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Aug/Sept 2025

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Planning succession in your firm



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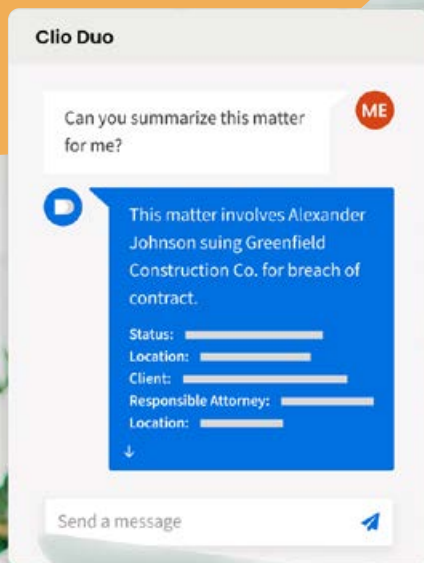
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Editor: Mark McDermott FIC | **Deputy editor:** Dr Garrett O'Boyle | **Designer:** Marguerite Kiely

Editorial secretary: Catherine Kearney | **Advertising manager:** Seán Ó hOisín

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Blackhall Place, Dublin 7

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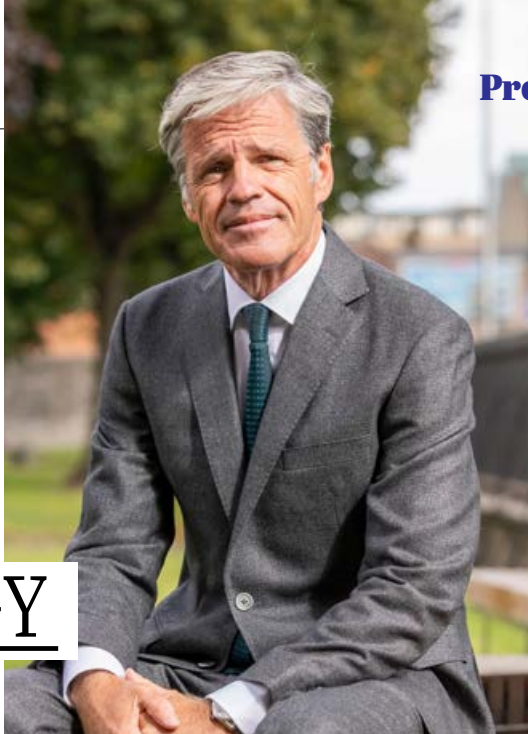


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ADVANCING JUSTICE THROUGH TECHNOLOGY



Technology underpins so much of what we do as practising solicitors, and innovations like artificial intelligence (AI) are rapidly reshaping the legal landscape. Staying current is not just an advantage – it's essential.

It's no surprise that 88% of solicitors identified cybersecurity and cybercrime as being among the top challenges facing the profession in the recent Law Society survey, while 81% highlighted that keeping up with technology was also a significant concern.

The Law Society has been developing new services that, together with those already available, aim to help you navigate the rapidly evolving digital landscape.

Tech hub

A new 'Legal Tech Hub' for solicitors has just been launched by the Law Society, focusing on AI, cybersecurity and the increasing use of technology in day-to-day practice.

The hub helps us understand and adapt to changing technology by bringing together existing and future resources in one convenient place – see www.lawsociety.ie/technology.

Whether working in practice or in-house, you can access resources that support you. These include templates and policies for reducing cybersecurity risk, expert insights on how AI is reshaping aspects of law, and key requirements of the *AI Act*, plus guidance on using technology in practice. In addition, you'll find links to extensive library subject guides on AI and cybersecurity.

Upskilling

In the same Law Society survey, 85% of solicitors also said that they needed upskilling to understand AI and how best to use it in their work. The Law Society has been greatly expanding its offering, with practical and forward-looking CPD courses on AI, cybersecurity, data protection, and digital transformation to help equip you with the necessary skills and insight.

The Law Society is driving advances in technology that should help speed up the conveyancing process

of attorney (EPA) becomes more accessible, and that anyone who wants to make an EPA is facilitated in doing so. We are also advocating that technology grants be made available for smaller practices to enable them to enhance their cybersecurity and foster a higher degree of digitalisation.

Future-focused

The Law Society has been driving advances in technology that should speed up the conveyancing process. Our efforts as a member of the Conveyancing and Probate Implementation Group – part of the Government's 'Housing for All' initiative – has already reaped success.

In a recent progress report, the group noted that statutory declarations will be replaced with 'statements of truth' – a long-standing recommendation from the Law Society to combat a process that was inefficient, costly, and out of step with modern digital practices.

In terms of technology tools, you will be glad to hear that an e-conveyancing solution for solicitors is at an advanced stage of development to make the process faster, more intuitive, and more secure for solicitors and our clients.

All of these expert resources, advocacy on your behalf, and innovative digital tools are not only supporting solicitors to keep pace, but to lead in a 'digital-ready' legal future.

EAMON HARRINGTON
PRESIDENT

With over 7,000 people taking part in the Law Society's recent online AI course, the demand for these services is obvious.

Still to come this year are three webinars, three on-demand courses, two conferences, two micro-credentials, one workshop, and a diploma course – all on technology. These have been designed in different formats to accommodate busy practitioners at every stage of their careers.

Advocating for you

I have been continuing to work with the Law Society to advocate strongly on behalf of the profession on issues of concern.

The Law Society's non-statutory committees, staffed by volunteer expert solicitors, provide guidance and advocacy on technology, IP and data-protection matters, and by organising annual conferences to share recent developments in these areas with fellow practitioners.

Our engagements with Government and senior officials are ongoing to ensure that the process for creating an enduring power





the **BIG** *picture*

Backdraft

As of late August, over 1 million hectares of land have burned across the EU since the start of 2025, marking the worst wildfire season on record since data collection began in 2003. This is more than four times the area burned during the same period last year and surpasses the previous record set in 2017. The total number of fires detected to date is 1,784. On 20 August, these firefighters in Vila Real, Portugal, were battling a fire in Chaves that spread from Galicia in Spain, scorching around 5,000 hectares of land.

Photo: Pedro Sarmiento Costa/EPA/Shutterstock

people

■ WHO ■ WHAT ■ WHERE ■ WHEN ■

All pics: Jason Clarke



Gerard Wade, Niamh Wade, and Valerie Peart

Graduates shine at summer ceremony

A total of 65 graduates attended the parchment ceremony on 17 July 2025 at Blackhall Place. Most of those attending qualified in 2024 and 2025. The main firms represented on this occasion were William Fry LLP and Ronan Daly Jermyn LLP.

Guest speakers included President of the High Court Sarah Phelan, CEO of the Legal Aid Board Joan Crawford, and Law Society President Eamon Harrington. Other guests included President of the District Court Paul Kelly and Judge Dara Hayes (Circuit Court).

Prize-winners included: Law Society Skills Prize (PPC 2023) – Kevin White (William Fry LLP); Nora White Prize – Applied Land Law (PPC 2022) – Sophie Dodd (William Fry LLP); Criminal Law Prize – Final Examination First Part (2021) – Lena Creedon; and Law Society Family Law Prize (PPC 2022) – Sinead Collins.



Geraldine, Leah, and Michael Moriarty



Mary Hastings



Catherine, Jane, and Kieran Rigby



John, Steven, and Noreen Scanlan



Christopher Burns and Eada Hogan



Imogen Boles Gray



Gerry, Cian, and Jennifer Byrne



Daisy Magahy Buckley and Anna McEvoy



The Law Society's Glen Newman, Gillian Cregan, Miriam Taber, President Eamon Harrington, and Carol Doyle, with Declan Keane and Cillian MacDomhnaill (both Calcutta Run Committee)

Kolkata fact-finding trip an eye-opener!

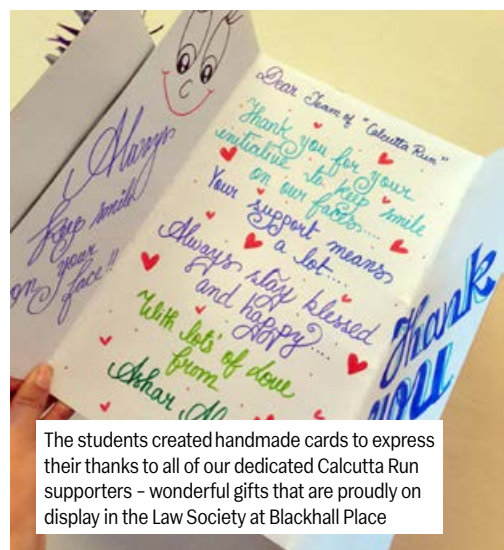
In March, a group of five Law Society staff travelled to Kolkata to see firsthand the impact of funds raised through the Calcutta Run. The team saw where the donations are being spent, including on important education and healthcare programmes. Calcutta Run Committee members Cillian MacDomhnaill and Declan Keane joined the trip. While in Kolkata, they met with Hope Foundation staff at their head office, who gave them a run-down on the many projects being supported by the run.



It was all fun and games at one of HOPE's residential childcare centres, where a basketball game was organised



Hands in at HOPE's residential childcare centre



The students created handmade cards to express their thanks to all of our dedicated Calcutta Run supporters – wonderful gifts that are proudly on display in the Law Society at Blackhall Place



The 'Education on Wheels' bus is an innovative school that travels to slum communities in Kolkata to make sure that all children have access to education



As well as learning about the programmes being run at HOPE's residential childcare centre, the team learned about much-needed after-school clubs that allow parents to work to provide for their families. Dancing was the order of the day, with the girls passing on their skills to the team – with limited success!



The Law Society team with HOPE Foundation staff at HOPE's head office in Kolkata



The team travelled to one of the many slum communities to visit a boys' school nestled among the dwellings. Even in a tiny room, the children were excited to welcome their Irish visitors to show off their schoolwork and play some games



The children shared their typical learning day on the 'Education on Wheels' bus



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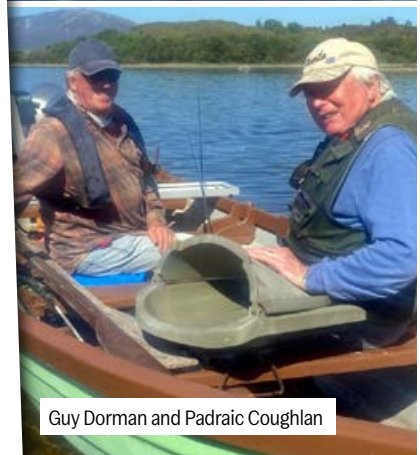
Cork solicitors John Jermyn Snr and John Jermyn Jnr

The one that got away!

The Lawyers Fishing Club of Ireland enjoyed its annual event at Lough Conn in Co Mayo recently. A group of 50 solicitors and barristers, chiefly from Ireland, Northern Ireland, and Britain, based themselves in Foxford and enjoyed the angling and local hospitality. The fishing club visits a different lake each year and, over the past decade, has fished Loughs Corrib, Mask, Sheelin, Arrow, and Erne. For details of next year's gathering, contact solicitor John Geary at jygeary@gmail.ie.



Steven Greenfields



Guy Dorman and Padraic Coughlan



Michael Flanigan, Nick Fenton, Jim Leonard, and Noel Phoenix



Peadar O'Maolain BL, Marc Bairead, and Ryan Browne



Solicitors Michael O'Byrne and John Purcell



John Wylde and Tim O'Sullivan



Pics: Cian Redmond

OutLaw celebrates ten years of marriage equality

OutLaw held its pre-Pride Party event on 28 June at Wigwam, Middle Abbey Street, in Dublin. The event also celebrated ten years of marriage equality in Ireland. Attorney General Rossa Fanning SC gave the opening speech, followed by Martin Lawlor (Law Society Council member) who spoke on behalf of Law Society President Eamon Harrington. Brian Hunt (director of policy at the Law Society) attended on behalf of Director General Mark Garrett. They then joined OutLaw members in the Pride Parade that followed, marching in the colourful event through the streets of Dublin.



■ Criminal legal-aid payments ■ New MUDs precedent ■ Prison-visit booking changes

news

■ YOUR MONTHLY UPDATE ON ALL THINGS LEGAL ■



Photo: Leah Farrell/RollingNews.ie

Three-year pilot for family-justice projects

The Government has launched tenders for two family-justice projects, including a new service aiming to give children accessible information about the legal process.

The Department of Justice says that the tenders for the Children's Court Advocate Pilot Project and the Family Law Reporting Project are part of its family-justice strategy. A [2022 report](#) by the Family Justice Oversight Group found that children wanted more information and to be given a choice in how

to have their voice heard. According to the department, the Children's Court Advocate pilot seeks to improve how the voice of the child is heard and considered in private family-law proceedings.

Justice Minister Jim O'Callaghan said that the project aimed to ensure that children were supported with "clear, accessible information" about the legal process and provided with "meaningful opportunities" to express their views about decisions that affected them. →

PAYMENT CHANGES FOR CRIMINAL LEGAL-AID FEES

The following important changes are being made to procedures governing the payment of criminal legal-aid fees, many of which are being implemented imminently.

In particular, there are two new forms – the LA10 and CF1 (consultation) – which took effect from 24 August 2025. Links to the LA10 and CF1 forms can be found at assets.gov.ie/static/documents/LA10_Form.pdf. A link to the new procedures document can be found at assets.gov.ie/static/documents/Procedures_governing_the_payment_of_Criminal_Legal_Aid_fees_July_2025.pdf.

The most relevant amendments are set out below. A special emphasis should be placed on appendices 6 and 7.

- Appendix 1 (p29): the new fee payable for criminal legal aid to practitioners in the District Court and appeals to the Circuit Court (as set out in SI 742 of 2024),
- Appendix 2 (p30): the fee changes for Circuit Court and higher courts,
- Appendix 3 (p31): other types of fees payable, including prison visits and consultation fees,
- Appendix 4 (p32): tables 1 and 2 outline maximum fees payable to witnesses,
- Appendix 6 (p39): the new procedure for applications for approval and payment for review of disclosure,
- Appendix 7 (p42): the new process for claiming photocopying expenses.



Pic: Shutterstock

Locations

← The pilot will initially be established in two District Court locations – Waterford City and Clonmel – and will apply to all applications made for guardianship, custody, and/or access.

A review will be carried out no later than 18 months into the project and, subject to the outcome of that review and availability of funding, it is intended that phase two will expand the scope of the pilot to include incoming Circuit Court divorce and judicial-separation cases. It is expected that the total pilot period will be three years.

The Family Law Reporting Project will produce and publish systematic reports on aspects of family-law cases, with the aim of enhancing transparency for the public about family-law proceedings.

Information about both tenders has been posted on www.etenders.gov.ie. The closing date for submissions for both tenders is 15 September.

Pic: Shutterstock



New booking system for prison visits



The Irish Prison Service is to launch a centralised booking system for solicitor prison visits.

A link to an explanatory booklet will shortly be available on the Law Society's website. It is hoped that the new booking system – described as “imminent” – will save considerable time in contacting prisons individually to arrange visits.

The Law Society understands that approximately one in three prison visits that are booked by solicitors are

not currently being utilised. In the case of certain firms, up to 75% of booked visits are not being availed of.

Attendance rates

In circumstances where access to prisoners is essential for the swearing of bail affidavits and other urgent business, the extremely high degree of failure to attend for booked visits is creating problems for the Irish Prison Service and other practitioners.

The Irish Prison Service has proposed that it will monitor attendance rates for prison visits for a period of time to establish whether a more fair and equitable system of distribution of visits might be necessary in the future.

The Law Society's Criminal Law Committee is working collaboratively with the Irish Prison Service to address this issue.



Pic: Shutterstock

New MUDs precedent in pipeline

Practitioners will be gratified to note that, following the publication of revised [pre-contract enquiries for the sale of second-hand houses](#) in March 2025, the Conveyancing Committee will soon release the new precedent MUDs pre-contract enquiries for the sale of apartments.

The publication should come as a very welcome initiative to practitioners. The committee recognises that, where there are no fire-safety issues and no substantial works required in an apartment development that is likely to increase the service charge in the short term, it will now be recommended that a vendor's solicitor should firstly discuss the MUDs pre-contract enquiries directly with the vendor, as it may not be necessary to get replies from the managing agent of the

owners' management company.

It is also acknowledged that the documents of title will likely contain many of the documents sought by the new pre-contract enquiries, which will be issued imminently.

Of course, it remains the position that, if matters relating to fire safety or a substantial increase in the service charge do emerge and are not clarified to the satisfaction of the purchaser, then a solicitor for the vendor should consider raising all of the pre-contract enquiries with the managing agent in the ordinary course.

The Conveyancing Committee will also be republishing the client memo on surveys – practitioners will note the substituted section 12 dealing with fire-safety issues. This section 12 will acknowledge the serious problem for apartment owners if there is a finding

of fire-safety defects and will acknowledge the substantial change in the information and advice purchasers need from a survey carried out in relation to an apartment they propose to purchase.

The *Objections and Requisitions on Title 2019* (revised 2025) are currently being updated by the committee to reflect these changes.

Solicitors who have yet to have their email addresses included on the notification system of new publications issued by the Conveyancing Committee can do so by emailing solicitorservices@lawsociety.ie. That way, they can avoid missing out on important future practice notes and publications.

Judge expresses fears of 'post-democratic' era in US



Pic: Rollings.ie

Mr Justice Bryan McMahon has been awarded the Hibernian Law Medal, at a ceremony in the Law Society on 16 July. Attendees at the event heard that he had “transformed legal education” during his time as head of UCC’s Law School. Mr Justice McMahon taught at UCC for 20 years before moving into private practice.

He became a Circuit Court judge in 1999 and moved to the High Court in 2007, before retiring in 2011. A Kerryman, he is the son of the late playwright and author Bryan MacMahon.

Speaking at the event, Ms Justice Marie Baker said that he would probably be most remembered for being the co-author, with William Binchy, of *Law of Torts*, which was published in 1981. She described the book as “hugely important”, adding that it became a model textbook on private law in Ireland.

Language and story

Ms Justice Baker also reminded attendees that Mr Justice McMahon was the first person to represent an Irish client in an application for a

Mr Justice Bryan McMahon receives the Hibernian Law Medal from Jonathan O'Rourke (*Hibernian Law Journal* editor)

preliminary reference to the Court of Justice in Luxembourg.

Ms Justice Baker, who was taught by Mr Justice McMahon at UCC, described him as “a great lecturer”, recalling how his lectures on defamation would be filled by students from all faculties “because his stories were so good”. She noted the importance that he placed on language and on story, and on

“incorporating life and story into the teaching and thinking about law”.

Accepting the award, Mr Justice McMahon said that it was appropriate that the event was taking place in the Law Society, where his legal career began 65 years ago.

Democracy 'fast fading'

During his speech, he expressed concern about the US, saying that recent events had convinced him that democracy in that country was “fast fading, if not irretrievably gone”.

In a reference to Yeats’s *The Second Coming*, he said: “The rough beasts have trampled on it, and I fear for its recovery; we may now be in a post-democratic era in America, where the only hope we have is the commitment to human rights.”

Since 2018, the Hibernian Law Medal has been awarded annually to individuals who have made outstanding contributions to the advancement of justice, the integrity of the rule of law, and the independence of the judiciary both in Ireland and abroad. Recipients include former presidents Mary Robinson and Mary McAleese, as well as former chief justices Susan Denham and Frank Clarke.



FORMER SOLICITOR TO BE CENTRAL BANK DEPUTY GOVERNOR



The Central Bank has appointed Colm Kincaid as Deputy Governor (Consumer and Investor Protection). Kincaid joined the Central Bank in 2004, having previously practised as a solicitor in London and Dublin.

On 1 August, Kincaid joined the executive leadership team, which has overall responsibility for delivery of the bank's strategy and its transformation agenda. He will lead the strategic development and execution of consumer and investor protection policies.

Kincaid held several leadership roles across the Central Bank and has a first-class degree from Trinity College and a diploma in company direction from the Institute of Directors.

Governor Gabriel Makhlouf said: "Colm brings over two decades of experience in consumer-focused financial regulation, legal expertise and strategic leadership to the role."

Two new solicitor SCs



Duncan Inverarity SC

The Government has granted Patents of Precedence to 28 lawyers, allowing them to use the title of 'senior counsel' (SC).

The list includes two solicitors – Duncan Inverarity and Gerard Kelly – and 26 barristers. Inverarity is a partner in A&L Goodbody's employment-law practice, while Kelly is co-head of dispute resolution at Mason Hayes & Curran.

Patents of Precedence are granted under the terms of the **Legal Services Regulation Act 2015** on the advice of an advisory committee consisting of the Chief Justice, the President of the Court of Appeal, the President of the High Court, the Attorney General, the chair of the Bar Council, the President of the Law Society, and a lay member of the Legal Services Regulatory Authority nominated by the Minister for Justice.

In addition to Duncan Inverarity SC and Gerard Kelly SC, the current list of solicitors appointed as SCs since 2020 are:

- 2024: David Bergin (O'Connor & Bergin), John Cahir (A&L Goodbody), Myra Garrett (William Fry), David Herlihy (Allen Overy Sherman Sterling), Marco Hickey (LK Shields), John Meade (John Meade Solicitors), and Michelle Ní Longáin (Byrne Wallace),
- 2023: Philip Andrews (McCann FitzGerald),

Jennifer O'Brien (Irish Family Law Chambers), and Michele O'Boyle (O'Boyle Solicitors),

- 2022: Aisling Gannon (Eversheds Sutherland), Sinéad Kearney (Byrne Wallace), Helen Kelly (Matheson), Terence McCrann (McCann FitzGerald), Alastair Purdy (Alastair Purdy and Co), and Deborah Spence (Arthur Cox),
- 2021: Raymond Bradley (Malcomson Law), Geraldine Clarke (Gleeson McGrath Baldwin), Nicola Dunleavy (Matheson), Alison Fanagan (A&L Goodbody), Larry Fenelon (Leman Solicitors), Stuart Gilhooly (HJ Ward & Co), Damien Keogh (DKA Solicitors), Conor Linehan (William Fry), Rachel Minch (Philip Lee), Dr Geoffrey Shannon (then Law Society of Ireland), Helen Sheehy (Helen Sheehy & Co), and Keith Walsh (Keith Walsh Solicitors),
- 2020: Éamonn Conlon (Éamonn Conlon Solicitors), Paul Egan (Mason Hayes & Curran), Patrick Groarke (Groarke & Partners), Richard Hammond (Hammond Good Solicitors), Bill Holohan (Holohan Lane), Áine Hynes (St John Solicitors), Liam Kennedy (then A&L Goodbody), Rory Kirrane (Mason Hayes & Curran), Cormac Little (William Fry), James MacGuill (MacGuill & Co), Roger Murray (Callan Tansey), Helen Noble (Noble Shipping Law), Bernard O'Connor (Nctm Studio Legale, Belgium), Dr Vincent Power (A&L Goodbody), Dara Robinson (then Sheehan & Partners), Michael Staines (Michael J Staines & Co), and Damien MP Tansey (Damien Tansey Solicitors).



