



HSE Board Briefing Template

Subject: Permission is sought to:

- I. Dispose of circa 3 acres of lands at St Ita's Hospital, Portrane, Co Dublin to Fingal County Council at nominal value via Freehold Transfer for a Coastal Greenway and connecting route.
- II. Grant a Licence Agreement for temporary existing walkway until the above Coastal Greenway is complete.
- III. Grant Lease for circa [REDACTED] of lands at St Ita's Hospital, Portrane, Co Dublin to Fingal County Council [REDACTED] for the creation of a Nature reserve.

PRG Ref: E/L/0322/1860A & E/L/0322/1860B

Submitted for meeting on: 12 April (EMT), 14 April (ARC), and 27 April 2022 (Board).

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Why is this information being brought to the Boards attention?

As the transactions are at a nominal value, the approval of the Board of the HSE is required.

Is there an action by the Board required, if so please provide detail?

This transaction was approved at EMT and ARC, it is recommended that the HSE Board approve the proposal to:

1. Dispose of circa 3 acres of land at St Ita's Hospital, Portrane, Co Dublin to Fingal County Council at [REDACTED] for the purposes of creating a Coastal Greenway and connecting route
2. Grant a Licence Agreement to Fingal County Council [REDACTED] for temporary existing walkway circa 3 acres until the above Coastal Greenway is complete.
3. Grant a [REDACTED] Lease to Fingal County Council for circa [REDACTED] per annum for creation of a Nature reserve.

Please indicate which of the Board's objectives this relates to;

- The development and implementing of an effective Corporate Governance Framework, incorporating clinical governance and a performance management and accountability system; ☐
- Developing a plan for building public trust and confidence in the HSE and the wider health service; ☐
- Ensuring the HSE's full support for and implementation of the Government's programme of health reform as set out in the Sláintecare Implementation Strategy; ☐
- Exercising effective budgetary management, including improving the value achieved with existing resources and securing target saving, with the objective of delivering the National Service Plan within Budget. **X**

Brief summary of link to Board objectives.

1. The proposed disposal of circa 3 acres of land at St Ita's Hospital that are surplus to HSE's requirements will assist in the provision of significant local social gains and healthy living promotion.
2. The granting of a Licence for the temporary walkway ensures the appropriate authority are responsible for this public amenity.
3. The granting of a Lease for the creation of a nature reserve on surplus lands to HSE enables a significant biodiversity and sustainability initiative and ensures the authority with the expertise in the creation and management of such a nature reserve are responsible for this area.

Background - provide context in order to ensure that the Board fully understand the issue.

St Ita's Hospital site is approximately 175 acres. The new National Forensic Mental Health Service Hospital (NFMHS) has been built on part of the site. While there are certain buildings and areas of the site that are for current and future HSE use, there are considerable historical Red Brick buildings (circa 22,400sq m) surplus to HSE requirements as well as considerable green belt lands & woodlands that are not in use by HSE.

There are existing established rights of way running East to West which are used by large volumes of pedestrian traffic. Amenity lands to south and east of the campus in particular are very expansive and attract anti-social behaviour creating a serious liability and security risk.

This proposal of using three acres of HSE land for a Coastal Greenway and connecting route was developed in conjunction with Fingal County Council (FCC) will create enhanced pedestrian and cycle routes and a nature reserve covering wetlands, woodlands and grasslands. The granting of a licence for a temporary walkway ensures that during construction, the appropriate authority is responsible for the public amenity. This proposal will secure these lands and move the right of ways further south and away from the HSE NFMHS and historical hospital structures.

In addition to creating a Coastal Greenway and connecting route across FCC and HSE-owned lands it is proposed to develop a large (re)wilding initiative by linking the FCC and HSE lands creating one large nature reserve of approx. 170 acres covering wetland, woodland and grassland. The site would be grazed with highland cattle, Kerry Bog or Connemara horses and Tamworth pigs at wilding densities of 0.3 Livestock Units/Ha.

The project could be used as a best practice example on managing state (HSE & Council) land for biodiversity. FCC and a local farmer would manage the livestock.

Highlight any implications that the Board should be made aware of in its consideration such as;

- **Current status**
Awaiting Board Approval
- **Budget**
Positive Budget implications – Fingal County Council will be responsible for the Management and Maintenance of the Nature Reserve & Greenways
- **Source of Funding**
N/A
- **Programme**
N/A
- **Resources**

<p>No Resource Implications</p> <ul style="list-style-type: none">▪ Impact to delivery of services N/A▪ Corporate Plan Aligned with HSE Corporate Plan & Service Plan▪ Sláintecare Aligned with Sláintecare on delivery of services.▪ Social factors (e.g., impact on specific area such as the elderly, disabilities) Enables enhanced public amenity.▪ Technological factors None.▪ Legal factors Legal Agreements will require to be executed between HSE and Fingal County Council.
<p>Sustainability</p> <p>Enabling the creation of a Coastal Greenway and connecting route will promote sustainable method of travel and activities. The creation of the nature reserve will further enhance the biodiversity measures HSE have undertaken as part of the NFMHS planning permission and further enhances the wetlands created by Fingal County Council on their lands to the North of the St Ita's Campus.</p>
<p>Value for Money</p> <p>Not applicable</p>
<p>Conclusion</p> <p>Not applicable</p>
<p>Recommendation</p> <p>It is recommended that the HSE Board approve the transaction outlined above.</p>