

Record 3.

Jogi, Helle

Small Res: info-junction Colbe road.

From: [redacted]@duffandphelps.com>
Sent: Monday 6 April 2020 17:50
To: [redacted]
Cc: [redacted]
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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Please be advised that Shannon Homes have indicated that they will be proceeding with the construction of the junction regardless – when the lockdown is lifted. However they will have to see what becomes of the subject land before making a decision on whether to complete the road.

If the transaction proceeds, then Shannon Homes will complete the entire road and junction as per the planning permission. However, if the transaction does not proceed, they will only carry out the junction works and will hold off on completing the road until they see what use the land will be of.

Does this reply allow the DES to make a decision with regards to proceeding with the site?

Thanks,

From: [redacted]
Sent: Friday 3 April 2020 15:47
To: [redacted]
Cc: Cullen, Mervyn; Cullen, Mervyn
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

Thanks for the update. We will go back on that basis.

Regards,

From: Harty, Mervyn; Mervyn, Harty@education.gov.ie>
Sent: Friday 3 April 2020 15:03
To: [redacted]@duffandphelps.com>; [redacted]h@education.gov.ie>;
Duffy, [redacted]@education.gov.ie>
Cc: [redacted]@education.gov.ie>; [redacted]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

We are considering our options in regards to this site.

However, we won't be making a call on it until Shannon Homes provide an update to us in regards to the new junction on the Colpe Rd.

The planning permission for the interim accommodation was granted on the basis that the entrance off the Mill Rd was temporary and a new entrance be provided off a new junction on the Colpe Rd.

It was agreed with Shannon Homes that they would construct this junction.

Can you seek an update from them in relation to this?

Regards,

[REDACTED] | Assistant Principal Officer
Site Acquisitions and Property Management

An Roinn Oideachais agus Scileanna
Department of Education and Skills

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Portlaoise Road, Tullamore, Co Offaly, R35 Y2N5.

T +3 [REDACTED]
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From: [REDACTED]@duffandphelps.com]
Sent: Friday 3 April 2020 14:43
To: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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Afternoon All,

Has there been any update with the below? The vendor is beginning to chase us.

Thanks,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday 1 April 2020 16:55
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

Afternoon All,

We have received the feedback from the vendor for our latest proposals and unfortunately they are unwilling to extend the lands in order to accommodate the DES.

We understand from the meeting which we had with you a couple of weeks ago that in an ideal world the school needs to be 17 metres away from the centre of the gas way leave and from our drawings which we have undertaken for you it would appear that part of the school building runs over the gas way leave.

Based on the above, can you please confirm if the site is still of interest and whether the DES's in house technical team can work within the boundaries of the site? If so the vendor has expressed his desire to get a firm offer asap.

If the site is not of interest anymore please let me know and we can try and source other opportunities in the area.

Regards,

From: [REDACTED]@education.gov.ie>
Sent: Wednesday 11 March 2020 18:30
To: [REDACTED]@duffandphelps.com>; [REDACTED]
Cc: [REDACTED]
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

Robbie

I have emailed GNI (Chris Dillon) to date he has not replied

Regards,

[REDACTED]
Senior Technical Officer
Planning & Building Unit

An Roinn Oideachais agus Scileanna
Department of Education and Skills

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T + [REDACTED]
M [REDACTED]



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agus Scileanna
Department of
Education and Skills



Rialtas na hÉireann
Government of Ireland

From: [REDACTED]@duffandphelps.com]
Sent: Wednesday 11 March 2020 10:08
To: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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Morning All,

Can you please confirm if contact has been made with GNI?

Thanks,

From: [REDACTED]
Sent: Monday 9 March 2020 09:14
To: [REDACTED]@education.gov.ie> [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

All,

Please be advised that the vendor has given us a deadline of this coming Friday (13th) to decide whether or not we will proceed with a bid.

Regards,

From: [REDACTED]@education.gov.ie>
Sent: Friday 6 March 2020 12:45
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>; [REDACTED], [REDACTED]@duffandphelps.com>
Subject: Our Ref MH_25 - Mill Road, Drogheda

Please see email below from Robbie in respect of the GNI wayleave on the Drogheda site.

As we have discussed, the pitch and/or the access roads / car parking could potentially be located over the gas wayleave on site.

