

Record 1

Chris Lowe

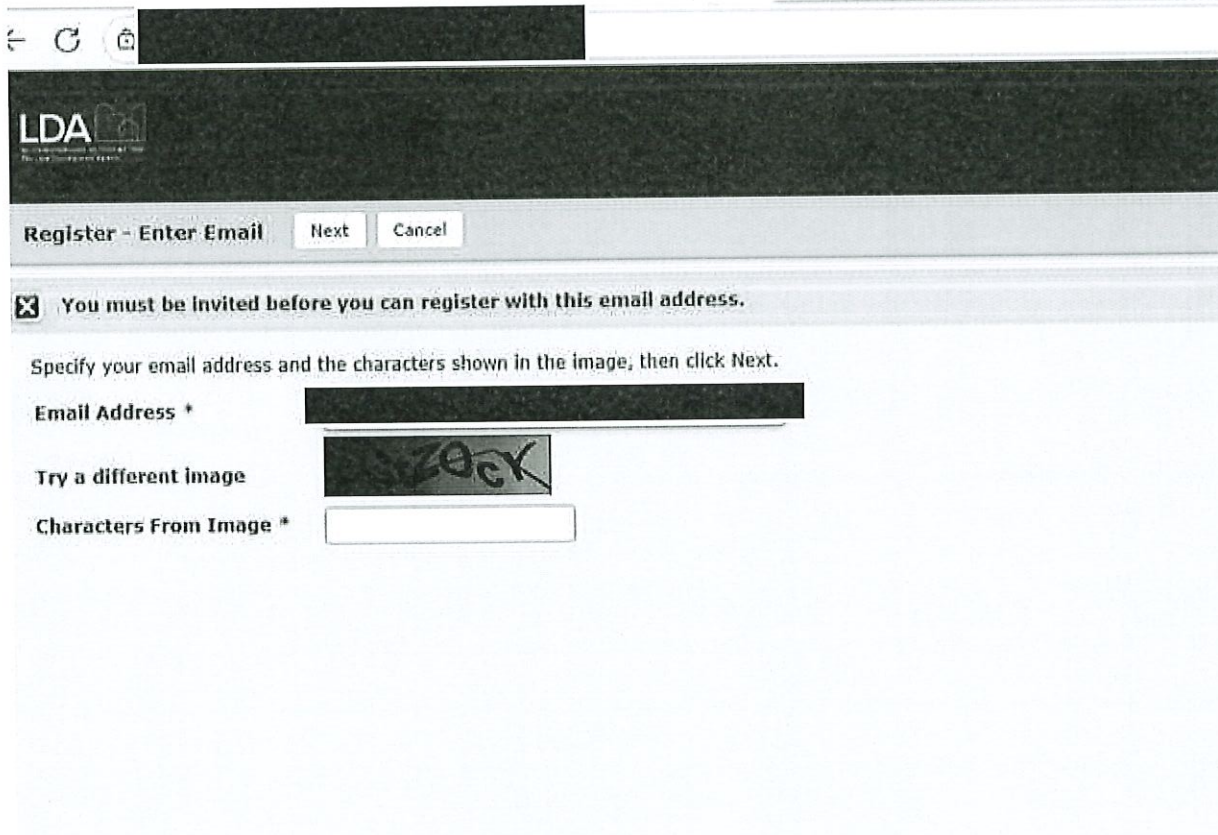
From: John Kirwan [REDACTED]
Sent: Wednesday 15 October 2025 10:41
To: Cillian Lehmann; Land Queries
Cc: Hugh Forde; Craig Doyle; Alicia Daly
Subject: S53 Notice Fomer Baggot Street Hospital
Attachments: S53 Notice.docx; BAG-PH01-ZZ-Z-L00_DR-VDA-A-00002.pdf

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi Cillian,

I refer to our earlier telephone conversation and understand that your organisation has been experiencing some operational issues with the below web portal and that it is maintained by an external IT provider.
As agreed, I now enclose a duly completed S53 Notice together with a site plan for the property in question.



I trust the above outlined the position clearly.

Best Regards,
John

Sean O' Ciardubhain, | Bainisteoir Maoine
Caipiteal agus Eastáit FSS Bhaile Átha Cliath agus an Oirdheiscirt agus Imeachadh
Foirgneamh Uíbh Eachach | Carrraig Mhaighin | Baile Átha Cliath 18 | D18 X015.

John Kirwan, | Property Manager
HSE Capital & Estates Dublin and South East
The Iveagh Building | Carrickmines | Dublin 18 | D18 X015.

Mobile: + [REDACTED] | Email: [REDACTED]

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"Tá an fhaisnéis sa ríomhphost seo (cæangaltáin san áireamh) faoi rún. Baineann sé leis an té ar seoladh chuige amháin agus tá sé ar intinn go bhfaighfidh siadsan amháin é agus gurb iadsan amháin a dhéanfaidh breithniú air. Más rud é nach tusa an duine ar leis é, tá cosc iomlán ar aon fhaisnéis atá ann, a úsáid, a chraobhscaoileadh, a scaipeadh, a nochtadh, a fhoilsiú, ná a chóipeáil . Seains gurb iad tuairimí pearsanta an údar atá san ríomhphost agus nach tuairimí FSS iad.

Má fuair tú an ríomhphost seo trí dhearmad, bheadh muid buíoch dá gcuirfeá in iúil don Deasc Seirbhísí ECT ar an nguthán ag [+353 818 300300](tel:+353818300300) nó ar an ríomhphost chuig service.desk@hse.ie agus ansin glan an ríomhphost seo ded' chóras."

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Section 53 LDA Act

Proposal to Dispose of Relevant Public Land Assessment Form.

Contact details:

Name	
Organisation	Health Service Executive
Email	
Telephone	
Address	

Ownership details:

Are you the current owner of the site?	Yes	
If yes, are you:	Sole owner	Part owner
If you are not the sole owner, or the site is in multiple ownership, please provide the name(s), address(es) and contact details of all owners and confirmation that you are authorised to act on their behalf. (Please continue on a separate sheet if necessary, and provide a plan showing extent of individual land holdings)		
Please confirm here that all identified landowners have submitted letters of consent for the potential transfer of lands to LDA for the primary purpose of development of affordable housing. Each individual landowner should complete the "Site Constraints" section of this form for their lands as an appendix to their letters of consent	n/a	

Site location:

Site name (is the site known by a particular name?)	Former Baggot Street Hospital, Baggot Street, Dublin 4.	
Site address	Former Baggot Street Hospital, Baggot Street, Dublin 4.	
Site OS grid reference	See attached OS Map	



Site details:

Site area (hectares)	0.21 ha	
Current land uses	Primary land-use	The entire site is zoned Objective Z4 - Key Urban Villages and Urban Villages, that is 'to provide for and improve mixed-services facilities'. Permissible Uses include Hotel, Residential, Office, Embassy Office and Medical & Related Consultants. Open for Consideration Uses also include Student Accommodation and Embassy Residential.
Previous land uses	Hospital	

Existing structure use	The property comprises the former Royal City of Dublin Hospital, a 3 to 5 storey over basement building with a Victorian façade, together with a 2-storey rear granite building.	
Vacant or Derelict (e.g. are any properties on this site considered vacant or derelict)	Yes. Vacant.	
Would development require relocation of the current use or demolition of existing structures?	No	
Adjacent land-uses	Retail, Office and Residential.	
Relevant planning history:	N/A	



Site constraints:

Provide detailed information on the following limitations that may prevent/constrain development of affordable housing on this site?	
<p>Commercial Agreements:</p> <p>Please provide details of any tentative or previously negotiated agreements for disposal or development of this site with third parties.</p>	Reciprocal construction agreement with HSE for construction access to build a new Primary Care Centre that will face Haddington Road.
<p>Access Issues</p> <p>(e.g. is there immediate access to the site from a main road with appropriate sight lines in both directions when exiting the site? Is access required over land not controlled by the owner? etc)</p>	No. Only pedestrian access via Baggot Street and restricted pedestrian access via an archway off Eastmoreland Lane.
<p>Topography or ground conditions</p> <p>(e.g. site slopes, varying site levels etc.)</p>	Level.
<p>Contamination/ Pollution/ Hazardous Uses</p> <p>(e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures and/ or land)</p>	Unknown.
<p>Flood risk</p> <p>(Liability of site to flooding with reference to previous planning history & OPW flood mapping)</p>	No
<p>Legal/ Financial/ Operational Constraints</p> <p>(e.g. details of any ownership constraints, debt outstanding, covenants, tenancies, 'ransom strips', way leaves, rights of way or operational requirements of landowners, existing leasehold interests, contract commitments etc.)</p>	None we are aware of
<p>Utilities and Infrastructure Provision</p> <p>(e.g. provision of services to development including gas, electricity, water, sewerage and telecommunications)</p>	Mains services available within the vicinity.
<p>Protected Structures</p> <p>Are there protected structures on site, what is their current/former use, indication of condition, possible future use etc.</p>	The building is listed on the Record of Protected Structures Ref No. 446.



