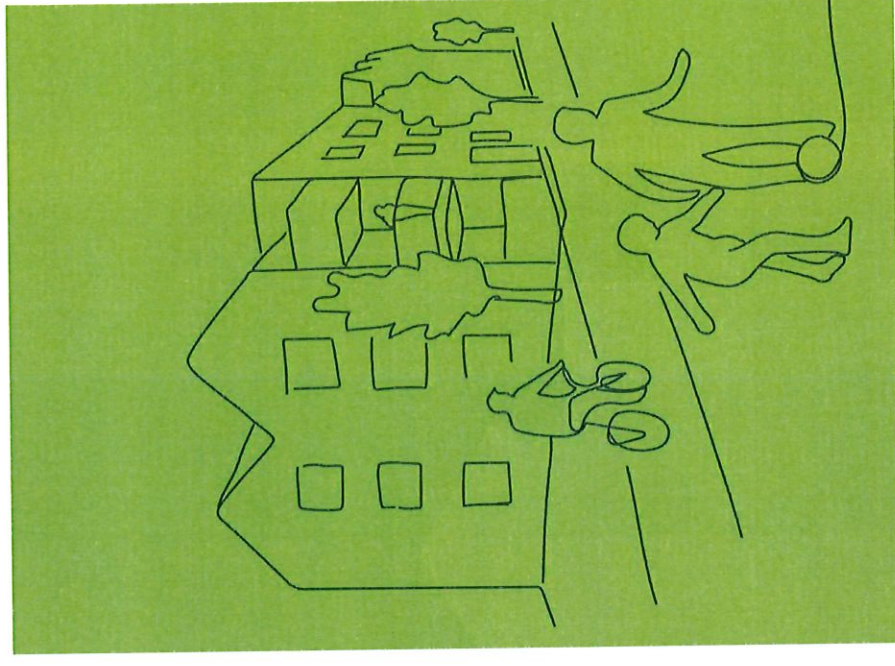
## What is the Report on Relevant Public Land?

- The Report provides the LDA's assessment and information on relevant public land and whether it is fit for use for the purposes of the LDA Act as set out in S.2 (a) – (s).
  - A report on relevant public land will be developed under Section 52 of the LDA Act and shall be submitted within **one year** of the commencement of this section of the Act.
- The first report was issued in March 2023, available at: <https://lda.ie/public-lands/report-on-relevant-lands>



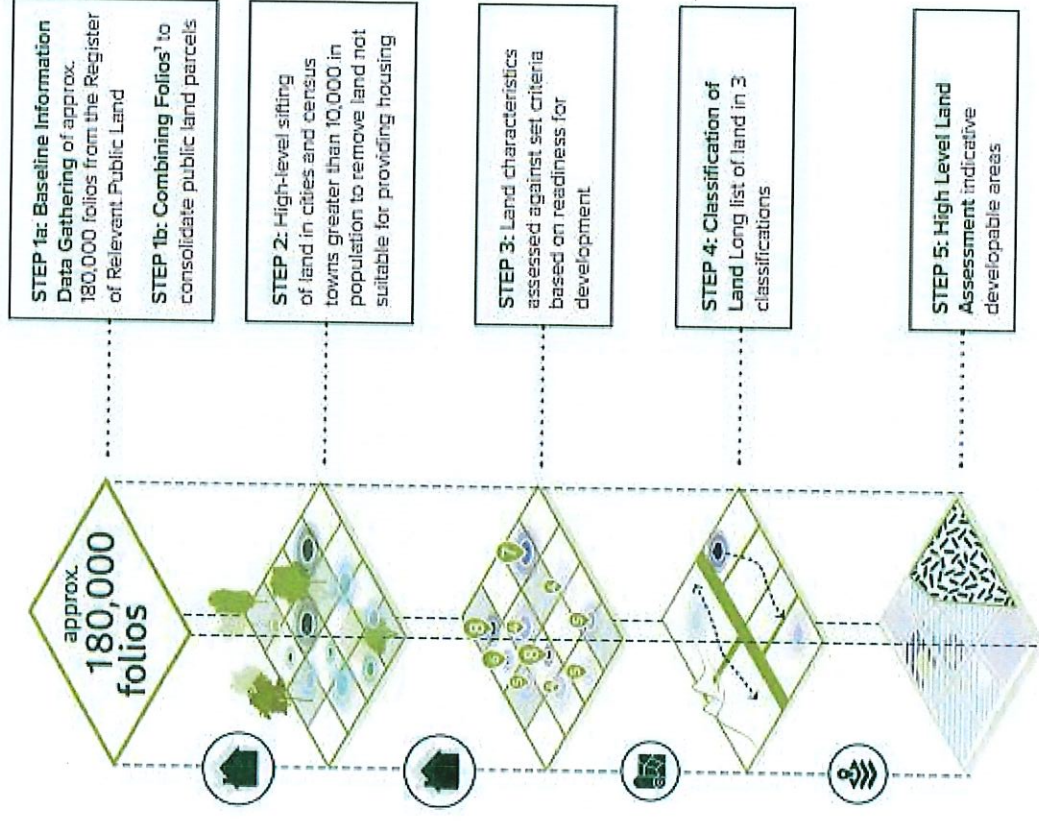
## What does the Report on Relevant Public Land include?

