

MINUTES OF MEETING

Meeting	Resident Project Monitoring Committee
Date	22nd October 2020
Time	6.30pm
Venue	Via Microsoft Teams

Present

Name	Company	Initial
Peter Finnegan	Independent Chair	PF
Mary Taylor	Director of Services, Dublin City Council	MT
Rhonda Evans	Communications Manager, NPHDB	RE
Tom Concannon	Construction Director, NPHDB	TC
Ingrid McElroy (Part)	Community Benefit Programme Manager, NPHDB	IMcE
Billy Murphy	Community Facilitator	BMu
AJ Bowne	Atkins Global	AJB
Siobhan Geoghegan	Residents Representative	SG
Jean Early	Residents Representative	JE
Mary Kearney	Deputy Residents Representative	MK
Brenda Meehan	Deputy Residents Representative	BMe
Garry Keegan	Community Liaison, BAM Building	GK
Howard McDonagh	Construction Director, BAM Building	HMCD
Cllr Michael Watters	Dublin City Council South Central Area	MW
Cllr Tina MacVeigh	Dublin City Council South Central Area	TMcV
Cllr Máire Devine	Dublin City Council South Central Area	MD
Elaine O'Rourke (Minutes)	NPHDB	EOR

Apologies

Dan Watkins	Residents Representative
George Ray	Residents Representative

Copy of Minutes to

Vivienne Brennan	Deputy Residents Representative
Damien Farrell	Deputy Residents Representative

No.	ITEM	DESCRIPTION/ACTION	OWNER
0.0	Introduction	PF introduced the meeting. PF welcomed Cllr Máire Devine to the committee.	
1.0	Apologies	Apologies received as per list above.	
2.0	Previous Minutes	<ul style="list-style-type: none"> The minutes of 17th September 2020 were approved with clarification and matters arising as noted below. 	

No.	ITEM	DESCRIPTION/ACTION	OWNER
3.0	Matters Arising/ Action Items	<ul style="list-style-type: none"> • Clarification on previous minutes Section 6 Bullet Point 7 – BMe noted that the abandoned DCC house noted is not part of the block of houses where the rodent problem was noted. • Action 144 – BMu requested review of signage around gate 5. GK agreed to review the signage and follow up. GK to follow up with Rialto Street Residents on wording of signage for the area. • Action 147 – Pest Guard report issued; they note no evidence of rodent activity. BMe noted she does not believe the bait boxes are checked and one resident in particular is advising of ongoing rodent activity which is causing ongoing anxiety to the residents. BMe noted this resident has two separate reports from other reputable companies that agree there is activity however she is not aware on how far back these reports are dated. It was agreed to request the householder share the survey reports with BAM and Pest Guard for review and follow up to find a resolution. GK will also request Pest Guard to present photographs of the inspected Bait boxes in their next report. • Following discussion at the last meeting BAM have clarified a number of measures implement to provide Gate 5 with a more streamlined and enhanced safety means of operation as follows: <ol style="list-style-type: none"> 1. The gate person is now permanently positioned outside the gate within the gate person's cabin which is integrated into the site hoarding. 2. Large deliveries are put on logistics register 48hrs in advance by subcontractors, BAM get notice from the logistics team of these deliveries 24hrs prior to their arrival. 3. All deliveries are routed via Davitt Rd, upon arrival they phone through to the foreman with details of the delivery, who the delivery is for, size of vehicle, and unloading requirements. Foreman then calls the gate man and informs him of the expected delivery. 4. All vehicles are instructed leaving Davitt Rd to drive in through gate 5, with no reversing on Mount Brown permitted. 5. The gate man opens the gate for the expected delivery and then positions himself on the footpath to ensure the safety of pedestrians. 6. After the delivery vehicle enters through the gate, it is then closed until the vehicle needs to exit. 7. After unloading, all vehicles up to 4 axle (32 Tonne) are turned within the building and exit using normal traffic movements, as the vehicle exits the gate is opened and the gateman once again positions himself on the footpath, drivers are given strict instructions that they must turn left leaving the gate. 8. We are unable to turn articulated trucks within the building, so these are driven forward into the unloading area and once unloaded, they are reversed out onto 	<p style="text-align: center;">GK</p> <p style="text-align: center;">BMe GK</p>