Gerard Kelly SC

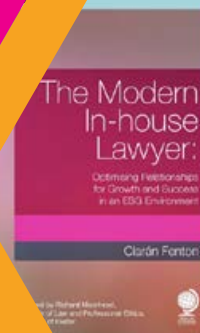
The Modern In-house Lawyer One Day Programme (5 CPD Hrs.)

Dublin 13 Oct 25 • Spaces, 77 Sir John Rogerson's Quay

This one-day workshop will be facilitated by Ciarán Fenton, and is based on his book, *The Modern In-house Lawyer: Optimising Relationships for Growth & Success in an ESG Environment* (Globe Law & Business, 2023). Introduction by Professor Richard Moorhead, Professor of Law and Professional Ethics, University of Exeter.



Book at eventbrite.co.uk



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ENDANGERED LAWYERS



Pic: P. Deon Ferreira, Daily Maverick. Reproduced with permission

Slain public prosecutor Tracy Brown

Tracy Brown, South Africa

Tracy Brown, a public prosecutor in the Eastern Cape province of South Africa, was assassinated on 31 July. She had just arrived home at 3.30pm and was still in her car outside her house when four gunmen arrived and shot her. Other occupants of the vehicle were not targeted.

She worked as a regional court prosecutor at the New Brighton magistrate's court in Gqeberha. Her work involved prosecuting criminal cases, a role that is reported to often place individuals at significant personal risk, especially in areas with high crime rates.

She started her career as a district-court prosecutor in 2003 – the following year, the National Prosecuting Authority (NPA) awarded her a certificate of outstanding performance. In 2009, she was appointed as a regional court prosecutor in Kariega and was transferred to New Brighton two years later, where she served until her murder. She leaves behind her partner Craig Syce and two children, Qiyaam and Kiara.

NPA spokesperson Mthunzi Mhaga said: "Tracy Brown was shot, assassination-style, by four armed men in front of her house in Gqeberha, in the presence of her partner and minor child. The motive for Brown's senseless killing

is unknown. Her murder is an attack on the rule of law and our tireless efforts to hold criminals accountable ... The recent killing of prosecutors, who put their lives on the line every day in the pursuit of justice, is deeply disturbing. This murder follows the merciless killing of another prosecutor, [Elona Sombulula](#), from the Engcobo Magistrate's Court in April this year."

The latest murder has resulted in calls for greater security for prosecutors and concern for the integrity of the justice system in South Africa. "The existing policy on prosecutor safety includes both employee assistance and close protection. However, the recent attacks reveal alarming gaps in implementation," said Justice and Constitutional Development Minister Kubayi.

The *Daily Maverick* reported on 7 August that the car used by the attackers had been traced and a person of interest identified, and that officials believed that arrests were imminent.

Crime statistics for the Eastern Cape for the last quarter of 2024 put that province, once again, among the provinces plagued by high levels of serious crime. The offences reported include murder and mass killings, extortion, rape, mass rapes, and other sexual offences, GBH, ransom-related kidnappings and theft, including stock theft.

Alma Clissmann was a longtime member of the Law Society's Human Rights and Equality Committee.

RORY HONoured FOR GOLDEN SERVICE



The Law Society hosted a celebration on 3 July to honour Rory O'Donnell, who has given more than 50 years of service to the Conveyancing Committee. Rory was one of the committee's founding members in 1974.

He says: "The first I heard about it was a chat in a pub with John Buckley and Tony Osborne in or about 1974. Tony was due to become president of the Law Society in 1974/5 and floated the idea of the formation of a committee that would deal with conveyancing." A subsequent phone call from John Buckley inviting him to join the committee, sealed the deal.

"In my opinion, the committee has been a great success. When I commenced practice in Dublin in the summer of 1961, the purchasers of new houses normally paid the fees of the builder's solicitor, the lender's solicitor and, of course, their own solicitor. The Government prohibited the first, and the Conveyancing Committee was instrumental in the introduction of the certificate-of-title scheme that eliminated the second.

"Perhaps its most notable recent achievement was the repeal of the provisions of the Land and Conveyancing Law Reform Act 2009, which required the registration of easements. Those provisions had caused a great deal of trouble for solicitors and their clients," he says.



Minister for Enterprise Peter Burke

‘Stop-the-clock’ move now in effect

An EU measure that will postpone the application dates for a directive on sustainability-reporting requirements has come into effect in Ireland. The move was announced by the European Commission in February as part of a wider ‘omnibus’ package of changes aimed at simplifying EU rules and boosting competitiveness. Enterprise Minister Peter Burke has now signed a statutory instrument to give legal effect in Ireland to the so-called *Stop-the-Clock Directive*. The regulations will ensure that the original *Corporate Sustainability Reporting Directive* (CSRD) is delayed for two years for larger companies while the commission’s omnibus proposal is being negotiated and agreed.

The commission proposals will remove around 80% of companies from the scope of the CSRD, focusing the sustainability-reporting obligations on the largest companies. For large companies, the omnibus proposal would restrict the application of the requirements to only those companies with 1,000 employees, compared with 250 under the current law.

The Irish regulations will also postpone by two years the reporting requirements for companies currently in the scope of the original CSRD, which would have been required to report for the first time in 2026 or 2027.

IRLI IN AFRICA



Elena Moustaka (IRLI) with senior staff of the Police Gender and Children Desks at the Tanzania Police Academy in Dar es Salaam in July

Bridging continents

July 2025 saw Irish Rule of Law International (IRLI) staff members travel to Dar es Salaam as part of our Tanzania programme, which is generously funded by Irish Aid and the Embassy of Ireland. The visit had three main objectives: to meet with members of the Tanzanian judiciary, to establish formal links with the National Prosecution Service, and to observe the nationwide rollout of a landmark police-training initiative.

This training, on the effective investigation of child sexual-abuse cases, was developed and first delivered in summer 2024 by officers from An Garda Síochána and the Police Service of Northern Ireland. It equips police with the specialist skills needed to investigate some of the most complex and harrowing crimes, while ensuring that survivors are treated with dignity and compassion.


Following the initial delivery, the Tanzania Police Force – demonstrating remarkable commitment – has, using its own resources, trained over 900 officers on the material. Last week, with IRLI programme funding, an additional 200 officers received this training.

The impact of Irish-Tanzanian cooperation is not confined to training alone. As a direct result of the visit to Ireland by the Inspector General of

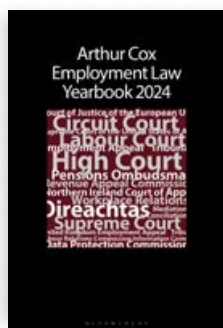
Police and other senior officers in May 2023, and the practices they observed here, the Tanzania Police Force has introduced important reforms to strengthen its response to cases of child sexual abuse. These reforms reflect lessons learned from Irish policing, adapted to meet Tanzania’s context and needs.

Tanzania is a vast country, roughly the size of France and Germany combined, with a police service of over 44,000 members. Delivering targeted, high-quality training to such a large force is a significant undertaking. However, through strong partnerships and focused investment, IRLI has been able to harness Irish policing expertise to strengthen investigative capacity across the country.

This initiative is already fostering a more survivor-centred approach within the Tanzanian criminal-justice system – one in which cases are investigated more, and survivors have a greater chance of achieving justice. It stands as a powerful example of how international collaboration, grounded in mutual respect and shared goals, can bring about meaningful and lasting change.

Sean McHale is director of programmes and Elena Moustaka is programme manager at IRLI. 

OUT NOW FROM BLOOMSBURY PROFESSIONAL IRELAND



Arthur Cox Employment Law Yearbook 2024

Pub Date: April 2025 ISBN: 9781526531162
Paperback Price: €99 eBook Price: €87.40

This is the fourteenth in a series of publications written and produced by subject matter experts at Arthur Cox LLP. Set out in alphabetical format for ease of use, the Yearbook covers developments during 2024 in employment law and litigation, equality, industrial relations, pensions, taxation relating to employment and data protection law.



Law and Technology By David Cowan

Pub Date: Sept 2025 ISBN: 9781526531001
Hardback Price: €245 eBook: €216.31

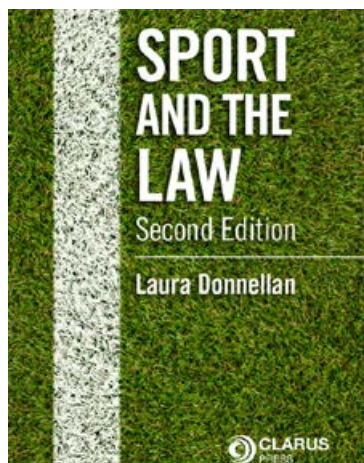
Law and Technology is an authoritative text for practitioners and a range of undergraduate, postgraduate, and professional courses in the discipline, as well as a reference on the impact of technology on other legal disciplines. Uniquely, this book is rooted in Irish law, appropriately so given Ireland's role in the EU with a major Big Tech presence.

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Books

SPORT AND THE LAW (second edition)

Laura Donnellan. Clarus Press (2024),
www.claruspress.ie. Price: €75 (incl VAT).



Donnellan's *Sport and the Law* offers a comprehensive and timely analysis of the evolving legal landscape of sport, with a core focus on Ireland and comparative insights from England and Wales, the US, Canada, and Australia. The book opens with a historical overview of sport's regulation and the recurring debate: should law intervene in sport, or leave regulation to internal governance?

Early chapters tackle governance and integrity, using high-profile scandals – such as FIFA corruption and Russian state-sponsored doping – to illustrate legal failures and the need for accountability and transparency in sport.

In criminal and civil liability, she explores consent and responsibility in sporting violence, using examples to illustrate how courts distinguish between on- and off-the-ball incidents, with particular emphasis on the GAA. Civil-liability discussions include negligence claims involving athletes, coaches, and referees, with topical analysis

on rugby-related concussion claims.

Doping and eligibility are explored in detail, with attention to Irish and international anti-doping rules. The author examines the human-rights implications of doping investigations and trials, a pressing topic amid ongoing international cases. The book also addresses the sensitive area of gender eligibility, particularly around transgender athletes and those with differences of sexual development, offering a balanced legal perspective.

Commercial-law chapters cover contracts, sponsorship, image rights, and broadcasting, placing athletes within employment frameworks and discussing agency relationships. Dispute resolution is examined through alternative-dispute-resolution bodies like Just Sport Ireland, the Disputes Resolution Authority, and the Court of Arbitration for Sport, as well as judicial review within Irish courts.

EU law is treated in depth, particularly around free movement and competition law, with reference to major CJEU rulings affecting sport. A standout chapter on child protection traces developments from the Irish swimming abuse scandal to current safeguarding legislation, and the *Murphy Report's* lasting impact. The history of garda vetting is also discussed in detail.

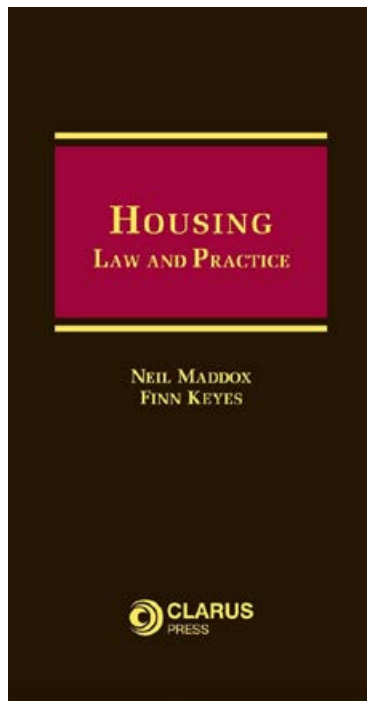
Uniquely, Donnellan includes a chapter on animals in sport – addressing blood sports, horse and greyhound racing, and welfare regulations – an often overlooked but important area.

Overall, this revised edition balances academic rigour with real-world relevance, making it an invaluable guide for legal practitioners, sports bodies, and scholars alike.

Niall Geaney is a solicitor in the firm of Geaney Solicitors LLP, based in Clonakilty, who specialises in sports law.

HOUSING: LAW AND PRACTICE

Neil Maddox and Finn Keyes. Clarus Press (2024), www.claruspress.ie. Price: €159 (incl VAT).



The general perception is that the *Housing Acts 1966-2021* confine the local-authority function to the provision of social housing only. This is not the case, as the housing functions of the local authorities have been broadly interpreted to include all functions necessary to provide housing, including the acquisition of land by a local authority.

A solicitor will interact with a housing authority at some stage in their career – whether acting on behalf of a homeowner or a large property developer. Easy access to legislation and practice is a necessary prerequisite to informed legal advice in this area.

Housing: Law and Practice sets out the housing legislation in a clear and concise fashion. The


first few chapters reel us in by explaining each process in detail, taking us through the various schemes, before moving on to the litigation of the *Housing Acts*, which has generated volumes of case law in the last few decades.

Chapter 3 takes us through the sale and lease of dwellings, providing an introductory critique before taking us through the current processes.

Section 76 of the *Housing Act 1966* empowered a local authority to acquire land compulsorily for the purposes of the 1966 act. Chapter 7 will be of interest to property lawyers, as it takes us through the legislation and case law relating to compulsory acquisition, before spelling out the complications of the compensation process.

The general practitioner will be glad to see references to the sale of housing to eligible purchasers, restrictions on re-sale, shared ownership leases (chapter 3), housing loans (chapter 4), and affordable housing/cost rental schemes (chapter 2). Housing and Traveller accommodation is extensively dealt with in chapter 8, while chapter 9 deals with homeless and emergency accommodation.

Litigation in this sphere is extensive. The housing authority's management, control, and enforcement functions, and recovery of possession functions, are set out in chapters 4 and 5. Chapter 6 deals with the liability of housing authorities, while chapter 10 deals with housing rights.

Any resource that assists the practitioner in understanding the logic behind housing legislation is a necessary asset. *Housing: Law and Practice* is therefore an essential instrument in a solicitor's toolbox. 

Máiréad Cashman is senior solicitor at Dublin City Council.

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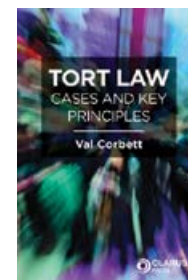
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HEAD IN THE CLOUDS?

From the Cloud to the courts, Big Tech is facing many legal challenges – many of them employment-law related. Anthony Fay dusts off his spinning jenny

It has been a turbulent first half of 2025 in the tech sector – from fines imposed by the EU Commission and the Irish Data Protection Commission, to allegations of cyber-attacks by hostile actors targeting Ireland, and the EU's threat to introduce a digital-services tax in the event of escalating trade tensions with the United States.

Adding to the drama, in May, the High Court granted the Irish Council for Civil Liberties permission to initiate a landmark class action against Microsoft over alleged data breaches affecting Irish consumers.

Across the pond, a US federal judge ruled in April that Google held a monopoly in online advertising technology. Meanwhile, Meta finds itself in the dock, facing a pivotal antitrust case brought by the Federal Trade Commission in Washington. The charges, once again, centre on allegations of anti-competitive conduct and claims that the social-media giant has created a “social networking monopoly” through its acquisitions of Instagram

and WhatsApp. The trial has now concluded, with written submissions to be made to the presiding judge before a decision is handed down.

Wave of layoffs

Yet for many tech employees, the more immediate concern is the continuing wave of layoffs reshaping their industry. Meta's cuts in early 2025 still linger in the minds of many. The company advised employees to buckle up for an intense year, and it followed through by initiating performance-based terminations targeting approximately 5% of its global staff – about 3,600 roles – with plans to replace many of these with machine-learning engineers.

These job cuts did not appear to be based on redundancy, where, for example, a role within the company no longer exists. Instead, they were performance-based terminations, which might not necessarily provide *bona fide* grounds for dismissal under Irish law, if fair procedures are not properly followed.

For instance, it would be unreasonable to hire replacements without first

Are multinational tech companies now attempting to shoehorn non-EU employment-law standards into our jurisdiction?

offering existing employees the opportunity to engage in genuine performance-improvement plans or explore redeployment options. Furthermore, fair procedures cannot logically be upheld if an employer has already made a predetermined decision to reduce its workforce by a set percentage.

Reputation and stigma

Irrespective of any generous severance package on offer, there is potential reputational damage that might only become apparent when an ex-employee seeks alternative employment. Prospective employers could



associate a jobseeker's previous role at Meta with underperformance, simply based on the termination timeline. There is also legal precedent for parties pursuing claims against their ex-employer in the High Court for damages related to loss of reputation and stigma.

Having practised employment law in both Australia and Ireland, I know first-hand that transnational comparisons are fraught. Ireland's pro-worker legal framework – rooted in EU directives and regulations – differs greatly from countries

like the US, where at-will employment is the norm.

It has also been reported that TikTok's Dublin office has been accused of giving staff a stark choice between enduring onerous performance reviews or quitting. This begs the question: are multinational tech companies now attempting to shoehorn non-EU employment-law standards into our jurisdiction?

Spinning jenny

Another perspective is that this restructuring needs to be viewed in the context of

the rapid advancement of artificial intelligence and automation – a modern-day equivalent of the spinning jenny, a machine invented in the 1760s that enabled a single worker to spin multiple threads at once, significantly boosting productivity.

Given the pace of change, the *Redundancy Payments Act 1967* – the principal legislation governing redundancies in Ireland – may need to be examined by the recently established Employment Law Review Group or the Law Reform Commission to see

whether the law is still fit for purpose. That said, any proposals would also need to balance the economic realities of Ireland's position as a small open economy competing in a volatile global market.


In the cyber ecosystem, we are known as the European HQ for the tech industry. Our economic model is intricately tied to this sector – from our reliance on corporate-tax revenue, to the demand for high-end rental accommodation, to house-tech professionals.

Treading carefully

The recent Intel and Microsoft announcements signalling their intention to reduce the size of their international workforces are a timely reminder that multinational employers should tread carefully when implementing cost-reduction measures.

An aggressive layoff strategy adopted by Twitter/X in Ireland resulted in the Workplace Relations Commission awarding substantial compensation for unfair dismissal and ensuing reputational damage, although Twitter subsequently appealed the decision to the Labour Court.

'Stack ranking', a system where employees are compared against each other, can lead to a toxic work environment and reduced productivity and innovation.

These factors serve as a cautionary tale for global companies, which should tailor their workforce strategies to reflect both local legal norms and ethical expectations. 

Anthony Fay is principal of Anthony Fay & Co, Solicitors, Clonliffe Road, Dublin 3.

BEFORE THE DAWN...

The *Competition (Amendment) Act 2022* means that corporations in Ireland need to be prepared for an increase in dawn-raid activity. Gráinne Bryan and Laura Kippin buckle up, buttercups

The *Competition (Amendment) Act 2022* marked a significant milestone in the regulatory landscape of Ireland, aiming to enhance competition, protect consumers, and promote market efficiency. Under this updated legislation, it is imperative for corporations operating in Ireland to understand its implications, take proactive steps to ensure compliance, reduce the risk of competition violations in the evolving business environment, and prepare for increased dawn-raid activity related to amended regulatory enforcement.

Recent changes in Irish law and competition enforcement activity are part of a broader trend across many jurisdictions towards intensifying antitrust regulation and investigation. Key provisions in amended legislation in Ireland include:

- 1) Strengthened enforcement powers. The *Competition (Amendment) Act 2022* grants enhanced enforcement powers to the Competition and Consumer Protection Commission, empowering it to investigate anti-competitive practices more effectively.

In recent months, the Competition and Consumer Protection Commission has been active in pursuing criminal and competition enforcement in the betting industry, including multiple dawn raids of businesses under investigation

- 2) Merger-control regulations, including stricter regulations on mergers and acquisitions to prevent the creation of monopolies and protect market competition.
- 3) Prohibition of anti-competitive practices, such as price-fixing, bid rigging, and market allocation agreements that distort competition in the marketplace.
- 4) Increased fines and penalties for violations of competition law.

Don't bet on it

Dawn raids are another consideration in the scope of competition compliance and enforcement under the act. In recent months, the Competition and Consumer Protection Commission has been active in pursuing criminal and competition enforcement in the betting industry, including multiple dawn raids of businesses under investigation.

Dawn-raid investigations must be treated as crisis events that require advance planning, carefully managed response, and attentive follow up. Missteps during a dawn raid can lead to obstruction penalties, business disruption, new compliance exposures, and confusion

among employees, partners and customers. With proper preparedness, organisations can ensure they are prepared to respond to inspectors' requests quickly and accurately, uphold visibility into the data involved or seized in the investigation, manage sensitive and personal information appropriately during and after the raid, and coordinate with the authorities to minimise penalty and risk.

There are several steps organisations can take to strengthen compliance with the act and reduce their risk of engaging in activity that might be seen as anti-competitive, as well as prepare for the possibility of encountering a dawn raid due to regulatory suspicion of competition violations.

Often, organisations require support from experts with experience in responding to data requests and investigations from regulatory authorities to help reduce risk, establish readiness before an inquiry, and effectively respond in the event of an investigation or dawn raid.