In this regard, I would be very grateful if you could email Chris Dillon (Gas Networks Ireland) on [REDACTED]@ie to iron out any potential difficulties with this approach. The vendor has also requested to be copied in all correspondence on [REDACTED]

Kind regards,

[REDACTED]
Site Acquisitions and Property Management

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T +353: [REDACTED]
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From: [REDACTED]@duffandphelps.com]
Sent: Wednesday 4 March 2020 17:17
To: H [REDACTED]@education.gov.ie>
Cc: C [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie> [REDACTED]
<n [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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[REDACTED]

No problem regarding the changes to the requirements.

I have attached the site map which we have undertaken previously which reflects the site that the vendor was willing to sell in the first place. You can see from the attached that the wayleave impedes the school building and therefore a slightly bigger site maybe required.

The individual in GNI that you should contact is as follows:

[REDACTED]

The vendor has requested that you copy him in all correspondence his email address is as follows:

[REDACTED]

Let me know if you require anything else from the team once your technical staff have spoken to GNI.

Regards,

[REDACTED]



[REDACTED]
From: [REDACTED]@education.gov.ie>

Sent: Wednesday 4 March 2020 15:17

To: [REDACTED]@duffandphelps.com>

Cc: [REDACTED]@education.gov.ie; [REDACTED]@education.gov.ie; [REDACTED]

[REDACTED]@education.gov.ie>

Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

[REDACTED]
[REDACTED] is on leave today.

We have been discussing this site here, based on your projected land values and the current school requirements, the proposed land take should only be the minimum required for a 1,000 pupil post primary school only. Therefore the site would have to reconfigured to meet these requirements.

The pitch and/or the access roads / car parking could potentially be located over the gas wayleave but we need our technical staff to confirm this with GNI. Please pass on a contact name and number for the personnel in GNI that is liaising with the vendor and we will see if this conversation can happen over the phone.

This may still require a larger land take than originally envisaged but not as much as your last proposed layout which included the primary school.

Apologies for all the changes with requirements.

Regards,

[REDACTED] Assistant Principal Officer
Site Acquisitions and Property Management

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-----Original Message-----

From: [REDACTED]@duffandphelps.com]
Sent: Wednesday 4 March 2020 14:18
To: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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[REDACTED]
Sorry for chasing you, but can you please come back to me on the below?

The vendor would like to see some progress and it is his intention to close out discussions with GNI/Bord Gais by this coming Friday.

Thanks,

-----Original Message-----

From: [REDACTED]
Sent: Tuesday 3 March 2020 12:34
To: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

[REDACTED]

I refer to the attachment which was sent to you yesterday.

The vendor has commented on our proposal saying that in order for them to part with the additional lands which we have identified the offer from the DES would have to be extremely attractive for them to concede this amount of land.

Based on previous conversations which we have had with the vendor, we are of the opinion that the vendor will be seeking residential land values, as they will be developing residential units on these lands should we not strike a deal.

All of the above could be irrelevant if GNI do not like our proposal. So the next stage in the process as we see it, is for [REDACTED] the DES's technical team to review the map provided and have a discussion with GNI. I can provide details of the individual in GNI that the vendor has been talking to and make an introduction if required.

Please let me know if you are in agreement with the above proposal.

Regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]@education.gov.ie>
Sent: Monday 2 March 2020 12:35
To: [REDACTED]@duffandphelps.com>; [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

That's great, thanks for the update Robbie.

Kind regards,

[REDACTED]

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—
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-----Original Message-----

From: [REDACTED]@duffandphelps.com]
Sent: Monday 2 March 2020 11:28
To: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>

Cc: [REDACTED]@education.gov.ie; [REDACTED]@education.gov.ie
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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[REDACTED]

Please see the attached outline which we have drawn up. We will send onto the vendor to see if he is agreeable to parting with the site subject to agreeing a price.

If the vendor is agreeable we will send onto GNI for their input.

Regards,

[REDACTED]

-----Original Message-----

From: Cusack, Aine <aine_cusack@education.gov.ie>
Sent: Tuesday 25 February 2020 16:44
To: Duffy, Mary <mary_duffy@education.gov.ie>; Coakley, Robbie <Robbie.Coakley@duffandphelps.com>
Cc: Curry, Austin <Austin_Curry@education.gov.ie>; Hanly, Murty <Murty_Hanly@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

Sorry to stick my oar in, but in the interest of future-proofing it would be prudent to provide enough space for a 1000 pupil PPS (rather than the 600, though that is the size of the announced school) as well as the primary school.

