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Mountjoy Complex Replacement Site Committee - Ist Meeting

Date; 1 July 2004

Present: J. Martin DJELR, Chairman, John Conlan, Joe Boyle IPS, D. Byers, OPW

Apologies: Gov Sean Lennon, Fergal Black, Anne O Gorman

The Committee discussed an outline of a selection criteria/framework which might be employed to determine the most suitable site or sites to recommend to the Minister.

Following some discussion it was agreed to recommend to the full committee at it's next meeting an amended version of the framework as set out below.

Mountjoy Complex - Suggested Selection Criteria

Cost per acre	General location	Proximity of public transport	Availability of Emergency services Fire/Gardaí	Access/egress/ options	Shape/size/ topography	Availability of services – power/ sewage etc.	Planning/ community impact	TOTAL
60	40	60	10	85	100	85	60	500

The Committee also noted that the OPW had appointed a professional advisor from CBRE, Mr Ronan Webster, to attend in an advisory capacity only.

Next Meeting Friday 9 July at OPW at 11.00 am.

Mountjoy Complex Replacement Site Committee - 2nd Meeting

Date: 9 July 2004

Attendance: J. Martin DJELR, Chairman, John Conlan, Joe Boyle IPS,
D.Byers OPW, Gov Sean Lennon, Fergal Black , Anne O Gorman
Also attending Ronan Webster CBRE

1. Minute of previous meeting; agreed.
2. Proposed marking/evaluation scheme;. Gov Lennon raised a number of queries regarding the marking scheme, in particular the weighting allocated to general location and availability of public transport. He expressed concern that access to hospitals and location vis a vis other prisons was not specifically mentioned. J.Boyle said that hospitals were included under heading number 4 (Availability of emergency services) and Prisons were included with criteria no 1 (General Location). J. Martin explained the basis for the marking scheme and suggested a number of adjustments to take account of Gov. Lennon's concerns. Following some discussion an amended scheme was agreed by the committee see below.

Criteria	Maximum Mark
Cost	80
General Location/accessibility vis a vis Courts other prisons etc.	60
Proximity of public transport links	80
Availability of emergency services/fire/Gardaí/hospitals	15
Access/Egress Options	65
Shape/Size/Topography	100
Availability of Services, power, sewage etc.	40
Planning – community impact	60
Total	500

3. Selection procedure: All sites would be considered under the criteria agreed above on a preliminary basis. If it appeared that a site might fail on one or more of the eight criteria, because it received less than 40% of the marks available, that aspect of the site would be considered in detail and a mark awarded for the criteria in question. Those sites not excluded in the initial stage would be subject to a second round involving a more

comprehensive consideration at the next meeting and assessment under all the criteria indicated above. Those receiving the highest marks would then be subject to a further review particularly as regards the various technical aspects such as services and planning.

4. The Committee proceeded with a preliminary evaluation of the 31 proposals received on the basis of the material provided, including site maps, as well as further oral information provided by Mr Webster. The results of that review are out in the following table:

Site No.	Name	Comment
1	Baldonnel	Failed on cost grounds
2	Warrenstown	Failed due to shape/size
3	Kilpedder	Failed – badly located
4	Finglas	Second stage
5	Mulhuddart	Site withdrawn
6	Ratoath	Failed – size/shape
7	Naas Road	Second stage
8	Coolquoy	More information sought
9	Leixlip	Second stage
10	Dunboyne	More information sought
11	Dunboyne	Failed transport and community grounds
12	Stamullin	Withdrawn
13	Kilcock	Failed – site too small
14	Baldonnell	More information sought
15	Celbridge	More information sought
16	Cappagh Road	Failed on cost grounds
17	Bullstown	Second stage
18	Corrstown	Second stage
19	Scribblestown	Failed on cost
20	Monasterevin	Failed due to location
21	Corbally	Failed shape/topography of site
22	Kilcock	Second stage
23	Tallaght	More information sought
24	East Meath	Site withdrawn
25	IR Services	Eliminated due to lack of information
26	...	Eliminated due to lack of information
27	Clonee	More information sought
28	Silloogue	Failed on cost grounds
29	Balbriggan	Failed on cost grounds
30	Annsbrook	Failed – access v poor
31	Dunboyne	More information sought

Nos; 4, 7, 9, 17, 18 and 22 were included in the second stage of evaluations.

