

8<sup>th</sup> June 2023

Mr. James O'Connor, T.D.,  
Dáil Éireann,  
Dublin 2

**PQ ref 25762/23**

**“To ask the Minister for Health if he will provide an update on a newly planned facility (details supplied) in Cork east; and if he will make a statement on the matter.”**

**Details supplied: Youghal Primary Care Centre**

Dear Deputy O'Connor,

The Health Service Executive have been requested to reply directly to you in the context of the above Parliamentary Question, which you submitted for the Minister for Health for a response.

There are plans in place for the development a Primary Care Centre in Youghal as part of the overall re-development of St Raphael's Health Campus on the site of St Raphael's Hospital at Old Golf Links Road, Youghal. It is envisaged that the Primary Care Centre (PCC) will provide accommodation for GPs, HSE services including public health and community nursing, the community medical service, physiotherapy, occupational therapy, speech & language therapy, podiatry, dietetics, counselling services and mental health. This development will allow existing services to relocate from outdated and dispersed facilities in Youghal to be co-located in one building thereby facilitate multi- disciplinary patient care and other service developments in the future.

The various stages involved in the development of a Primary Care Centre from inception to opening are as follows:

1. Expressions of interest sought
2. Applications assessed
3. Application to HSE Property Committee to approve
4. Letter of intent to proceed issued
5. Planning permission sought
6. Legal agreements finalised
7. Consultation with staff re layout
8. Build commences
9. Handover to HSE
10. Commissioning i.e. equipping, services, IT etc
11. Phased opening

A feasibility study of the St. Raphael's campus was commissioned, following which it was subsequently decided to pursue the option of proceeding with a Primary Care Centre for Youghal via the Developer led, Operational Lease Model. To that end, Expressions of Interest were sought from the market to be returned by the end of April 2023. The next step involves the review of these expressions for selection. This review will be completed

using the site data issued by the Developers and the sites will be assessed for their suitability in terms of location, size, accessibility, appropriateness for PCC development, etc. The review is currently underway and should be completed in a matter of weeks. Once completed, the project can move to Stage 2 of the process. At stage 2, Developers are asked for further information in relation to their proposed development, i.e.

- Confirmation that the Developer has commitment for the required number of GP's for the proposed PCC (3 in this instance)
- Completion of a compliance declaration, which states that prior to proceeding to stage 3 of the process, the Developer confirms they are capable of fulfilling all requirements set out by HSE for the provision of a Primary Care Centre and confirms that the Developer intends to make a fully complete Stage 3 submission which includes a priced proposal.

This stage of the process typically takes 6-8 weeks to complete. The remaining stages are not possible to confirm at this stage as this dependent on the Developers input.

The overall redevelopment of this historic site in Youghal will also include the construction of a new community nursing unit, a residential facility for older people, updated facilities for the disability sector and an updated ambulance base.

If I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Priscilla Lynch', with a stylized, cursive script.

**Priscilla Lynch**  
**Head of Service - Primary Care,**  
**Cork Kerry Community Healthcare**