<p>Planning Constraints</p> <p>(e.g. based on current development plan zoning / LAP / relevant masterplan or study, designations or protected areas including but not limited to Conservation Areas, Sites of Special Scientific Interest, Green Infrastructure, Natura 2000 sites etc)</p>	<p>Conservation Area.</p>
<p>Other considerations</p> <p>(Any other issues that may affect the development potential of the site for the provision of affordable housing)</p>	<p>As above.</p> <ol style="list-style-type: none"> 1. Protected Structure 2. Conservation Area 3. Pedestrian Access Only

Site availability

<p>Please indicate the likely timescale for the proposed site being available for development, subject to the resolution, by the site owner(s), of all issues including those identified above.</p>	<p>Available immediately</p>
	<p>Within 1-5 years</p>
	<p>Within 5-10 years</p>
	<p>Within 11-15 years</p>
	<p>15+ years</p>
<p>Timescale for disposal (Outline the proposed timeline for the disposal of this site)</p>	<p>Currently surplus to HSE requirements</p>



Record 4

Chris Lowe

From: Cillian Lehmann
Sent: Wednesday 12 November 2025 10:28
To: [REDACTED]; Craig Doyle; Alicia Daly; Hugh Forde
Cc: Phelim O'Neill
Subject: S53 Former Baggot Street Hospital (25077)
Attachments: 25077 HSE LDA RESPONSE.pdf

Dear All,
Many thanks for your emails and patience regarding the Section 53 notice for the Former Baggot Street Hospital.
The LDA will not be looking to acquire this property as set out in the attached.

Kind Regards
Cillian



Cillian Lehmann
Public Lands Database Manager
M: [REDACTED] | [REDACTED]

The Land Development Agency
4th Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie



Stiúrthóirí / Directors: Mr C O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfeidhmeannach), A Markey, G Smith, J O'Connor, B Keogh, S Neely, J Palmer, J Connors.
The Land Development Agency, a designated activity company, limited by shares, registered in Ireland at Ashford House, Tara Street, Dublin D02 VX67. No 710453
An Ghníomhaireacht Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Baile Átha Cliath D02 VX67. Uimhir 710453

Record 5

Chris Lowe

From: Cillian Lehmann
Sent: Tuesday 4 November 2025 10:06
To: 'Hugh Forde'
Subject: RE: Former Baggot Street Hospital - S53 Notice to LDA

Thanks Hugh,
Yeah, we were able to download it and the only files that wont open are the feasibility studies (sub folders 4 and 7). Would you be able to send them to us on their own? We are almost through our evaluation of the site and will be looking for approval of our recommendation this week. As soon as we have that, I'll issue the official response.

Regards
Cillian



Cillian Lehmann
Public Lands Database Manager
M: [REDACTED] | [REDACTED]

The Land Development Agency
4th Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie



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An Ghníomhaireacht Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scailreanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Baile Átha Cliath D02 VX67. Uimhir 710453

From: Hugh Forde <[REDACTED]>
Sent: 04 November 2025 09:57
To: Cillian Lehmann <[REDACTED]>
Subject: RE: Former Baggot Street Hospital - S53 Notice to LDA

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Cillian
Have you had any issue accessing this Sharefile. We haven't seen any activity on the folder yet.
Let me know if you require assistance.
Regards
Hugh

From: Property
Sent: Friday 24 October 2025 15:35
To: Cillian Lehmann <[REDACTED]>; Land Queries <[REDACTED]>; Dearbhla Lawson <[REDACTED]>
Cc: Alicia Daly <[REDACTED]>; John Kirwan <[REDACTED]>; ND CapitalEstates <[REDACTED]>; Health Infrastructure <[REDACTED]>
Subject: FW: Former Baggot Street Hospital - S53 Notice to LDA

Dear Cillian

Please find attached further communication following John's email below.

Links to the relevant Sharefile will issue asap.

Regards

Hugh Forde
Bainisteoir Eastát - Maoine Corparáideach | Estate Manager – Corporate Property

FnaSS Rannóg Caipiteal & Eastát, Aonad 18, Geata na Duga, Bóthar na gCeannaithe, Gaillimh, H91 F5EK
HSE Capital & Estates Department, Unit 18, Dockgate, Merchants Road, Galway, H91 F5EK

██████████ | ██████████

Subject to Contract/Contract Denied



From: John Kirwan <██████████>
Sent: Friday 17 October 2025 08:13
To: ██████████; ██████████
Cc: Hugh Forde <██████████>; Alicia Daly <██████████>
Subject: Former Baggot Street Hospital - S53 Notice to LDA

To whom it may concern

Following receipt of the Section 53 Notice response dated 15th October 2025, I would be grateful if you could confirm whether the Land Development Agency requires any additional supporting documentation to assist in assessing whether the relevant public land is suitable for use for the purposes of the Land Development Act 2021, having regard to the matters outlined in paragraphs (a) to (e) of Section 52(3).

Please advise at your earliest convenience if any information is required, so that it can be provided promptly to support and inform the Agency's decision to acquire or decline to acquire the property.

Best Regards,
John

Sean O' Ciardubhain, | Bainisteoir Maoine
Caipiteal agus Eastáit FSS Bhaile Átha Cliath agus an Oirdheiscirt agus Imeascadh
Foirgneamh Uíbh Eachach | Carraig Mhaighin | Baile Átha Cliath 18 | D18 X015.

John Kirwan, | Property Manager
HSE Capital & Estates Dublin and South East
The Iveagh Building | Carrickmines | Dublin 18 | D18 X015.

Mobile: + [REDACTED] | Email: [REDACTED]

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Má fuair tú an ríomhphost seo trí dhearmad, bheadh muid buíoch dá gcuirfeá in iúil don Deasc Seirbhíse ECT ar an nguthán ag [+353 818 300300](tel:+353818300300) nó ar an ríomhphost chuig service.desk@hse.ie agus ansin glan an ríomhphost seo ded' chóras."

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Record 6

Chris Lowe

From: John Kirwan [REDACTED]
Sent: Friday 17 October 2025 08:13
To: Land Queries; Cillian Lehmann
Cc: Hugh Forde; Alicia Daly
Subject: Former Baggot Street Hospital - S53 Notice to LDA

Follow Up Flag: Follow up
Flag Status: Completed

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To whom it may concern

Following receipt of the Section 53 Notice response dated 15th October 2025, I would be grateful if you could confirm whether the Land Development Agency requires any additional supporting documentation to assist in assessing whether the relevant public land is suitable for use for the purposes of the Land Development Act 2021, having regard to the matters outlined in paragraphs (a) to (e) of Section 52(3).

Please advise at your earliest convenience if any information is required, so that it can be provided promptly to support and inform the Agency's decision to acquire or decline to acquire the property.

Best Regards,
John

Sean O' Ciardubhain, | Bainisteoir Maoine
Caipiteal agus Eastáit FSS Bhaile Átha Cliath agus an Oirdheiscirt agus Imeascadh
Foirgneamh Uíbh Eachach | Carraig Mhaighin | Baile Átha Cliath 18 | D18 X015.

John Kirwan, | Property Manager
HSE Capital & Estates Dublin and South East
The Iveagh Building | Carrickmines | Dublin 18 | D18 X015.

Mobile: [REDACTED] | Email: [REDACTED]

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**NOTICE OF DECISION NOT TO
ACQUIRE RELEVANT PUBLIC
LAND**

**SECTION 53(4), LAND DEVELOPMENT AGENCY ACT
2021**

To: John Kirwan, Craig Doyle, Alicia Daly, Hugh Ford	Date of Notice:	12/11/2025
Capital and Estates Department, Health Service Executive.	LDA Reference:	25077
By email:	[REDACTED]	
The Lands: Former Baggot Street Hospital		

To All,

We refer to your notice under section 53 of the Land Development Agency Act 2021 (the "LDA Act") in respect of the Lands.

The LDA has decided not to acquire the Lands.

This is a notice for the purposes of section 53(4) of the LDA Act.

The LDA would like to thank the HSE for bringing the Lands to our attention and looks forward to future engagement regarding the potential of other suitable lands in relation to our remit to develop and regenerate certain relevant public land for the delivery of housing.

