



HSE Capital and Estates
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14th February 2024

Deputy Verona Murphy T.D.
Dail Eireann
Leinster House
Dublin

PQ Reference Number 6505/24

To ask the Minister for Health for an update on the provision of a Primary Care Centre in New Ross, County Wexford; and if he will make a statement on the matter.

Dear Deputy Murphy,

The HSE Estates department can confirm that further discussions with the developer for the provision of a new Primary Care Centre in New Ross to include identified parking spaces has taken place. Subsequently, there has been a request from the Developer for an increase in the originally agreed rent/service level agreement rates for the proposed PCC development at New Ross.

A discussion took place on a “without prejudice” basis with the Developer, in order to understand the nature and extent of the increase being sought by the developer beyond the previously agreed terms. Similar requests to change terms have been made in respect of a number of other proposed PCC developments across the country. As a result of the number of these situations arising, HSE sought to conduct a review of the overall PCC Operational Lease model, including a review of options available from a legal perspective to advance proposed developments.

This review has now been undertaken and HSE will issue further communication to the relevant PCC Developers to confirm HSE’s position regarding the advancement of applicable PCC developments in the coming weeks.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ciarán Ruane', written over a horizontal line.

Ciarán Ruane
Estates Manager
HSE Capital & Estates Department