



Mr Malcolm Byrne, TD,
Dáil Éireann,
Leinster House,
Kildare Street
Dublin 2

4th June 2025

PQ 25641/25*To ask the Minister for Health the status of the ongoing procurement process for the provision of a primary care centre at Gorey, County Wexford; if the current status of that process precludes meetings with elected representatives to discuss the ongoing delays in that process; and if she will make a statement on the matter. -Malcolm Byrne

PQ 25642/25* To ask the Minister for Health the average time it takes from conception to completion of a primary care centre; and if the fifteen years to date involving the planned primary care centre at Gorey, County Wexford represents the longest period of any such process. -Malcolm Byrne

Dear Deputy Byrne,

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

I propose to answer both Parliamentary Questions in this one reponse.

As communicated the need for a new Primary Care Centre in Gorey had been identified previously. A tender process had been undertaken, and a Preferred Provider had been selected. Unfortunately, the selected Preferred Provider encountered difficulties regarding the economic viability of the proposed project, resulting in the collapse of this process. Consequently, the HSE re-advertised Gorey Primary Care Centre on the E-tenders Procurement Platform with a Prior Information Notice (PIN) in Q4 2024. The PIN is seeking expressions of interest from interested parties, to enter into the two step procurement process, in delivering a Primary Care Centre via the HSE's Operational Lease.

To facilitate the re-advertisement of this Primary Care Centre, a full review of the current and future service needs was undertaken with relevant stakeholders. There are a number of stakeholders and services who require accommodation in the new proposed Primary Care Centre and a scope was identified based on all updated service requirements and a draft Schedule of Accommodation finalised.

Consequent to receiving the draft schedule of accommodation, a challenge function was undertaken within the HSE consisting of robust internal reviews and meetings with the respective Heads of Services. This process is being informed by utilisation data from other PCCs and is intended to maximise the efficiency of the proposed floor area of the development; to align with the recently confirmed approved staffing numbers - therefore, ensuring the proposed development will present value for money.

This exercise has now concluded; subsequently, allowing the project proceed to securing approval to tender. Following approval to tender, the HSE will then progress with the remainder of the tender process commencing with an advertisement on E-Tenders Procurement Platform by end of Q2 2025. Once this advertisement has been published on the E-Tenders Procurement Platform all information related to the tender will be freely available on the platform.

Following the launch of the Department of Health strategy for the development of primary care services, "*Primary Care - A new Direction*", the HSE have delivered and currently operate two new Primary Care Centres in Gorey. One such PCC is located at The Avenue Primary Care Centre, The Palms, Gorey, Co Wexford delivered in 2010 and Conal House Primary Care Centre, St. Michael's Road, Gorey, Co Wexford delivered in 2012. Primary Care services are also delivered from Gorey Health Centre and Unit 7 & 8, The Plaza, in Gorey.

The services currently provided by Primary Care in Gorey are as follows:

Services currently provided in the Gorey HC

- Speech & Language Therapy
- Ophthalmology
- Dental
- Social Inclusion
- Others
 - Child & Adolescent Mental Health Services (space for a 2nd team).
 - CareDoc

Services currently provided in Conal House

- Public Health Nurses
- Physiotherapist
- Psychology
- Chronic Disease

Services currently provided in The Palms (Current Gorey PCC)

- Occupational Therapy
- Physiotherapy
- Dietician
- Public Health Nurses
- Children's Disability Network Team
- Psychology
- Health & Wellbeing

Unit 7 & 8, The Plaza, Gorey (KITE)

- Provides day and outreach service to adults with a diagnosis of Autism Spectrum Disorder (ASD) some individuals have a mild Intellectual Disability.

The provision of the proposed new Primary Care Centre in Gorey will provide for the consolidation and delivery of the existing Primary Care Services in one central location as outlined above. The existing services will remain largely as currently provided, any delay in the provision of this centralized location is not impacting existing service delivery.

The next steps on the project are outlined as follows (All subject to successful tender returns):

- Property Review Group Meeting to review and approve tender issue.
- Assuming approval to issue tender:
- Issue Stage 1 tender on Etenders
- Stage 1 Tender Return (6 weeks)
- Stage 1 Tender Assessment (1 week)
- Stage 2 Invitation to Tender on Etenders (10 Weeks)
- Stage 2 Tender Assessment Complete (4 weeks)
- Issue to HSE Board for Approval.
- Appoint Contractor 2026

The timeframe for the delivery of a primary care centre is dependent on a number of factors such as availability and suitability of site location, GP involvement, service agreement, and value for money, full property and HSE Board approval. As the operational lease mechanism is a developer led process the timeframe for the delivery of the primary care centre is determined by the developer and agreed with the HSE.

Yours sincerely

Micheál Conneely
Interim National Director
Capital & Estates