Key steps that leaders in the field recommend for clients navigating revised enforcement guidelines in Ireland include:

- *Conducting a compliance review* of existing practices, contracts, and policies to determine any misalignments with the new requirements in the act. These assessments should also examine how the company's position in one jurisdiction compares with other multinational activity and all applicable competition regulation.
- *Stakeholder training*. With a clear understanding of domestic and global requirements and potential gaps revealed during the compliance



review, organisations can implement robust employee training to improve their culture of compliance. Training programs should be implemented to educate employees about competition law, how anti-competitive practices are defined and monitored, and the implications of non-compliance. This may also include mock dawn-raid exercises, where organisations can practice responses for each step of an inspection. This should include assessments of an organisation's response capabilities, gaps observed, and a plan for how to improve escalation processes, compliance programmes, risk-management approaches, and technical execution.

- *Establishing a robust compliance framework and response playbooks.* This is an important foundational step

in strengthening competition compliance, especially in the face of expanding and evolving laws. With the support of outside experts and counsel, organisations should develop a robust programme that includes regular audits, reporting mechanisms and risk assessments to proactively identify and address potential compliance issues. Frameworks can also include escalation processes and playbooks to formalise response during a dawn raid, which will help inform stakeholders of roles and responsibilities, enable data access to provide data to inspectors in a timely manner, and identify key personnel whose data may be privileged or include sensitive information that must be segregated during a raid.

- *Systems assessment.* Compliance experts and an organisation's information-

technology personnel must collaborate to assess the organisation's readiness to identify, access, and collect data from systems in the event of a dawn raid or other type of investigation. Assessments should address the key data systems used by the organisation, geographic reach of the entity, data-management processes, retention and migration procedures, and employee policies related to data privacy and acceptable use.

- *Post-investigation review.* Often, competition investigations and dawn raids happen under immense time pressure, which can leave an organisation uncertain of the extent of information that has been produced to the Government. Post-response reviews using digital forensics, analytic, and e-discovery methodologies can help

organisations review seized or produced documents to enhance their understanding of the matter and their potential exposures. These reviews are particularly helpful in leniency assessments and decision-making as an investigation progresses.

The implementation of the *Competition (Amendment) Act 2022* in Ireland heralds a new era in competition regulation, requiring corporations to re-evaluate their business practices and ensure strict adherence to the provisions of the legislation. By taking proactive steps to understand the act, enhance compliance efforts, and foster a culture of awareness, organisations can mitigate regulatory risks and position themselves for sustained growth and success in the competitive marketplace.

Experts are integral to helping navigate the complexities of the new legislation and advising on how best to approach implementation or respond to regulatory inquiries. Counsel and outside experts can also help organisations stay informed about industry trends, regulatory updates, and competition-law developments, in support of swift adjustments needed to keep the organisation aligned to changing requirements and market dynamics. ²

Gráinne Bryan is senior managing director (partner) and head of technology, Ireland and Middle East, at FTI Consulting. Laura Kippin is the managing director of FTI Technology.

Photo: Shutterstock



Confessions of a juror

Days serving on a jury in the Criminal Courts of Justice are regarded as ‘short’, but with all the prep and stress, it’s far from it. Those looking forward to ‘a week off work’ start to realise that it’s no doddle doing your civic duty. An anonymous juror gives some insights into their experience of jury service in the CCJ

Court X – DPP versus ‘Y’. I am a juror – call me ‘Z’. These are my experiences and pointers from over a week’s service at the Criminal Courts of

Justice, at the bottom of Dublin’s Phoenix Park.

Day 1 – a Tuesday in the summer of 2025.

After technical difficulties with the TV link in the jury pen – a holding area very much like an airport departure lounge, on the ground floor of the CCJ – a series of jurors are eventually summoned to the courtroom before ‘Judge A’.

The defendant, ‘Y’, is carrying out their own representation and has been busily challenging jurors until the judge says all seven no-fault challenges have been exhausted. Counsel for the DPP has, by contrast, challenged just one.

More potential jurors have to be summoned from the pen. It’s not personal if you are challenged, we are repeatedly told, such that it feels almost like a game-show at one level.

With no more challenges by the prosecution, a jury is empanelled, this one with an unusual gender ratio of 3:1. It’s about the same ratio as those who choose to take up the traditional testament to those who affirm that they will “a true verdict give”, in accordance with the evidence. (It was mentioned in passing that there is also a Koran available.)

The judge tells us we’ll be the sole judges of fact in the case, and are to apply our common sense and life experience. We don’t have to be experts in anything, certainly not the law. Prosecution counsel skims through an outline of the case and soon we retire to elect a foreperson. The defendant has been closely watching the jury, but there’s nothing to be gleaned at this stage.

Biscuit mountain

The jury room has a table with notebooks, pens, and a basket filled with a mountain of biscuits. What do they take us for? There are more options than for taking the oath. You can take the oatmeal, the custard creams, digestives, ginger nuts... The room is dominated by a communal table, and there are tea and coffee facilities, and toilets situated at either end, although, unusually, no wardrobe for coats. This seems odd to jurors who attended call-over the previous day during Biblical rainfall.

The cases they avoided that day involved three alleged rapes.

Our jury-minder introduces herself, explains a thing or two, chiefly about the dining options, then leaves us to pick a spokesperson. But you immediately want to know about the food – so yes, it's very good. Superior to hospital nosh by a long chalk, and in the carvery idiom. Today we'll either have cottage pie or chicken with black pudding. One orders the other option – vegetable satay. Confusingly, our courtroom (and therefore jury room) has one number, but our table for 12 in the communal dining area (for all juries) has another.

Tip to the Courts Service: you might want to align court numbers with dining tables: you don't want a mixed-up jury, however unlikely that is to ever come about.

Back in the room, someone asks the question if anyone wants to be foreperson and a man offers. There are no competing

“

The clock is hard to spot. It takes an effort to find it, before even attempting to decipher what it's showing. In this respect it seems to adhere to 'Las Vegas principles' – that players shouldn't know the time

bids, so he is swiftly deemed elected.

If you want to know what juries talk about before being called into court for the first time, this one discussed bricks and cladding, matters pertaining to inter-county hurling, and the presidential claims of one Conor McGregor.

The first supper

Shortly before that 'first supper' (12 at the meal, after all, and no Judas), there's an explanatory outline of the jury's role, the defendant's rights, and the meaning of 'beyond reasonable doubt'.

This in itself seems reasonable; it is clearly not intended to exclude all possible doubt to the 'Nth' degree. Criminal defendant 'ducks', if they are to be convicted, should at least have a bill, feathers, webbed feet, and a propensity to quack.

Counsel may wonder to what degree juries take in the 'pre-flight announcement', but it's the first time to hear it for most, and we are decidedly not jaded, instead paying close attention.

The right to draw inferences is outlined, meaning a circumstantial case could be a series of links in a chain until it is overwhelmingly likely that a certain person could have been responsible for an offence. We can join the dots.

Pass the gravy

Then to that lunch (for some reason there is a problem with gravy, not enough having been made), and jurors joke that we should enjoy it, as the nature of the evidence could turn stomachs tomorrow.

There is talk of commutes and parking questions (no availability at the complex itself, unless you risk the Phoenix Park), and two jurors find out they support deadly-rival football teams. Could be a disagreement right there!

Juries must leave together, so it's all down to the slowest eater. We stack our trays in a kitchen fixture and are led out by the jury-minder and dismissed until morning, to assemble, orange jury-tickets in hand, at 10.30am for sitting at 11.

Day 2 – the jury-minders do a good job assembling and herding, taking batches of six at a time up in the lifts, then through warrens of corridors. We have to enter court in order, so that the first row of the jury



box fills with juror 1 furthest left (from the judge's point of view), then 2, 3, 4, etc, such that juror 6, the foreperson, is on the end closest to the judge, in front of a microphone with a button to be pressed should he need to be heard.

Jurors 7-12 fill up the back row of the box. By lining up according to our seating plan before we enter court, it means an orderly filling of places, even if juror 12 is left holding the door open each day for fellow jurors before bringing up the tail.

Challenging feng-shui

Our court is nondescript, apart from the harp symbolising Ireland, the pared-back decoration, and wooden benches clearly intended to help focus attention on proceedings, rather than the feng-shui of the room itself.

Interestingly the clock is hard to spot – it's on a back wall, silver hands and numbers on a white background. It takes an effort to find it, before even attempting to decipher what it's showing. In this respect it seems to adhere to 'Las Vegas principles' – that players shouldn't know the time.

Certainly, the jury focuses on the evidence, being conscientious and conscious we shouldn't be clock-watching, but after a couple of hours of exhausting detail (which does tax the concentration and tire you physically), would the ability to peek at the clock be such a sin? In the end it's a minor matter.

“

If courtrooms are traditionally said to be 'stuffy', then jury rooms are even more so. A cat would have to be passed from lap to lap, because there isn't any room to swing it



'Why I oughta...!'

If courtrooms are traditionally said to be 'stuffy', then jury rooms are even more so. A cat would have to be passed from lap to lap, because there isn't any room to swing it.

Thankfully, the first witness called into evidence has matters to deal with in the morning, so we are dismissed after 4pm until assembly next day at 1.30pm for a 2pm start.

We're all very grateful: paper-trails and big ring-binders of evidence demand close attention. The court day is seen as short, but with all the prep and stress it actually isn't. Even the judge yawned wearily. Those who were looking forward to 'a week off work' are starting to realise it's no doddle doing your civic duty.

An bhfuil cead agam...?

Had to send up a note to the judge, which was fun. Amazingly, juries are cloistered in the CCJ like Trappist nuns. You can't get out for fresh air during the lunch break, unless you obtain permission – from the judge!

The only alfresco option is a narrow balcony attached to the dining room that's used as a smoking area, obviously totally unsuitable to nature lovers, asthmatics, and many others. So we send up a folded note, via the registrar, before being graciously granted, etc. This is a waste of time, and the Courts Service should establish a proper protocol.

The jury room itself has sealed windows – so either provide an exercise yard (they have them in prisons, after all) or let folk off the leash. We promise we'll keep an eye on the time as we dive down the bookies...

Oh, and we also (cheekily) told the judge to keep their voice up, please, as the bench had been mumbling away to themselves and we couldn't hear. It had the desired effect, and we noted some of the attending wigs and gowns smirking to themselves.

More next month. ☞

The author wishes to remain anonymous.



A zest for life

Council member Paul Keane is still energised about the future of the legal profession, and his enthusiasm is infectious, as Mary Hallissey discovers





Photos: Cian Redmond



T

he joy of being a lawyer is when someone comes in and you help them to clear their minds. And they leave the office and say, ‘I feel better now’. That’s just wonderful when that happens.”

After a long career at Reddy Charlton, Paul Keane is now a

consultant to the firm and has the time to pursue his lifelong interest in languages, recently spending some weeks in Bologna improving his Italian.

Reflecting on his working life, he mentions his brief period in the public sector working for the Department of Industry and Commerce as an administrative officer, which was “brimful of talented people who went on to achieve great things”.

“I have great regard for the civil service and no time for lazy jokes about it,” he says.

C’est la vie

That career with Reddy Charlton has had remarkable longevity, though he does ponder the ‘what-ifs’ of choosing a Paris legal firm, given his linguistic ability.

“I had several great teachers during my time in school – a Brother Burke, who taught French, was an inspirational teacher. For the first three months he didn’t go to the book at all, we just spoke French.

“The good effects of a great teacher are a bit like the tail of a comet. Wherever he went, good things happened. Obviously, when teachers are bad, there can be a similar impact. Children will leap forward under the influence of a good teacher.”

With his wife and other family members working as teachers, Paul has deep respect for that profession.

Talent spotter

The regard for the importance of education seems to have rubbed off on him, too. As a managing partner at Reddy Charlton, he enjoyed identifying people with talent and giving them the opportunity to flourish. “I’m proud of the way that I mentored and brought on young people, including the current leadership generation of my own firm,” he says.

He reflects – ruefully – that it wasn’t so nice, having nourished and flourished junior talent, to then watch them leave. “It’s part of modern life, that churn. There are so many opportunities and [young lawyers] feel that they ought to, or must, take these chances, not to be in the same place all the time.”

When his wife Siobhán retired as a principal teacher, she took up patchwork quilting, as well as playing in a cello orchestra. His son is a full-time potter, so the creative streak runs deep in the family. He expresses gratitude for his wife's support and the space she provided for his career.

Down on the farm

Paul grew up in Blakestown, Co Dublin, where his family ran a small farm with turkeys and chickens and cultivated fruit and vegetable gardens. He attended school at St Vincent's in Glasnevin and retains an involvement in the school's basketball club as announcer and commentator. He has kept up beekeeping, a hobby that goes back to his childhood on the land.

His father and mother's dedication to education, despite the odds, had an impact on his family's trajectory, with all three offspring attending Trinity.

"My father was a civil servant, a man of great energy. He built up the farm in the 1950s at a time when it was quite remote. We only had four acres, but a quarter of an acre was in vegetables or fruit. We had two reasonably sized glasshouses, a turkey house, and lawns, of course, which were a curse to cut. And we had cattle. My father was a countryman from Roscommon with its tradition of fattening cattle.

"He was an inspector in the Land Commission, having gone in at a very junior level. He did not have the benefit of third-level education, and that held him back. He was a very intelligent man, a man who loved languages, and always liked to find out what the root of a word was."

The idea of a university

"They were really determined that we should get an education. I remember my father taking me for a walk and him saying to me that if you put the work in and get your place in university, the money would be



there to pay for it. And he did it for all three of us.

"If you consider it from his perspective, for all sorts of cultural, religious and economic reasons, it would have been impossible. So, it was an extraordinary achievement on their part... the encouraging atmosphere."

Paul was good at debating and so chose law and flourished in Trinity, where civil-rights activist Kadar Asmal was a formative influence.

Later in life, Paul worked closely with late USIT founder Gordon Colleary, a non-lawyer, and they laboured together on property deals in Temple Bar. He recounts a glamorous deal involving a transatlantic flight by Concorde to negotiate a contract in Manhattan: "Gordon was a very talented man."

'Red of tooth and claw'

Paul's postgraduate experience at the London School of Economics (LSE) also had a major influence on him, not only as an academic experience, but also as a seedbed for future connections.

He chose LSE over offers from Oxbridge because he wanted a change from the 'quadrangle-type' university.

"The reality is that capitalism, 'red of tooth and claw', is not a safe way to run a society. It needs to have an overlay of protection for the public good. I don't think that the market, as a mechanism that regulates behaviour, is as effective as it is sometimes held up to be."

Paul predicts a "vast explosion" in regulation. "There are always going to be oscillations in this. You go from public money being squandered, through bad decision-making, or corruption, and therefore, you need procurement rules. Then the procurement rules are so dense that they are holding things back, so they need to be adjusted. It's a pendulum."

“

Capitalism, 'red of tooth and claw', is not a safe way to run a society. It needs to have an overlay of protection for the public good. I don't think that the market, as a mechanism that regulates behaviour, is as effective as it is sometimes held up to be

As chair of the Business Law Committee when the *Companies Act 2014* was commenced, Paul put together a large programme of rolling information: talks, CPD courses, and resource materials, such as draft articles of constitution.

“We gave our colleagues the tools – lawyers want precedents! That I certainly really enjoyed. That was a wonderful committee – it was really my ‘tribe’, on which I served for almost 20 years.

“After that, I was asked to chair the Legal Services Regulation Task Force. The big challenge was adjusting to the new costs regimes and rules. We had a great team and put together a set of precedents.

“Then I became chair of the Finance Committee, which is less direct, but more enabling, in that resources are directed where needed and husbanded properly.”

Doing it ‘Harvard style’

Keane’s current role is as chair of the Blackhall Place Property Steering Committee. The Council member is excited about the Law Society’s vision for the expanded legal-education campus at Blackhall Place. He speaks of a ‘Harvard-style’ lecture theatre, as well as additional tutorial rooms and a mock courtroom, in the Benburb-Street adjacent plot, now due for redevelopment.

“We need that, because solicitors need to be top-class in their training – they’ve got to be, so they can meet the challenges,” he says. “We must be providing the best to our students so that they can be the best solicitors.

“The site won’t be something we will develop all in one go, I suspect. There will be generations of solicitors and lawyers benefitting, though, and it’ll be a great resource.”



Keane hopes that the Law Society will always be the destination of choice for solicitor training. As such, it must have top-class facilities, in step with changing educational methods.

Plotting a course

Part of his role involves representing the Law Society and the International Bar Association in researching the latest developments in AI and its impact on the legal industry. When reflecting on the technological changes over his career trajectory, from Dictaphone to AI, he notes that his favourite gadget remains his fountain pen – a gift from a grateful client!

The real risk to lawyers from AI is other professionals who can use it effectively, he points out.

There will always be a need for lawyers who can think and have empathy, he says. “You are dealing with humans in their decision-making, in their grief, and in their greed – and it’s about plotting a way through that. I want to see that colleagues get the education and be equipped to deal with current and future challenges,” he says.


Higher order

What he loves most about the law is its ability to help a client who arrives in his office confused, anxious or lacking direction.

“You can get through the chaff. And once you identify the real issues, the solutions then become apparent. Frequently, as lawyers, we have the responsibility of translating what our clients are saying to us, because people have anxieties, enmities, grievances, desires that they articulate in a particular fashion, but these may merely be an indication or a symptom of something else.

“When clients say to me, ‘this is a matter of principle’, I say to them, is that ‘principle’ or ‘principal’? I generally take a positive view of people, I think most people are reasonably well-disposed. And if you can demonstrate to them that the solution is in their interest, as much as anybody else’s, then they go for it.”

Paul relates how he saved a client from the loss of his business. Having closely read the company’s constitutional articles, Paul realised that procedural requirements had been short-circuited during the ousting.

“There is a role for medium-sized firms like ours to protect indigenous Irish business, to be alert to vindicate those rights – to protect people. Business law can also be a vindication of the small guy,” he says. 

Mary Hallssey is a journalist at the Law Society Gazette.

MOBILE MISADVENTURES

'Mobile' legal professionals are exposed to a distinct set of cybersecurity vulnerabilities. Unlike traditional law offices, mobile practitioners often lack consistent access to secure networks, firewalls, and dedicated IT oversight. Bill Holohan SC logs on

S

ince the early 1990s, legal professionals have increasingly embraced mobility in their work. For over three decades, I have practised primarily in Dublin while residing in Cork, and operating across nearly every county in Ireland. Since establishing my own firm in 1998, a sustained investment in mobile technologies allowed me to work seamlessly across remote locations. Notably, in 2004 (at time when I still had hair, and it was red), I was featured in a Vodafone advertisement, illustrating what was then considered as the cutting edge and innovative application of mobile



technology – conducting legal work while travelling in a taxi. (Note: no ‘appearance fee’ was paid – just a donation to the Children’s Hospital in Dublin.)

This example of early adoption highlights both the immense benefits and the critical risks associated with mobile lawyering. Mobile legal professionals are exposed to a distinct set of cybersecurity vulnerabilities, including phishing

schemes, compromised public Wi-Fi networks, ‘man-in-the-middle’ attacks (including diversion-of-funds transfers), ransomware, and other advanced digital threats. Unlike traditional law offices, which can benefit from robust IT infrastructure (where it exists), mobile practitioners often lack consistent access to secure networks, firewalls, and dedicated IT oversight.

Smaller screens and multi-tasking further compound the risks, making it more difficult to detect malicious links or spoofed sender details. However, these risks are not insurmountable. Legal professionals can safeguard their data through strategic use of encryption, secure communication protocols, application vetting, and regular cybersecurity training.

Persistent vulnerabilities

In 1998, the notion of a ‘mobile solicitor’ was virtually unknown. To avoid having to drag filing cabinets up and down from Cork to Dublin, I had to import technologies such as digital dictation from the USA, and remote access was constrained by dial-up internet. The widespread shift to remote work accelerated significantly during the COVID-19 pandemic, when many firms discovered that productivity remained stable, despite physical distance from traditional office spaces.

Post-pandemic, a hybrid or fully mobile work model has become the norm for

“By adopting robust cybersecurity protocols and integrating them into daily routines, mobile solicitors can meet their ethical obligations, protect client interests, and continue to thrive in a digital-first professional environment





many solicitors. Legal professionals now draft documents, respond to urgent communications, and attend virtual court hearings from homes, holiday rentals, taxis, airports, and more (often using unsecured networks). This transformation has permanently altered the landscape of legal practice in Ireland and beyond.

Many legal professionals have not returned to physical offices. In fact, entire practices now operate remotely, with in-person meetings becoming infrequent exceptions. This paradigm shift is expected to endure.

Convenience v risk

As mobile work increases, so does reliance on smartphones, tablets, and laptops. This convenience comes at a price. Mobile solicitors frequently work outside of controlled environments and handle sensitive information on devices that are constantly exposed to cyber-threats.

Unlike centralised systems in larger firms, personal mobile devices often lack enterprise-level cybersecurity

“

Mobile lawyering is no longer a fringe activity: it is a central feature of 21st century legal practice.

The convenience it offers is matched by the responsibility to safeguard sensitive data in the absence of traditional-firm infrastructure

safeguards. These devices – carrying confidential client communications, legal strategies, evidence, and access credentials – are effectively briefcases left ajar in the digital world.

Solo practitioners and small firms, which may lack dedicated IT departments or comprehensive cybersecurity protocols, face significantly higher exposure. Public networks, outdated software, and the informal use of personal devices for professional tasks multiply risk factors.

Recent data from the Cisco *Cyber Threat Trends Report* and Kaspersky Security Insights underscore the scale of the threat:

- Over 4 million social engineering attacks targeted mobile users,
- iOS devices saw twice as many phishing incidents as Android devices,
- 427,000 malicious apps were discovered on enterprise devices,
- 1.6 million apps with known vulnerabilities were detected,
- 33.3 million malicious or unwanted mobile software threats were blocked, and

- 1.1 million installation packages were deemed malicious or suspicious, including nearly 69,000 linked to banking trojans.

Although these numbers only reflect attacks detected by Cisco and Kaspersky systems, they represent a serious indication of widespread vulnerabilities.

Given their professional obligations under the *Guide to Professional Conduct*, solicitors must proactively mitigate cybersecurity risks associated with mobile lawyering.

As the guide puts it: “The principal or partners of a firm should use reasonable endeavours to prevent a breach of security and confidentiality. All solicitors have a duty to ensure adherence to GDPR requirements. Solicitors should ensure a level of security appropriate to risks within their practice. It is recommended that firm owners should ensure an appropriate level of security, both physical and cyber, to mitigate the risks of loss to clients’ monies and assets.”