Yours faithfully

[REDACTED]

PP. Head of Planning Services
The Land Development Agency

Record 8

Chris Lowe

From: Cillian Lehmann
Sent: Monday 28 April 2025 15:29
To: Land Queries
Subject: FW: Strategic Acquisition?
Attachments: 210714 Ventfort Site Plan.pdf; 181001 chapel site plan.pdf; Treeview Site.pdf

Follow Up Flag: Follow up
Flag Status: Flagged



Cillian Lehmann
Public Lands Database Manager
M: +[REDACTED]

The Land Development Agency
4th Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: +353.1.9103400 | www.lda.ie

Stiúrthóirí / Directors: Mr C O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfheidhmeannach), A Markey, G Smith, J O'Connor, B Keogh, S Neely, J Palmer, J Connors.
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An Ghníomhaireacht Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Baile Átha Cliath D02 VX67. Uimhir 710453

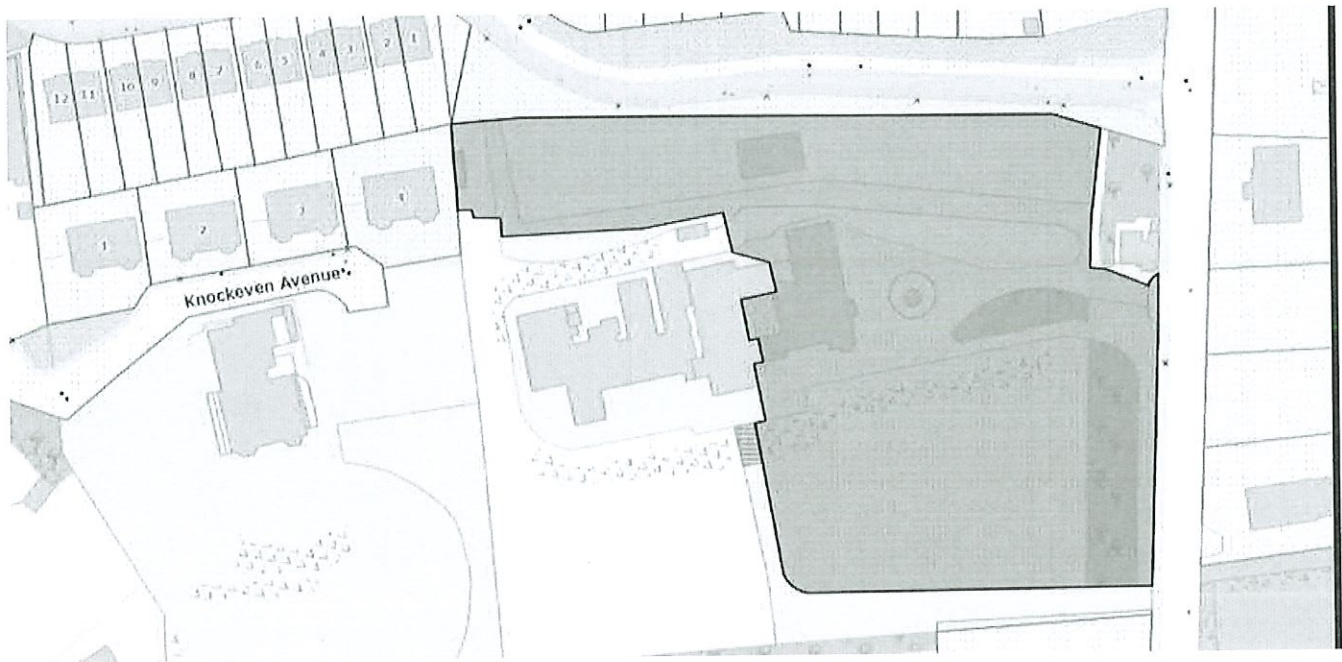
From: Nicola Sheehan <[REDACTED]>
Sent: 28 April 2025 13:00
To: Cillian Lehmann <[REDACTED]>
Subject: Strategic Acquisition?

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Cillian,

Just to let you know that the HSE will be vacating a property known as Sli Nua, Cobh in the coming weeks. It's a property that we acquired from the Sisters of Mercy as part of the Redress scheme a number of years ago. The folio below is registered to the Order on line but I have drawings submitted for planning that were later withdrawn. I'm not sure about the current ownership but having visited the site last summer there is accommodation being provided for foreign nationals on this site. I have included a map of the **HSE section (blue on the Treeview site)** and the Convent still have the adjoining chapel (Red Outline on chapel site plan)

Not sure if any of this will pique the LDA's interest but I thought I would bring it to your attention



Nicola Sheehan

SATSO Bainisteoir Réadmhaoin | SATSO Property Manager

Rannóg Caipiteal & Eastáit, FSS Deisceart, Aonad 2, Ospidéal Naomh Fionnbarra, Bothar na Dúghlaise, Corcaigh, T12 XH60
Capital & Estates Office, HSE South, Block 2, St. Finbarr's Hospital, Douglas Road, Cork, T12 XH60



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Urban PLACE Map

Surveyed
1975
Revised
2000
Levelled
1985

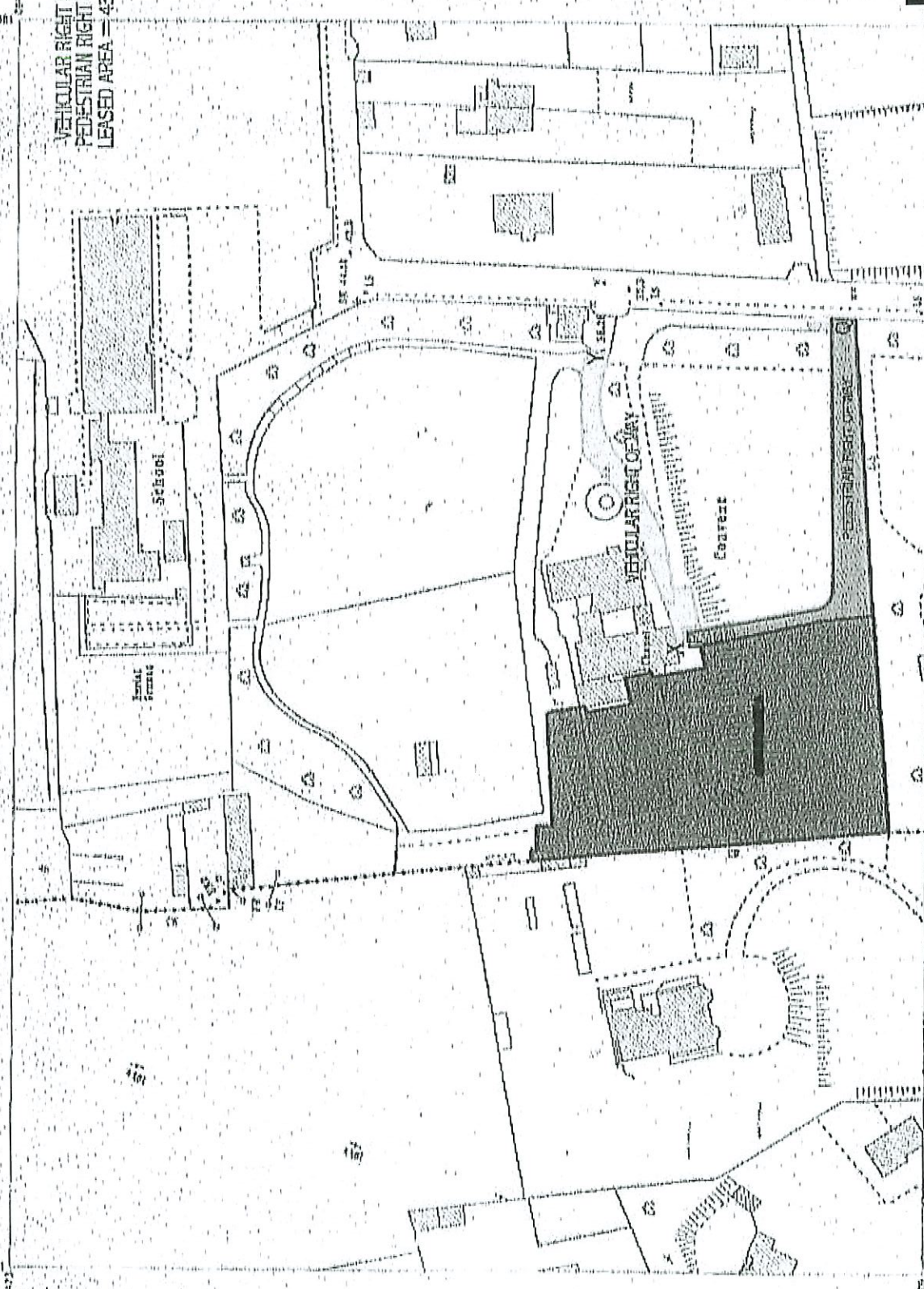
VEHICULAR RIGHT OF WAY MARKED X-Y
PEDESTRIAN RIGHT OF WAY MARKED P-Q
LEASED AREA = 4399 SQ M / 1.1 ACRES

1:10000
S479-35 S479-02



Produced by Geomatics Engineers Limited
On behalf of The Ordnance Survey, Ireland
Planning Dept. Dublin.
This plan is based on the data in the
Ordnance Survey maps of sheets 24
and 25 of the 1:50,000 scale.
The representation of the road is not to scale
or to show the actual width of the road
or the position of the kerb.
The position of the road is not to scale
or to show the actual width of the road
or the position of the kerb.
The position of the road is not to scale
or to show the actual width of the road
or the position of the kerb.