Thanks!

[REDACTED]

On 25 Feb 2020 15:05 [REDACTED]@education.gov.ie wrote:
That's sounds about right, thanks R [REDACTED]

-----Original Message-----

From: [REDACTED]@duffandphelps.com]
Sent: Tuesday 25 February 2020 15:03
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>; [REDACTED]
<[REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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Hi [REDACTED],

I have checked the TGD online and it states that for the below mentioned development of this kind the DES would need a site extending to approximately 5.42 ha.

We will work on this basis unless we hear otherwise.

Thanks,



-----Original Message-----

From: D [redacted]@education.gov.ie>

Sent: Tuesday 25 February 2020 14:54

To: [redacted]@duffandphelps.com>

Cc: [redacted]@education.gov.ie>; [redacted]@education.gov.ie>

<[redacted]@education.gov.ie>

Subject: Our Ref MH_25 - Mill Road, Drogheda

Hi [redacted],

Further to our telephone call today, I can confirm that the site extension should allow a campus style arrangement to cater for a 600 pupil Post Primary school and a 16 classroom primary school with 2 classroom SNU.

Kind regards,



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—
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-----Original Message-----

From: [redacted]

Sent: Thursday 20 February 2020 14:47

To: [redacted]@duffandphelps.com>

Cc: [redacted]@education.gov.ie>; [redacted]@education.gov.ie>; [redacted]

<[redacted]@education.gov.ie>; [redacted]@education.gov.ie>

Subject: FW: Our Ref MH_25 - Mill Road, Drogheda

Thanks [redacted]

Bill is available on Monday, Wednesday and Thursday next week. Monday would be my preferred date, or Wednesday afternoon. But if Thursday suits GNI and the vendor, please go ahead and arrange.

Kind regards,



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-----Original Message-----

From: [REDACTED]
Sent: Thursday 20 February 2020 14:30
To: [REDACTED]@education.gov.ie>
Cc: H [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>; [REDACTED]
<[REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

[REDACTED]

Monday Wednesday and Thursday are free

Regards,

[REDACTED]
Senior Technical Officer
Planning & Building Unit

An Roinn Oideachais agus Scileanna
Department of Education and Skills

Bóthar Port Laoise, An Tulach Mhór, Co Uíbh Fhailí. R35 Y2N5 Portlaoise Road, Tullamore, County Offaly. R35 Y2N5

T [REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Thursday 20 February 2020 12:37
To: [REDACTED]@education.gov.ie>
Cc: H [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie> [REDACTED]
<[REDACTED]@education.gov.ie>
Subject: FW: Our Ref MH_25 - Mill Road, Drogheda

Hi [REDACTED] what's your availability next week?

-----Original Message-----

From: [REDACTED]@duffandphelps.com]
Sent: Thursday 20 February 2020 12:19
To: [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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[REDACTED]

We have not heard back from the vendor so it would appear that it is not going ahead.

If you could let me know of [REDACTED] availability for next week it would be appreciated.

Thanks,

[REDACTED]

-----Original Message-----

From: [REDACTED]<[REDACTED]@education.gov.ie>
Sent: Thursday 20 February 2020 12:11
To: [REDACTED]<[REDACTED]@duffandphelps.com>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

Hi [REDACTED]

I take it this is a non-runner today?

-----Original Message-----

From: [REDACTED]
Sent: Wednesday 19 February 2020 15:29
To: '[REDACTED]<[REDACTED]@duffandphelps.com>
Cc: [REDACTED]<[REDACTED]@education.gov.ie>; [REDACTED]<[REDACTED]@education.gov.ie>; [REDACTED]<[REDACTED]@education.gov.ie>; [REDACTED]<[REDACTED]@education.gov.ie>
<[REDACTED]@education.gov.ie>; [REDACTED]<[REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

[REDACTED]

We are available to meet on site tomorrow afternoon if that suits your side.