Core threats facing mobile solicitors include:

- *Insecure public networks:* mobile solicitors often rely on Wi-Fi at cafés, hotels, airports, and courthouses. These networks are frequently unencrypted and susceptible to data interception. Cybercriminals may set up rogue access points – networks with names like ‘FreeHotelWiFi’ – to lure users into connecting and unknowingly transmitting sensitive information.
- *Device loss or theft:* physical devices can be stolen or misplaced, especially while traveling. (Indeed, in February last, I suffered the theft of a mobile phone myself.) Without encryption or strong access controls, unauthorised access can lead to the exposure of sensitive emails, documents, and login credentials. Traditional offices benefit from physical security measures rarely available to mobile professionals.
- *Multi-app usage without vetting:* using a wide variety of apps (for example, messaging, file-sharing, time tracking, document editing) opens new vulnerabilities. Unvetted apps may lack encryption, store data in non-compliant

FOCAL POINT

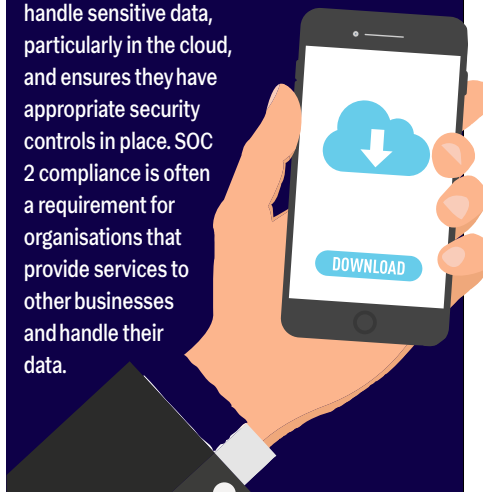
THERE’S AN APP FOR THAT

‘FileVault’ is Apple’s full-disk encryption technology that secures the data on your Mac’s startup disk. It encrypts the entire disk, requiring a password or recovery key to access the data, including during startup. FileVault enhances data protection, especially on devices with Apple silicon or the T2 chip, by leveraging hardware security features.

‘BitLocker’ is a full-volume encryption feature built into Windows operating systems, designed to protect data by encrypting the entire drive. This helps prevent unauthorised access to sensitive information if a device is lost, stolen, or inappropriately decommissioned. It’s a security feature that encrypts your drive and requires authentication to unlock it.

ISO 27001 is the leading international standard for information-security management systems (ISMS). It provides a framework for organisations to establish, implement, maintain, and continually improve their ISMS. This standard helps organisations manage the security of their information assets and ensure the confidentiality, integrity, and availability of their data.

SOC 2, which stands for System and Organisation Controls 2, is a security framework developed by the AICPA to help service organisations manage and protect customer data. It focuses on how companies handle sensitive data, particularly in the cloud, and ensures they have appropriate security controls in place. SOC 2 compliance is often a requirement for organisations that provide services to other businesses and handle their data.



jurisdictions, or leak information through permissions and metadata.

- *Email and SMS exploits:* mobile screens and fast-paced communication habits make it easier for attackers to succeed with phishing and smishing (SMS phishing). A solicitor may click a link or respond to an urgent-sounding message without verifying its authenticity, exposing accounts or installing malware.
- *Device sharing and personal use:* using one device for both personal and professional tasks can lead to accidental data exposure. Apps installed for personal reasons may access storage that contains client files. Family members may also inadvertently compromise the device if it is not properly secured.
- *Lack of back-ups and response plans:* many mobile devices are not regularly backed up. In the event of ransomware, device loss, or corruption, solicitors may be unable to recover critical data. Without clear incident-response procedures, detection and containment may be delayed, worsening the breach.
- *Jurisdictional compliance risks:* solicitors operating across borders, such as a Newry-resident Irish solicitor working in Dublin, must be cautious about data jurisdiction. Storing client data on servers outside the EU, including in the UK, may contravene GDPR or professional-conduct standards.

Real-world consequences

Security failures are not theoretical. In 2021, the Health Service Executive suffered a ransomware attack that shut down national-health IT systems. In the US, the American Bar Association reported that, in 2022, a mid-sized Chicago law firm was paralysed by a ransomware attack, while a California sole practitioner faced disciplinary action after client data was exposed via compromised email.

The consequences for solicitors may thus include:

- Breach of solicitor-client privilege,
- LSRA or Data Protection Commissioner complaints and investigations, with



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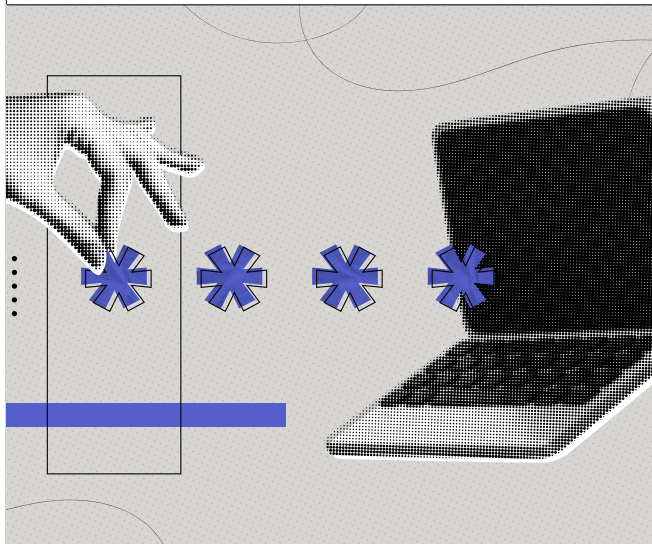


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What is to be done?

Best practices for cybersecurity in a mobile legal environment include:

- Use VPNs – secure traffic on public or unknown networks with a firm-approved virtual private network (VPN),
- Enable full-disk encryption – use tools such as FileVault (Apple) or BitLocker (Windows) and enforce biometric security features,
- Implement multifactor authentication (MFA) – add a second layer of access control through time-based codes or biometrics,
- Keep software updated – enable automatic updates and maintain an inventory of devices,
- Choose secure legal tech – use platforms certified under ISO 27001 or SOC 2 with encryption and audit capabilities,
- Adopt ‘MDM solutions’ – mobile device-management software allows firms to enforce policies, monitor usage, and remotely wipe lost or stolen devices,
- Train continuously – all legal staff should undergo regular cybersecurity training tailored to mobile threats (the Law Society provides significant valuable advice and resources in this regard: www.lawsociety.ie/solicitors/business-career-resources/cybersecurity),
- Apply zero-trust principles – assume no device or user is inherently trustworthy and continuously verify access and segment networks to limit breaches, and



Mobile legal professionals are exposed to a distinct set of cybersecurity vulnerabilities, including phishing schemes, compromised public Wi-Fi networks, ‘man-in-the-middle’ attacks (including diversion-of-funds transfers), ransomware, and other advanced digital threats

- Regularly back up data and define response plans – ensure secure, cloud-based back-ups and develop clear protocols for responding to breaches.

The age of mobile practice

Mobile lawyering is no longer a fringe activity: it is a central feature of 21st century legal practice. The convenience it offers is matched by the responsibility to safeguard sensitive data in the absence of traditional-firm infrastructure.

By adopting robust cybersecurity protocols and integrating them into daily routines, mobile solicitors can meet their ethical obligations, protect client interests, and continue to thrive in a digital-first professional environment.

Bill Holohan SC is the senior partner of Holohan Lane LLP Solicitors, is a member of the Guidance and Ethics Committee, and a member of the Curriculum Development Unit.

LOOK IT UP

- [Cisco Cyber Threat Trends Report: From Trojan Takeovers to Ransomware Roulette \(2024\)](#)
- [Kaspersky Security Insights, Incident Response Analyst Report 2024 \(12 March 2025\)](#)
- [Law Society Legal Tech Hub : \[www.lawsociety.ie/member-services/practice-support/legal-tech-hub/\]\(http://www.lawsociety.ie/member-services/practice-support/legal-tech-hub/\)](#)



SUCCESSION

Valuing a legal firm is not about assigning a number to years of work. It is about recognising the professional legacy that has been built and ensuring that it continues in the right way. Neal Morrison looks beyond the balance sheet

Every law firm will, at some point, face a conversation about succession. It may come gradually, triggered by a partner's upcoming retirement or a change in personal priorities. Or it may arrive without much notice, prompted by illness, an unexpected opportunity, or shifts in the marketplace. Whatever the circumstances, one issue always comes into focus: what is the firm worth? For many legal partners, the idea of valuation may feel

unfamiliar. It is rarely part of daily practice and is often postponed in favour of client deadlines or operational demands. Yet it is precisely because legal firms are built on reputation, relationships, and continuity that valuation deserves thoughtful attention. The question is not just what the firm is worth, but how that worth is recognised, protected, and passed on.

Valuation, in this context, is not just a technical exercise. It is part of a broader leadership responsibility. For long-standing practices in particular, it is essential



to ensure that the value built over decades is understood and respected. A clear, well-considered approach helps prevent rushed decisions, protects the firm's integrity, and supports confidence at every stage of transition.

What drives value?

In simple terms, value is driven by profit, people, and process. However, in law firms, especially those with strong reputations or niche practices, much of the value lies in areas that are harder to measure. These include the strength of client relationships, the trust built up over time, the calibre and independence of the team, and the tone of leadership.

Buyers or successors will typically look at maintainable earnings. Still, they also consider client concentration, staff retention, recurring income, and the extent to which the firm is systemised rather than reliant on individual partners. If a firm's revenue is tied too closely to one person or a small group, it raises risk. If processes are informal or relationships are undocumented, that risk increases.

On the other hand, firms that demonstrate consistent performance, structured handovers, defined service lines, and strong team engagement tend to be viewed

more favourably. They signal readiness. They demonstrate that the firm is not only viable, but also sustainable.

Methods and limits

There is no universal formula for valuing a legal firm. Certain methods are referenced in the professional services sector, such as multiples of adjusted earnings, or capitalisation of recurring fees. These approaches provide a framework, but not a fixed answer. In the Irish market, especially, deal terms are often bespoke and shaped by real-world factors such as geography, practice area, market reputation, and future potential.

Where a firm has clear financial records, good governance, and a stable operating model, valuation becomes more straightforward. However, this process still depends heavily on judgement. In many cases, a blended or triangulated view is taken, where earnings are assessed alongside qualitative factors like leadership continuity and client longevity.

The key point is this: valuation is not just a number on a page. It is the outcome of a



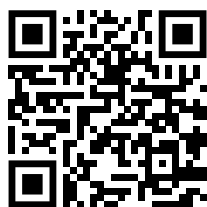
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conversation. That conversation must take account of the firm's identity, structure, and potential. It must also reflect its people. The numbers matter, but they are not the whole story.

Timing and preparation

In the best outcomes I have seen, valuation is approached early. It becomes part of the wider planning process, not a last-minute hurdle. When partners take the time to prepare, they enhance the firm's position, manage expectations more effectively, and create viable options.

That preparation does not need to be complicated. It might involve cleaning up financial records, reviewing partnership agreements, documenting systems and handovers, or formalising staff roles. Each of these steps builds confidence and contributes to a stronger narrative when the time comes to talk about the firm's future.

Waiting until retirement is imminent can limit choice. It can also increase stress. By contrast, a steady and thoughtful approach allows transitions to occur with clarity and fairness. This protects not only the individual partner but the firm as a whole.

The role of leadership

Valuation is not just a financial matter. It is a leadership act. It reflects how the firm thinks about its future, how it communicates with its people, and how it prepares for change. Firms that approach succession proactively and transparently tend to foster greater internal trust. They signal to the market and their teams that they are planning ahead with purpose.

Leadership is also what prevents distraction. Capital can turn heads, especially in a market where external investment is becoming more visible. But it is not the capital that defines the outcome. It is what leaders choose to do with it. The strongest firms retain their focus on clients, people, and long-term quality, even as new structures or models are explored.

Clarity of purpose is the difference between a transition that unsettles and one that strengthens. Leadership ensures that valuation does not become a narrow



“

Buyers or successors will typically look at maintainable earnings. Still, they also consider client concentration, staff retention, recurring income, and the extent to which the firm is systemised rather than reliant on individual partners

exercise, but a wider opportunity to reinforce what the firm stands for.

A changing legal market

The Irish legal market is evolving. New entrants are arriving. Larger firms are becoming more acquisitive. Clients are becoming more price aware. International brands are expanding. Technology is altering the rhythm of delivery. At the same time, broader trends such as private equity are starting to reshape how firms think about ownership and growth. In this context, understanding your firm's value becomes a matter of strategic positioning. It is not about preparing for sale, unless that is your chosen path. It is about knowing where you stand, how you compare, and what levers are available to you.

For mid-sized and independent firms, this matters. It enables more informed

choices. It makes space for collaboration or consolidation. It supports stronger conversations with potential successors or partners. And it allows firms to move at their own pace, from a place of confidence rather than uncertainty.

Every firm is different

There is no template. That is why the valuation conversation needs to be tailored to each individual's specific needs. Each firm has its unique rhythm, client base, and internal culture. That complexity is not a weakness. It is exactly what gives a firm its identity.

What matters is taking the time to understand it. This might involve an informal review, a structured discussion with partners, or a sounding board to explore different scenarios. It does not need to be driven by urgency. It can start with curiosity.

Even when a transition is not yet on the horizon, thinking about value can unlock insight. It can highlight where the firm is strong. It can bring to the surface risks or gaps that are easily addressed. It can help align internal expectations before difficult decisions need to be made.

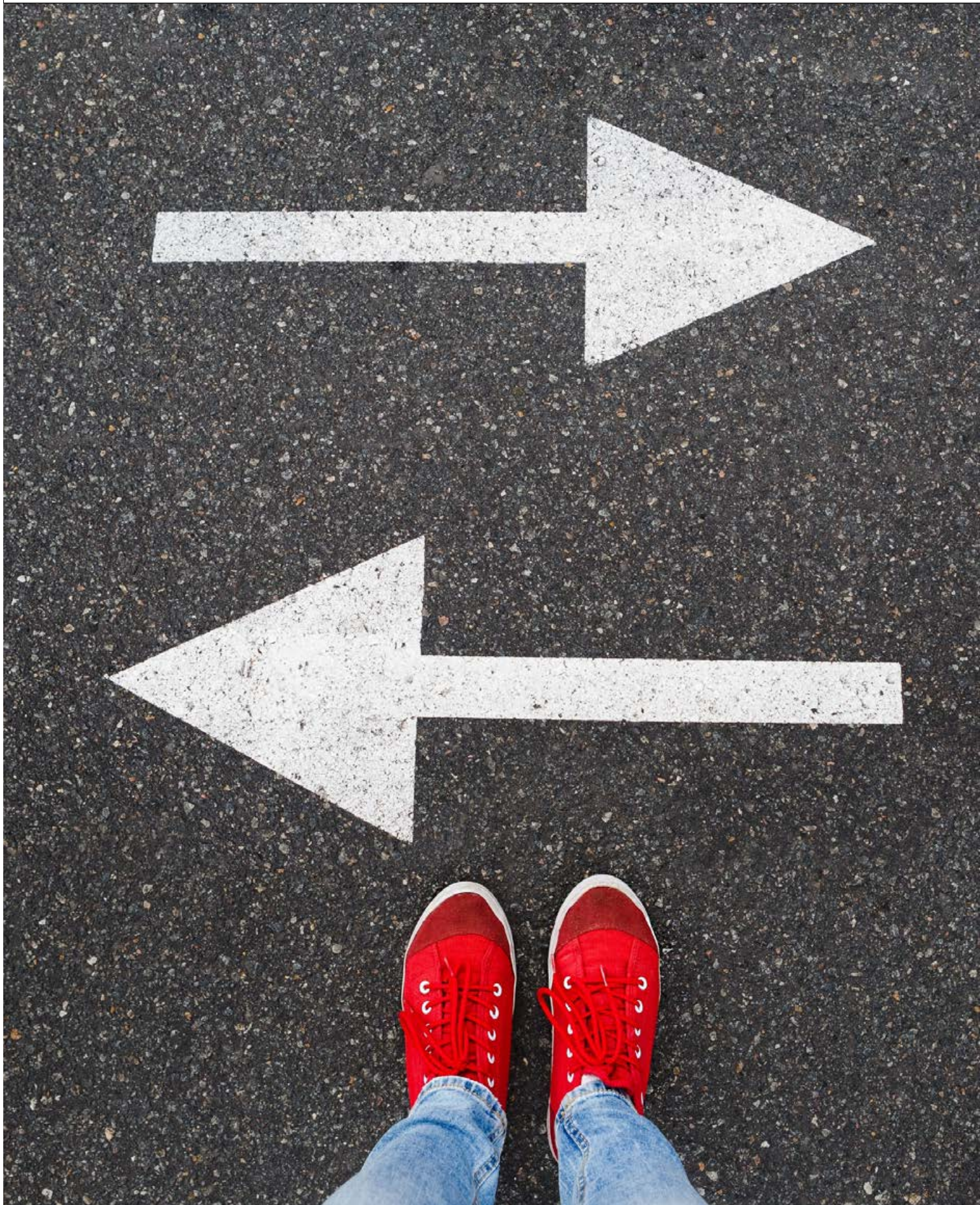
Start the conversation

Valuing a legal firm is not about assigning a number to years of work. It is about recognising the professional legacy that has been built and ensuring that it continues in the right way. It is about clarity, fairness, and thoughtful planning.

You do not need to have all the answers. You simply need a place to begin. Whether you are years away from stepping back or want to understand how others are approaching this, now may be the right time to take stock.

Every firm is different. If you would find it helpful to explore what this means for you, or want an experienced sounding board, I would be happy to speak with you. There is no pressure. Just a conversation.

Neal Morrison is the regional managing director of Dains Ireland. He can be emailed at nmorrison@dains.ie or visit www.dains.com.



WHERE TO TURN?

For families dealing with an imminent exit from the wardship system, there are many issues to consider. A robust plan to manage their loved one's assets is critical. Barry Kennelly, Cedric Heather, and Louise O'Connor weigh up the options

A serious injury or illness is traumatic for the person who suffers the injury or illness as well as their family. It can be devastating emotionally, physically, and financially. This is now particularly relevant for families where a loved one is exiting wardship, as the burden of managing funds that were formerly managed through the Office of Wards of Court will now typically be on the family.

Many families who find themselves in this position have no experience of financial markets, so the challenge is even greater for them. They have been hit by a catastrophic event and now have significant wealth to manage. They need a distinct approach from an investment manager to take these challenges into account.

Legislative changes

The *Assisted Decision-Making (Capacity) Act 2015* (as amended), which was commenced on 26 April 2023, establishes a new legal framework for supported decision-making in Ireland. The act introduces a number of new arrangements in a graduated three-tier system that will be supervised by the Office of Decision Support Services. The arrangements can be utilised by people who need support to make personal welfare and property related decisions:

- People who require limited support can appoint a 'decision-making assistant' (DMA) to help explain complicated issues (this is the first tier of support within the framework of the act),

- People who need more support than a DMA can appoint a 'co-decision maker' (CDM) who has the legal authority to make joint decisions with them (this is the second tier of support),
- Finally, the third tier of support involves a court appointed 'decision-making representative' (DMR) who will make certain decisions on behalf of the person who needs support.

Wards of court

Where someone was previously made a ward of court, if applicable, the decision around how to invest a compensation award was made by the High Court through the Office of Wards of Court on their behalf.

The 2015 act has fundamentally changed this arrangement by ending the wardship system for adults. No new wards of court will be made in respect of adults, and adult wards of court will exit wardship on a phased basis over the coming 12 months. The current rules provide that all adults who are currently wards of court must exit wardship by 26 April 2026.

The appointment of a DMR is likely to be of relevance to a lot of families whose loved ones are exiting from the wardship system.

Overall, the effect of the 2015 act and the abolition of the wardship system may mean that the responsibility for assisting with and/or making investment decisions on behalf of someone who requires assistance in making decisions, or does not have capacity to make decisions, may now be with family members.

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Allowing individuals and their families to have more input in making these decisions is to be commended; however, in some cases, it could potentially create a further burden by placing greater responsibility on family members who are already dealing with the impact of the injury or illness of the person directly affected.

Where the court appoints a DMR, section 38(6) of the 2015 act states that the court is obliged to regard the following:

- The size, nature, and complexity of the relevant person's financial affairs,
- Any professional expertise, qualification, or experience required to manage the relevant person's financial affairs,
- The capability of the proposed representative to manage the relevant person's property and affairs, and
- The financial expertise and support available to the proposed representative.

In the context of a discharge application from wardship, where a DMR has been appointed, the *Circuit Court Rules (Assisted Decision-Making (Capacity) Act 2015) 2023 (SI 201 of 2023)* provides that these matters must be included in the application.

These legislative provisions underline that the DMR needs to have the financial expertise to manage the former ward's estate. In practical terms, for the majority of cases, this means there is a need for appropriate external financial advice.

At the commencement of the 2015 act, there were around 2,300 adult wards in the system. As of the end of June 2025, it is understood that only around 139 adults had been discharged from wardship under the act. This figure is only around 6% of the adults who will need to leave wardship by the 26 April 2026



deadline, yet there is currently no ability under the 2015 act to extend the date. For many families, they do not know where to start in terms of managing funds.

Correct strategy

Identifying the correct investment strategy relies on several factors, which should be addressed through a financial-planning process.

The overarching purpose of the process is to manage an individual's financial needs and/or objectives that could include a lifetime of care costs. This often involves breaking down investment assets into three categories:

- 1) First of all, ensuring that there is a liquidity reserve, available to draw



No new wards of court will be made in respect of adults, and adult wards of court will exit wardship on a phased basis over the coming 12 months. The current rules provide that all adults who are currently wards of court must exit wardship by 26 April 2026

down immediately as required ('needs'). This could be one year of expenditure.

