

Record 4.

Jogi, Helle

Email From AP to PO Overview of sites

From: [REDACTED]
Sent: Tuesday 16 February 2021 18:04
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Meeting with the Department of Education on 17 Feb @ 12.00 noon

[REDACTED]

Thanks for this.

It is a very good overview.

We can talk in morning.

Regards

[REDACTED]

From: H [REDACTED]
Sent: Tuesday 16 February 2021 17:23
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Meeting with the Department of Education on 17 Feb @ 12.00 noon

[REDACTED]

In advance of the meeting tomorrow I have prepared a site map of a proposed 11 acre site on the lands currently occupied by the interim school accommodation, see map attached.

The attached maps illustrate the original proposal, consisting of a 9.56 acre site for the permanent school and a proposed 11 acre proposed alternative site.

The issues associated with the original proposal include the existence of a gas main dissecting the site, effectively sterilising 40% of the site for construction, and the presence of a recorded national monument. This monument is a previously unknown burial ground site which was first discovered during the works associated with a gas pipeline in 1988 and ensuing archaeological excavations recorded over one hundred burials within the construction way-leave.

The proposed new site location excludes the gas main and is closer to the proposed new junction on the Colpe Rd, therefore requiring less of the new road infrastructure to be constructed. This site is included in an recorded monument zone which will require Archaeology.

Other matters for consideration:

Market Value:

- The currently valuation for the original 9.56 acres, dated May 2019, is [REDACTED]. This includes favourable comparators in the area;
- The current offer on the table for the 9.56 acre site is for [REDACTED] / acre);
- Shannon Homes had indicated a value of [REDACTED] the 9.56 acres;
- The Department acquired the 4 acre site for the neighbouring Gaelscoil from Shannon Homes in 2011 for [REDACTED] acre);

Road Infrastructure:

- In order for the school to be developed the new junction on the Colpe road and a distributor road needs to be constructed. Planning permission was granted for this road infrastructure in 2018 including a prior to commencement development contribution of [REDACTED]
- Pedestrian facilities will be required over the railway bridge before the new school opens. Some pedestrian infrastructure is included in the 2018 planning permission, this may not be sufficient. A pedestrian bridge may be required. This was included in the recent SHD application, which was withdrawn.
- Shannon Homes are likely to request a contribution towards the construction of this infrastructure.

Existing Temporary Planning Application:

- The current temporary planning application only allowed for access onto the Mill Road for one year. A new access was to be constructed from the proposed new junction on the Colpe Rd;
- As part of the lease with the land-owner, Shannon Homes was to provide this new junction and access to the temporary school in 2020. These works were never undertaken.

Key Points of Negotiation:

- I am of the understanding that Shannon Homes have a financial burden on these lands which they need to consider;
- Meath County Council have spoken to Shannon Homes in recent days about the importance of the provision of the school on their lands in advance of any further residential developments;
- The Department are now considering 3 other sites along with this site;
- The phasing, financing and delivery of the required infrastructure including the new junction, distributor road and pedestrian facilities need to be agreed;
- The value of the land, value for money & future price expectations have to be considered.

I am available in the morning for a pre-meeting if required.

Regards,

[REDACTED]

Assistant Principal Officer — Site Acquisitions

An Roinn Oideachais
Department of Education

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

M + [REDACTED] T + [REDACTED]

www.education.ie

From: [REDACTED], Peter

Sent: Tuesday 16 February 2021 12:51

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

Cc: H [REDACTED] <[REDACTED]@education.gov.ie>

Subject: FW: Meeting with the Department of Education on 17 Feb @ 12.00 noon

Hubert

FYI – Atténdeas from Shannon Homes

[REDACTED] from Duff & Phelps agents for the Department will also attend

P [REDACTED]

From: Info at Thomas Byrne Auctioneers [mailto:info@thomasbyrne.ie]

Sent: Tuesday 16 February 2021 11:49

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

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

Subject: Re: Meeting with the Department of Education on 17 Feb @ 12.00 noon

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[REDACTED]

I can confirm that there will be three attendees from the landowners side at tomorrow's meeting. They are:

[REDACTED] Managing Director Shannon Homes

[REDACTED] Brady Hughes Consulting & Planning

[REDACTED], Thomas Byrne Auctioneer (Agent for Shannon Homes)

Regards

[REDACTED]



Address: Southgate, Dublin Road, Drogheda, A92 W300

Tel: 041 98 329 27 web: thomasbyrne.ie

Facebook: [www.fb.com/ThomasByrneAuctioneer](https://www.facebook.com/ThomasByrneAuctioneer)

PSR Licence Number: 004107

On Tue, 16 Feb 2021 at 10:14, [REDACTED]@education.gov.ie> wrote:

[REDACTED]

I understand from our telephone conversation that there will be four attendees from Shannon Homes at the meeting with the Department scheduled for tomorrow, Wednesday, 17 February at

12.00 Noon at the Department's offices Portlaoise Road, Tullamore, Co. Offaly. Conference Room No. 1

Can you confirm your attendees' details in due course.

The Department will be represented by

[REDACTED], Assistant Secretary General, Planning and Building Unit

[REDACTED], Assistant Principal Officer, Site Acquisitions and Property Management section

A representative of the Department's agents Duff & Phelps

I will be joining the meeting by video link

On your arrival please contact [REDACTED]

All attendees will be required to adhere to COVID requirements, social distancing etc.

[REDACTED]

Principal Officer

Department of Education

Site Acquisitions and Property Management section

[REDACTED]

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