Kind regards,

[REDACTED]

Site Acquisitions and Property Management

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Department of Education and Skills

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-----Original Message-----

From: [REDACTED]@duffandphelps.com]
Sent: Wednesday 19 February 2020 14:15
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>; [REDACTED]
<[REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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TH [REDACTED]

As per our discussion. The vendor has said in all likelihood they would not sell additional land but it is not completely out of the question.

They did state that if they were going to sell additional land the price would have to be at acceptable level for them to consider.

Based on our negotiations to date the vendors expectations for this additional land will be similar to price achieved for the lands the DES bought from them in 2012.

Regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]@education.gov.ie>
Sent: Wednesday 19 February 2020 11:55
To: [REDACTED]@duffandphelps.com>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>; [REDACTED]
<[REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: Our Ref MH_25 - Mill Road, Drogheda

[REDACTED]

Thanks for that. I am not sure if it can be arranged at such short notice but I will liaise with Bill (et al) on our side.

In the meantime, I would be very grateful if you could press the Vendor on the possibility of extending the proposed site.

Kind regards,

[REDACTED]

Site Acquisitions and Property Management

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Department of Education and Skills

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-----Original Message-----

From: [REDACTED]@duffandphelps.com]
Sent: Wednesday 19 February 2020 08:42
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie [REDACTED]
<[REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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[REDACTED]

Further to our conversation on Monday the vendor has reverted and stated that he and their engineers can meet on site at some point this week. We are waiting to hear back from them whether Gas Networks Ireland will be present but will let you know as soon as they come back to me.

In this regard can you please confirm if the required people from the DES are available either today or tomorrow?

Thanks,

[REDACTED]

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Wednesday 12 February 2020 08:05
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie> [REDACTED]
<[REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

[REDACTED]

Further to our conversation yesterday. We will engage with the landowner to establish whether they will be willing to extend our site so that it can accommodate the post primary school and the 24 classroom primary school.

I will re-iterate the DES's stance that they will not be able to make a revised bid on the site without further exploration of the site and the gas wayleave. Hopefully the vendor will still be agreeable to meet us on site but that remains to be seen.

I will touch base with you once the vendor has reverted to our revised proposal.

Regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]@education.gov.ie>

Sent: Tuesday 11 February 2020 12:39

To: [REDACTED]@duffandphelps.com>

Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>; [REDACTED]

<[REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>

Subject: Our Ref MH_25 - Mill Road, Drogheda

Hi [REDACTED]

Thanks for your email.

The Department's position remains the same; we cannot consider making a revised bid without further exploration of the site and the gas wayleave.

Following on from the meeting last week, have you had the opportunity to draft a masterplan catering for both a primary and post-primary school on the current proposed site, with the possibility of extending the site as appropriate?

We can be available as soon as next Tuesday (18th Feb) or Wednesday (19th Feb) to meet on site, if the vendor is agreeable.

Kind regards,

[REDACTED]
Site Acquisitions and Property Management

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An Roinn Oideachais agus Scileanna
Department of Education and Skills

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-----Original Message-----

From: [REDACTED]@duffandphelps.com]

Sent: Tuesday 11 February 2020 11:11

To: [REDACTED]@education.gov.ie>

Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>; [REDACTED]

<[REDACTED]@education.gov.ie>

Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

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Morning [REDACTED]

Further to the meeting last week we have contacted the vendor to see if he would be agreeable to meeting us on site with Gas Network Ireland.

He is insisting that we make a revised offer subject to this request. Should the offer be offer be of an acceptable level, he will allow for a meeting with his engineer and Gas Network Ireland on his site to take place.

He has stated that we would like us to come back to him by Friday 14th February and it is important we do so if we are going to be trying to acquire this site in the future.

Can you confirm if you are satisfied to bid on the above basis? If so we will try and give you some more negotiation advice but I anticipate it will largely be in line with what we have already given you.

We look forward to hearing from you.

Thanks,

[Redacted signature]

-----Original Message-----

From: [Redacted]
Sent: Wednesday 5 February 2020 10:21
To: [Redacted]@education.gov.ie
Cc: [Redacted]@education.gov.ie; [Redacted]@education.gov.ie; [Redacted]@education.gov.ie
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

Hi [Redacted]

Further to our conversation a couple of weeks ago. I assume this site is out of the running now?

The vendor has not been chasing us but it is only a matter of time before this does happen.