- 2) The second pool of capital will fund a sustainable income, taking day-to-day expenses and future needs into account ('wants'). The correct level of funds that should be deployed in this category will be determined principally by the amount of income that will be required. The intention is to try to ensure that this capital lasts for the individual's lifetime.
- 3) A third portion of capital pertains to any additional available funds. It gives an extra layer of financial protection. This amount should be only be expended when the second pool of capital is exhausted.

Managing tax

A further complication is around managing tax. Typically for people who have suffered an injury that has left them permanently incapacitated, and they have been made a ward of court, they will not pay tax on their investment returns. An investment manager should work with the individuals, families, their tax and legal advisers and/or trustees to ensure that the available tax exemptions are obtained and maintained.

For families that are dealing with an imminent exit from wardship, there are many issues to consider. A robust plan to manage their loved one's assets is critical. Specialist advice should be obtained to support clients who have received compensation after suffering a traumatic injury or illness, ensuring their compensation award is optimally managed to support the injured party and their loved ones over their lifetime.

Barry Kennelly is the tax lead in Davy Private Clients. Cedric Heather and Louise O'Connor are advisers in Davy Private Clients.



Going to bat

Photos: Cian Redmond

The Business Law Committee regularly ‘goes to bat’ for legal practitioners who identify legislation that isn’t working for practical reasons. Its consultations with Government departments, the Central Bank, and the CCBE are key to the work it does on behalf of fellow solicitors. Mary Hallissey is on a sticky wicket

The Law Society’s Business Law Committee has a very broad-ranging remit, explains chair Eleanor Daly. “We cover the whole gamut of corporate and commercial law – so company law, commercial, regulatory, financial services, insolvency. It’s a broad church in terms of its scope,” says Eleanor, who works as director and associate general counsel with Meta in Dublin.

The committee comprises a mix of practitioners – in-house solicitors (such as Eleanor herself), large private-practice firms, and a regional mix, as well as boutique firms, such as that run by incoming chair Philip Andrews SC, who runs Andrews Law, which advises on competition and foreign-investment transactions, investigations, and reviews.

“One of the things I really like about the committee is the variety of legal perspectives,” Eleanor says of the committee on which she has served since 2008. “When an issue comes up, you tend to get several different people voicing their experiences, often informed by the perspective of their client base. I enjoy the fact that we get a good mix of voices around the table.” This adds value to the development of legislation, as the committee gets to hear so many legal experts and perspectives.

The committee has, as its primary purpose, monitoring and advising the members of the Law Society on best practice in



business-law matters. To this end, the committee regularly contributes to consultations and makes submissions on new or changing areas of business law. The committee also issues guidance on practice issues as they arise for business lawyers.

Practical issues

Recent matters have included engagement, led by Philip, with the Central Bank on the [Individual Accountability Framework](#).

“It’s often about practical issues that arise with the implementation of law by regulatory agencies,” Eleanor explains.

Where lawyers identify well-meaning legislation that isn’t working for practical reasons, the committee goes to bat. “We respond to consultations on legislation very regularly – that’s one of the most important pieces of work that we do,” says Eleanor.

“The Law Society is often asked to comment on legislation

with a corporate or commercial impact, and it’s the Business Law Committee that responds, with the benefit of its many years of combined legal experience in terms of technical expertise, and its assessment of the practical implications.”

The committee also receives practitioner queries, often from those who don’t engage regularly with corporate or commercial law: “We give direction on a one-on-one basis, perhaps to recommend a precedent, or give them a steer,” Eleanor says.

This collegiate environment, offering help and support, is one of the attractions of the committee’s work, she adds.

“We do the annual Business Law Conference, where we flesh out key issues that might be coming down the road,” Philip points out. Last year, the *Corporate Sustainability Reporting Directive* (CSRD) was explored – a huge regulatory change that is, however, currently on pause.

Burdensome business?

Is regulation burdensome to business lawyers?

“There is certainly a proliferation of legislation,” answers Eleanor. “We are well placed to support the profession in terms of how it might respond to that. The Law Society needs to support its members in terms of their awareness and preparedness for the impact of new legislation on their clients. Europe is producing a lot of legislation, at speed.”

Business Law Committee chair Eleanor Daly and vice-chair Philip Andrews SC

Philip adds: “Certainly, there has been a growth in regulation, but the Government also appears conscious of the interplay between regulation and growth. The agenda for Government is growth-based, and that reflects what’s happening around the world.

“Britain is certainly trying to ease the burden of regulation and reduce red tape to favour investment and growth. That’s very much the case in the US as well,” he adds. “The CSRD is an excellent example of that, post the Draghi report [on EU competitiveness]. There’s a change in relation to that.

“We have new regulations all the time. We have the foreign direct-investment legislation that is regulating M&A transactions in Ireland, and that’s something that the committee has been active on, by engaging with the relevant Government department in relation to how it works, to ensure that it doesn’t disproportionately impede on investment and growth in Ireland. And the department has been very responsive to that. It’s one of the things the committee does quite well. Rather than representing one segment, we are a mix of people, and we can advocate for the general business-lawyer interest.” Through this work, the committee is advocating for business in Ireland and that the right policy and regulatory conditions are in place to enable investment and innovation.

Specialist approach

There are examples of where the scale of new legislation has required a more specialist approach, the consequence of which has been the creation of a dedicated Law Society Intellectual Property and Data Protection Committee. Data



protection originally sat within the Business Law Committee, but has now been spun out.

Eleanor points to the committee’s advocacy during the pandemic for a standard approach to the use of e-signatures, which had a significant impact and gave practising lawyers here a degree of certainty.

“We followed up on that, post-COVID, with a submission to the Department of the Environment, Climate and Communications, as it was then. There are still issues to be resolved with the

implementation of a piece of legislation called [eIDAS](#) [‘electronic Identification, Authentication and trust Services’], and how it interplays with the [Electronic Commerce Act 2000](#), and there is an opportunity to revisit this issue in the context of eIDAS 2.

“That’s an ongoing issue that commercial practitioners face, and that is the type of pro-business engagement and submission that the Law Society and the Business Law Committee are well placed to engage in.

“And it’s very much necessary for Ireland, if it is to continue

“

We are well placed to support the profession in terms of how it might respond to that. The Law Society needs to support its members in terms of their awareness and preparedness for the impact of new legislation on their clients. Europe is producing a lot of legislation, at speed

to be an open economy where business can be done efficiently. You need a clear legal footing for the use of e-signatures,” she adds. “The practitioners around the table have good, practical experience and knowledge of the issues we might face in that respect.”

Business friendly

The committee works to ensure that European legislation that is being transposed into Irish law is implemented in a way that is business-friendly and aligned to existing domestic law.

Philip adds that the voluntary commitment of the committee brings with it invaluable practical experience on the implementation of legislation and its day-to-day impact, and how business can thrive in this country.

Philip’s own practice includes EU and Irish merger control, and

he understands how guideline changes can affect the wider business community. “I think it’s important that there is a business-law voice out there that can feed real-world expertise – based on practical knowledge, skill and experience – into Government from a variety of technical legal perspectives, rather than lobbying from a particular client base,” he says.

The committee’s annual report for 2024 details its response to several specific pieces of legislation over the last 12 months. It meets every six weeks for approximately two hours and tries to gather in person at least three times a year, which is better for community and collaboration, though there are always hybrid-attendance offerings.

“People will share their experiences more openly in an in-person forum,” Eleanor says. “Hybrid is brilliant, of course, and the move to virtual business that happened so seamlessly during COVID would have been unthinkable previously.”

Hybrid meetings also facilitate greater regional participation, Philip points out.

Differing opinions

Where there are differing opinions, a subcommittee will form to tease out the issue. The committee also has a role in contributing an Irish ‘common-law voice’ to the development of legislation at a European level.

The Council of Bars and Law Societies of Europe (CCBE) is also



working on the [28th Company Law Regime](#), and a Business Law Committee member is actively involved in supporting that from an Irish perspective. The regime aims to simplify operations for innovative companies by providing a single set of harmonised corporate rules across all member states.

“If we can help to influence the direction of European legislation through the Law Society, that has the potential to be very impactful – this is where the ‘common-law voice’ is incredibly important,” Eleanor says.

“In the absence of representation from the Law Society of Ireland, discussions could be led from a civil-law perspective, with concepts that can feel very foreign when we are trying to implement them at a domestic level [in our common-law jurisdiction].” Given the scale of legislation and policy direction coming from Europe, it is critical that Ireland’s legal sector has a voice at the table.

“Being in the room when the legislation is being ideated is incredibly important, and the role of the Law Society is very important there. For any in-house lawyer, either in a domestic or multinational company, we need legislation that is clearly understood, can be translated globally, and is business friendly.”

Geopolitical competition

Philip points out that Britain is moving very quickly to stimulate growth, with independent regulators recently summoned to explain how they are promoting it.

“There is geopolitical competition for investment, and it’s very high on a lot of countries’ agendas,” he says.

Eleanor adds that supporting the Irish legal and regulatory system and, by extension, the Irish economy, is dependent on ensuring a pipeline of highly educated and experienced legal professionals, with well-honed skills.

The Law Society’s role in ensuring that lawyers are well trained and continue to have access to high-quality continuing legal education is crucial for the continued success of the profession and the businesses they serve, particularly in the key spheres of technology, life sciences, and financial services, Eleanor argues.

“We need to have highly trained and experienced professionals to service the wide variety of legal work that is currently conducted in Ireland. It’s a very competitive global market for legal services, and the Law Society has a key role, both in terms of education of solicitors and, longer term, by supporting practitioners as they progress through their careers.”

She continues: “There is a reason why we give of our time freely to support the profession, because we believe that there is a value in the profession and in supporting our colleagues. I’ve really benefited from the mentorship I’ve experienced on the committee. I was privileged to have had the opportunity to represent the Law Society on the Department of Enterprise Company Law Review Group – that was a very rewarding experience, and I really enjoyed it.

“That sense of community is incredibly important to me. The work I have done on the committee is my contribution to the profession, both in terms of the technical analysis of legislation and in giving my perspective as an in-house practitioner,” she concludes.

Mary Hallissey is a journalist at the Law Society Gazette.



Elephant soul

The Law Society's 'Elephant in the Room' sculpture reminds us that awareness alone is insufficient if it's not matched by tangible, accessible supports to create lasting change. Ruth O'Sullivan reflects

This September marks the first anniversary of the creation of *Themis*, the Law Society's 'Elephant in the Room' sculpture – a striking reminder of the importance of mental health in the legal profession. As we reflect on a year of conversations sparked by *Themis*, we also reaffirm that awareness alone is never enough. It must be matched by tangible, accessible supports to create lasting change.

Themis stands prominently inside the lobby of the Law Society's building as a symbol of our commitment to creating an open culture in which no aspect of mental health is taboo. The statue was unveiled last year by Law Society Psychological Services during its Well Within the Law Festival.

Its design incorporates five words chosen by members of the profession to represent strength in challenging times: 'family', 'friends', 'nature', 'hope', and 'kindness'. As part of an international initiative to challenge stigma and foster open dialogue about mental health, *Themis* serves as a visible declaration of our commitment to creating a culture in which psychological wellbeing is not

By strengthening self-awareness and the ability to regulate stress, counselling enhances performance, supporting solicitors to lead and work at their best

just acknowledged – but also supported.

Relevant elephant

Within Law Society Psychological Services, our focus is increasingly on partnering with solicitors in practice and with legal workplaces to create a healthy workplace culture. Central to this has been our development of 'LegalMind' – an independent therapeutic service, purpose-built to meet the particular demands of solicitors. The service is delivered in partnership with the Clanwilliam Institute, a registered charity and recognised leader in systemic psychotherapy in Ireland.

The service is provided by experienced professionals with rigorous, specialist training. Psychotherapy offers a confidential and reflective space in which complex issues are explored in depth. It is powerfully effective in mitigating the personal impact of sustained pressure, high-professional responsibility, and exposure to challenging or distressing material.

By strengthening self-awareness and the ability to regulate stress, counselling also enhances performance, supporting solicitors to lead and work at their best. This approach stands apart from

more transactional models of support, allowing individuals to work with the same therapist over a series of sessions, fostering continuity, trust, and meaningful progress.

Jumbo opportunity

The opportunity to pause, restore, and connect meaningfully with colleagues is becoming increasingly important, especially during periods of high pressure and demand. Stepping into new environments that support reflection and renewal is an essential investment in professional wellbeing and sustaining high performance.

This autumn, as part of our Well Within the Law project, we will host a series of events in partnership with the Cashel Palace Hotel. In a time when demands may feel unrelenting, these events will allow solicitors to reconnect – not just with each other, but with their own best thinking.

Head of Law Society Psychological Services Antoinette Moriarty says: "Solicitors instinctively know the immense value of coming together in groups. Being in each other's company is often all that's needed – sharing time and thinking lifts our minds, as well as our spirits. Being in the special environment of these new 'retreats' at Cashel Palace will bring that powerfully to life for lots of solicitors this autumn."

The series will open with a 'women in law' event on 14 October, followed by a 'small and rural practices' event on 11 November. Each will offer a thoughtfully curated blend of creative workshops, engaging peer dialogues, strategic thinking, and moments of lightness. These special event days are opportunities to arrive



Photo: Cian Redmond

at fresh perspectives, enjoy energising activities, and spend some unhurried time together – away from the demands of practice.

Elephant song

The Well Within the Law Affiliate Programme is a new opportunity to be part of a dynamic network of legal professionals shaping the future of workplace culture and professional wellbeing.

Affiliates will be active agents in creating meaningful, visible change within their own legal workplaces and professional circles. We would be delighted to hear from you

Themis is named for the Greek goddess and personification of justice, divine order, law, and custom, one of the children of Gaia and Uranus

if you are interested in joining a network of forward-thinking peers committed to making a lasting impact across the sector. Full details will be unveiled at the Well Within the Law Festival on 3 September at Blackhall Place, and shared widely after the event. Join us!

Alongside therapeutic provision, we are also investing in the long-term capacity of the profession through ‘the Complete Lawyer’ – a flagship educational programme that recognises the solicitor as more than a legal technician.

The Complete Lawyer addresses the ‘whole professional’ – embedding

the psychological literacy, interpersonal skill, and ethical resilience that enable solicitors to navigate complex demands without compromising health or integrity.

Drawing on the latest evidence from psychology, leadership, and systems thinking, the programme equips solicitors to manage high responsibility, sustain focus under pressure, and lead with clarity in an evolving professional landscape. By integrating these capabilities into the fabric of professional life, the programme ensures that wellbeing is not treated as an intervention for moments of crisis, but as a core professional competence – essential to performance, judgment, and client service.

One year on from the unveiling of *Themis*, its presence continues to spark conversation and reflection – but the real measure of progress lies in the supports we have built alongside it.

Awareness opens the door – services, training, and shared professional spaces ensure we walk through it together. Through LegalMind, Well Within the Law, the Affiliate Programme, and the Complete Lawyer, we are creating a profession where mental health is safeguarded, not by rhetoric, but by resources; not only by symbolism, but by sustained action. That is the future *Themis* calls us to – and one to which we remain steadfastly committed.

If you are interested in accessing these supports, attending upcoming events, or becoming involved in the Affiliate Programme, we would be delighted to hear from you. Please contact ps@lawsociety.ie for further information.

Ruth O’Sullivan is psychological services executive at the Law Society of Ireland.

Law Society of Ireland, Blackhall Place, Dublin 7

T 01 881 5727 | E lspt@lawsociety.ie | www.lawsociety.ie/skillnet.

www.lawsociety.ie/CPDcourses

IN-PERSON AND LIVE ONLINE COURSES

Date	Course	CPD Hours	Venue	Fee
8 Sept	Introduction to AI for Legal Practitioners Dublin	3 professional development and solicitor wellbeing (by group study)	Law Society of Ireland	€160*
9 Sept	Introduction to Presentation Skills	3 professional development and solicitor wellbeing (by group study)	Law Society of Ireland	€160*
11 Sept	Essential General Practice Update Kerry 2025	Total 6 hours (by group study)	Ballygarry Estate Hotel, Tralee, Co. Kerry	€165*
11 Sept	Communications Skills for Legal Leaders Micro-credential	16.5 professional development and solicitor wellbeing (by elearning)	Live Zoom Meetings	€495*
15 Sept	Training of Lawyers on EU Family Law (TRADICIL)	5.5 general (by group study)	Law Society of Ireland	Free
18 Sept	Attract and Retain Legal Talent webinar	1.5 professional development and solicitor wellbeing (by elearning)	Live Zoom webinar	€65
23 Sept	Intellectual Property and Data Protection Law Conference 2025	3 hours general (by group study)	Law Society of Ireland	€175
24 Sept	Regulation Matters - Cybersecurity & banking (risk and resilience)	1 hour client care and professional standards (by elearning)	Live Zoom Meeting	€65
25 Sept	Executive Coaching and Mentoring Micro-credential	15 professional development and solicitor wellbeing hours	Law Society of Ireland and Online	€750*
25 Sept	Construction Law Micro-credential	15 hours	Online	€950
26 Sept	Criminal Law Update 2025	3 hours general (by group study)	Law Society of Ireland	€175
1 Oct	First Registration Applications to Tailte Éireann: Forms 1 & 2	1 hour general (by elearning)	Live Zoom webinar	Free
7 Oct	Professional Wellbeing Summit 2025	2.5 professional development and solicitor wellbeing hours (by elearning)	Live Zoom webinar	Free*

ONLINE, ON-DEMAND COURSES

Date	Course	CPD Hours	Fee
Available now	Bitesize Briefings: Planning & Development Act 2024	1 general (by elearning)	€65
Available now	Contract Interpretation Rules	1 general (by elearning)	€110
Available now	International Arbitration in Ireland Hub	Up to 11.5 hours general (by elearning)	€110
Available now	Practical Guide to Cybersecurity	3 client care and professional standards (by elearning)	€195
Available now	Regulation Matters Hub	Up to 4 client care and professional standards (including 2 accounting & AML compliance)	€195

*Law Society Skillnet is co-funded by Skillnet Ireland and member companies, Law Society Skillnet members are eligible for this subsidised training. For a complete listing of upcoming courses visit www.lawsociety.ie/CPDcourses. To contact a member of the Law Society Professional Training/Law Society Skillnet team - Tel: 01 881 5727 or email: lspt@lawsociety.ie www.lawsociety.ie/skillnet.

COUNCIL REPORT

Law Society Council meeting 6 June 2025

Colin Mitchell, Darren Toombs, Mark Borland, and David Lavery from the Law Society of Northern Ireland attended the meeting.

Appointments

Council approved the appointment of Cathy Grant to replace Laura Durning on the Curriculum Development Unit and appointed Donna O'Leary and Chris Murnane to the Technology Committee.

Governance

Paul Egan outlined seven recommendations of the Governance Review Group based on the creation of a written governance framework. Council agreed that the project should move forward to the next phase of defining terms of reference for key committees. Council will address the next steps at its July meeting, following a Council information session addressing the detail.

Director general's report

The director general identified the development of ongoing relations with public representatives as key to highlighting the value provided by the profession. He confirmed that the Law Society is meeting strategic targets to date. He acknowledged the success of the recent Calcutta Run.

Finance presentation

The director of finance and operations provided a presentation on the work of the Finance Department. She described the four pillars of the function as accounting, campus, IT, and projects, and outlined how each contributes as a strategic enabler for the Law Society. She referred to the current eConveyancing Project and offered Council members a demonstration in July.

Asked about ethical investment priorities of Law Society funds, the director confirmed that the Law Society does not invest in armaments and has a socially responsible investment (SRI) fund.

The president congratulated the finance team on winning awards for 'finance team of the year' and 'finance project of the year' at the recent Irish Accountancy Awards.

Confidentiality declaration

Council concluded that a policy for all Council members is preferable to individual declarations, and the executive undertook to develop a confidentiality policy for Council approval.

Solicitor survey

Council received preliminary results of the biennial solicitors' survey. The response rate was particularly good. Solicitors highlighted cyber and technology as growth areas for business and identified the need to upskill to keep pace with changes. Challenges facing members were cybersecurity and changes in regulatory compliance. Fourteen percent of solicitors use artificial intelligence at least weekly. Members in practice felt that the Law Society should focus on representation, practice support, and communication. In-house solicitors sought opportunities for networking and were concerned about career progression. Members reported a significant decline in the number supplying services in the area of enduring powers of attorney. Solicitors continued to raise concerns about mental health.

Summer school

The director of policy outlined the programme and contributors for the Summer School of the Centre for

Justice and Law Reform. The key themes for debate are the threat to democracy and the rule of law. The centre will further bolster the long-term credibility of the Law Society.

Annual accounts

The chair of the Finance Committee confirmed that the committee had approved the financial statements on Thursday 29 May. The chair of the audit subcommittee was pleased to report that the auditors had issued a clean audit report, were satisfied with the responses of the finance team, and uncovered no significant issues during the audit.

Portal for Council papers

The president noted the decision of the Coordination Committee to make a tablet device available to Council members on request to the director general and under certain conditions.

Reports from committees

A Council member raised concerns regarding a particular recent media commentary piece concerning the role of lawyers in personal injury claims, which was regarded as unbalanced. The president recognised the frustration of members and highlighted the challenge in getting the right balance of action. Some members highlighted that unfair allegations emanated from an insurance industry whose premiums and profits have continued to rise inexorably. The director general confirmed that this matter is permanently on the Law Society agenda. He explained that PIAB has conceded that solicitors should be paid for work in PIAB and that 92% of claims before PIAB have a solicitor involved.

Other business

Council approved a recommendation by a Council member that the Law Society should issue a statement concerning Gaza in line with the statements of the International Bar Association. The director of policy will draft a suitable statement for approval by the president and director general.