- The potential for development of the land, costs of infrastructure, costs associated with development and the priority to be given to its development relative to other relevant public land and the period within which that development is proposed to take place.
  - ❖ Jacobs was appointed to undertake the work outlined above.
  - ❖ As per the 2016 census, there are 48 settlements which meet the threshold of 10,000+ population.
  - ❖ The first report focused on 5 main cities and key growth towns – Sligo, Letterkenny, Drogheda, Athlone and Dundalk.
  - ❖ Second Report to focus on the remaining settlements with a 10,000+ population.
    - ❖ Those identified in the 2016 census; and
    - ❖ An additional 7 settlements were identified in the 2022 census.



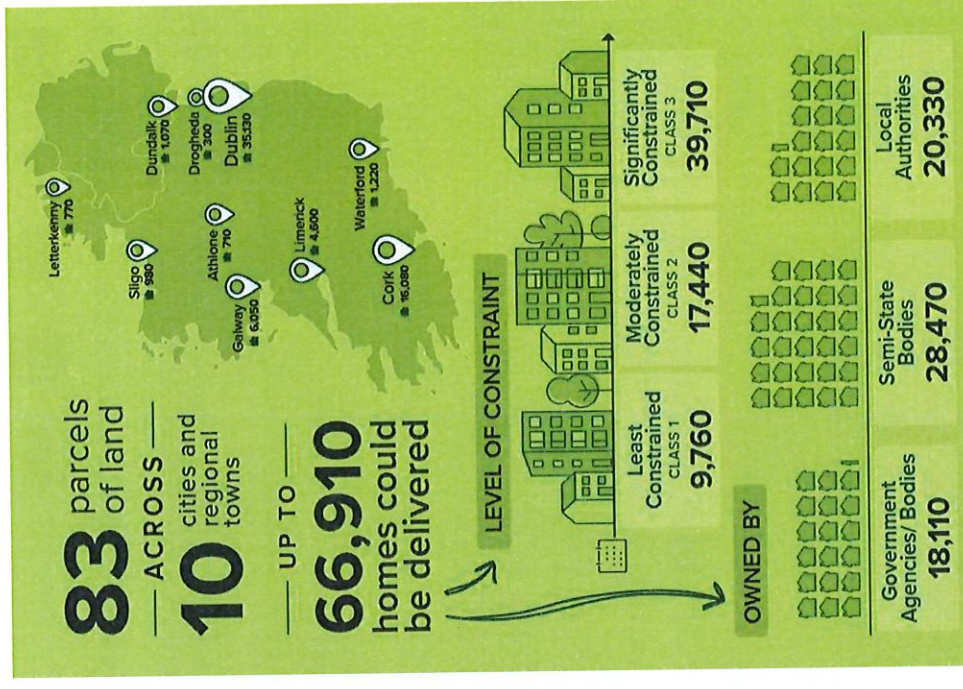
# Methodology

- GIS and knowledge-based approach to reduce the 180,000 sites to a list of sites suitable for housing.
