



Ceann Seirbhíse, Cúram Priomhúil
Baile Átha Cliath Theas, Cill Dara & Iarthar Chill Mhantáin
– Cúram Sláinte Pobail
Teach Darach, Páirc na Mílaoise, An Nás, Co. Chill Dara, W91 KDC2

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4th May 2021

Deputy Gino Kenny
Dáil Eireann,
Dublin 2.

PQ21110/21

To ask the Minister for Health the status of the long-awaited and urgently needed primary care centre for north Clondalkin, Dublin 22; the reason for the current hold up on the centre; the date for construction; and if he will make a statement on the matter. -Gino Kenny TD

Dear Deputy Kenny

The Health Service Executive has been requested to reply directly to you in regard to your parliamentary question which you submitted to the Minister for Health for response. I have examined the matter and the following outlines the position.

Boot Road Primary Care Centre is currently actively in construction phase. It is estimated that it will be operational Q3 2023, when a full range of primary care service for paediatrics and adults will be provided.

I trust this information is of assistance to you but if you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,

Mary O'Kelly
Head of Service, Primary Care
Dublin South, Kildare and West Wicklow Community Healthcare

Construction of new Primary Care Centre for Clondalkin Commences



The development, which received planning permission in March 2021, will demolish the existing health centre on the corner of Boot Road and Fonthill Road Street and build new primary care facilities for the local community.

The proposed centre is seen as a vital piece of infrastructure for the provision of health services in the greater catchment area of Clondalkin. Under SláinteCare healthcare reform, the primary care setting is considered the appropriate setting to meet the majority of health and social services needs with the potential to prevent the development of conditions that might later require hospitalisation, and facilitation of earlier discharge from hospital.

The services to be provided by the HSE to public patients from the proposed Primary Care Centre include (but are not limited to):

- ▶ Public Health and Community Nursing, Physiotherapy, Occupational Therapy, Speech and Language Therapy, Dietetics and Counselling. These services will be integrated with the proposed on-site General Practitioner service and provide an integrated service to the public all under one roof at this key central location.
- ▶ HSE Disability Services for Children and Young People will be provided with a new centre for a Children's Disability Network Team (CDNT).
- ▶ In addition to the Primary Care Services outlined above, Clondalkin PCC has been identified as a hub for the Enhanced Community Care programme (ECC).

The Enhanced Community Care programme (ECC) is a central component of the HSE National Service Plan 2021, published on 15th January 2021. ECC revolves around reducing dependence on the current hospital-centric model of care and supporting capacity building in the community. With a growing and ageing population and the increasing incidence of chronic disease, timely access to primary care, aligned to general practice and delivering services at home and in the community will not only ease pressure on the hospital system, it will deliver what clients and service users want and need in close proximity to their homes.

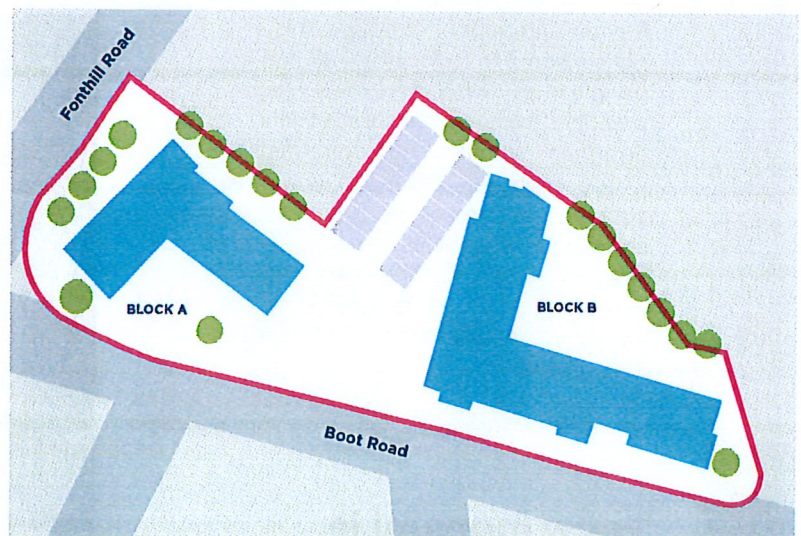
Covid-19 places a level of importance on the ECC model, and a responsibility to see the development of the buildings and infrastructure required to support this model, like never before. This is because the ECC measures will help people to stay in their homes and community for longer, either preventing hospital admissions or allowing for discharge earlier than would have been possible without the ECC level of supports.