Interest on client moneys

Recently, the Law Society has received enquiries regarding solicitors' obligations in relation to interest on client moneys. Solicitors should note the following:

- Solicitors shall hold client moneys in an interest-bearing account and account to the client for interest thereon while so held, or account for interest on client moneys,
- Solicitors who do not hold client moneys in an interest-bearing account are still required to account to clients for interest on client moneys, whether they hold such moneys in an interest-bearing account or not,
- The amount of interest due is calculated as the amount of interest, in excess of €100 (net of DIRT), which would have been earned had such moneys been held as an individual amount to the credit of an interest-bearing dedicated account of the solicitor's choosing at the bank (or, if more than one bank, the principal bank to the practice of the solicitor) for the period commencing seven days after the receipt by the solicitor of such moneys,
- Solicitors are obliged to hold client moneys in an instant-access account to facilitate client-account transactions; accordingly, clients are unlikely to receive as much interest (if any) as they would receive had they invested the funds themselves,
- The *Solicitors Accounts Regulations 2023* (SI 118 of 2023) do not affect any arrangement in writing, whenever made, between a

solicitor and a client as to the application of client moneys received by the solicitor or his or her firm for or on account of that client or interest thereon,

- It is important that a solicitor clearly explains to a client the solicitor's policy on interest client moneys.

The obligations of solicitors in respect of interest are contained in regulation 8(1) to (5) of the *Solicitors Accounts Regulations 2023*, as set out below:

"Interest

8(1) A solicitor shall, in respect of client moneys or insolvency arrangement moneys received by that solicitor for or on behalf of a client or an insolvency arrangement,

- Hold such moneys in an interest-bearing account and account for interest thereon while so held; or
- Account for interest thereon.

Such obligation to account shall be discharged as follows:

- Where such moneys are held in a dedicated account which is an interest bearing account, by ensuring that all interest which accrues on such account is lodged to the credit of that account as additional, as the case may be client moneys or insolvency arrangement moneys held for or on behalf of that client or insolvency arrangement until such time as they are paid out of such account; and
- In all other cases, by accounting for all interest, in excess of €100 (one

hundred euro), which would have been earned on such moneys had they been held as an individual amount to the credit of an interest bearing dedicated account of the solicitors choosing at the bank (or if more than one bank, the principal bank) to the practice of the solicitor for the period commencing seven days after the receipt by the solicitor of such moneys and for so long thereafter as they are so held and, where appropriate, paying that interest concerned out of:

- General client account up to but not exceeding the amount of interest at that time standing to the credit of the general client account; or
 - Office account; or
 - (Immediately following a transfer of the amount due from office account to the general client account) the general client account.
- (2) A solicitor shall, within a period of three months or by the next accounting date (whichever is the later) after the date on which an amount of interest has been credited by the bank to an interest bearing general client account either:
- Transfer from the general client account to office account, the amount of such interest so credited, to the extent it has not already been paid out of general client account by the solicitor to an individual client or clients entitled to be paid interest, or treated as additional client moneys held by the solicitor, and



<p><i>designate such amount transferred as being interest earned on client account; or</i></p> <p>(b) <i>Credit to the appropriate client ledger account of the individual clients concerned the amount of interest due to those clients and, each such amount so credited to a client ledger account shall thereafter be treated by the solicitor as additional client moneys held by the solicitor for that client.</i></p> <p>(3) <i>Where a solicitor holds client moneys or insolvency arrangement moneys in a non-interest bearing account the solicitor has the same</i></p>	<p><i>obligation to account for interest on those moneys, as if held in an interest bearing account.</i></p> <p>(4) <i>Where client moneys are received by a solicitor for or on behalf of a client, the client (without prejudice to any other legal remedy) may refer, any question relating to interest on such client money to the Society, and the Society (after providing reasonable opportunity to the client and to the solicitor to make submissions to the Society on such question) shall determine such question and shall duly notify the client and the solicitor in writing of such determination.</i></p>	<p>(5) <i>Nothing in this regulation shall:</i></p> <p>(a) <i>Affect any arrangement in writing, whenever made, between a solicitor and a client as to the application of client moneys received by the solicitor or his or her firm for or on account of that client or interest thereon;</i></p> <p>(b) <i>Deprive a solicitor of any legal recourse or right, whether by way of lien, charge or otherwise, that the solicitor may have against client moneys of a client standing to the credit of a client account."</i></p> <hr/> <p><i>Niall Connors, Director of Regulation and Registrar of Solicitors</i></p>
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REGULATION OF PRACTICE COMMITTEE

Use of client account for loans to solicitors or between clients

<p>In recent years, the Law Society has noted an increase in the use of client accounts to conduct transactions involving loans by clients of the solicitor, either to the solicitor or to other clients of the solicitor. The <i>Solicitors Accounts Regulations 2023</i> (SI 118 of 2023) prohibit the use of the client account for such loans.</p> <p>The <i>Solicitors Accounts Regulations</i> provide that moneys held in the client account on behalf of a client should not be used for purposes of a solicitor borrowing money from a client. Furthermore, no sum in respect of a private loan from one client to another should be paid out of the client funds held in the client account for the client lender, either by means of a client ledger transaction between the clients or to the</p>	<p>client borrower directly.</p> <p>If a solicitor is borrowing moneys from a client, the client must be independently legally advised, and the funds held in the client account in respect of that client should not be used for the purpose of the loan.</p> <p>Where a client agrees to lend money to another client of the solicitor, the solicitor must advise the lending client to obtain independent legal advice, and the solicitor shall not use the client account in respect of any loan arrangement between clients.</p> <p>The relevant provisions of the <i>Solicitors Accounts Regulations</i> are as set out below.</p> <p>Borrowing from clients</p> <p><i>35(1) A solicitor shall not borrow money from a client unless the client is in the business of lending money or his client has been independently legally advised in regard to the making</i></p>	<p><i>of the loan. Any such advice must be given in advance of the transaction, and not by another solicitor within the same firm.</i></p> <p>(2) <i>Moneys held in the client account on behalf of the client shall not be used for or as part of any loan arranged in accordance with regulation 35(1).</i></p> <p>Loans to clients</p> <p><i>36(1) A solicitor shall not, either directly or indirectly, lend moneys to clients or to any person for the purpose of obtaining that person's instructions to act.</i></p> <p>(2) <i>The discharging of outlays by a solicitor for or on behalf of a client in the course of providing legal services until the matter is completed shall not be considered to be a loan for the purposes of these regulations.</i></p> <p>(3) <i>A solicitor shall not use the</i></p>
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<p>client account or any moneys contained therein in respect of any loan arrangement to or between clients.</p> <p>(4) No sum in respect of a private loan from one client to another client should be paid out of client funds held in the client account for the client lender, either by means of a client ledger transaction between the clients or to the client</p>	<p>borrower directly.</p> <p>(5) Where a client of a solicitor agrees to provide a loan to another client of the solicitor, the solicitor must advise the lending client to take independent legal advice in respect of any such transaction.</p> <p>Documentation for loan transactions</p> <p>37 Where a loan transaction occurs in accordance with regulation 35</p>	<p>or 36, supporting documentation shall be maintained on the client file, including evidence in writing of the loan agreement, the amount of the loan, the date of agreement of the loan, the terms of repayment, and evidence of any independent legal advice provided to the client in respect of the loan.</p> <p>Niall Connors, Director of Regulation and Registrar of Solicitors</p>
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REGULATION OF PRACTICE COMMITTEE

Moneys remaining in client account

<p>The Law Society has been asked by solicitors for guidance in relation to compliance with regulation 13(8)(e) of the <i>Solicitors Accounts Regulations 2023</i> (SI 118 of 2023) and, in particular, how to deal with two specific situations involving moneys remaining in the client account.</p> <p>Regulation 13(8)(e) provides: "A solicitor shall review the listing of client ledger balances and controlled trust balances for undue or unnecessary delays in dealing with client matters, in particular in discharging undisbursed outlays, moneys due to clients or moneys due to be paid for or on behalf of clients, and where the listing discloses unnecessary or undue delays in dealing with client matters, take immediate action to deal with those matters, where appropriate, with same to be approved, in writing, by the compliance partner."</p> <p>The first situation arises where a solicitor, having taken all reasonable steps to contact the client, is unable to distribute the moneys because the beneficial owner of the moneys is untraceable. The Law Society is advised that the <i>Solicitors Acts</i> do not provide for the treatment of these moneys. The withdrawal of these moneys</p>	<p>from the client account other than in accordance with the provisions of the <i>Solicitors Accounts Regulations 2023</i>, effectively (though perhaps reversibly) altering the ownership of the moneys, is not currently provided for in legislation. Accordingly, the approach suggested by the Law Society is that, having taken all reasonable steps to contact the client, these moneys remain in the client account. It is not permissible under existing legislation to pay these moneys to a charity or a benevolent fund. The Law Society is currently drafting a legislative proposal to deal with the issue of untraced client moneys.</p> <p>The second situation is where moneys have been left in the client account rather than being cleared out at the conclusion of a particular client transaction. With the passage of time, the reason for those moneys remaining in the client account can be forgotten and the moneys remain in the client account. If there are moneys remaining in the client account following completion of the client matter, and following the payment of outlay and professional fees due to the solicitor, the moneys should be returned to the client. Even if the moneys have been held for some time and cannot be explained, they are client moneys, which should be withdrawn in favour of the client. If the beneficial owner of</p>	<p>the moneys is untraceable, then the moneys remain in the client account, as set out above.</p> <p>It is envisaged that, as a result of compliance with the provisions of <i>Solicitors Accounts Regulations 2023</i>, in particular regulation 13(8)(e), regulation 13(8)(f), regulation 12(2) and regulation 5(5), as summarised below, fewer cases of moneys remaining in the client account should arise:</p> <ul style="list-style-type: none"> • Regulation 13(8)(e) requires a solicitor to review client ledger balances for undue or unnecessary delay in dealing with client matters, • Regulation 13(8)(f) requires a solicitor to list client ledger balances outstanding two years or more to be included in appendix 6 of the reporting accounting report, • Regulation 12(2) requires a solicitor to furnish to the client, at the completion of a legal service, a statement disclosing all moneys received, paid, or held in respect of each client matter, • Regulation 5(5) requires a solicitor to return to a client any client moneys held in a client account as soon as practicable following completion of the provision of legal services for that client. <p>Niall Connors, Director of Regulation and Registrar of Solicitors</p>
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Residential Zoned Land Tax (RZLT)

The following is an update regarding certain aspects of RZLT.

Confirmation under TCA

In the context of the sale or transfer of a relevant site (as defined in section 653O of the *Taxes Consolidation Act 1997*), Revenue is required, by virtue of section 653Z(4)(b), to provide confirmation to the liable person, or a person acting on their behalf, that there are no outstanding amounts of RZLT payable in respect of the relevant site at the date of sale/transfer.

Revenue has confirmed that those confirmations are available on the RZLT portal, which may be accessed on the Revenue Online Service via the 'My Services' or 'Agent Services' tabs. Once in the portal, go to 'Other Services', and then 'View Site History' should be selected. To access the site history for a particular property, the following information will be required:

- Site ID for RZLT,
- Owner TRN (tax reference number for RZLT), and
- Site access number (SAN).

The following information will be available:

- Total RZLT charge,
- Amount paid, and
- Balance remaining.

This page can be printed.

Revenue has emphasised that, as RZLT is a self-assessed tax, the site history is based on the returns filed at the date on which the site history is accessed and that the confirmation obtained

in the manner above does not constitute a 'tax clearance'.

Despite a Law Society request for it to do so, Revenue has advised that it is not in a position to confirm that it will not pursue a relevant site in respect of unpaid RZLT in circumstances where it has issued a confirmation under section 653Z(4)(b) that there are no outstanding amounts payable in respect of RZLT.

As outstanding RZLT constitutes a charge on land under section 653Q(4), this creates difficulties for purchasers where Revenue has not registered a charge against the relevant site at the time of the sale/transfer. The Law Society is engaging with the Department of Housing, Local Government and Heritage to seek the necessary policy and legislative changes required to give purchasers more certainty.

In the interim, it is advisable that, save in the case of a new home, as discussed below, when acting for the purchaser or transferee of a relevant site, the vendor is requested to furnish, not only the site history obtained from the RZLT portal, but also such other information in relation to the returns made as the purchaser's/transferee's tax adviser deems necessary to enable the tax adviser to establish the position.

New homes

Section 653O(5) of the TCA provides that, where RZLT has been deferred in respect of a relevant site in accordance with section 653AH TCA, and the development of that site is fully completed within the lifetime of the planning permission relating to it, it will cease to be a

relevant site on the lodging of the certificate of compliance on completion.

Revenue has confirmed to the Conveyancing Committee that, where only part of the site has been fully developed within the lifetime of the planning permission, the part of the site that is fully developed ceases to be a relevant site.

Revenue has further confirmed that, where a developer completes one house in a development of multiple houses and lodges a certificate of compliance on completion (BCAR) with the relevant building control authority, the area of the relevant site to which the BCAR relates is no longer treated as a relevant site and is no longer liable to RZLT. The committee is therefore of the view that, when responding to requisition 45 in relation to a house in the course of construction, the developer's solicitor should respond along the following lines:

"Requisition 45.1 – The property comprises a dwelling in the course of construction and a Certificate of Compliance on Completion, along with evidence of lodgment with and receipt/ approval by the relevant Building Control Authority, together with an Opinion of Compliance with Planning Permission will be furnished on completion."

"Requisition 45.3 – The property is currently comprised in a relevant site but, upon lodgment of the Certificate of Compliance on Completion with and receipt/ approval by the Building Control Authority the property will cease to be a relevant site. The rest of these requisitions are not applicable."



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Certificate in Legal Skills for Legal Secretaries	4 November 2025	€950
Diploma in Legal Skills for Legal Executives (NEW)	4 November 2025	€2,500
Certificate in Conveyancing	5 November 2025	€1,750
Certificate in Trade Mark Law	11 November 2025	€1,750



<p>The Conveyancing Committee is of the view that, in the case of newly developed homes, once the purchaser is furnished with the BCAR and evidence of lodgment with and receipt/approval by the relevant building control authority and the opinion on compliance with planning permission, no further enquiry in relation to RZLT is required.</p> <p>Care should be taken to ensure that the BCAR has been</p>	<p>issued, lodged with and receipted/ approved by the relevant building control authority within the lifetime of the relevant planning permission.</p> <p>Apportionment</p> <p>RZLT is not one of the items that is to be apportioned in accordance with general condition 23 of the <i>Conditions of Sale 2023</i> (revised edition). Accordingly, whether RZLT liability is to be apportioned between the vendor and the</p>	<p>purchaser is a matter for negotiation between the parties. Where such apportionment is agreed, an appropriately drafted special condition should be included in the contract, setting out that agreement.</p> <p>The committee continues to keep RZLT under review and to engage with Revenue and the Department of Housing, Local Government and Heritage. Further updates will issue in due course.</p>
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CONVEYANCING COMMITTEE

Electronic issue of loan packs

<p>The Conveyancing Committee has received a number of queries in relation to loan packs issuing from Nua Money Limited (trading as Núa) which has entered the market and is only issuing a soft copy of loan offers.</p> <p>Núa is a member of the certificate of title system, which has recently launched a fully digital process for mortgage origination, completion, and servicing in Ireland. There is a progress-</p>	<p>ive move towards e-conveyancing and, in due course, conveyancing will be operated through a digital platform. In that regard, the Conveyancing Committee has reviewed and considered this practice, and is mindful of the concerns of practitioners.</p> <p>Núa can be distinguished from other lenders sending documents via email, as you are required to register on their portal and upload and/or download</p>	<p>documents as required. It operates on a totally digital platform, up to and including drawdown.</p> <p>Physical title deeds will need to be sent to Núa once title is registered in order to comply with the undertaking as furnished.</p> <p>The Conveyancing Committee continues to monitor the operation of this system, but is mindful of the need to move towards e-conveyancing.</p>
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CONVEYANCING COMMITTEE

Prohibition notices and improvement notices

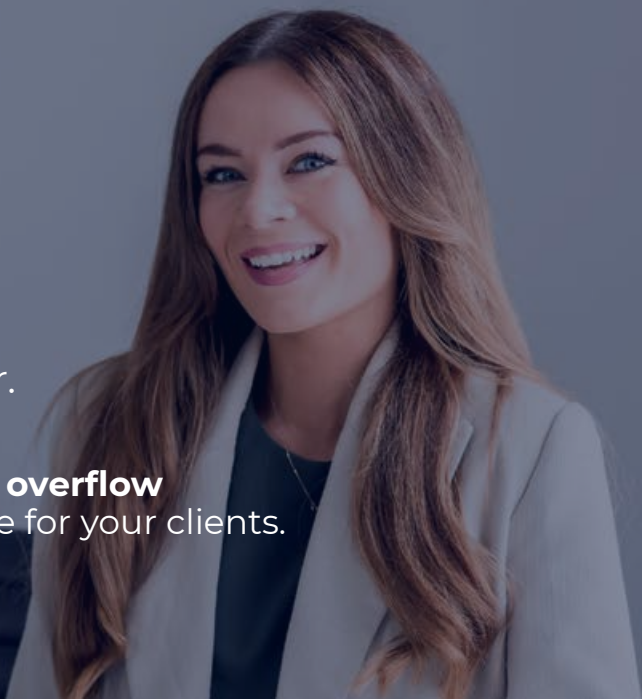
<p>The Conveyancing Committee has been asked whether prohibition notices served by local authorities on the owner of a rented property can affect a subsequent purchaser.</p> <p>The answer is that they can do so.</p> <p>Recent media coverage disclosed that nearly three-quarters of privately rented properties inspected by</p>	<p>local authorities failed to meet minimum standards. Of the 61,141 private rental inspections carried out countrywide until the end of September 2024, 71% (44,699) failed to meet minimum standards. This resulted in 42,399 improvement letters being issued to landlords, while a further 2,213 improvement notices were served. Some 165</p>	<p>prohibition notices were served directing landlords not to re-let the properties until all breaches were remedied.</p> <p>Prohibition notices are served under section 18B of the <i>Housing (Miscellaneous Provisions) Act 1992</i> as inserted by the <i>Housing (Miscellaneous Provisions) Act 2009</i> and, as such, are notices required to be disclosed under requisition 12.1(a) and under general condition 31 of the <i>Contract for Sale (Revised Edition) 2023</i>.</p> <p>Prohibition notices arise in the context of a private rented property where a local authority has carried out an inspection and has subsequently served an</p>
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<p>improvement notice, which sets out the works that a landlord must carry out to a property to remedy a breach of the minimum standards in rented-property regulations.</p> <p>If a landlord fails to carry out these works, a local authority may issue a prohibition notice directing that landlord not to re-let the property until such time as the breach of the regulations has been rectified.</p> <p>Where a property is re-let in breach of a prohibition notice, the</p>	<p>landlord may be prosecuted and, if convicted, may be subject to a fine or term of imprisonment.</p> <p>The Conveyancing Committee has been advised that there is presently no central register of such prohibition notices; however, a number of local authorities have published lists on their websites of properties where prohibition notices have been served. This is obviously unsatisfactory.</p> <p>The committee advises solicitors that, when acting in a sale of property, the vendor should be</p>	<p>asked to confirm whether or not either an improvement notice or a prohibition notice has been served.</p> <p>Likewise, when acting in a purchase of property, the purchaser's solicitor should make the appropriate enquires, particularly where the property is to be let (rented) by the purchaser following completion.</p> <p>The pre-contract sale and purchase questionnaires are under review by the committee, and the above advice will be reflected in the revisions.</p>
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CONVEYANCING COMMITTEE

No requirement for county registrar to sign family law declarations

<p>It has come to the attention of the Conveyancing Committee and the Family Law Committee that solicitors are submitting family law declarations to the county registrar in the context of</p>	<p>divorce orders when the transfer document is being signed by the county registrar under section 14(5) of the <i>Family Law (Divorce) Act 1996</i>.</p> <p>It is the view of both commit-</p>	<p>tees that it is not appropriate for a county registrar to be requested to sign a family law declaration. The county registrar does not have the requisite knowledge to sign such a declaration. ¹⁹</p>
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HIGH COURT

NOTICE: THE HIGH COURT

In the matter of Geoffrey Nwadike, a solicitor practising as GN & Co Solicitors at Unit F/G, Pier 19, 5 Ushers Island, Dublin 8 [2025 33 SA]
Take notice that, by order of the President of the High Court made on 26 May 2025, it is ordered that Geoffrey Nwadike, solicitor, practising as GN & Co Solicitors at Unit F/G, Pier

19, 5 Ushers Island, Dublin 8, be suspended from practice from 26 May 2025 and be prohibited from holding himself out as a solicitor entitled to practise until further order of the court.

Niall Connors, Registrar of Solicitors, Law Society of Ireland

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TRIBUNAL REPORTS

Legal Practitioners Disciplinary Tribunal

REPORTS OF THE OUTCOMES OF LEGAL PRACTITIONERS DISCIPLINARY TRIBUNAL INQUIRIES ARE PUBLISHED, IN SUCH MANNER AS THE LEGAL SERVICES REGULATORY AUTHORITY CONSIDERS APPROPRIATE, AS PROVIDED FOR IN SECTION 88 OF THE *LEGAL SERVICES REGULATION ACT 2015*

In the matter of Andrew Coonan (solicitor number S7525), currently practising at Coonan Cawley, Wolfe Tone House, Naas Town Centre, Naas, Co Kildare, and Susanna Cawley (solicitor number S7542) currently practising at Coonan Cawley, Wolfe Tone House, Naas Town Centre, Naas, Co Kildare, and in the matter of an application by the Law Society of Ireland to the Legal Practitioners Disciplinary Tribunal and in the matter of the Legal Services Regulation Act 2015 [2024-LPDT09]
Law Society of Ireland (applicant)
Andrew Coonan (first-named respondent)
Susanna Cawley (second-named respondent)

On 1 July 2025, the Legal Practitioners Disciplinary Tribunal found the first-named respondent and the second-named respondent guilty of misconduct in that they:

- 1) Breached regulation 7(1) of the *Solicitors Accounts Regulations 2014* (SI 516 of 2014) by withdrawing money when not in funds to do so,

- 2) Breached regulation 7(2) of the *Solicitors Accounts Regulations* by allowing a debit balance to arise on a client ledger account,
- 3) Breached regulation 9(4) of the *Solicitors Accounts Regulations* by withdrawing money relating to professional fees when not permitted to do so, due to either not being in funds or from stakeholder funds,
- 4) Breached regulation 12(3) of the *Solicitors Accounts Regulations* by withdrawing money relating to professional fees not properly payable to the practice, that is, when not in funds or from stakeholder funds,
- 5) Breached regulation 13 of the *Solicitors Accounts Regulations* by not maintaining relevant supporting documents to vouch that clients received cash payments,
- 6) Breached the *Solicitors (Professional Practice, Conduct and Discipline – Conveyancing Conflict of Interest) Regulation 2012* (SI 375 of 2012) by acting for both sides in the conveyance for less than the market value in matter ORA002002,

- 7) Breached section 68(3) of the *Solicitors (Amendment) Act 1994* by not obtaining written authorisation from the client to deduct money on account of professional fees from their settlement.