- **Sift 1** – Exclude sites outside settlement boundaries, roads, parks, NAMA land, single houses etc.
- **Sift 2** – Long list assessed against list of weighted strategic criteria – e.g. – Accessibility, zoning, land occupancy, flood risk, proposed transport infrastructure etc. (0-9 scoring range).
- Top performing sites identified, and a manual cross check performed.



## Methodology – Site Classification

- Sites classified as follows:
  - ❖ Class 1 – early delivery
  - ❖ Class 2 – Limited constraints – medium term
  - ❖ Class 3 – Long term potential – requires unlocking.
- From short list of best performing sites, sites identified for detailed assessment – includes planning, constraints analysis, development potential, infrastructure requirements and costs.
- Each site assessment summarised and included in report for each settlement to include relevant local planning context.

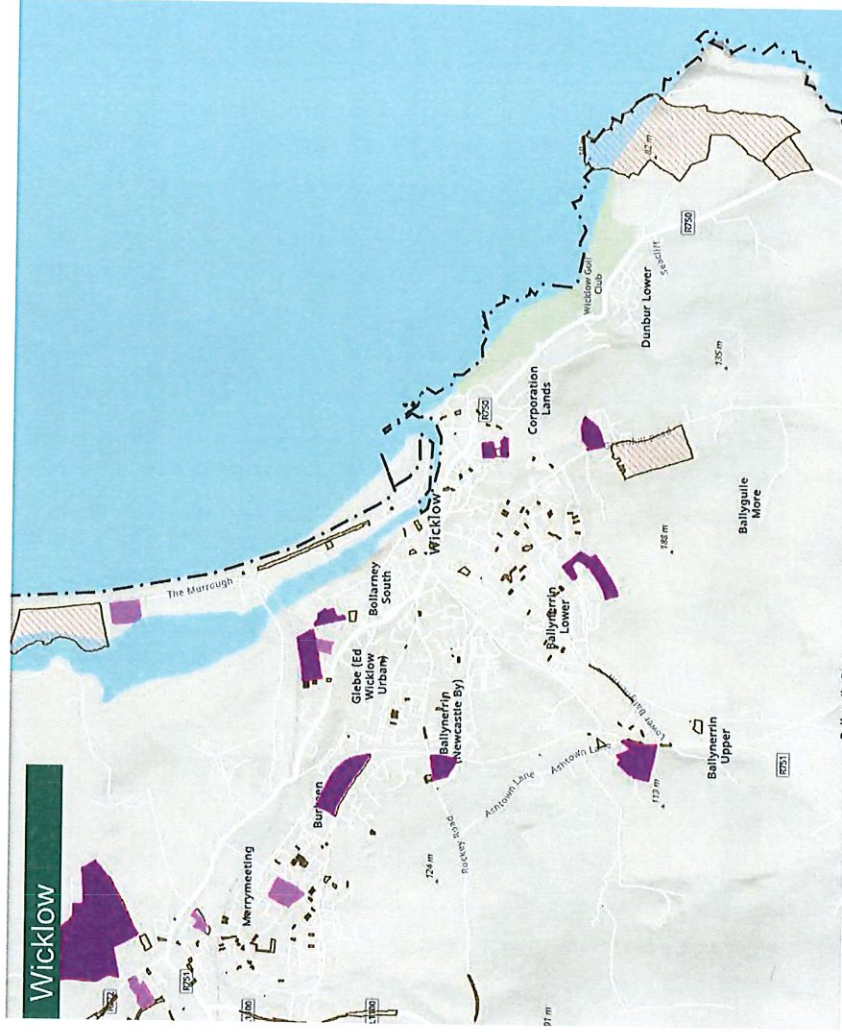
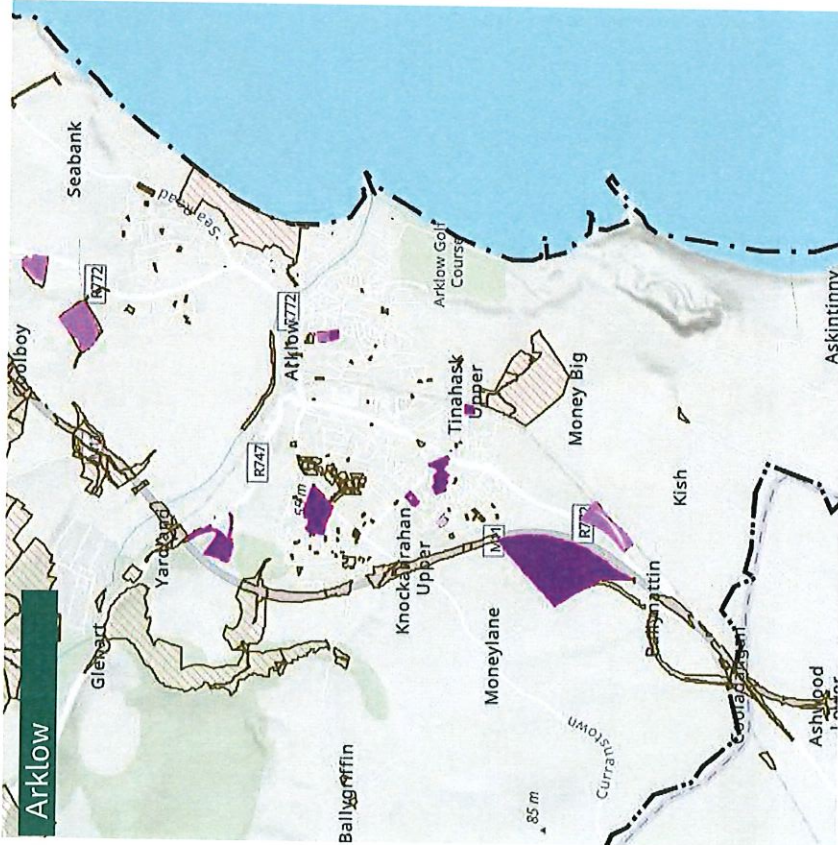