The Committee also noted that two submissions had not been included on the OPW schedule as they had been just recently received by the IPS. These related to two sites in Wicklow at Blessington and Rathnew. Both were considered unsuitable in a number of respects, including topography and location, and will not be considered further. Another site in the Dunboyne area was referred to, it had been submitted but then withdrawn before the meeting

Mountjoy Complex Replacement Site Committee - 3rd Meeting

Date: 15 July 2004

Attendance: J. Martin, Anne O Gorman DJELR; John Conlan, Joe Boyle IPS, D. Byers OPW, Gov W Connolly, Mountjoy, Fergal Black.
Also attending Ronan Webster CBRE.

1. Minute of previous meeting - agreed
2. Shortlisting of sites; The Committee considered additional information/clarification which had been sought in respect of sites 8, 10, 14, 15, 23, 27 and 31. Following consideration:-
Site No 8 was failed on the basis of cost per acre.
No response was been received to a number of requests for information on Site no 10 and it was therefore eliminated.
Site no 14 was failed on the basis of cost per acre
Site no 15 was failed on the basis of cost per acre
Site no 23 was failed - unsuitable due to the topography of the site.
Sites 27 and 31 were included with those selected already for the second stage evaluation bringing the overall number of sites remaining to 8.
The Committee then commenced a detailed examination of each of the remaining 8 sites, - no. 4 Finglas, no. 7 Baldonnell, no. 9 Leixlip no. 17, Bullstown, no. 18, Corrstown, no 22 Kilcock. no 27, Clonee and no 31, Dunboyne.

Marks were allocated under the same headings as previously.

	Cost	General Location	Proximity of public transport	Avail of emergency services	Access/ Egress/ options	Shape/ Size/ Topography	Services power/ Sewage etc.	Planning-Community impact	Total
	80	60	80	15	65	100	40	60	500
4. Finglas	60	55	60	12	60	85	25	30	387
7. Baldonnell	35	45	40	8	35	60	20	25	268
9. Leixlip	50	30	45	10	30	70	20	27	282
17. Bullstown	79	25	35	6	40	60	16	40	301
18. Corrstown	75	30	33	8	30	55	16	45	292

22. Kilcock	70	40	35	7	45	80	18	45	340
27. Clonee	55	28	35	10	50	60	25	25	288
31. Dunboyne	70	28	35	10	45	40	18	24	270

3. In-depth technical assessment; The Committee, having considered the outcome of the process and in particular the number of marks achieved by each proposed site decided as follows:-
 - a) to go forward with a list of the top six sites as marked, i.e sites nos.4, no 22, no 17, no 18 , no 27 and no 9.
 - b) to carry out an outline engineering and services feasibility study of each site
 - c) to carry out an assessment of the likely planning and related issues likely to arise in respect of each of these sites

4. Submission to Minister; J. Martin said that on completion of the above process which will take some weeks, the three most suitable sites for the development should be submitted to the Minister by September next for approval to enter into negotiations for the acquisition of a site. It was noted that it may be prudent to enter into discussions in respect of up to three locations (subject of course to suitability) in order to achieve the best value for money.

Mountjoy Complex Replacement Site Committee - 4th Meeting

Date: 31st August 2004

Attendance: J. Martin, Anne O Gorman DJELR; John Conlan, Joe Boyle IPS, D. Byers OPW Gov S. Lennon, St Patrick's Institution, Fergal Black.
Also attending Ronan Webster CBRE

1. Minutes of previous meeting - agreed
2. The Committee was informed by Mr Webster that site number 4 at Finglas was no longer available for purchase.
3. Two presentations made to the Committee,
 - (a) Planning - McCabe Durney planning consultants
Mr McCabe summarised the planning procedures which apply to DOJELR developments. He also gave an overview of the relevant planning strategies (development plans) in each area encompassed by the sites currently under consideration.