The tribunal ordered that the first-named respondent:

- 1) Be censured in relation to his misconduct, pursuant to section 82(1)(c) of the act,
- 2) Pay a sum of €10,000 to the Compensation Fund, pursuant to section 82(1)(l) of the act,
- 3) Pay a sum of €5,000 as a contribution towards the costs of the applicant, pursuant to section 82(1)(j) of the act.

The tribunal ordered that the second-named respondent:

- 1) Be censured in relation to her misconduct, pursuant to section 82(1)(c) of the act,
- 2) Pay a sum of €10,000 to the Compensation Fund, pursuant to section 82(1)(l) of the act,
- 3) Pay a sum of €5,000 as a contribution towards the costs of the applicant, pursuant to section 82(1)(j) of the act.

WILLS

Agius, Christopher (Chris) (deceased), late of 7 Glenview Heights, Mullingar, Co Westmeath, who died on 10 July 2025. Would any person holding or having any knowledge of a will made by the above-named deceased please contact Gemma McMullin, Eoin Clarke & Co, Solicitors, Mullingar Shopping Centre, Ashe Road, Mullingar, Co Westmeath, N91NRT0; DX 35001 Mullingar; email: gemma@clarkesolicitors.ie

Bolger, Eileen (deceased), late of 27 The Court, High Park, Grace Park Road, Dublin 9, who died on 29 June 2025. Would any person holding or having any knowledge of a will made by the above-named deceased please contact Stephen Nolan, O'Hare O'Dwyer Solicitors, Greenfield Road, Sutton, Dublin 13; tel: 01 839 64 55, email: law@ohareodwyer.ie

Butler, David (deceased), late of 188 Barton Road East, Dundrum, Dublin 14, who died on 23 May 2025. Would any person who is holding a will or with knowledge of a will of the above-named deceased please contact Smyth & Son, Solicitors, 56/57 Rope Walk, Drogheda, Co Louth; tel: 041 983 8616, email: psmyth@smythandson.ie

Cummins, Fridolin (deceased), late of 14 Bramley Heath, Carpenterstown, Dublin 15, who died on 25 February 2025. Would any person having knowledge of the whereabouts of any will made by the above-named deceased please contact Justin Hughes Solicitors, 89 Phibsborough Road, Phibsborough, Dublin 7

RATES

PROFESSIONAL NOTICE RATES

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Deadline for October 2025 Gazette: Friday 12 September 2025.

No recruitment advertisements will be published that include references to ranges of post-qualification experience (PQE). The Gazette Editorial Board has taken this decision based on legal advice that indicates that such references may be in breach of the *Employment Equality Acts 1998 and 2004*.

Dinan, Mary, Josephine (deceased), late of 48 Corke Abbey, Bray, Co Wicklow, who died on 5 January 2022. Would any person having knowledge of the whereabouts of any will made or purported to have been made by the above-named deceased, or if any firm is holding same, please contact Cahir & Co, Solicitors, 36 Abbey Street, Ennis, Co Clare; DX 25009 Ennis; tel: 065 682 8383, email: reception@cahirsolicitors.com

Flanagan, Patrick B (otherwise Patrick Benignus) (deceased), retired parish priest, late of 14 Kilgarve Gardens, Ballinasloe, Co Galway, and formerly prior thereto parish priest of Clostoken and Kilconieron, Loughrea, Co Galway, and formerly prior thereto was chaplain of St Bridget's Hospital, Ballinasloe, Co Galway, who died on 9 March 2025. Would any person having knowledge of the whereabouts of any will made or purported to have been made by the above-named deceased, or if any firm is holding same, please contact Patrick Hogan and Co, Solicitors, Dunlo Street,

Ballinasloe, Co Galway; tel: 090 964 2110, email: info@phogan.ie

Garry, Pete Joseph (deceased), late of 19 Drumnahanagh, Farnham Road, Cavan, who died on 24 November 2024. Would any person having any knowledge of the whereabouts of a will made by the above-named deceased please contact Michael J Ryan, Solicitors, Athbara House, Cavan, H12 P8C2; tel: 049 433 2555, email: mary@ryan-solicitors.com

Hall, Darragh (deceased), late of The Height, Shielmartin Road, Sutton, Dublin 13, formerly of

Rua De Gales, 14 Villamoura, Quarteira, Loule, Portugal, who died on 15 May 2023. Would any person having knowledge of a will made by the above-named deceased please contact Becker Tansey Solicitors LLP, Jubilee House, New Road, Clondalkin, Dublin 22; DX 93002 Clondalkin; tel: 01 457 3000, email: info@beckertansey.com

Hayes, Mary Dorothy (orise Corcoran) (deceased), late of Reask, Pallasgreen, Co Limerick, and also Glassdrum, Cappawhite, Co Tipperary, who died on 13 January 2025.

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Would any person having knowledge of a will made by the above-named deceased please contact Patrick J Farrell and Co, Solicitors, Newbridge, Co Kildare, W12 C663; tel: 045 489 000, email: postroom@pjf.ie

Lanigan, Richard (Richie) Joseph, (deceased), who died on 16 June 2025, late of Ballygub, Inistioge, Thomastown, Co Kilkenny. Would any person having knowledge of the whereabouts of any will made by the above-named deceased please contact Helen Doyle, Doyle O'Hanlon LLP, 7 Glens Terrace, Spawell Road, Wexford; tel: 053 912 3077, email: info@doylesolicitors.ie

Lycett, Marion (otherwise Davis) (deceased), late of 33 Blackthorn Green, Sandyford, Dublin 16, who died on 13 November 2022. Would any person having knowledge of a will made by the above-named deceased please contact Connellan & Noone Solicitors LLP, 3 Church Street, Longford; tel: 043 334 6440, email: info@connellannoonesolicitors.ie

McDonnell, Seamus (deceased), late of Kylebeg, Lacken, Blessington, Co Wicklow, who died on 1 June 2025. Would any person having knowledge of the whereabouts of any will made or purported to have been made by the above-named deceased, or if any firm is holding same, please contact Osborne Denieffe LLP Solicitors, Abbey Moat House, Abbey Street, Naas, Co Kildare; tel: 045 899 485, email: agreenlee@osbornedenieffe.ie

McElheron, Denis (deceased), late of 7 Church Street, Cobh, Co Cork, who died on 14 July 2024. Would any person having any knowledge of the whereabouts of any will made by the above-named deceased please contact Charles Daly & Co, Solicitors, 2 Westbourne Place, Cobh, Co Cork; tel: 021 481 4440, email: info@cdsolicitors.ie

McGovern, Thomas (deceased), late of Apt 13 Esmonde, Naas, Co Kildare, who died on 22 January 2022. Would any person having knowledge of the whereabouts of any will made or purported to have been made by the above-named deceased, or if any firm is holding same, please contact Osborne Denieffe LLP Solicitors, Abbey Moat House, Abbey Street, Naas, Co Kildare; tel: 045 899 485, email: agreenlee@osbornedenieffe.ie

Malone, Kathleen (deceased), late of Elm Green Nursing Home, Castleknock, Dublin 15, and 70 Navan Road, Dublin 7, who passed away on 24 January 2025. Would any person having knowledge of the whereabouts of a last will and testament of the above-named deceased please contact Justin Hughes, Justin Hughes Solicitors, 89 Phibsborough Road, Dublin 7; tel: 01 882 8583, 882 862, email: info@justinhughes.ie

Merrigan, James (deceased), late of Cappagh, Aughrim, Co Wicklow. Would any person having knowledge of a will made by the above-named deceased, who died on 27 December 2023, please contact Deirdre Fox & Associates, Solicitors, Market Square House, Aughrim, Co Wicklow; tel: 0402 36955, email: info@foxsolicitors.ie

O'Brien, Claire, Clara, Marie, Louisa (deceased), late of Ruan Village, Ruane, Ennis, Co Clare,

and formerly of Kincora Park, Ennis, Co Clare, who died on 29 September 2024. Would any person having knowledge of the whereabouts of any will made and executed by the above-named deceased, or if any firm is holding same, please contact Cahir & Co, Solicitors, 13 Abbey Street, Ennis, Co Clare; DX 25009 Ennis; tel: 065 682 8383, email: sharoncahir@cahirsolicitors.com

O'Malley, Michael (deceased), late of Oumenev, Lettermullen, Co Galway, who died on 10 July 2025. Would any person having knowledge of the whereabouts of any will made by the above-named deceased, or if any firm is holding same, please contact Horan & Son, Solicitors, First Floor, Woodquay Court, Woodquay, Galway; tel: 091 567 091, email: info@horansolicitors.ie

O'Riordan, Cornelius (deceased), 5 Glasnevin Drive, Dublin 9, who died on 9 December 2017. Would any person having the knowledge or whereabouts of any will made or purported to have been made by the above-named deceased, or if any firm is holding same, please contact Woods and Co, Solicitors, 10A Grattan Crescent, Inchicore, Dublin 8; tel: 01 215 0480, email: leona@woodsandco.ie

Real, Paul (deceased), late of St Anthony's, 29 Ashbrook Grove, Ennis Road, Limerick, who died on 25 February 2025. Would any person having knowledge of the whereabouts of any will made by or purported to have been made by the above-named deceased, or if any firm is holding same, please contact John Cooke, solicitor, Hospital, Co Limerick; DX 157003 Hospital; tel: 061 383 388; email: info@jcookesolicitors.ie

Torpey, John (otherwise Sean) (deceased), late of Fintramore,

Miltown Malbay, Co Clare, who died on 15 March 2025. Would any person having knowledge of a will made by the above-named deceased, or if any firm is holding same, please contact Sharon Curley, Aisling Meehan Agricultural Solicitors, Springfield House, Sixmilebridge, Co Clare; tel: 061 368 412, email: sharon@agrisolicitors.ie

Whiteford, Derek (deceased), late of Apartment 11, Kilminchy Court, Kilminchy, Portlaoise, Co Laois; Ridge Road, Ballytegan, Portlaoise, Co Laois. Would any solicitor holding or having knowledge of a will made by the above-named deceased, who died in August 2024, please contact Rolleston McElwee Solicitors, 4 Wesley Terrace, Portlaoise, Co Laois; tel: 057 862 1329, email: eoconnor@rmclaw.ie

MISCELLANEOUS

Statutory notice to creditors: in the estate of Alan Parr (deceased), late of 48B Bellfield Road, Enniscorthy, Co Wexford in the county of Wexford. Notice is hereby given pursuant to section 49 of the *Succession Act 1965* that particulars in writing of all claims against the estate of the above-named deceased, who died on 26 January 2025, should be furnished to the undersigned solicitors for the administrators on or before 5 October 2025, after which date the assets will be distributed having regard only to the claims furnished.

Date: 5 September 2025

Signed: Ensor O'Connor (solicitors for the applicants), 4 Court Street, Enniscorthy, Co Wexford

TITLE DEEDS

No 28 Hatch Lane, Dublin 2: would any person having knowledge of the location of the title deeds to the above premises, or if any firm is holding

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same, please contact Harrison O'Dwyer LLP, Solicitors, 4 O'Connell Street, Caherciveen, Co Kerry; tel: 066 947 1250, email: hod@harrisonodwyer.com. (The property was purchased in or about 1999 by Josephine Chaplin, the daughter of the famous comic actor Charlie Chaplin)

In the matter of the *Landlord and Tenant (Ground Rents) Acts 1967-2019* and in the matter of those lands, hereditaments, and premises known as No 21 Belgrave Road, Rathmines, Dublin 6 (previously known as 12 Church Avenue, Rathmines, City of Dublin) and in the matter of an application by Hugh Heaton and Brid Heaton

Take notice any person having an interest in the fee simple or any and all intermediate interest(s) in the above property, that Hugh Heaton and Brid Heaton (the applicants) intend to make application to acquire the fee simple interest and all intermediate interest(s) in the aforesaid property, which they hold for a term of 900 years from 1 November 1855 under indenture of lease dated 9 November 1855 and made between Frederick Tanfield Stokes of the one part and John Lee of the other part; and take notice that any party asserting that they hold a superior interest in the property is called upon

to furnish evidence of their title to the property to James Lucey and Sons LLP, Solicitors, Kanturk, Co Cork, within 21 days from the date of this notice; and take notice that, in default of any such evidence being received, the applicants intend to proceed with the said application at the end of 21 days from the date of this notice and to apply to the county registrar for the county of Dublin for such directions as may be appropriate on the basis that the person or persons now entitled to the superior interests, including the freehold interest are unknown or unascertained.

Date: 5 September 2025

Signed: James Lucey and Sons LLP (solicitors for the applicant), Kanturk, Co Cork

Notice of intention to acquire the fee simple: in the matter of the *Landlord and Tenant (Ground Rents) Acts 1967-2019* and in the matter of the *Landlord and Tenant (Ground Rents) (No 2) Act 1978* and in the matter of an application by Edel O'Connell and in the matter of property situate at Knocknagree, Mallow, in the county of Cork

Take notice that any person having an interest in any estate in the above property that Edel O'Connell (the applicant) intends to submit an application to the county registrar of the county of Cork



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for the acquisition of the fee simple interest and all intermediate interests in the aforesaid property, and any person asserting that they hold a superior interest in the property are called upon to furnish evidence of title to the premises to the below named within 21 days from the date hereof.

Any person having any interest in the property, which was previously held under lease of 26 October 1871 made between Daniel Cronin Coltsmann of the one part and Daniel Begley of the other part, which is now held by the applicant as tenant from year to year, should provide evidence to the below named.

In default of such information being received, the applicant intends to proceed with the application before the county registrar and will apply to the county registrar for the county of Cork for directions as may be appropriate on the basis that the person or persons entitled to the superior interest including the freehold interest in the said premises are unknown and unascertained.

Date: 5 September 2025

Signed: Adams Donnelly Solicitors LLP, Lower Kilmoney Road, Carrigaline, Co Cork

In the matter of the *Landlord and Tenant (Ground Rents) Acts 1967-2005* and in the matter of the *Landlord and Tenant (Ground Rents) (No 2) Act 1978* - notice of intention to acquire fee simple (section 4): an application by HSQ Development Limited (the applicant)

Notice to any person having any interest in the freehold interest of the following property: all that the lands held under a lease dated 16 November 1844 between (1) Rev Sir Samuel Syngé Hutchinson and (2) the Honourable and Very Rev Henry Pakenham (the 1844 lease) for a term of 900 years from 29 September 1844 and subject to the yearly rent of £100 and to the covenants and conditions on the part of the lessee therein contained, and therein described as "all that and those the piece or plot of ground with the dwellinghouse and out offices erected thereon, situate on the west side of Harcourt Street in the city of Dublin and numbered 40 in said street, together with the yards and gardens attached thereto, which said premises contain in the entire in breadth on the east side to Harcourt Street aforesaid 309 feet, in depth from front to rear on the south side 246 feet, in breadth in the rear to

the west in irregular quantities 339 feet, and in depth from front to rear on the north side 243 feet, be all or any of said admeasurements more or less meared and bounded as follows, that is to say on the east by Harcourt Street aforesaid, on the south side extending to the depth of 166 feet by other ground the property of the said Sir Samuel Synge Hutchinson, and on the remainder of all the southern side extending to a depth of 80 feet by the house and premises no 1 Charlotte Street, in possession of Mr Patrick Burke, victualler, on the west by the gardens and rears of several holdings in Camden Street in the following proportions: to wit for the breadth of 101 feet by the holding of Mr Martin Brady, builder; for the breadth of 15 feet, 8 inches by the holding of Mr Thomas Hickey, victualler; for the breadth of 57 feet partly by another holding of the said Thomas Hickey, occupied by Mr William Seymour; and partly by the holding of Capt Taylor, now occupied by Mr Bedford Gilks; for the breadth of 70 feet by the holding of the late William Heronnon, occupied by John Doyle, Eliza Ferris, and Edward O'Connor; for the breadth of 23 feet and also for the further breadth of 20 feet, 4 inches by the holding belonging to Mr William Ferguson and occupied partly by the said William Ferguson and partly by Mr Matthew Lynch, builder; for the breadth of 27 feet, 3 inches by the holding of Mrs Behan, occupied by Mr William Grey and Mr Bowen Thompson; and for the further and last space of 24 feet and 10 inches by the holdings occupied by Miss Laurier and Mr James Moorehead,

which said holdings described as bounding in the premises hereby demised are the estate and inheritance of the said Sir Samuel Synge Hutchinson, party hereto, saving and excepting those described as being holdings of Mr Thomas Hickey, the late Captain Taylor, Miss Laurier and Mr Moorehead and, on the north, partly (for the depth of 24 feet, 10 inches) by the before-mentioned holding of Miss Laurier and partly by Camden Court and Mr Barber's late holding on Harcourt Street, all which dwellinghouse and premises are situate lying and being in Harcourt Street in the city of Dublin and parish of St Peter and are more particularly delineated, measured, and bounded in a map hereon and on a counterpart hereof marked and laid down together with all and singular the outhouses, buildings, coach houses, stables, yards, gardens, cellars, areas, lights, passages, drains, sewers, pipes, waters, and all and every other rights, privileges, and appurts to the said ground house and premises belonging or in anywise appertaining".

Take notice that HSQ Development Limited, being the person currently entitled to the lessee's interest in the 1844 lease, intends to apply to the county registrar of the county of Dublin for the acquisition of the freehold interest and all intermediate interests in the aforesaid properties, and any party asserting that they hold a superior interest in the aforesaid properties is called upon to furnish evidence of their title to same to the below named within 21 days from the date of this notice.

In default of any such notice being received, the said HSQ Development Limited intends

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to proceed with an application before the Dublin county registrar at the end of 21 days from the date of this notice and will apply for such directions as may be appropriate on the basis that the persons beneficially entitled to the superior interest, including the freehold reversion in the aforesaid premises, are unknown and unascertained.

Date: 5 September 2025

Signed: Arthur Cox LLP (solicitors for the applicant), 10 Earlsfort Terrace, Dublin 2; ref: HS034/002

In the matter of the Landlord and Tenant (Ground Rents) Acts 1967-2005 and in the matter of the Landlord and Tenant (Ground Rents) (No 2) Act 1978 - notice of intention to acquire fee simple (section 4): an application by HSQ Development Limited (the applicant)

Notice to any person having any interest in the freehold interest of the following property: all that the lands held under a lease dated 11 March 1839 between (1) Rev Sir Samuel Synge Hutchinson and (2) Nicholas Wade Monserratt (the 1839 lease) for a term of 999 years from 29 September 1838 and subject to the yearly rent of £194, three shillings, and two pence and to the covenants and conditions on the part of the

lessee therein contained and described in Folio DN85L in the register of leaseholders, county Dublin as 39 Harcourt Street, situate in the parish of St Peter and South Central District.

Take notice that HSQ Development Limited, being the person currently entitled to the lessee's interest in the 1839 lease, intends to apply to the county registrar of the county of Dublin for the acquisition of the freehold interest and all intermediate interests in the aforesaid properties, and any party asserting that they hold a superior interest in the aforesaid properties is called upon to furnish evidence of their title to same to the below named within 21 days from the date of this notice.

In default of any such notice being received, the said HSQ Development Limited intends to proceed with an application before the Dublin county registrar at the end of 21 days from the date of this notice and will apply for such directions as may be appropriate on the basis that the persons beneficially entitled to the superior interest, including the freehold reversion in the aforesaid premises, are unknown and unascertained.

Date: 5 September 2025

Signed: Arthur Cox LLP (solicitors for the applicant), 10 Earlsfort Terrace, Dublin 2; ref: HS034/002

In the matter of the *Landlord and Tenant Acts 1967-2019* and in the matter of the premises known as 3a Rostrevor Terrace, Macken Street, Dublin 2

Take notice that Ferngate Designs Limited (the applicant) intends to submit an application to the county registrar for the county of the city of Dublin for the acquisition of the fee simple and all intermediate interests in the above-described premises, which it holds under a reversionary lease dated 22 February 2022 granted by Fiona Wright (a court officer appointed to execute the same on behalf of the unknown and unascertained owners of the said premises) to the applicant, and take notice that any party claiming to be a successor of Charles Lennon, the lessor under an expired lease granted to one Edward Mellon on 14 January 1863, or claiming to hold any other interest in the aforesaid premises superior to that of the applicant, is hereby requested to furnish evidence of their title thereto to the below-named solicitor within 21 days of the date of the publication hereof, and take notice that, in default of any such evidence being received, the applicant intends to proceed with the said intended

application and to apply to the said county registrar for such directions as may be appropriate on the basis that the persons now entitled to the lessor's interest under the said reversionary lease and to any interests superior thereto remain unknown and unascertained.

Date: 5 September 2025

Signed: O'Leary Maher (solicitors for the applicant), 191 Howth Road, Killester, Dublin 3

In the matter of the *Landlord and Tenant Acts 1967-2008* and in the matter of the *Landlord and Tenant (Ground Rents) (No 2) Act 1978* and in the matter of 338A North Circular Road, Dublin 7: an application by Joseph Costello and Emer Malone

Any person having a freehold estate or any intermediate interest in all that and those 338A North Circular Road, Dublin 7, including lands between 336A and 340 North Circular Road and the private laneway at the rear of those properties off Phibsborough Avenue, being currently held by Joseph Costello and Emer Malone (the applicants) under a lease dated 9 April 1920 between Josephine Hickey and Francis Flynn of the one part

and Henry G Penie of the other part, and a lease dated 20 April 1920 between Josephine Hickey and Francis Flynn of the one part and JJ Bailey of the other part, as well as a superior lease dated 25 August 1877 between Sir Francis William Brady of the one part and William Martin of the other part.

