

15<sup>th</sup> September, 2020.

**To: The Cathaoirleach and Each Member of the Metropolitan District of Limerick City and County Council**

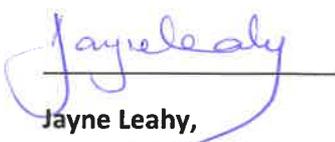
**Proposed Disposal of 5.78 acres (2.33 ha) at Rosbrien, Limerick to the Health Service Executive.**

**A Chomhairleoir, a chara,**

I attach the following Report's for your consideration and noting:

- Property and Community Facilities Report on the Proposed Disposal.
- Health Service Executive – Mid-West Briefing Notes to Limerick City and County Council for a New Regional Ambulance Base at Rosbrien, Limerick.

Is mise le meas,



**Jayne Leahy,**  
**Head of Property and Community Facilities,**  
**Community Development Directorate,**  
**Limerick City and County Council.**



Comhairle Cathrach  
& Contae **Luimnigh**

**Limerick City**  
& County Council

**To: The Cathaoirleach and Each Member of the Metropolitan  
District of Limerick**

**Proposed Disposal of 5.78 acres (2.33 ha) at Rosbrien,  
Limerick**



**15<sup>th</sup> September, 2020**

## Proposed Disposal of 5.78 acres (2.33 ha) at Rosbrien, Limerick

### 1. Introduction, History of Property & Key Elements of Financial Proposal

<b>Introduction</b>	<p>It is intended that the following proposed disposal of land, contract map and photos attached in this report, will be included on the Agenda for the November Full Council Meeting;-</p> <p>Disposal of 5.78 acres (2.33 ha) of land at Rosbrien, Limerick to the Health Service Executive.</p>
<b>History of the Property</b>	<p>The land in question formed part of a larger acquisition by the Council in 2017. The Council purchased 24.38 acres (9.86 ha) at this location.</p> <p>The consideration was €700,000 and was fully funded by the Department of Housing, Local Government &amp; Heritage. The acquisition would contribute to achieving the overall objectives of the Limerick Framework Implementation Plan for strategic access, increase connectivity to the wider regeneration area and promotion of tenure diversity.</p> <p>Limerick City and County Council's plans for the remainder of the site include construction of a super depot and provision of a strategic link to the wider regeneration area.</p>
<b>Key Elements of Financial Proposal</b>	<p>The disposal of the land to the Health Service Executive will be subject to the covenants and conditions of the contract and will include the following terms;</p> <ol style="list-style-type: none"><li>i. The agreed purchase price is €254,320 (€44,000 per acre), which represents the Market Value for the land.</li><li>ii. The land is being sold subject to the purchaser receiving satisfactory Grant &amp; Planning Permission for the development of an Ambulance Base with the option of including a Helipad in the application.</li><li>iii. A planning timeframe within which the purchaser should apply for Planning Permission to be agreed.</li><li>iv. Connection to services should be at the cost of the purchaser.</li><li>v. The purchaser will purchase the property in the knowledge that the vendors wish to develop the retained adjoining property. The purchasers have been provided with an indicative use of the retained lands.</li></ol>