# Site Assessments Phase 2

March 2024

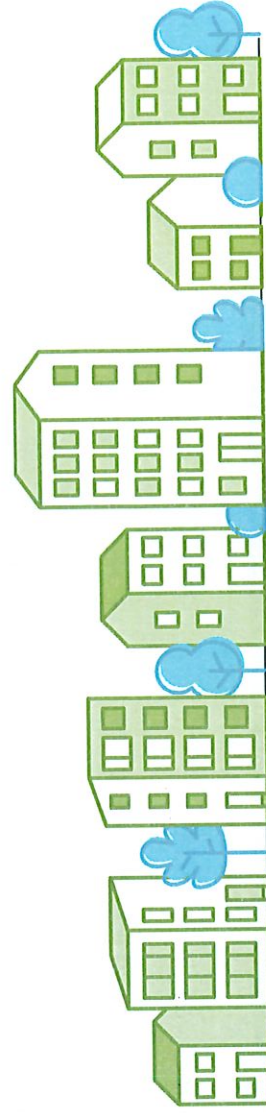


# Towns reviewed in Wicklow County Council area



# Towns reviewed in Wicklow County Council

Towns Reviewed with 10,000+ population in Wicklow County Council:	Potential Sites Identified
Bray	0
Greystones-Delgany	1
Arklow	0
Wicklow	2



# Sites Identified in Wicklow County Council for consideration - Greystones



## IDA Vacant Land and Surrounds

- Address: IDA Business Park, Charlesland, Greystones
- Registered Owners: The Industrial Development Authority, Wicklow County Council
- Occupiers: UNITED CAPS Ireland LTD
- Site Size: c. 25ha (PRA-GRS-03) + 7 ha (PRA-GRS-02)