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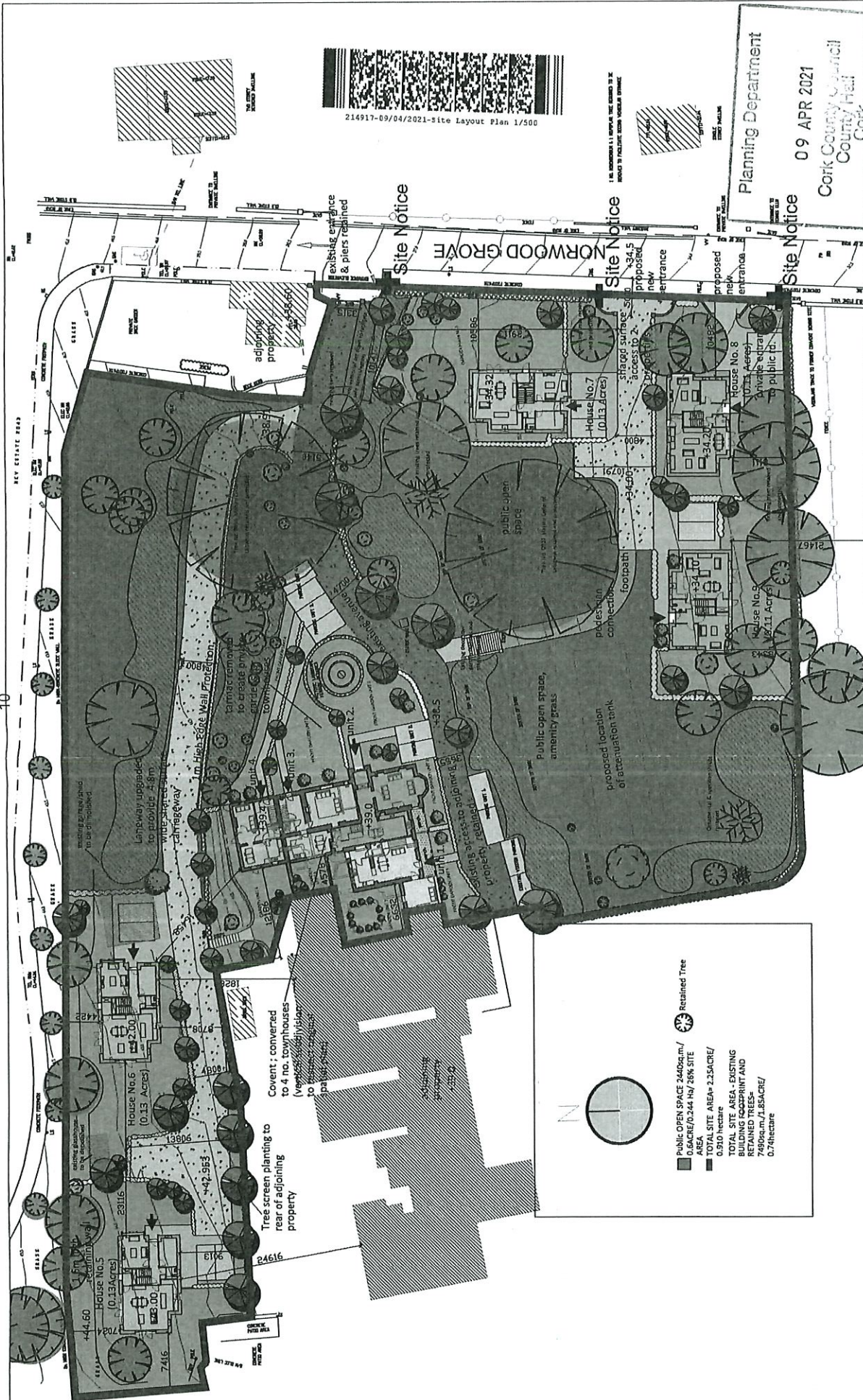


Plot Ref. No. BE11.4
Plot Date 27-MAR-2001



Scale: 1:1000
Scale: 1:1000





214917-09/04/2021-site Layout Plan 1/500

Planning Department
09 APR 2021
Cork County Council
County Hall
Cork

reddy architecture + urbanism
Reddy Architecture + Urbanism
Cork City Centre, 11th Floor, The Courthouse, Reddy, Douglas, Co. Cork
T: 0484-931 148 / 9300, Cork - 051 872 14222
E: cork@reddyarchitecture.com, cork@reddyurbanism.com

JOB	PROPOSED RESIDENTIAL DEVELOPMENT RUSHBROOKE CONVENT, COBH
CLIENT	Fortall Ltd.
DRAWING	SITE LAYOUT PLAN
DATE	30.03.21
DRN.	MS
SCALE	1:500 @ A3
CHECKED	PM
DWG. NO.	P17-265-RAU-00-XX-AR-13101
REVISION	

FOR ENGINEERING DETAILS PLEASE REFER TO MHL & ASSOC. DRAWINGS & REPORT
FOR CONSERVATION DETAILS PLEASE REFER TO ARCHITECTURAL HERITAGE IMPACT ASSESSMENT PREPARED BY JOHN CRONIN & ASSOCIATES
FOR INFORMATION ON EXISTING TREES PLEASE REFER TO SOUTH OF IRELAND TREE SURVEY REPORT AND SITE SURVEY DRAWING

Existing to be removed/demolished

DETACHED HOUSES	CONVENT CONVERSION	TOTAL
Type A 3no. x 4 bedrm. detached	Unit 1 1no. x 2 bedrm. townhouse	9 NO. DWELLINGS
Type B 1no. x 4 bedrm. detached	Unit 2 1no. x 4 bedrm. townhouse	
Type B1 1no. x 4 bedrm. detached	Unit 3 1no. x 3 bedrm. townhouse	
	Unit 4 1no. x 3 bedrm. townhouse	

Public OPEN SPACE 2440sqm / 0.56ACRE / 0.244 HA / 26% SITE AREA
TOTAL SITE AREA = 2.25ACRE / 0.910 hectare
TOTAL SITE AREA - EXISTING BUILDING FOOTPRINT AND RETAINED TREES = 799sqm / 1.25ACRE / 0.31hectare

Retained Tree

DO NOT SCALE FROM THE DRAWING. USE FILED DIMENSIONS IN ALL CASES
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REV	DATE	DRN	ISSUE

Record
11

Land Registry Compliant Map

Surveyed 1976
Revised 2014
Levelled 1985

578298

Rushbrook
Map 12

568458

ITM CENTRE PT COORDS

578182,568372

DESCRIPTION

MAP SHEETS

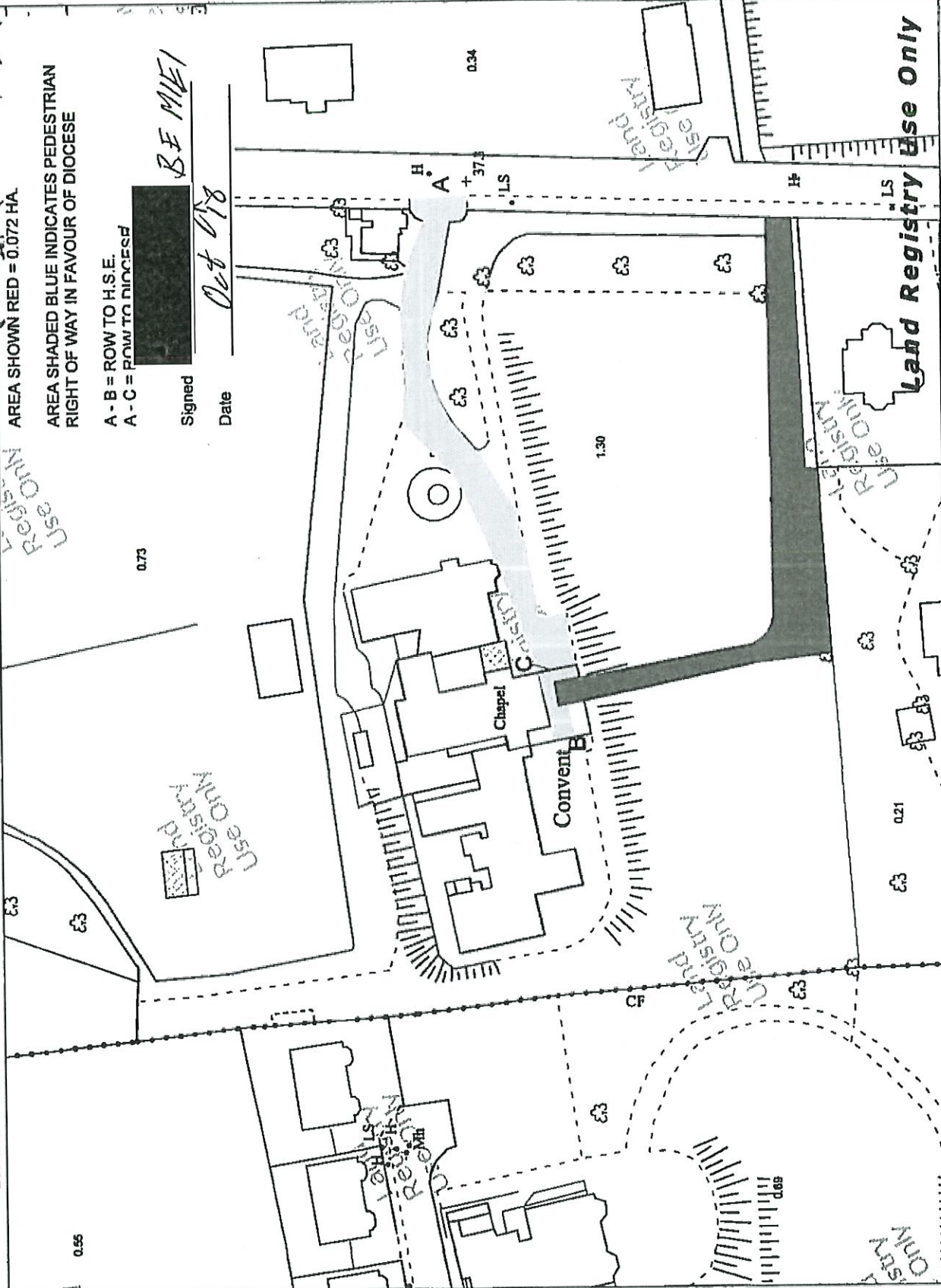
1:1000
6472-06

OS
Authorised
Internet Map

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568286



AREA SHOWN RED = 0.072 HA.