He also presented a more detailed summary of the planning related issues likely to arise in respect of each of the five sites.

- (b) Engineering/Architectural - Clifton Scannell Emerson, Consulting Engineers
This presentation detailed the various topographical, environmental, engineering, services and related issues affecting each of the five sites. A notional footprint showing a possible configuration of the required prison facilities within each of the sites was also presented.
4. Following the presentations, the Committee discussed in some detail the positive and negative aspects of each site. It noted in relation to:-

Site number 27 Clonee

Overall shape/size of site - has potential with 226 acres
relatively close to public transport and future bus corridors
access not bad

Site number 9 Leixlip

187 acres close to factory
suitable for development
good public transport links

Site 17 Bullstown

The Committee noted the following

Size - at 98 acres it was apparent that there would be substantial difficulties in accommodating the full range of facilities required.

Public Transport - no service available

Shape of site - poor in relation to possible large scale development

Site 18 Corrstown

127 acres adjacent to a golf club

problems with access

shape of site very poor for development

Site 22 Kilcock

Possible restrictions due to listed building on site

concern at distance from city centre

possible difficulties with services

good shape and ample overall size

5. Conclusions

The Committee concluded that due to obvious and serious drawbacks the sites at Corrstown and Bullstown no longer merited serious consideration. It was agreed to progress to the next stage with the remaining sites.

Mountjoy Complex Replacement Site Committee - 5th Meeting

Date: 16 September 2004

Attendance: J. Martin, Anne O Gorman DJELR; John Conlan, Joe Boyle IPS, D. Byers OPW, Fergal Black, RIA; Also attending Ronan Webster CBRE

1. Minutes of previous meeting – approved
2. J. Martin informed the Committee that he had received a letter from the Director General of the Prison Service in relation to the site selection process. Mr Purcell had indicated that for operational reasons the site selected (i) should be within 5 miles of the M 50 and (ii) may if necessary be of smaller size than 100 acres although if so the possibility of relocating additional facilities may not be realised. Mr Purcell also requested that all sites previously eliminated on cost grounds be re-examined for general suitability.
3. J.Boyle informed the Committee that he had received a submission in respect of a site at Balrath, Co Meath. It was noted that this site was well outside the minimum distance required and it was not therefore suitable.
4. The Committee reviewed those sites failed previously on cost grounds, noted that the following sites were not suitable and decided that they should not be considered further;
 - no 1 Baldonnel - badly shaped site
 - no. 14 Naas Rd - site too small.
 - no 15, Celbridge - major potential problems planning and general location
 - and no 29 Balbriggan - too far from M50
5. The Committee then commenced a review of five sites which fell to be considered under the revised guidelines. These were Clonee no 27, Coolquoy no 8, Cappogue no 16, Scribblestown no 19, and Sillogue no 28. In relation to the marking criteria the following adjustments were agreed by the Committee. The "cost" criteria was removed and an additional 40 marks were each allocated to "general location" and "shape/size and topography". It was agreed that the final cost would depend on negotiations which could not be prejudged by the committee.

Mr Webster presented an overview of each site under a number of headings including a technical evaluation prepared by CSEA Consulting Engineers. Following the presentations the Committee marked the five remaining sites as follows:

	General location	Avail of emergency services	Proximity of public transport	Access/ egress	Shape/ Size/ topography	Services –power/ Sewage etc.	Planning/ Community impact	TOTAL
	100	15	80	65	140	40	60	500
Clonee no. 27	45	10	45	50	85	25	25	285 (3)
Coolquoy** no. 8	50	10	40	50	120	25	35	330 (2)
Cappagh no. 16	60	10	25*	20*	30*	25	30	200
Scr'town no. 19	60	7	45	20*	25*	30	15*	202
Sillogue no. 28	75	10	60	40	135	30	40	390 (1)

*failed to achieve 40% of allocated marks

**Coolquoy site requires assessment of flooding potential

6. Further to the above the Committee noted that the sites at Scribblestown (no;19) and Cappagh Rd (no 16) failed to achieve the minimum mark under a number of headings and these were therefore eliminated.
7. It was agreed to recommend that price negotiations be commenced in relation to the top three sites subject to the results of more detailed examination and surveys by our consultants.

