

MINUTES OF MEETING

Meeting	Resident Project Monitoring Committee
Date	12 th September 2019
Time	6.30pm
Venue	Boardroom

Present

Name	Company	Initial
Peter Finnegan	Independent Chair	PF
Mary Taylor	Director of Services, Dublin City Council	MT
Rhonda Evans	Communications Manager, NPHDB	RE
Ed McIntyre	Interim Construction Director, NPHDB	EMcl
Phelim Devine (Part)	Interim Project Director, NPHDB	PD
Cllr Tina MacVeigh	Dublin City Council South Central Area	TMacV
Cllr Michael Watters (Part)	Dublin City Council South Central Area	MW
Billy Murphy	Community Facilitator	BM
Daniel Watkins	Resident's Representative	DW
Jean Early	Resident's Representative	JE
Brenda Meehan	Deputy Resident's Representative	BM
Garry Keegan	Community Liaison, BAM Building	GK
Howard McDonagh	Construction Director, BAM Building	HMcD
Cian Sullivan	Atkins Global	CS
Elaine O'Rourke (Minutes)	NPHDB	EOR
Apologies		
Cllr Críona NíDhálaigh	Dublin City Council South Central Area	
George Ray	Resident's Representative	

No.	ITEM	DESCRIPTION/ACTION	OWNER
1.0	Apologies	Apologies received as per list above.	
2.0	Previous Minutes	<ul style="list-style-type: none"> Previous minutes of 19th June 2019 were reviewed and approved. 	
3.0	ABP Planning Decision Update	<ul style="list-style-type: none"> PD updated the meeting on the recent planning application made to An Bord Pleanála on behalf of the NPHDB for alterations to the internal floor area, elevations and façade, roof plan and external landscaping for the NCH. PD advised that the reason for this application was due to finalising the design to the building, the fire certification and completion of GMP. 	

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		<ul style="list-style-type: none"> • PD confirmed that the overall footprint and size of the external area of the building has not changed since the original application. • The decision was received on 12th August 2019 and was determined as non-material, it included: <ol style="list-style-type: none"> 1. Alterations to the floor plates as part of minor engineering changes which relate to building regulations with alterations to the gross internal areas from ground level 00 to level 07 with an overall increase of 748 square meters. 2. Changes to the elevations and façade of the building including: <ul style="list-style-type: none"> ➤ Recess external balconies on levels 05 and 06. ➤ Change from opaque glass to granite on GL and from granite to 'Sto' render similar on Lower GL. ➤ Changes to size and position of windows on façade of main entrance to building on South Circular Road. ➤ Drip height and angle of soffit on level 03 by circa 500 millimetres on all four elevations of the building at level 03. ➤ Reconfigure entrance canopy outside of emergency department at ground level 00 to include a lobby and accommodate a lift shaft serving lower levels. 3. Revision of the plant area within roof spaces at level 07 including amendments to exhaust flues arising from roof structure and reducing overall height of same. 4. Reconfiguration of roof lights within external level 04 garden to allow natural light to pass through to lower levels. 5. Provide opes outside of the main entrance piazza to hospital building at South Circular Road with opes rising from basement level comprising a series of 1,200 millimetre-high spherical walls ranging in diameter sitting within the green landscaping of the piazza and proposed to provide air ventilation to underground carparking and clinical spaces. • DW queried if the balconies to the front of the fingers on SCR have been maintained. PD confirmed they have but noted that as agreed previously, these balconies will have raised balustrades and opaque glass to ensure privacy of residents opposite. • JE noted a resident's concerns with the opes for air ventilation in the piazza in terms of pollution. PD advised that these vents were for air intake only. • JE also noted that residents had not been informed of the planning application ahead of its submission as per previous agreement, when the NPHDB lodged planning application for 	