# Sites Identified in Wicklow County Council for consideration - Wicklow



## Wicklow County Campus

Address: Newrath, Rathnew, Wicklow, A67X566

- Registered Owners: Wicklow County Council
- Occupiers: Wicklow County Campus
- Site Size: 22.9ha



## Wicklow County Council

Address: Wicklow County Council, Station Road, Wicklow, A67H026

- Registered Owners: Wicklow County Council
- Occupiers: Wicklow County Council Depot
- Site Size: 1ha

Thank You

**Ms Emer O’Gorman**  
**Chief Executive Officer**  
**Wicklow County Council**  
**County Buildings**  
**Whitegates**  
**Wicklow Town**

**Date 15th April 2025**

**Sent via email –** 

**RE: Section 52 of the Land Development Agency Act 2021 and the Agency’s Report to Government on Relevant Public Land.**

**Dear Ms O’Gorman,**

I am writing to inform you that, in line with Section 52 of the LDA Act 2021, the Land Development Agency has prepared and submitted the 2025 Report on Relevant Public Land to the Government. This is the LDA’s second Report under this provision of the LDA Act 2021.

This Report which is submitted at least biannually, for Government consideration, assesses public land in 55 census towns with populations over 10,000, from Nenagh, Co Tipperary to Dublin City and suburbs.

The primary role of the LDA in preparing this Report is to identify Relevant Public Land and assess its potential for future development into affordable and social housing.

The Report supports an analysis of the public land and its potential to aid in the delivery of affordable and social homes. The report acknowledges that much of this land identified is currently in some use and not immediately available for development. However, subject to Government consideration, supports and/or interventions, certain lands or underutilised parcels could be developed in the short to medium term. Others may require significant investment and decisions on future use and relocation to progress redevelopment for housing and could yield wider social and economic benefits in the public interest.

It is intended that the Report will assist the Government in identifying the potential for public land to support with building a pipeline of affordable and social housing into the future. The Report recognises that there are many complexities involved, including that some lands identified have existing operational uses which may require consolidation and/or relocation. The Report classifies land identifies from least constrained to moderately, to significantly constrained to support with identifying the potential as well as likely challenges, indicative costs and estimated timeline for development.

The Land Development Agency | Unlocking State Lands, Opening Doors to Affordable Housing

Stiúirthóirí / Directors: Mr C’O Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfheidhmeannach), A Markey, B Keogh, G Smith, J Connor, J O’Connor, J Palmer, S Neely.

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This 2025 Report includes a total of 102 state owned parcels of land with development potential for up to 71,000 homes in the medium to long term. This is at an early stage and is an indicative assessment. It is also subject to the land involved being made available for development, and undergoing due diligence, and relevant planning processes.

The Report is now available on the LDA website at [Report on Relevant Lands - lda](#) .

The Report identifies certain relevant public lands (public land), which is owned by your organisation, which the LDA has assessed as having potential for use for the purposes of the LDA Act 2021. The LDA would be happy to meet with you to discuss the lands identified.

It is important to note that this is the first step in a process that identifies, and reports, to Government on certain relevant public land that the Agency has assessed and considers as having potential for the development of affordable and social housing.

Further consideration will be undertaken by Government to determine whether the sites assessed in the report are to be progressed for development or not.

The LDA is keen to continue to engage with Government, Local Authorities, State Agencies and other stakeholders regarding the potential for state land as part of an ongoing process of continuous review, in line with its legislative requirements.

The LDA looks forward to engaging with you further on this matter. Please let us know if you have any updates or queries in respect to the sites listed by contacting us via email at [REDACTED] .

Furthermore, should you wish to discuss any aspect of the legislation as set out, please do not hesitate to contact me.

Yours sincerely,

Dearbhla Lawson  
**Director of Planning Services**  
**The Land Development Agency**