Mountjoy Complex Replacement Site Committee - 6th Meeting

Date: 29th November 2004

Attendance: J. Martin, John Conlan, Joe Boyle IPS, D. Byers OPW, Apologies; A O Gorman, Fergal Black, Gov Lennon.

1. Minutes of previous meeting - approved.
2. Mr Martin said that Mr Webster had reported that of the three sites remaining, the owner of the Clonee site had not been open to realistic discussions in relation to cost and the cost of the Sillogue site had escalated to circa €500,000 per acre.
3. In the circumstances Mr Martin recommended and the Committee agreed to recommend the conclusion of negotiations with the owner of the Coolquay site, (subject to a satisfactory report on the flooding issue).
It was noted that the cost of this site was now likely to be in the region of €31M as opposed to the initial indications in the region of €40M.

Mountjoy Complex Replacement Site Committee - 7th Meeting

Date: 18th January 2005

Attendance: J. Martin, John Conlan, Joe Boyle IPS, D. Byers OPW, Gov Lennon St Patrick's.

Apologies; A O Gorman, Fergal Black. Also attending Ronan Webster CBRE

1. Minutes of previous meeting - approved.
2. Mr Byers tabled a submission in relation to a 70/80 acre site in the Ward. The Committee decided that it did not merit further consideration due to it's insufficient size.
3. Ronan Webster informed the Committee that following negotiations with the owner of the Coolquay site, agreement had been reached for the purchase of his property for €31.35M. However immediately prior to date set for signing of contracts, the vendor had withdrawn from proceeding with the sale. He had recently contacted Mr Webster and indicated that he may still be interested in a sale. Mr Webster had informed him that he could not deal with him until he confirmed that he was definitely in a position to sell.
4. Mr Webster then informed the Committee that details of an available site, Thornton, in the same area, were submitted to the IPS by an Auctioneer/Agent, before Christmas. Mr Webster had inspected the site and held preliminary discussions with the agent. He had also arranged for a Engineering, Planning and Technical survey which had recently been completed. The Committee was informed that before entering into any discussions with the vendor, Mr Webster had disclosed to OPW and the IPS that the vendor was a brother in law of a second cousin. They were satisfied that such a remote connection would not prejudice his continued involvement and this view was endorsed by the Committee.

The Committee discussed the various aspects of the site including transport links. It was noted that it would be necessary to provide some form of shuttle bus service probably from Finglas but that it was also likely that public transport providers may extend services to the facility when operational. The nearest hospital service was Blanchardstown and a new link road was currently planned in the area. Fire and Garda were available at Finglas and Ashbourne. J.Boyle confirmed that he had asked CSE to check the airport flight paths. The Committee also confirmed that the site was within the required distance from the M50. The Committee then proceeded to mark the site as follows:

	General location	Avail of emergency services	Proximity of public transport	Access/ egress	Shape/ Size/ topography	Services – power/sewage Etc.	Planning/ community	TOTAL
	100	15	80	65	140	40	60	
Thornton Hall	50	10	35	48	132	25	33	333

5. Mr Webster informed the Committee that he had held discussions with the owners and that a price of €29,900,000 was agreed in principle, subject to Ministerial and Cabinet approval, for 150 acres approx - €199,333 per acre, significantly less than Coolquay (€323,319 per acre) and a lot cheaper than Sillogue (circa €500,000 per acre).
6. The Committee decided to recommend its purchase to the Minister as the site was the most satisfactory option available.