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		<p>the basement revisions. PD agreed to ensure this happens for any future applications required.</p> <ul style="list-style-type: none"> • PD advised that there will be one more application coming up in relation to reducing the size of the helipad slightly and some public realm landscaping changes. The date of this submission has yet to be agreed. <p>PD thanked the committee for their time and left the meeting.</p>	
4.0	Matters Arising/ Action Items	<ul style="list-style-type: none"> • Refer to Action Sheet for action items. • Discussion took place on the following actions: <ul style="list-style-type: none"> ❖ Action item 94 – HMcD noted that when the excavation is completed, the road resurfacing works will be completed. ❖ Action item 99 – The digital speed monitor is currently being calibrated for the 50km per hour and once received by BAM, HMcD will contact DCC to arrange having it erected. This should be completed within the next two weeks. ❖ Action item 116 – TMacV will organise a meeting of the proposed relevant representatives to meet to discuss proposals. ❖ Action item 119 – EMcI noted that NPH had reviewed the EIS and addendum documents and notes that it is not specific on what type of dust should be tested. • TMacV raised concerns in relation to the new north road and cyclists feeling unsafe on it, particularly in relation to the width of the road and height of the kerbs. RE presented a paper in relation to the road and noted that road is a shared space for cyclists and motorists and that this is a temporary measure for the cyclists for the duration of the build, once the hospital is complete there will be a cycle way around the meadow garden away from the road. The speed limited on this road is 20kph. A separate paper is to be prepared on the full discussion. 	
5.0	BAM Programme of Works	<ul style="list-style-type: none"> • HMcD updated the meeting on progress of construction on the NCH. • Excavation of the first three quarters of the central from the eastern side of the site has commenced and will take approximately 4 weeks. The excavation of the remaining road on the western side will follow later. This is a change to the previously notified excavation works. BM requested that BAM submit an excavation schedule to residents to keep them informed. • A wheel wash and lancing station have been set up at the Rialto/Brookfield entrance that trucks will pass through before exiting the site. 	

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		<ul style="list-style-type: none"> • HMcD noted that the soil from the excavation of the last part of the central road will be removed via the Mount Brown entrance, it was noted that there will be no wheel wash located at the entrance to Mount Brown. • The removal trucks will be using the Rialto entrance while the Mount Brown entrance will facilitate delivery of materials, plant and equipment. • South side – the south fingers are be complete up to roof garden level with scaffolding being erected and cladding to start. It was noted that once the scaffolding goes up it will be netted and covered which will assist with any noise and dust issues. • Southern hot block - construction ongoing up to level four. • Northern hot block – construction ongoing up to level four. • Northern side – commencement of new ESB Substation. JE queried the MVA of the substation. EMCl confirmed that 12MVA had been applied but only 8MVA will be used. • M&E works ongoing in the basement levels. • HMcD confirmed that a scaffolding system will be put in place along the footpath of the northern road to ensure protection of pedestrians. This will not affect the road. • DW queried the reports in the papers with regard to status of timelines. EMCl confirmed that elements of the project are currently running behind schedule, but while time may not be caught up on the frame it can be caught up on works inside the building. • A robust discussion took place in relation to noise exceedances and out of hours working where a number of issues were discussed, the main points included: <ul style="list-style-type: none"> ❖ Noise issues – this related to noise breaches above the levels agreed under the new DCC daily 10 hour limit particularly on the monitors at Cameron Square where it is noted in the Atkins report that breaches were caused by “steelworks being completed, concrete pumping activity and an abundance of concrete trucks” (monitor 01) and “steel being tied, a generator running, rebar and operatives utilising consaws and drills nearby the monitor (monitor 12). <p>HMcD noted that the monitor is beside the pumping station which impacts the levels of noise and may not be representative of the noise levels that residents are hearing. TMacV noted there was an omnipresent level of noise constantly for residents.</p> <ul style="list-style-type: none"> ❖ A more serious issue for the residents around Cameron Square/Brookfield was the early morning arrival of staff to the site from 5.30am – 6.00am and the noise created while waiting for the site to open and the arrival of concrete trucks from 6.00am onwards. BM observation 	