AREA SHADED BLUE INDICATES PEDESTRIAN
RIGHT OF WAY IN FAVOUR OF DIOCESE

A - B = ROW TO H.S.E.

A - C = ROW TO DIOCESE

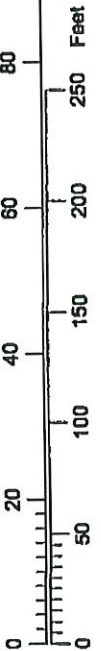
Signed

Date

BE MEI
Oct 078

Plot Ref. No. 19709251_1_1
Plot Date 18-MAR-2016

100 Metres



Scale:- 1:1,000
Scale:- 1:1,000

578065

568458

578085

568286

Surveyed 1976
Revised 2014
Levelled 1985

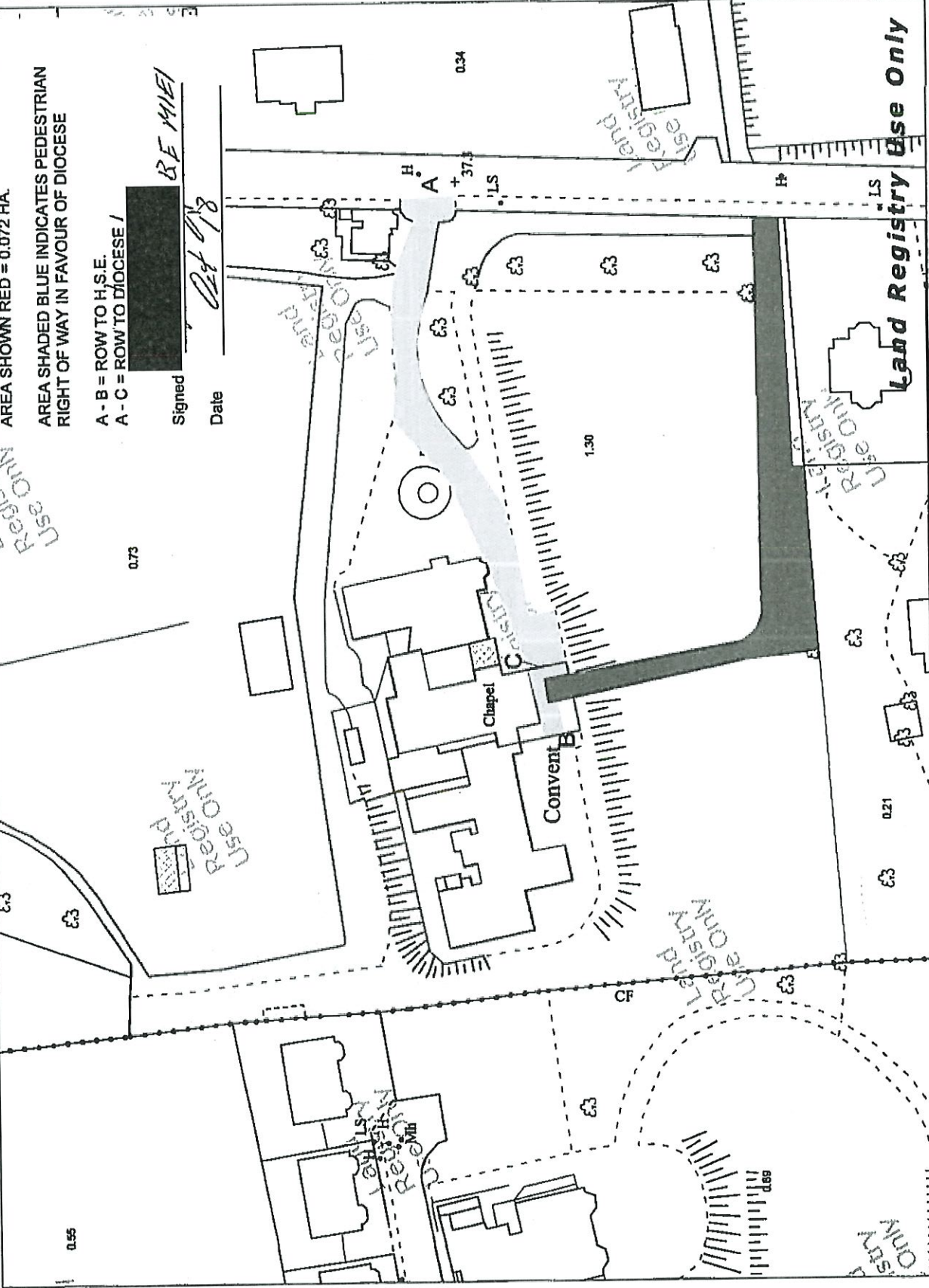
Land Registry Compliant Map

578085

578298

Rushbrook
Map 12

566458



AREA SHOWN RED = 0.072 HA

AREA SHADED BLUE INDICATES PEDESTRIAN
RIGHT OF WAY IN FAVOUR OF DIOCESE

A - B = ROW TO H.S.E.
A - C = ROW TO DIOCESE /

Signed
Date

BE MIEI
Oct 18

0.73

0.55

0.34

1.30

0.21

100 Metres

250 Feet

Scale:- 1:1,000
Scale:- 1:1,000

Plot Ref. No. 19709251_1_1
Plot Date 16-MAR-2016

578085

578298

ITM CENTRE PT. COORDS

578182.566372

DESCRIPTION

MAP SHEETS

1:1000
6472-08



Area shown green is public right of way (Public Right of Way) as shown on the Ordnance Survey map. This is not a guarantee of the accuracy of the map. The Ordnance Survey map is the authoritative source of information for the public right of way. The Ordnance Survey map is the authoritative source of information for the public right of way. The Ordnance Survey map is the authoritative source of information for the public right of way.

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566286



Chris Lowe

From: On behalf of Julie-Ann McCaldin <[REDACTED]>
Sent: Wednesday 10 December 2025 15:26
To: Land Queries
Subject: New message from Ida
Attachments: Disused Medical Residence.pdf; Medical Residence - Site Area to be sold.pdf; Property Availability Notice to State Entities -LDA.pdf

Submission notification

Name: Julie-Ann McCaldin

Email: [REDACTED]