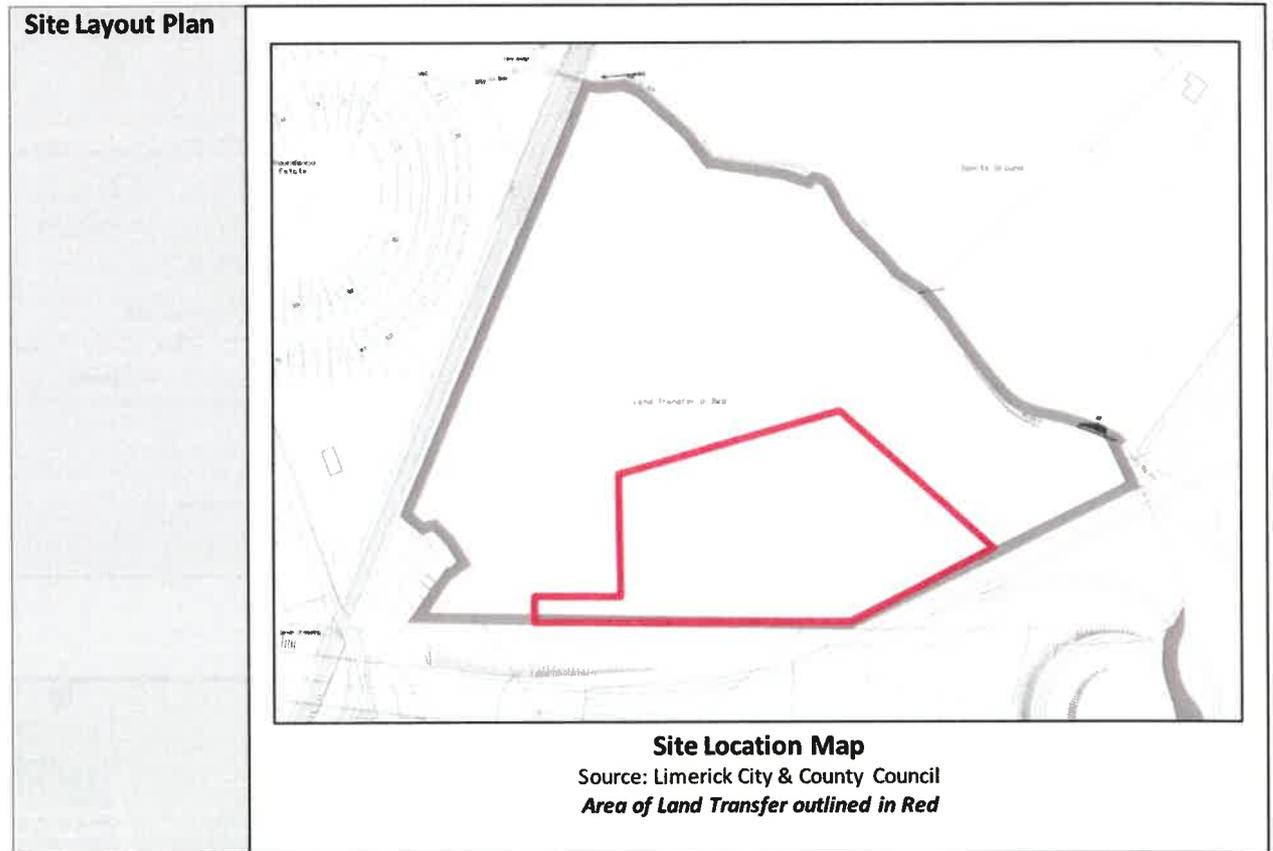


## Proposed Disposal of 5.78 acres (2.33 ha) at Rosbrien, Limerick

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### 3. General Location Map & Property Location Map

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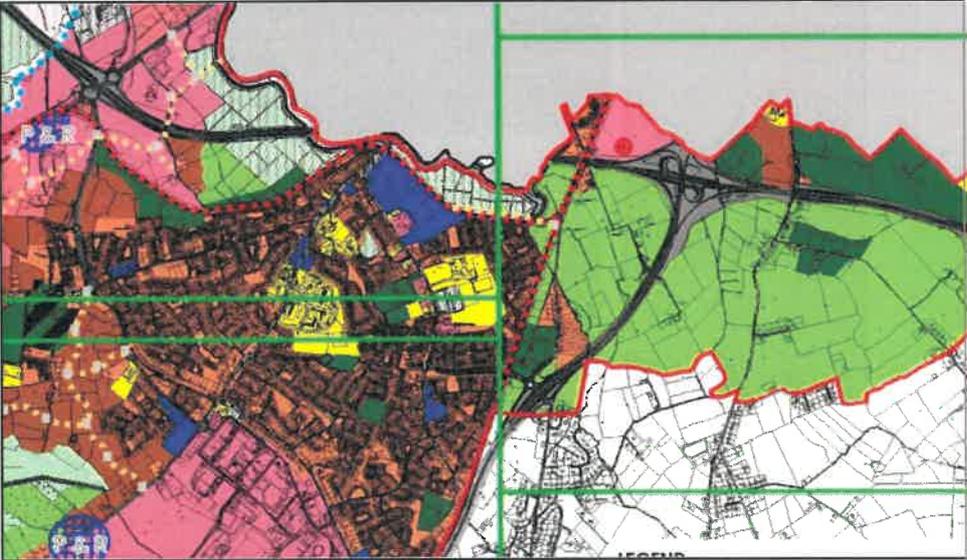
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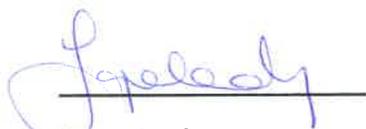
### 4. Aerial Image & Photographs