Regards,

[Redacted signature]

-----Original Message-----

From: [Redacted]
Sent: Thursday 30 January 2020 10:44
To: [Redacted]@education.gov.ie
Cc: [Redacted]@education.gov.ie; [Redacted]@education.gov.ie; [Redacted]@education.gov.ie
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

[Redacted signature]

Further to our conversation. We will await your instructions with regards to next steps.

Regards,

-----Original Message-----

From: [REDACTED]
Sent: Thursday 30 January 2020 10:22
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>; [REDACTED]
<[REDACTED]@education.gov.ie>
Subject: RE: Our Ref MH_25 - Mill Road, Drogheda

Many thanks for your email. I will relay the below to the vendor.

However, he may not be agreeable to the meeting and may push on with his plans considering he has already granted an extension to the DES.

We will contact him this morning and see if he is agreeable to meet on site. As it is now Thursday it is unlikely that a meeting will take place until next week.

We will propose early next week if he is agreeable to meet with the DES.

We trust the above is in order.

Regards,

-----Original Message-----

From: [REDACTED]@education.gov.ie>
Sent: Wednesday 29 January 2020 16:39
To: [REDACTED]@duffandphelps.com>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>; [REDACTED]
<[REDACTED]@education.gov.ie>
Subject: Our Ref MH_25 - Mill Road, Drogheda

Please see email below outlining comments from [REDACTED] Senior Technical Officer.

I appreciate that the offer deadline is this Friday, 31st Jan 2020, however on foot of the information and advice received below, the Department needs to establish what restrictions are in place with GNI before considering this matter further.

In that regard, I spoke to Bill and it was agreed that the best way forward is for [REDACTED] to meet on site with both the Vendors engineer and Gas Networks Ireland (as Gas Networks Ireland won't discuss this issue with 3rd party).

Grateful, if you could relay this information to the Vendor. Do they wish meet on site?

Kind regards,

[REDACTED]
Site Acquisitions and Property Management

—
An Roinn Oideachais agus Scileanna
Department of Education and Skills

Bóthar Phort Laoise, An Tulach Mhór, Co. Uíbh Fhailí, R35 Y2N5.
Portlaoise Road, Tullamore, Co Offaly, R35 Y2N5.

—
T +3 [REDACTED]
www.education.ie<<http://www.education.ie>>

-----Original Message-----

From: [REDACTED]
Sent: Wednesday 29 January 2020 15:19
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: FW: Drogheda

[REDACTED]
Apologies with regards to the late reply.

The gas pipeline transgressing the site is a transmission pipe which means it's a major distribution pipe for Gas Networks Ireland and therefore cannot be re-located elsewhere on the site. There are major requirements set out in the GNI Code of Practice for works close to or in a wayleave for a transmission pipe which are quite restrictive.

The school building will have to be at least 10m away from the wayleave and any underground services (foul sewer) will have to be constructed 600mm above the pipe. Please note the depth of the pipe is not included in any of the information I have.

We had a similar situation in Limerick recently and costs were quite large with regards to the restrictive nature of GNI requirements. As the pipe cross's the entire site pipe cover will have to be agreed for various crossing points which may cause problems for the contractor building the school and GNI.

I would recommend that discussions are had with GNI to find out what restrictions are in place and what they would allow us to do in this area.

Regards,

—
[REDACTED]
Senior Technical Officer
Planning & Building Unit

—
An Roinn Oideachais agus Scileanna
Department of Education and Skills

Bóthar Port Laoise, An Tulach Mhór, Co Uibh Fhailí. R35 Y2N5 Portlaoise Road, Tullamore, County Offaly. R35 Y2N5

T [redacted]

-----Original Message-----

From: [redacted]
Sent: Tuesday 21 January 2020 14:44
To: [redacted]@education.gov.ie>
Cc: [redacted]@education.gov.ie>; [redacted]@education.gov.ie>; [redacted]
<[redacted]@education.gov.ie>
Subject: FW: Drogheda

[redacted]

See attached re Gas wayleave. I would appreciate any comments/obs you may have.

Thanks

[redacted]

-----Original Message-----

From: [redacted]@duffandphelps.com]
Sent: Tuesday 21 January 2020 14:30
To: [redacted]@education.gov.ie>
Cc: [redacted]@education.gov.ie>; [redacted]@education.gov.ie>
Subject: RE: Drogheda

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[redacted]

Please see the attached email received from the vendors engineer. Please let me know if this provides comfort to the DES's in house technical team?