Public Body: HSE

Site Name: Former Medical Residence LH001_03

Site Address: Disused Residential Building behind St Theresa's, OLOLH,
Drogheda

Area: 0.144

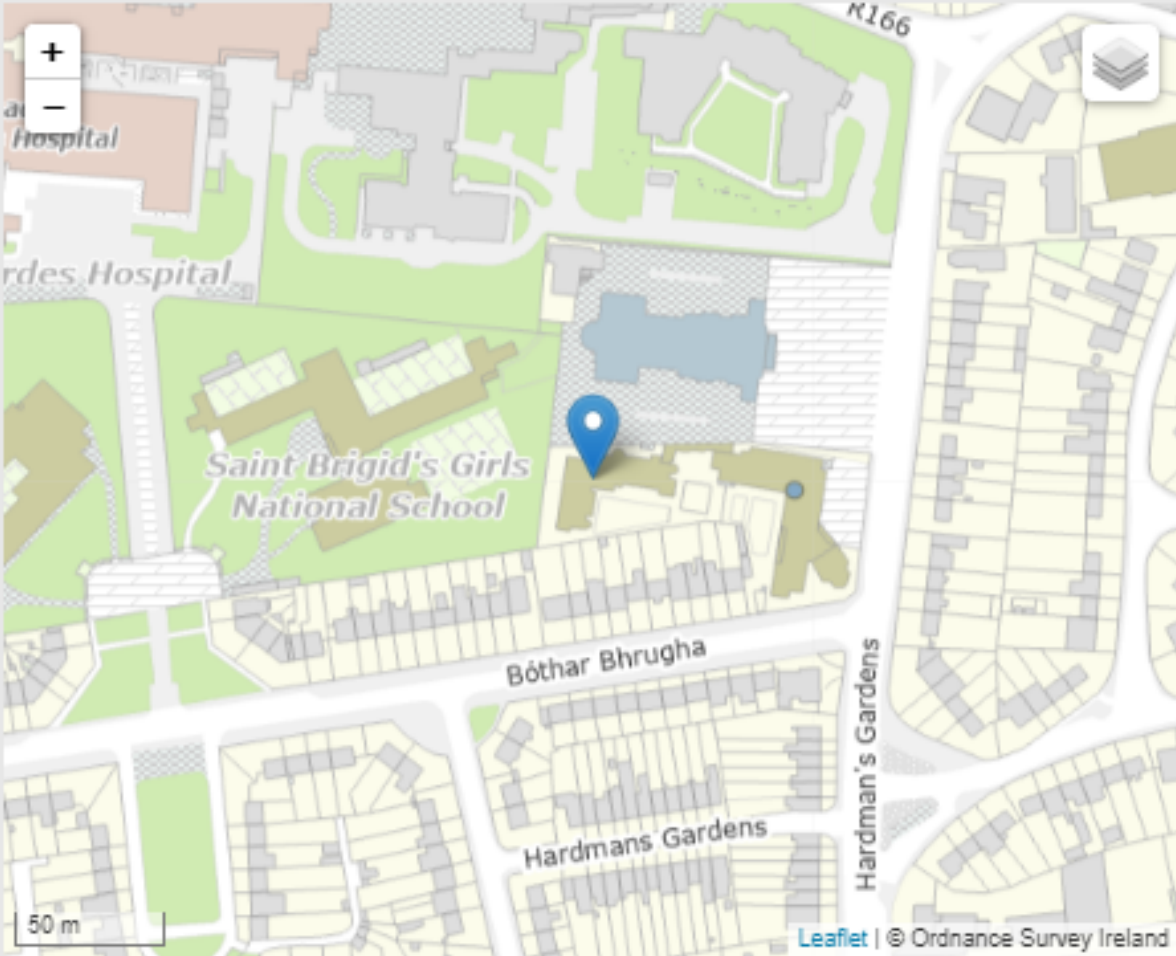
Reason for Disposal: Disused & Surplus to Requirements

Additional Information: 5 Story Building measuring 1960 sq meters on a
plot area of c.0.144 ha. Decayed Building.

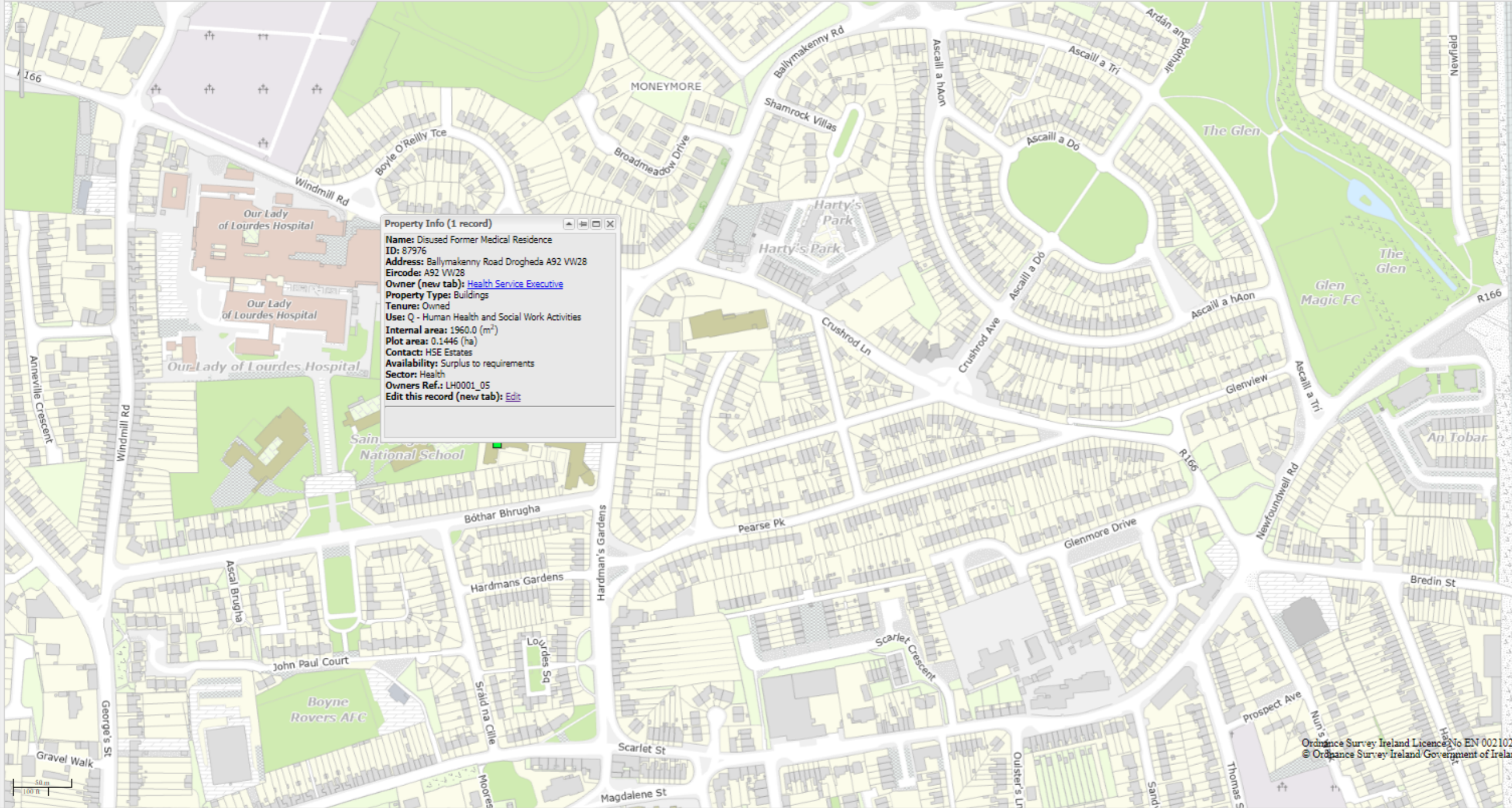
Disused Former Medical Residence

Location: Building Behind St Therasas
Address: Ballymakenny Road Drogheda A92 VW28
Eircode: A92 VW28 [Eircode](#) [Google](#)
Folio: LH25869F,LH35243F [LandDirect](#)
Public Body: Health Service Executive
Property Type: Buildings
Internal Area: 1960.0
Plot Area: 0.1446
Use: Q - Human Health and Social Work Activities
Tenure: Owned
Contact: HSE Estates
Owners Ref.: LH0001_05
Date Acquired: Jan. 1, 2000, midnight
Date Disposed/Transferred:
Availability: Surplus to requirements
Created: Dec. 10, 2025, 12:22 p.m.
Modified: Dec. 10, 2025, 12:23 p.m.
Co-ordinates: -6.351217 53.72109300000001

[Edit this Record »](#)



Property Mapping Register Viewer



Property Info (1 record)

Name: Disused Former Medical Residence
ID: 87976
Address: Ballymakenny Road Drogheda A92 VW28
Eircode: A92 VW28
Owner (new tab): [Health Service Executive](#)
Property Type: Buildings
Tenure: Owned
Use: Q - Human Health and Social Work Activities
Internal area: 1960.0 (m²)
Plot area: 0.1446 (ha)
Contact: HSE Estates
Availability: Surplus to requirements
Sector: Health
Owners Ref.: LH0001_05
Edit this record (new tab): [Edit](#)

Legend

- Property (by availability)
- Available for more than 30 days
 - Available for less than 30 days
 - Undefined

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Date: 10.12.2025

Our Ref: LH0001_03 Disused Medical Residence OLOLH, Drogheda

Capital & Estates Department
HSE Dublin North East
Bective Street
Kells
Co. Meath
A82 NX32

Dear Sir / Madam,

**Notice of HSE Property availability on State Property Register
(DPER Circular 11 of 2015 and Circular 17 of 2016)**

As a prescribed stakeholder under the Protocol for the Intra-State Transfer of State Property Assets and the Protocol for the Intra-State Sharing of State Property Assets, as advised by Department of Public Expenditure and Reform, the Capital & Estates Department, HSE Dublin North East has listed the property in the schedule below as surplus to the needs of the HSE on the State Property Register in accordance with DPER Circular 11/2015 and Circular 17/2016.

The property is available to other State entities who wish to acquire the property under the terms of Circular 11/2015 and Circular 17/2016. Please advise within one month of the date of this letter if you have an interest in acquiring this property.

Schedule:

1. Disused Medical Residence (See Attached Site Plot) – Building 5 stories 1960m sq. on a plot area of c 0.144 ha, to the rear of St Theresa Nursing Unit, Our Lady Of Lourdes Hospital, Ballymakenny Road, Drogheda, A92 VW28.