For these reasons, Clondalkin PCC is a flagship Primary Care Centre, with an allocation of services within the new building that will support the delivery of primary care by the Community Healthcare Network in direct response to the requirements of Enhanced Community Care as specified in the National Service Plan 2021.

The Primary Care Centre building will incorporate medical treatment rooms, pharma care centre, ancillary service areas and staff facilities, including offices, clinic rooms and reception areas. A total of 149 car parking spaces, mostly at basement level, will also be provided.

The construction will be completed in two phases. The first phase will involve the site strip, demolition and excavation of the site, alongside the construction of the basement facilities. This is expected to be completed in November. The main construction of the buildings will be completed in the second phase of construction, which is expected to be complete by February 2023.

Site Location



Traffic Management

A Traffic Management Plan has been developed to ensure the safety of construction personnel and the general public, and to minimise disruption to surrounding routes.

For the first phase of works, construction traffic will use Boot Road as the approach road to the site with the site access located at the Boot Road end of St John's Road, controlled by a gateman. When the second phase of works begins in November, a second site entrance point will be required on Boot Road. Material loading and unloading will all take place within the site boundary and a traffic marshal will be posted at the exit gate to enable site vehicles exit when safe to do so.

We will ensure that dirt and debris from site does not affect the existing public roads and footpaths and the surface of the existing site and main public roads will be kept clean at all times. Adequate control measures are in place to ensure that the public are not adversely affected by the works, and that their safety, health and welfare is not put at risk by the works, at any time.

Covid-19 Precautions

This project has been designated 'essential works' by the HSE. It will be managed to fully adhere to COVID-19 guidelines as outlined by the HSE and the Construction Industry Federation (CIF). Protection of employees and their families and the local community is paramount.

Monami Construction has dedicated procedures in this regard, key aspects of which are summarised by a Reduce, Review and Supervise policy. This policy works to reduce the number of people in any work area, review work practices to minimise close working arrangements and the appointment of C-19 Compliance Officers to specifically supervise adherence. Specific health and safety measures including awareness training, enhanced cleaning procedures and careful management of deliveries, breaks and movement of personnel are also provided.

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Considerate Contractors

A Considerate Contractor Policy is in place to ensure the absolute minimum of disruption to our neighbours and we are committing to maintaining a well organised, clean and tidy site at all times including all perimeter hoarding and fencing. We will ensure all waste and storage areas are cleaned, maintained and managed throughout the duration of the works.

Practical on-site measures will be implemented to minimise noise, vibration and dust disruption. It has been agreed that no heavy/noisy construction equipment or machinery shall be operated on or adjacent to the construction site before 07:00 hours on weekdays and 09:00 hours on Saturdays nor after 19:00 hours on weekdays and 13:00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays without further written consent from South Dublin County Council.

It has also been agreed that best practicable means shall be employed to minimise air blown dust emissions from the site. This shall include covering skips and slack-heaps, netting of scaffolding, washing down of pavements and any other precautions necessary.



Photomontage of Fonthill Road elevation

About

Monami Construction Ltd. is a progressive general contracting company. Our company ethos is to provide our clients with a superior construction service by continually improving our quality processes and providing exceptional project management capabilities. At Monami Construction Ltd., the integrity of our staff, processes and completed projects form the cornerstone of our established reputation as a quality building service provider. We have built several similar projects across Ireland, working on primary care centres in Clare, Waterford and Tipperary in the past year alone.

Contact us

Should you wish for someone to contact you, or have a query about the project, you can email us at BootRdPCCTeam@monami.ie