<p><b>Aerial Image</b></p>	 <p><b>Aerial Image</b> Source: <a href="http://www.Google.com">www.Google.com</a></p>
<p><b>Photographs</b></p>	 <p><b>Aerial Photograph</b> Source: <a href="http://www.Bing.com">www.Bing.com</a></p>

## Proposed Disposal of 5.78 acres (2.33 ha) at Rosbrien, Limerick

### 5. Description, Accommodation, Zoning & Executive Recommendation to Council

<b>Description</b>	The subject lands comprise a greenfield site that extends to approximately 5.78 acres (2.33 ha).						
<b>Accommodation</b>	<table border="1" data-bbox="592 546 1369 674"> <thead> <tr> <th data-bbox="592 546 900 607">Property</th> <th data-bbox="900 546 1134 607">Acres</th> <th data-bbox="1134 546 1369 607">Hectares</th> </tr> </thead> <tbody> <tr> <td data-bbox="592 607 900 674">Lands at Rosbrien, Limerick</td> <td data-bbox="900 607 1134 674">5.78 acres</td> <td data-bbox="1134 607 1369 674">2.33 ha</td> </tr> </tbody> </table>	Property	Acres	Hectares	Lands at Rosbrien, Limerick	5.78 acres	2.33 ha
Property	Acres	Hectares					
Lands at Rosbrien, Limerick	5.78 acres	2.33 ha					
<b>Zoning</b>	<p>The subject property is zoned 'Enterprise and Employment' under Southern Environs Local Area Plan 2011-2017 (as extended until May 2021)</p>  <p style="text-align: center;">Southern Environs LAP 2011-2017 Extended until May 2021 Source: Limerick City &amp; County Council</p>						
<b>Executive Recommendation to Council</b>	The Proposal before the Metropolitan Members is to note that the proposed disposal of the property to the Health Service Executive for the sum of €254,320 (€44,000 per acre).						



**Jayne Leahy,**  
**Head of Property and Community Facilities,**  
**Community Development Directorate,**  
**Limerick City and County Council.**



Feidhmeannacht na Seirbhíse Sláinte  
Health Service Executive

## **Health Service Executive – Mid-West**

Briefing Notes to  
Limerick City & County Council  
for a  
New Regional Ambulance Base at Rosbrien,  
Limerick



September 2020

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## 1. INTRODUCTION

The purpose of this document is to set out a Briefing Note to Limerick City & County Council to consider the proposed acquisition by HSE of 5.78 acres of a 24.38 acre site owned by Limerick City & County Council at Rosbrien, Limerick.

HSE propose to replace the existing Ambulance Base consisting of an EMT Centre, Regional Administration and Training Base, Central Switchboard and National Medical Directorate Office which is located on HSE Lands directly across from the University Hospital Limerick, Dooradoyle, Limerick and relocate the service to an independent Greenfield Site.

It is proposed by HSE to develop this Strategic Infrastructure for Limerick comprising of a new Regional Ambulance Base which will be a purpose built facility with an option to develop a Helipad which may be required in the future to facilitate the National Ambulance Service (NAS) to operate an Emergency Aeromedical Service (EAS) in conjunction with the Irish Air Corps. It is proposed, subject to the availability of funding in the future, to redevelop the existing Ambulance Base site across from the Hospital to incorporate critical accommodation requirements by University Hospital Limerick including a new Outpatient Department with its own dedicated parking.

The current Ambulance Base was originally a residential house dating back to the 1950's and requires significant investment in terms of renovation and expansion in order to meet HIQA requirements and increased staffing levels with a 50% increase over the past 10 years.

In accordance with guidelines from the NAS and HIQA on response times, the National Ambulance Service are required to improve Emergency Response Times. These are time-based response targets for patients with emergency conditions such as heart attacks or respiratory arrest incidents where a target response of 8 minutes can have a significant impact on the outcome. The lack of adequate accommodation and facilities in the current Limerick Ambulance base along with a need to improve the coverage and response times to the City Centre and County Limerick including East and West Limerick has led to the identification of this site at Rosbrien which has good access to the UL Hospital network and good response times to the City Centre and County Limerick.