In accordance with DPER Circular 11/2015 and Circular 17/2016, any expression of interest must include a Business Plan submitted to the HSE as Owing Stakeholder should incorporate –

- details of whether the interest is to acquire the property by intra-State disposal or by lease/licence to occupy;



- the extent/area of property required;
- the purpose for requiring the property;
- the duration of requirement (if applicable)
- the date on which the State Property is required for acquisition/occupation.

Where multiple Stakeholders have expressed an interest, the Owning Stakeholder will select the successful Acquiring Stakeholder on the basis of broadest State interest/value in the proposals.

If you have any queries in respect of this property please contact the following:

Julie-Ann McCaldin – Property Manager

[REDACTED]

[REDACTED]

If there are no such expressions from other State entities within the one-month prescribed period under the circular the HSE will seek to dispose of the property on the open market.

Yours faithfully,

Julie-Ann McCaldin – Property Manager

Chris Lowe

From: On behalf of Laura Enright <[REDACTED]>
Sent: Monday 10 November 2025 16:26
To: Land Queries
Subject: New message from Ida
Attachments: St Finans - Map 1 Area for Disposal.pdf

Submission notification

Name: Laura Enright

Email: [REDACTED]

Public Body: HSE

Site Name: St Finans Hospital Killarney

Site Address: Ballydribeen, Killarney, Co Kerry

Area: 12.03 ha (16.03 including hatched)

Reason for Disposal: St Finan's has been identified as surplus to HSE requirements and is to be disposed of in its entirety to include buildings and lands.

Additional Information: The attached map outlines the area of 12.03ha or 29.74 acres, with an additional area hatched in purple 1.62ha/4.01acres as under review by HSE for future requirements. A decision to dispose of the area hatched in purple has not been made at this point in time. As such the HSE is open to discussions with the LDA in this regard.

Chris Lowe

From: On behalf of Fergal Finnegan [REDACTED] >
Sent: Monday 9 March 2026 14:46
To: Land Queries
Subject: New message from Ida

Follow Up Flag: Follow up
Flag Status: Completed

Submission notification

Name: Fergal Finnegan

Email: [REDACTED]

Public Body: Health Service Executive

Site Name: Approx. 457 sq.m. / 0.04 Ha. Site of Former Carnew Health Centre, Wool Green, Carnew, Co. Wicklow

Site Address: Site of Former Carnew Health Centre, Wool Green, Carnew, Co. Wicklow

Area: 0.04

Reason for Disposal: Surplus to Requirements of HSE.

Additional Information: The subject property comprises a limited site area of 457 sq.m. / 0.113 of an acre or thereabouts, situated on the western fringes of Carnew Town on the R725 (heading towards Shillelagh). The former Carnew Health Centre no longer stands on the site. The HSE will very shortly be making a formal application to Tailte Éireann to regularise its interest in the subject property.

[View on map](#)

Chris Lowe

From: On behalf of Fergal Finnegan <[REDACTED]>
Sent: Wednesday 25 March 2026 18:22
To: Land Queries
Subject: New message from Ida
Attachments: 250625EF-CURAMHOUSE PRA COMPLIANT MAP REV 3.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Submission notification

Name: Fergal Finnegan

Email: [REDACTED]

Public Body: Health Service Executive

Site Name: Cúram House, Church Hill, Enniskerry, Co. Wicklow, A98
N225

Site Address: Cúram House, Church Hill, Enniskerry, Co. Wicklow, A98
N225

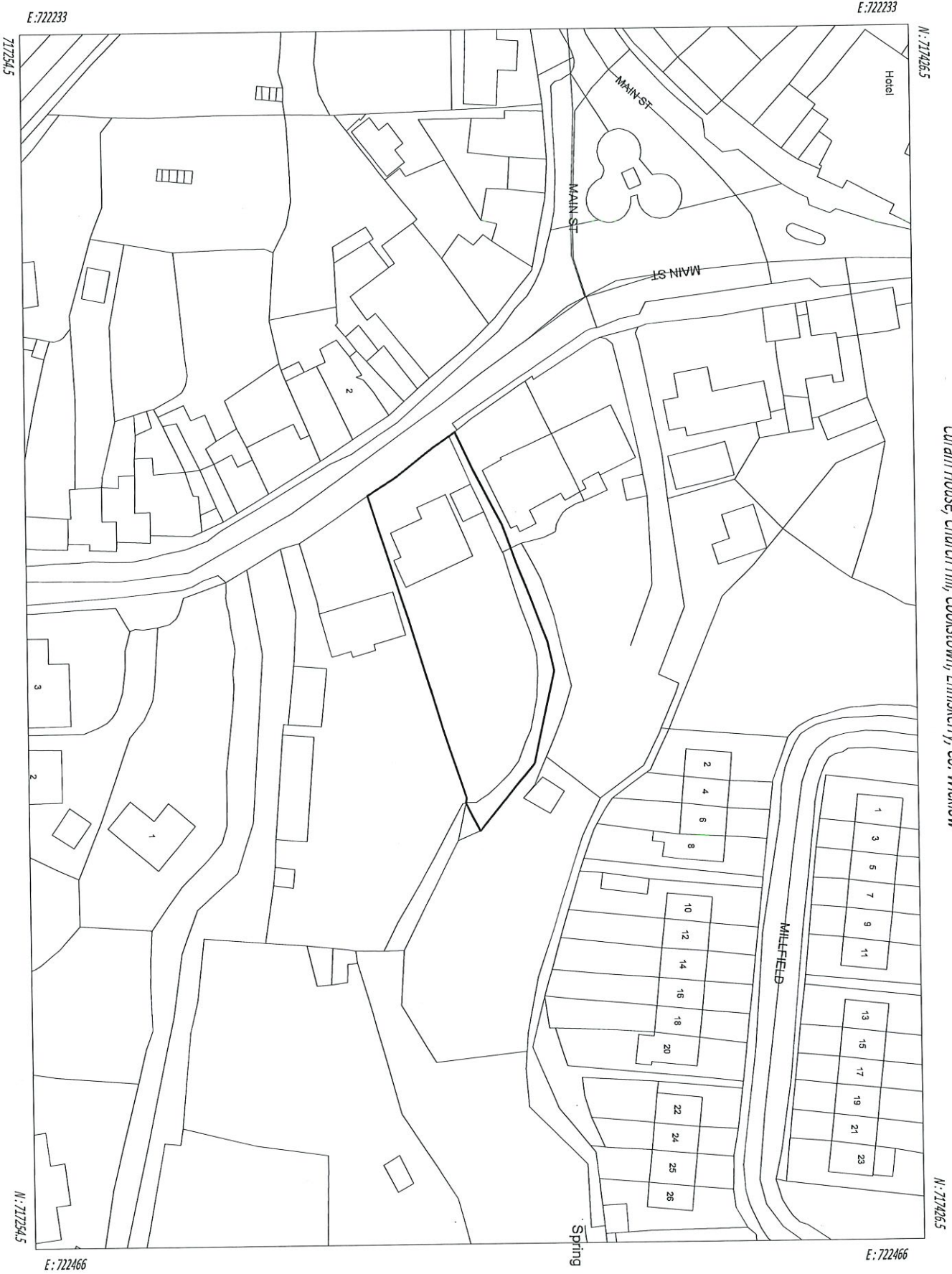
Area: Approx. 0.16

Reason for Disposal: Surplus to HSE requirements.

Additional Information: Detached two storey residence (approx. 2,500 sq. ft.) with detached garage, situated in the centre of Enniskerry village on a site area of approx. 0.4 of an acre. The property been vacant for circa 10 years and has significant structural issues. Health Service Executive is regularising its ownership of the subject property. The HSE have recently arranged for a formal application to be made to Tailte Éireann to regularise its interest in the subject property. Said application is in progress with Tailte Éireann. PRA Compliant Mat attached with property outlined in red.

[View on map](#)

Círam House, Church Hill, Cookstown, Enniskerry, Co. Wicklow



Chris Lowe

From: On behalf of Evan Ryan <[REDACTED]>
Sent: Thursday 16 October 2025 16:00
To: Land Queries
Subject: New message from Ida

Follow Up Flag: Follow up
Flag Status: Completed

Submission notification

Name: Evan Ryan

Email: [REDACTED]

Public Body: HSE

Site Name: Hill House Castlebar Mayo

Site Address: F23WE16

Area: 0.058 ha (includes building - subject to confirmation on site)

Reason for Disposal: The property was previously deemed not of interest to the LDA as of 31 Jan 2022 due to it's limited scale. Following this, the Health Service Executive (HSE) brought the property to market and has since agreed a sale with a successful purchaser. The HSE is now reconfirming that the LDA has no requirement for this property.

Additional Information: Shared rear access issue may affect future use or redevelopment. The property is under a derelict site notice. The building is structurally poor and requires significant investment.