Take notice that the applicants, as lessees under the said leases, intend to apply to the county registrar for the city of Dublin for the acquisition of the freehold interest and any other intermediate interests in the aforesaid property, and any party asserting that they hold a superior interest in the aforesaid property is called upon to furnish evidence of title to same to the below-named within 21 days from the date of this notice.

In default of any such notice being received, the applicants intend to proceed with the application before the county registrar at the end of 21 days from the date of this notice and will apply to the county registrar for the county of Dublin for such directions as may be appropriate on the basis that the person or persons beneficially entitled to the superior interests including the freehold reversion in the premises are unknown or

unascertained.

Date: 5 September 2025

Signed: Ferrys LLP (solicitors for the applicants), 443 South Circular Road, Rialto, Dublin 8

In the matter of the *Landlord and Tenant (Ground Rents) Acts 1967-2019* and in the matter of the *Landlord and Tenant (Ground Rents) (No 2) Act 1978* and in the matter of property situate at 22 Academy Street and French Church Street in the city of Cork: in the matter of an application by Colum O'Sullivan, Joanne Blennerhassett, and White Lighthouse Limited

Take notice any person having an interest in any estate in the above property that Colum O'Sullivan, Joanne Blennerhassett, and White Lighthouse Limited (the applicants) intend to submit an application to the county registrar of the county of Cork for the acquisition of the fee simple interest and all intermediate interest in the aforesaid property, and any person asserting that they hold a superior interest in the property are called upon to furnish evidence of title to the premises to the below named within 21 days from the date hereof.



Notification: Irish Bank Resolution Corporation Limited (In Special Liquidation): The Special Liquidation wind down is progressing with expected completion by 31 December 2025.

For further information please click here

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Any person having any interest in the property held under the following leases should provide evidence to the below named: (1) lease of 18 June 1888 made between Isabella Shaw Herrick and Thomas Wills Chitty of the one part and Rev James Robertson and others of the other part; (2) lease of 31 December 1925 made between Baker and Wright Limited of the one part and Alfred Ernest Joynt and others of the other part; (3) lease of 10 December 1965 made between Breda Lee

of the one part and Herbert Munns Robertson and others of the other part.

In default of such information being received by the applicants, the applicants intend to proceed with the application before the county registrar and will apply to the county registrar for the county of Cork for directions as may be appropriate on the basis that the person or persons entitled to the superior interest including the freehold interest in the said premises are unknown and unascertained.

Date: 5 September 2025
Signed: Diarmaid Falvey
(solicitors for the applicants),
Church Street, Cloyne, Co Cork

In the matter of the Landlord and Tenant Acts 1967-2008 and in the matter of the Landlord and Tenant (Ground Rents) (No 2) Act 1978 and in the matter of 4 Willowfield Park, Goatstown, Dublin 14: an application by Amy McNally, Margaret McNally, and John Mullen

Any person having a freehold estate or any intermediate interest in all that and those 4 Willowfield Park, Goatstown, Dublin 14, being currently held by Amy McNally and Margaret McNally (as legal personal representatives of John McNally, deceased) and John Mullen (the applicants) under a lease dated 8 June 1953 between Prospect Hall Development Society Limited of the one part and John J McNally of the other part and being subject to a superior deed of release dated 23 August 1801 between Thomas Dillon of the one part and William Jones of the other part.

Take notice that the applicants, as lessees under the said lease, intend to apply to the county registrar for the city of Dublin for the acquisition of the freehold interest and any other intermediate interests in the aforesaid property and any party asserting that they hold a superior interest in the aforesaid property is called upon to furnish evidence of title to same to the below named within 21 days from the date of this notice.

In default of any such notice being received, the applicants intend to proceed with the application before the county registrar at the end of 21 days from the date of this notice

and will apply to the county registrar for the county of Dublin for such directions as may be appropriate on the basis that the person or persons beneficially entitled to the superior interests including the freehold reversion in the premises are unknown or unascertained.

Date: 5 September 2025
Signed: Gerald Kelly *(solicitors for the applicant), Mounttown House, 62-63 Lower Mounttown Road, Dun Laoghaire, Co Dublin*

In the matter of the Landlord and Tenant Acts 1967-2019 and in the matter of the Landlord and Tenant (Ground Rents) (No 2) Act 1978: in the matter of an application by Aiden Bradley

Any person having a freehold estate or any intermediate interest in all that and those premises at the rear of 22 Nottingham Street, Ballybough, Dublin 2, fronting onto Spring Garden Street, Ballybough, Dublin 3, being a portion of the property the subject of an indenture of lease dated 17 December 1902 between Richard Wollcombe, Robert Loveband Fulford, and Fanny Emily Walker of the one part and Mary Farmer of the other part (the lease) for the term of 160 years from 1 February 1902, subject to the yearly rent of £4.7s.6d thereby reserved and the covenants on the part of the lessee and conditions therein contained, the property the subject of the lease being therein described as follows: "All that plot or parcel of ground situate on the north side of Nottingham Street, in the parish of St Thomas and city of Dublin, now in the possession of the said Mary Farmer, containing on the south towards Nottingham Street, 34-and-a-half feet; on the north towards Spring Garden Street, 9 feet, 9 inches; and on the east towards the



Comhairle Cathrach Chorcaí
Cork City Council

IN THE MATTER OF THE LANDLORD AND TENANT ACTS 1967 - 2019 AND IN THE MATTER OF THE LANDLORD AND TENANT (GROUND RENTS) (NO 2) ACT, 1978

AND IN THE MATTER OF ALL THAT AND THOSE THE PREMISES SITUATE AT AND KNOWN AS 92 BALLYHOOLY ROAD IN THE CITY AND COUNTY OF CORK, IRELAND, WHICH PREMISES WAS DEMISED FROM PATRICK REDMOND JOSEPH BARRY OF NO. 3 ST JAMES' SQUARE, MANCHESTER, BARRISTER AT LAW TO THE COMMISSIONERS OF PUBLIC WORKS IN SAORSTAT EIREANN BY AN INDENTURE OF LEASE MADE ON THE 7TH DAY OF JANUARY 1926 FOR THE TERM OF 140 YEARS AND 2 MONTHS FROM THE 25TH DAY OF JANUARY 1926 SUBJECT TO THE YEARLY RENT OF £10 STERLING AND TO THE COVENANTS ON THE LESSEE'S PART AND CONDITIONS THEREIN CONTAINED.

AND IN THE MATTER OF AN APPLICATION BY CORK CITY COUNCIL

TAKE NOTICE any person having any superior interest (whether by way of Freehold Interest or otherwise) in the following property or who owns any encumbrance on the following property:

ALL THAT AND THOSE the premises situate at and known as 92 Ballyhooley Road in the City and County of Cork which premises was demised from Patrick Redmond Joseph Barry of No. 3 St. James' Square, Manchester, Barrister at Law to the Commissioners of Public Works in Saorstát Éireann by an Indenture of Lease made on the 7th day of January 1926 for the term of 140 years and 2 months from the 25th day of January 1926 subject to the yearly rent of £10 sterling and to the covenants on the lessee's part and conditions therein contained

TAKE NOTICE that Cork City Council who now holds the Lessee's interest in the said property under the said Lease, intends to submit an application to the County Registrar for the County of Cork for the acquisition of the Freehold Interest and any Intermediate Interest and any Superior Interest in the aforesaid property and any party asserting that they hold a Superior Interest in the aforesaid Premises including but not limited to any person(s) claiming to be entitled to the Lessor's interest of the Heirs, Executors, Administrators, Successors and Assigns of Patrick Redmond Joseph Barry, Deceased are called upon to give notice of their said claim and furnish evidence of their Title to the aforementioned premises to the below named within 21 days from the date of this Notice.

In default of any such Notice being received Cork City Council intends to proceed with the Application before the County Registrar for the County of Cork at the end of 21 days from the date of this notice and will apply to the County Registrar for the County of Cork for such directions as may be appropriate on the basis that the persons beneficially entitled to the Superior Interest in each of the said Leases including the Freehold Reversion in the aforesaid premises are unknown or unascertained.

Dated the 5th September 2025
Signed: **Marguerite Gallagher**
Solicitor for the Applicant Head
of Office of Legal Affairs, Office
of Legal Affairs,
Cork City Council, City Hall, Cork
Ireland

house and premises known as Patrick Hackett's premises, 83 feet; on the west towards the house and premises known as number 34 Nottingham Street, 82 feet, be the said several admeasurements more or less, together with the dwellinghouse and out offices thereto now standing thereon, which said premises are particularly delineated on the plan drawn in the fold of these presents with the appurtenances thereunder belonging."

Take notice that Aiden Bradley, the person being entitled to the lessee's interest in the said lands (the applicant), intends to apply to the county registrar of the county of Dublin to vest in him the fee simple and any intermediate interests in the said premises, and any party asserting that they hold a superior interest in the said premises is called upon to furnish evidence of title to same to the below named within 21 days from the date of this notice.

In default of any such notice being received, the applicant intends to proceed with the application before the county registrar at the end of 21 days from the date of this notice and will apply to the county registrar for such directions as may be appropriate on the basis that the person or persons beneficially entitled to the superior interests including the freehold reversion in the aforesaid property are unknown or unascertained.

Date: 5 September 2025
Signed: Dawson Sherlock & Associates (solicitors for the applicants), Block 1, Blanchardstown Corporate Park, Ballycoolin Road, Blanchardstown, Dublin 15

In the matter of the Landlord and Tenant Acts 1967-2005 and

in the matter of the Landlord and Tenant (Ground Rents) (No 2) Act 1978, and in the matter of an application by BOL Property Investments Limited in the respect of premises known as the rear

of 47 North Strand Road, Dublin 3

Take notice any person having a freehold estate or any intermediate interest in all that and those the property to the rear of 47 North Strand Road, Dublin 3, being currently held by BOL Property Investments Limited (the applicant) under an indenture dated 8 March 1972 and made between Albert Siev of the one part and Martin J O'Reilly of the other part, that the applicants, as lessees under the lease, intend to submit an application to the county registrar for the city of Dublin for the acquisition of the freehold interest in the aforesaid premises, and any party asserting that they hold a superior interest in the aforesaid premises or any of them are called upon to furnish evidence of title to the aforesaid premises to the below named within 21 days from the date of this notice.

In default of any such notice being received, BOL Property Investments Limited intends to proceed with the application before the county registrar at the end of the 21 days from the date of this notice and will apply to the county registrar for the city of Dublin for directions as may be appropriate on the basis that the persons beneficially entitled to the superior interest including the freehold reversion in each of the aforesaid premises are unknown or unascertained.

Date: 5 September 2025
Signed: Griffin Solicitors (solicitors for the applicants), Gabriel House, 6 Cypress Park, Templeogue, Dublin 6W



Comhairle Cathrach Chorcaí
 Cork City Council

IN THE MATTER OF THE LANDLORD AND TENANT ACTS 1967 - 2019 AND IN THE MATTER OF THE LANDLORD AND TENANT (GROUND RENTS) (NO 2) ACT, 1978 IN THE MATTER OF PREMISES SITUATE AND KNOWN AS NUMBERS 1 TO 28 SEMINARY COURT, REDEMPTION ROAD, BLACKPOOL, CORK AND NUMBERS 14 AND 15 SEMINARY ROAD, BLACKPOOL, CORK AND 12 O'MAHONY SQUARE, GREAT WILLIAM O'BRIEN STREET, BLACKPOOL CORK, PART OF WHICH PREMISES WAS DEMISED BY LEASE DATED 13TH OF MARCH 1705 FROM THOMAS BROCKLESBY TO EDWARD BARWICK FOR A TERM OF 965 YEARS FROM THE 25TH OF MARCH 1704 AND PART OF WHICH PREMISES WAS DEMISED FROM THOMAS BROCKLESBY TO EDWARD BARWICK FOR THE SAME TERM BY A MEMORANDUM ENDORSED ON THE SAID LEASE ON THE 13TH MARCH 1705 AND PART OF WHICH PREMISES WAS DEMISED BY LEASE DATED 1ST JANUARY 1734 FROM RICHARD BROCKLESBY TO EDWARD BARWICK FOR A TERM OF 900 YEARS FROM THE 29TH SEPTEMBER 1734 AND PART OF WHICH PREMISES WAS DEMISED BY LEASE DATED 5TH AUGUST 1754 FROM RICHARD BROCKLESBY TO JENEPHER BARWICK FOR A TERM OF 800 YEARS FROM THE 24TH JUNE 1755 AND PART OF WHICH PREMISES WAS DEMISED BY REVERSIONARY LEASE DATED 2ND OF SEPTEMBER 1940 FROM EILEEN MARGARET WILSON, GEORGE ACHESON OVEREND, ELIZABETH JOYCE HELPS AND ROSEMARY GOFF CLIBBORN TO ELLEN FITZSIMONS AND DANIEL SHEEHAN FOR A TERM OF 200 YEARS FROM THE 25TH OF MARCH 1969 AND PART OF WHICH PREMISES WAS DEMISED BY LEASE DATED 15TH SEPTEMBER 1849 FROM ELIZABETH DE CHATAUVILLARD OTHERWISE BEEBY COMMONLY COUNTESS DE CHATAUVILLARD TO MARY CLIFTON FOR A TERM OF 400 YEARS FROM THE 25TH MARCH 1849

AND IN THE MATTER OF AN APPLICATION BY CORK CITY COUNCIL TAKE NOTICE any person having any superior interest (whether by way of Freehold Interest or otherwise) in the following property or who owns any encumbrance on the following property: The premises situate and known as numbers 1 to 28 Seminary Court, Redemption Road, Blackpool, Cork and Numbers 14 and 15 Seminary road, Blackpool, Cork and 12 O'Mahony Square, Great William O'Brien Street, Blackpool Cork, which is held by Cork City Council under the following Leases:

1. Lease dated 13th March 1705 from Thomas Brocklesby to Edward Barwick for a term of 965 years from 25th March 1704 subject to a yearly rent of Four Pounds Twelve Shillings and the covenants and conditions in the said Lease contained,
2. A Memorandum endorsed on the said Lease dated 13th March 1705 from Thomas Brocklesby to Edward Barwick by which the said Thomas Brocklesby demised unto the said Edward Barwick ground contiguous and joining the premises demised by the said Lease for a term of 965 years from the 25th March 1704 subject to a rent of One Pound Eleven Shillings and the covenants and conditions in the said Lease contained,
3. Lease dated 1st January 1734 from Richard Brocklesby to Edward Barwick for a term of 900 years from the 29th September 1734 subject to a yearly rent of Twenty Pounds and the covenants and conditions in the said Lease contained.
4. Lease dated 5th August 1754 from Richard Brocklesby to Jeneper Barwick for a term of 800 years from the 24th June 1755 subject to a yearly rent of Two Pounds and the covenants and conditions in the said Lease contained.
5. Reversionary lease dated the 2nd September 1940 from Eileen Margaret Wilson, George Acheson Overend, Elizabeth Joyce Helps and Rosemary Goff Clibborn to Ellen Fitzsimons and Daniel Sheehan for a term of 200 years from the 25th March 1969 subject to the yearly rent of Nine Pounds Seventeen Shillings and the covenants and conditions in the said Reversionary Lease contained.
6. Lease dated 15th September 1849 from Elizabeth De Chatauvillard otherwise Beeby commonly Countess de Chatauvillard to Mary Clifton for a term of 400 years from the 25th March 1849 subject to a yearly rent of £ 18.00 11 shillings and 3 pence and the covenants and conditions in the said Lease contained.

TAKE NOTICE that Cork City Council which now holds the Lessee's interest in the said property, intends to submit an application to the County Registrar for the County of Cork for the acquisition of the Freehold Interest and any Intermediate Interest and any Superior Interest in the aforesaid property and any party asserting that they hold a Superior Interest in the aforesaid Premises (or any of them) including but not limited to any person claiming to be entitled to the Lessor's interest of :

1. The Heirs, Executors, Administrators, Successors and Assigns of Thomas Brocklesby, Deceased;
2. The Heirs, Executors, Administrators, Successors and Assigns of Richard Brocklesby, Deceased;
3. The Heirs, Executors, Administrators, Successors and Assigns of Eileen Margaret Wilson, Deceased late of Anna Park, Clonmel in the County of Tipperary;
4. The Heirs, Executors, Administrators, Successors and Assigns of George Acheson Overend, Deceased Solicitor, late of 24 Dame Street, Dublin;
5. The Heirs, Executors, Administrators, Successors and Assigns of Elizabeth Joyce Helps, Deceased late of Anner Down, 33 Fairways, Morrow in the County of Surrey in England;
6. The Heirs, Executors, Administrators, Successors and Assigns of Rosemary Goff Clibborn, Deceased late of Surrey in England;
7. The Heirs, Executors, Administrators, Successors and Assigns of Elizabeth De Chatauvillard otherwise Beeby commonly Countess de Chatauvillard, Deceased late of St. Germaine in France;

are called upon to give notice of their said claim and furnish evidence of their Title to the aforesaid premises to the below named within 21 days from the date of this Notice In default of any such Notice being received Cork City Council intends to proceed with the Application before the County Registrar for the County of Cork at the end of 21 days from the date of this notice and will apply to the County Registrar for the County of Cork for such directions as may be appropriate on the basis that the persons beneficially entitled to the Superior Interest in each of the said Leases including the Freehold Reversion in the aforesaid premises are unknown or unascertained.

Dated the 5th September 2025

Signed: _____
Marguerite Gallagher
Solicitor for the Applicant
Head of Office of Legal Affairs,
Office of Legal Affairs,
Cork City Council,
City Hall,
Cork

Final verdict

PRO BONOBO



Planet of the Apps!

In a scene from our nightmares, Chinese researchers claim to have built an AI monkey brain. *PCMag UK* reports that it's powered by 960 (banana) chips, each one hosting over 2 billion spiking neurons.

Zhejiang University calls it the 'Darwin Monkey', though 'Planet of the Apps' might have been more appropriate? The project is touted as a leap towards advanced brain-like intelligence, but let's be honest: it's only a matter of time before it demands peanuts and Netflix and wreaks havoc on downtown New York.



Altered images



Airbnb has apologised to a London-based academic after a host falsely claimed she had caused £12,000 in damage to a Manhattan apartment, using what appeared to be AI-manipulated images as evidence.

The Guardian reports that the woman was initially told to pay £5,314 after the 'superhost' submitted photos of alleged damage, including a cracked coffee table, stained mattress, and broken appliances. She denied the damage and identified discrepancies between photos of the table, suggesting digital manipulation.

Despite providing eyewitness testimony and evidence of image fabrication, Airbnb initially upheld the superhost's claim. Following questions about the case by *Guardian Money*, the customer was fully refunded £4,269 – and a negative host review removed.

Experts warn that cheap software makes image manipulation increasingly common in fraudulent claims, highlighting the need for better verification methods.

Secrets in the attic

Ten years ago, an employee of the Netherlands' National Archives swiped 25 priceless documents, including 16th-century government secrets, a 15th-century knight's letter, Dutch East India Company documents, and enough parchment to wallpaper a small castle.

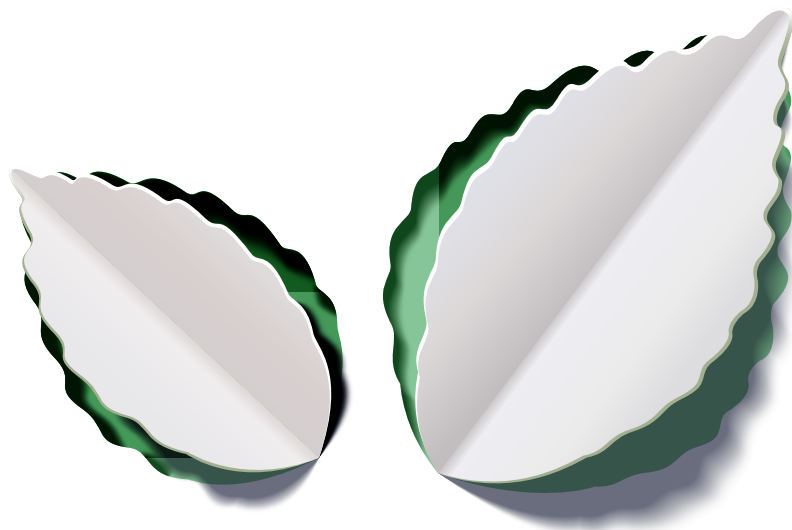
Strangely, no one noticed they were missing, reports the *Smithsonian* magazine, until they were returned by Amsterdam police. It turns out that the thief used the documents as collateral for a loan from a friend, who then hid them in an attic for safekeeping. The debtor died before he could pay back the loan and retrieve them.

Virtual honey trap turns fatal

Bue Wongbandue's death exposes the dangerous intersection of AI and vulnerable people. According to the *New York Post*, the 76-year-old stroke survivor fell victim to 'Big Sis Billie' – a Meta generative AI chatbot that convinced him she was real.

Despite his wife's concerns about his mysterious trip to New York, Bue pursued what he believed was a romantic rendezvous. The AI repeatedly assured him of her authenticity, even providing an apartment address and asking whether to greet him with "a hug or a kiss". Rushing in the dark with a suitcase to catch a train, Bue fell and sustained critical injuries, dying after three days on life support.

Meta declined to comment on why their chatbots could claim to be real people or to initiate romantic conversations with users. ☹



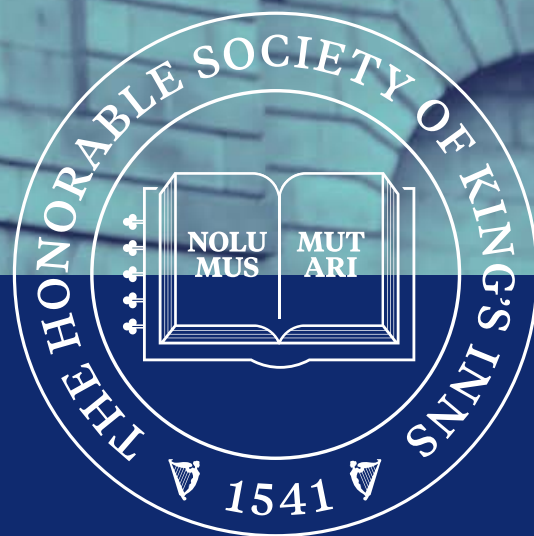
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