Development of a helipad on the site of the proposed Regional Ambulance Base may be required to future proof the site and would provide additional Emergency Aeromedical Service cover to the Mid-West going forward.

## 2. BASIC PRINCIPLES & REQUIREMENTS FOR AN AMBULANCE BASE

The basic principles underlying the content of the proposed facility and the type of infrastructure that is envisaged are that :-

- The operational base for the ambulance service functions 24 hours per day and 365 days per year and must be designed as such.
- The base will accommodate the vehicles and staff deployed by the service to meet the needs of Limerick City Emergency Ambulance Service and should have adequate space in line with current best practice
- Flexibility in the planning of defined areas to meet current and future changes in function must be kept in mind, including a future area for helipad, if required.
- Facilities are also to be provided for administration work of the station, training, sanitary and changing requirements and the storage of supplies and equipment.
- Within the above confines, the building must be made as secure as possible.
- Proper provision for car parking and secure staff car parking facilities should be achieved.

### 3) SITE SELECTION FOR NEW PROPOSED REGIONAL AMBULANCE BASE

The location of the new ambulance base was reviewed to optimize the response times and therefore improve patient outcome. Funding for the new Regional Ambulance Base was sought and approved in 2016 however there have been significant difficulties since late 2015 in securing a suitable site.

The following key variables have been taken into consideration in determining the best options available for locating the Regional Ambulance Base in Limerick:

- Location required with quick access to the overall Motorway network,
- Site Area circa 6 to 7 acres and appropriately zoned to accommodate our proposed use.
- Lands not located in Flood Zone A area.
- 8 minutes response times to the City Centre and County Limerick.
- Optimum location to compliment existing deployment points in Glenbevan and Mayorstone.
- Good access to the UL Hospital network.

As part of our Site Selection process and with a view to future proofing our requirements going forward, we are also taking into consideration potential for the future development of a Helipad on the lands to be selected.

HSE Estates have over the last 4 years undertaken further site assessments of over 20 potential site options throughout Limerick City and Suburbs (both on the market and off the market) which has included a site appraisal of each individual site and entering into negotiations with land owners where lands were deemed suitable.

The site at Rosbrien which was identified by the Council as a potential suitable option during 2017 has been subject to a detailed assessment and we consider that the subject lands comprise of the best option for the new Regional Ambulance Base given that the site meets all of our requirements in terms of the site variables mentioned earlier and has the potential to incorporate a Helipad in the future (if required).

Sale terms were agreed between the parties circa 2 years ago pending a Masterplan being developed in respect of the overall landback by Limerick City & County Council. This process has now been completed whereby we understand that the Council propose to incorporate a Metropolitan Super Depot including Office / Welfare Building, Fleet Maintenance Building, Salt Barons, Nursery Site and Storage Yard in the remaining lands.







#### 4.0 PROJECT STATUS

As part of HSE's site assessment various meetings have been held with the Mid-West Roads Design Office and Transport Infrastructure Ireland to discuss the proposed development with particular regard to any potential concerns or otherwise which may need to be addressed as part of a proposed planning application. Overall feedback has been positive to date.

In the intervening period and given that this project was put on hold during the Masterplanning process, HSE Estates with a view to protecting the funding allocated for this project, have procured a Design Team whom are currently completing the Project Feasibility Stage. Funding for the project is contingent on availability of funding within each financial year i.e. funding is not ringfenced indefinitely into the future. Should further delays arise, we run the risk of losing this strategic project for the Mid-West region.

In that regard we urgently need to conclude the acquisition of the lands which is subject to formal Council Approval. It is noted that the Council propose to seek approval at the forthcoming Metropolitan District meeting to be held September 21<sup>st</sup> 2020 next and pending the outcome of this meeting proceed to seek approval at the full meeting of Limerick City & Council to be held during November 2020 next.

We hereby seek support from the Council members to agree the Sale of the subject Lands comprising 5.78 acres to HSE for the development of a Regional Ambulance Base with the option to develop a Helipad.