[View on map](#)

Chris Lowe

From: Cillian Lehmann
Sent: Thursday 19 February 2026 12:29
To: Land Queries
Subject: FW: Surplus to Requirements - Property Address: Approx. 0.3 Ac. / 0.12 Ha. Site with Derelict Structure Thereon (Adjacent to / Beside Tinahely Health Centre) Barton Street, Tinahely, Co. Wicklow. - Folio: WW1110F (Part Thereof)
Attachments: State Stakeholder Letter - To LDA - 18.02.2026.pdf



Cillian Lehmann
Public Lands Database Manager
M: [REDACTED] | [REDACTED]

The Land Development Agency
4th Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: [+353.1.9103400](tel:+35319103400) | www.lda.ie

Stiúrthóirí / Directors: Mr C O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhtheidhmeannach), A Markey, G Smith, J O'Connor, B Keogh, S Neely, J Palmer, J Connors, F Barry.
The Land Development Agency, a designated activity company, limited by shares, registered in Ireland at Ashford House, Tara Street, Dublin D02 VX67. No 710453
An Ghníomhaireacht Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Balle Átha Cliath D02 VX67. Uimhir 710453

From: Land Development Agency <[REDACTED]>
Sent: 19 February 2026 08:42
To: Siobhán Campbell <[REDACTED]>; Cillian Lehmann <[REDACTED]>
Subject: FW: Surplus to Requirements - Property Address: Approx. 0.3 Ac. / 0.12 Ha. Site with Derelict Structure Thereon (Adjacent to / Beside Tinahely Health Centre) Barton Street, Tinahely, Co. Wicklow. - Folio: WW1110F (Part Thereof)

Hi Siobhan & Cillian,

Please see the email below.

Many thanks,
Anita



Land Development Agency

info@lda.ie

The Land Development Agency
4th Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: [+353.1.9103400](tel:+35319103400) | www.lda.ie

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An Ghníomhaireacht Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, clárálthe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Baile Átha Cliath D02 VX67. Uimhir 710453

From: Fergal Finnegan [REDACTED] >
Sent: Wednesday 18 February 2026 18:41
To: Land Development Agency <info@lda.ie>
Subject: Surplus to Requirements - Property Address: Approx. 0.3 Ac. / 0.12 Ha. Site with Derelict Structure Thereon (Adjacent to / Beside Tinahely Health Centre) Barton Street, Tinahely, Co. Wicklow. - Folio: WW1110F (Part Thereof)

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Sir/Madam,

Please see attached letter pertaining to the above property which is surplus to HSE requirement's and may be of interest to the Land Development Agency.

Kind Regards,

Fearghal Ó Fionnagáin | Oifigeach Sinsearach Cúnta Seirbhísí Teicniúla | Oifig Caipiteal agus Eastáit FSS | FSS
Bhaile Átha Cliath agus an Oirdheiscirt | Foirgneamh Uíbh Eachach | Carraig Mhaighin | Baile Átha Cliath 18 (D18 X015)
Fón Póca: [REDACTED] | Rphost: [REDACTED]

Fergal Finnegan | Senior Assistant Technical Services Officer | HSE Capital & Estates | Dublin and South East | First
Floor | The Iveagh Building | Carrickmines | Dublin 18 (Eircode D18 X015)
Mobile: [REDACTED] | Email: [REDACTED]

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Má fuair tú an ríomhphost seo trí dhearmad, bheadh muid buíoch dá gcuirfeá in iúl don Deasc Seirbhísí ECT ar an nguthán ag [+353 818 300300](tel:+353818300300) nó ar an ríomhphost chuig service_desk@hse.ie agus ansin glan an ríomhphost seo ded' chóras."

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Oifig Caipitil agus Eastáit FSS
FSS Bhaile Átha Cliath agus an Oirdheiscirt
Foirgneamh Uíbh Eachach, Páirc Charraig
Mhaighin, Baile Átha Cliath 18, D18 X015

HSE Capital & Estates Office
HSE Dublin and South East
Iveagh Building, Carrickmines Park,
Carrickmines, Dublin 18, D18 X015

Land Development Agency
Planning & Property Development
77 Sir John Rogerson's Quay
Block C, Grand Canal Docklands
Dublin D02 T804

18th February 2026

By Post & Email (info@lda.ie)

Re: Surplus to Requirements

PROPERTY	FOLIO	DATE ADDED TO 'STATE PROPERTY REGISTER' AS SURPLUS TO REQUIREMENTS
Approx. 0.3 Ac. / 0.12 Ha. Site with Derelict Structure Thereon (Adjacent to / Beside Tinahely Health Centre) Barton Street, Tinahely, Co. Wicklow, Y14 AE67	WW1110F (Part Thereof)	18 th February 2026

To Whom It May Concern,


As a prescribed stakeholder under the Protocol for the Intra-State Transfer of State Property Assets and the Protocol for the Intra-State Sharing of State Property Assets as advised by Department of Public Expenditure and Reform, Health Service Executive are in ownership of the property detailed above, which are surplus to requirements and will shortly be advertised for sale.

Please advise, no later than 23rd March 2026, if you have an interest in acquiring this property in advance of its disposal on the open market.

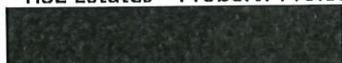
Where multiple stakeholders have expressed an interest, Health Service Executive as the owning stakeholder, will select the successful acquiring stakeholder on the basis of the broadcast State interest/value in the proposals.

If you have any queries on the above or indeed, if you require an inspection of the property, please do not hesitate to contact me.

Yours sincerely,



Fergal Finnegan
HSE Estates – Property Project Manager



Record
24

Chris Lowe

From: Cillian Lehmann
Sent: Thursday 16 October 2025 11:17
To: Land Queries
Subject: FW: Cobh Health Centre



An Ghníomhaireacht um Forbairt Talún
The Land Development Agency



Cillian Lehmann
Public Lands Database Manager
M: [REDACTED]

The Land Development Agency
4th Floor, Ashford House, Tara Street, Dublin, D02 VX67
T: [+353.1.9103400](tel:+35319103400) | www.lda.ie

Stiúrthóirí / Directors: Mr C O'Rourke (Cathaoirleach / Chairperson), J Coleman (Chief Executive / Príomhfheidhmeannach), A Markey, G Smith, J O'Connor, B Keogh, S Neely, J Palmer, J Connors.
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An Ghníomhaireacht Forbartha Talún, cuideachta ghníomhaíochta ainmnithe, faoi theorainn scaireanna, cláraithe in Éirinn ag Teach Ashford, Sráid na Teamhrach, Baile Átha Cliath D02 VX67. Uimhir 710453

From: Nicola Sheehan <[REDACTED]>
Sent: 16 October 2025 11:16
To: Cillian Lehmann <[REDACTED]>
Subject: Cobh Health Centre

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cillian,

Please see attached detail of a property in Cobh that became vacant after our last contact but with the flurry to dispose of surplus properties in the past few months, I overlooked offering this to the LDA. In light of recent events, I was anxious to log this through the official portal for a Section 53 Notice but the website seems to be down and/or it won't let me create or register an account.

The property is

Cobh Medicentre, Bishops St – Kent St, Cobh, Co Cork P24 H923 – CK0159



https://www.hodnettforde.com/quick-search/?tax_category=commercial&meta_wpcf-location=Cobh&meta_wpcf-price=Any&search_query=&wpas=1

As you can see its listed for Auction in two weeks' time, so I'm not even sure if that's enough time to get a S53 Notice?? I might give you a call if that's ok. I'll probably have to pull this from the Auction on Monday if I can't go back with a "solution" to my sticky problem!

Kindest Regards,
Nicola

Nicola Sheehan

SATSO Bainisteoir Réadmhaoin | SATSO Property Manager

Rannóg Caipiteal & Eastáit, FSS Deisceart, Aonad 2, Ospidéal Naomh Fionnbarra, Bothar na Dúghlaise, Corcaigh, T12 XH60
Capital & Estates Office, HSE South, Block 2, St. Finbarr's Hospital, Douglas Road, Cork, T12 XH60



"Tá an fhaisnéis sa ríomhphost seo (ceangaltáin san áireamh) faoi rún. Baineann sé leis an té ar seoladh chuige amháin agus tá sé ar intinn go bhfaighfidh siadsan amháin é agus gurb iadsan amháin a dhéanfaidh breithniú air. Más rud é nach tusa an duine ar leis é, tá cosc iomlán ar aon fhaisnéis atá ann, a úsáid, a chraobhscaoileadh, a scaipeadh, a nochtadh, a fhoilsiú, ná a chóipeáil. Seains gurb iad tuairimí pearsanta an údar atá san ríomhphost agus nach tuairimí FSS iad.

Má fuair tú an ríomhphost seo trí dhearmad, bheadh muid buíoch dá gcuirfeá in iúil don Deasc Seirbhísí ECT ar an nguthán ag [+353 818 300300](tel:+353818300300) nó ar an ríomhphost chuig service.desk@hse.ie agus ansin glan an ríomhphost seo ded' chóras."

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