We look forward to hearing from you.

Thanks,

[redacted]

[redacted]

-----Original Message-----

From: [redacted]
Sent: 14 January 2020 14:11
To: [redacted]@education.gov.ie>
Cc: [redacted]@education.gov.ie>; [redacted]@education.gov.ie>
Subject: RE: Drogheda

Noted [redacted].

[redacted]

-----Original Message-----

From: [REDACTED]@education.gov.ie>

Sent: 14 January 2020 11:48

To: C [REDACTED]@duffandphelps.com>

Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>

Subject: RE: Drogheda

[REDACTED]

Thanks for this - as per our telephone conversation this morning the DES will await the outcome of the wayleave issue before deciding on next steps.

-----Original Message-----

From: C [REDACTED]@duffandphelps.com]

Sent: Tuesday 14 January 2020 10:19

To: [REDACTED]@education.gov.ie>

Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>

Subject: RE: Drogheda

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Morning [REDACTED],

Please be advised that we are working on the below mentioned query. In the meantime the vendor has stated that they now require a best and final offer from the DES. Please see the below extract.

"Happy New Year to you, I refer to the ongoing unsuccessful negotiations regarding the purchase of a 10 acre fully developed site at the Mill road. We have now received full infrastructure permission (Ref LB180620) that will allow these lands to be developed with a full access road and roundabout together with all drainage and utility services. These works must commence forthwith as it is a condition of the recently completed lease for the temporary school that this road be in situ for July / August 2020.

Given this situation we must now make a call on how we are going to finance this very costly infrastructure and for these reasons I now request that the department makes us a full and final offer on or before Friday 24th January, this offer needs to reflect that these lands now have a first class zoning in the new county development plan and also we are expecting a planning permission from An Bord Pleanala in February for the first phase of 352 units."

Cushman and Wakefield subsequently had a conversation with the vendor and it appears that he is holding firm to his own price expectations. The vendors views is given its zoning is White Lands and the new infrastructure to be constructed servicing these, he feels that resi values apply for the subject property. Should a school not be constructed here, the vendors claim they will be in a position to build out residential units down the line.

As you are aware the latest offer that we put forward was €720k (approx. €75k per acre) which was at the valuation received from BNP and this was rejected.

Please call once you have had a chance to consider.

Thanks,

-----Original Message-----

From: [REDACTED]@education.gov.ie>
Sent: 06 January 2020 11:29
To: [REDACTED]@duffandphelps.com>
Cc: [REDACTED]@education.gov.ie>; [REDACTED]@education.gov.ie>
Subject: RE: Drogheda

Morning [REDACTED],

Happy new year!

Please see attached email from [REDACTED] (DES Professional & Technical Team). [REDACTED] is recommending we contact Bord Gáis re gas wayleave.

Give me a call when you can.

Thanks

[REDACTED]

-----Original Message-----

From: [REDACTED]@duffandphelps.com]
Sent: Tuesday 3 December 2019 15:46
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>
Subject: RE: Drogheda

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[REDACTED]

Further to our meeting a couple of weeks ago please see the attached latest site layout.

As you can see from the attached the school building traverses the buffer zone of the way leave.

The school building on this layout assumes that it is a 1,000 pupil post primary school spread over three storeys.

Please call once you have had a chance to consider.

Regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: 22 November 2019 16:35
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>
Subject: RE: Drogheda

[REDACTED]

Further to the below we have received input from our engineers in relation to the documents and the gasway leave at the site. WM are of the same view as us and the wayleave does intersect our site.

Although it may be possible to design a layout which accommodates the wayleave, it would not be advised to develop land which obtains a wayleave like this.

With regards the drawings also indicates that the proposed entrance to the subject site is not as per the site map Shannon homes previously provided. The access point along the road is not in the most conveniently located position for the subject site. The Access point is also a junction, the site map provided by Shannon homes indicated a roundabout would be provided. The T-junction may require additional traffic control measures which would not have been required for a roundabout, generally roundabouts can facilitate a much larger capacity of traffic and decrease traffic congestion.

We can talk in more detail at Monday's meeting once you have had a chance to consider the above.