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		<p>is that there are a number of planning breaches taking place at the Brookfield/Rialto entrance and that residents had been in contact with him to voice their concerns.</p> <p>HMCD noted that while official start time for the site is 7.00am, for major concrete pours the concrete trucks need to arrive at the site early so as not to affect the morning rush hour traffic, hence the earlier arrival of staff. HMCD noted that the 6am start was part of the derogations issued by DCC.</p> <p>There was a discussion around this and GK said he would look at what potential measures could be taken by BAM mitigate this issue. HMCD also suggested the possibility of later morning starts if it was possible to obtain derogations for 5 nights a week. BAM have agreed to come up with a possible schedule and scope of work and a meeting will be set up within the next two weeks between BAM, NPH, Community Facilitator and nominated residents to discuss the proposal, PF will chair the meeting. It was noted that any proposals and derogations will need to be agreed with DCC.</p> <ul style="list-style-type: none"> • HMCD advised that BAM had completed a trial of night time working on Thursday 29th August with DCC observing works such as swinging in heavy elements of equipment onto the site, which was quiet and unobtrusive to residents. 	
6.0	<p>Summary from Atkins on Technical Advice for Dust, Noise and Vibration</p>	<ul style="list-style-type: none"> • CS updated the meeting on dust, noise and vibration reports. • 3 of the 11 vibration monitors recorded readings above the specified limits. The three exceedances were due to accidental knocks. • Noise monitoring issues were discussed in the previous section. • All 11 dust monitors recorded readings below the specified limits. • JE queried the progress on the comparison charts to show the measurement of noise comparing levels from the EIS levels against the DCC daily 10 hour limit. CS to review and devise chart for presentation at the next meeting. • It was also requested that the quantum of breaches and mitigation issues should be included within the Atkins reports each month also. 	
7.0	<p>Community Facilitator Update</p>	<ul style="list-style-type: none"> • BM noted that 2 Resident Community Groups from around the Drimnagh area have joined the RAG. • These groups have particular concerns in relation to the number of trucks using the roads around their area. • BM advised that there have not been a high number of complaints since the last meeting but noted there are some persistent ones such as the Resident help line response times. JE noted that Resident Reps are receiving 	

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		<p>communications from Residents in lieu of making calls to the help line. GK noted that this was also something that was brought up at the BAM Information Evening which took place on the 10th September in the F2 Centre. GK noted that he accepts the criticism and has requested that the helpline operator set up a matrix of the incoming calls. GK will then add a time line of the actions and follow ups for each call.</p> <ul style="list-style-type: none"> • BM noted that the meeting held with DCC on the Linear Park was a very effective meeting held with residents. Residents felt listened to and feel hopeful this will lead to a successful conclusion. 	
8.0	BAM Community Liaison Update	<ul style="list-style-type: none"> • GK noted a number of calls to the Resident helpline related to requests for carwash tokens. • Completion of window washing for July was queried. GK noted that nothing has changed from BAM's perspective. The supplier is currently away on leave but GK will follow up when he is back. • Helpline complaints related to out of hours related activities, Crane alarms going off, property concerns, new road speed rumble strips (particularly in relation to cyclists) and the hoarding height along the new road. • GK noted that they are putting a protocol in place in relation to procedures for assessment of properties where potential damage is suspected. 	
9.0	AOB	<ul style="list-style-type: none"> • BMe requested that an issued in relation to rodents was reported in July was recorded in the minutes. The sighting was reported on a Friday evening and while a member of the BAM team attended the property, the pest control company was unable to attend the residence until the Monday. BAM and NPH acknowledge the distress caused and immediately altered the service level agreement with the company to include weekend cover to ensure this incident is not repeated. • GK is organising to get the weeds at ORA cut back as soon as the relevant person is back from leave. • NPH and BAM attended a meeting with a resident of Ceant Fort where BAM addressed a number of concerns of the resident. • MT noted that the steps to Cameron Square have now been repaired. • A discussion took place in relation to the 70/30 ratio of trucks entering and exiting the site and how the split is reached. 	
10.0	Next Meeting	<p>The next meeting will be held on 17th October 2019 in the NCH Boardroom at 6.30pm.</p> <p>The following meeting is proposed for 05th December 2019.</p>	

Distribution

Attendees
Apologies
File

APPROVED