Regards,

[Redacted signature]

-----Original Message-----

From: [Redacted]
Sent: 20 November 2019 17:53
To: '[Redacted]@education.gov.ie'
Cc: '[Redacted]@education.gov.ie'
Subject: RE: Drogheda

Evening [Redacted]

CW got hold of Phil Reilly in Shannon Homes and explained to him that the DES will be making a submission to ABP regarding the subject lands, based on pricing levels for the site.

Apparently he seemed relatively fine with us doing so, however he did ask whether we would be making a new bid going forward. CW explained that we had reached our bidding what we feel is the perceived market value for the site.

Shannon Homes again made reference to the acquisition in 2012 by the DES but we indicated that this evidence was irrelevant as it was purchased way above market value. He did state that he would revert to us shortly which does suggest that he maybe considering lowering his value expectations however this remains to be seen.

We will keep you posted on progress.

Regards,

[Redacted signature]

-----Original Message-----

From: [Redacted]
Sent: 18 November 2019 16:32

To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>
Subject: RE: Drogheda

Hi [REDACTED]

I have tried to get a hold of CW via the phone in relation to the below but have not been successful. However, I have sent them an email outlining our discussion that the DES will be making a submission referencing the difficulty we are having acquiring the site due to unrealistic price expectations from the vendor/developer, as per your instructions.

One thing to note which I'm sure the DES is aware of, is that when the submission is sent in, it could for want of a better term irritate the vendor to a certain degree.

We have also been speaking to the Planning Partnership and they have advised that ABP usually stay away from making commercial decisions and do not get involved in the transaction of land. The PP are of the view that the best way to approach this submission is to concentrate it around the benefit the proposed school would be for the area whilst also referencing that the vendor has unrealistic price expectations. However as time is of the essence with this submission it may not be possible to do so.

We have also reviewed the documents on the SHD application (see the attached) and will be liaising with Waterman Moylan to confirm what is in the attached is correct.

Please call if you have any questions.

Regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]@education.gov.ie>
Sent: 15 November 2019 18:49
To: [REDACTED]@duffandphelps.com>
Cc: [REDACTED]@education.gov.ie>
Subject: RE: Drogheda

Hi [REDACTED] I'll ring you on Monday re this.

[REDACTED]

On 15 Nov 2019 17:04, "[REDACTED]@duffandphelps.com" wrote:
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Evening Guys,

Can you please come back to me on the below strategy. I assume you want us to take the same stance as we are with Cairn with regards to Kilcoole?

I'll be speaking to the team on Monday with regards to potential issues in the below link and will revert to you then.

Have a good weekend.

Regards,

[REDACTED]

From: [REDACTED]
Sent: 06 November 2019 08:31
To: [REDACTED]@education.gov.ie>
Cc: [REDACTED]@education.gov.ie>
Subject: RE: Drogheda

Morning [REDACTED]

Noted myself and the team will look at the documents and come back to you with any areas of concern.

With regards to the gas wayleave, this was mentioned in the stage 2 assessment see the attached. However, the folio in which the wayleave relates to is significantly larger than the site we are trying to acquire off Shannon Homes and therefore we do not know the exact location.

We have made some enquiries to try and find out where the exact location of the wayleave to GNI, (the party that has all this information) however they have advised that they will not give out such details to third parties - they will only give details to property owners.

With that in mind we will ask Shannon homes of the exact location of the wayleave and revert back to you.

Also, can you please come back to us on the proposed strategy that you would like us take which is outlined in the attached email. I assume you want us to state to the vendor that the DES will be making a submission to the Council if the vendor is not being more realistic with price expectations.

We look forward to hearing from you.

Regards,

[REDACTED]

From: [REDACTED]@education.gov.ie<[REDACTED]>
Sent: 01 November 2019 12:52
To: [REDACTED]@duffandphelps.com<[REDACTED]>
Cc: [REDACTED]@education.gov.ie<[REDACTED]>
Subject: Drogheda

[REDACTED]

Just FYI, see Shannon Home's SHD at Drogheda: <http://colpwestshd.ie/>

What's the story with the gas wayleave running through the school site?!?

You might check if there's anything in the SHD documents that materially impacts on the proposed school site.

[REDACTED] we have until 18th November to make a submission on this, you might just take note and we can consider how negotiations are progressing before deciding what we might say in a submission.