No.	ITEM	DESCRIPTION/ACTION	OWNER
		<p>Mount Brown using 2 traffic Marshalls with all stop boards and a banksman to control vehicle movements.</p> <p>9. Oversize/Abnormal loads have always been pre planned weeks in advance by the logistics team.</p> <p>10. There are now 2 cameras on gate 5 monitoring the operation of the gate.</p>	
4.0	Community Benefit Update	<ul style="list-style-type: none"> • IMcE, the Community Benefit Programme Manager for the NPHDB, updated the meeting on community benefit activities. • IMcE updated the meeting on local employment figures to the end of September, noting 3268 weeks of new entrant employment on site which equates to 28% of the target. Of indirect beneficiaries – people living local to the site a further 4879 weeks of employment have been delivered. • 16 new apprenticeships have been created involving 18 people, of which 4 have dropped out. An anticipated further 8 – 10 will be created in the next year. • BAM Community Grant Scheme – The grant of €50,000 was overseen by the BAM's Community Benefit Fund Committee on behalf of the Community Benefit Oversight Group and the applications were reviewed by an independent adjudicator. 75 applications were received for the grant scheme. 22 organisations were successful. • IMcE advised that a survey is to be issued to consult on the scope and criteria of the grant scheme. IMcE will forward a link of the survey to Resident Reps once it is ready for issue. • Bursaries – 15 applications were received; one was not relevant to the criteria and one applicant dropped out of the competition. 3 people from the area received bursaries for undergraduate studies, 2 for bio medical and 1 for nursing. 3 people received grants for post leaving cert studies, 2 for healthcare studies and 1 for architectural technology. Due to an underspend with the bursary allocation for 2020 a further 4 applicants received a one-off stipend amount. • BAM's Community Benefit Fund will also include an initiative on how to support people who wish to enter an apprenticeship especially in the trades like tiling, carpentry, plastering. Pilot scheme is hoped to be launched later this year. • BMu queried if more detail can be issued in relation to the local employment figures giving a breakdown of people numbers. MD requested further information on worker roles and the number of local people currently employed on the site. IMcE confirmed she will forward this information on including the rationale as to target weeks rather than percentage. • BMu queried the target number for apprenticeships noting the current numbers may be slightly off target? IMcE advised that there is no set target for apprenticeships but can follow up on more details of figures. 	<p><i>IMcE</i></p> <p><i>IMcE</i></p> <p><i>IMcE</i></p>

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		<ul style="list-style-type: none"> Residents Representatives advised of the resident's disappointment that local residents' groups that are most affected by the construction of the hospital did not receive any grants and queried if there as any cognisance given to this. It was suggested that thought by the PMC might be given to a supplementary fund to assist those most affected. IMcE advised that the Community Grant Scheme was specifically established as part of the overall Community Benefit Programme and as such to benefit the wider community groups of Dublin 8 and Dublin 12 and the submissions were evaluated by an independent external person under particular criteria. IMcE will pass residents comments back to BAM's Community Benefit Fund Committee for review. PF advised that it may be useful for a workshop to be set up with local residents ahead of the next round of funding to review requirements of the scheme in order to strengthen the capacity of resident's groups to make applications more closely matching the evaluation. MD queried if it was possible to ringfence places with colleges for bursaries. IMcE confirmed that this would be beyond the remit of the Community Benefit Programme. IMcE was thanked and left the meeting. 	
5.0	<p>Summary from Atkins on Tech Advice</p>	<ul style="list-style-type: none"> AJB of Atkins gave an update to the meeting on dust, noise and vibration. Period of monitoring covers 24th August to 21st September 2020 for noise and vibration and 23rd June to 15th September for dust. Vibration Monitors – 1 vibration monitor recorded an exceedance during this period which was noted as an accident knock by a Resident. 0 monitors were off line during this period. Noise Monitors – 2 monitors recorded readings above the limit specified in within the Project EIS, these exceedances were mainly due to ambient traffic noise. Dust Monitors – no exceedances were noted during this period. MK advised that she would like to challenge to noise reports particularly in relation to the note of ambient traffic noise as this is not the experience of Residents. AJB noted that the reports show a build-up of noise throughout the day which lowers again in the evening and any exceedances are showing at just above the 70dB limit and the profiles for each day are consistent. MK asked AJB to review the results at the time of the noise exceedance for any spikes of increased noise during the day. AJB will review and report back. It was confirmed that the monthly reports are posted to the RAG website and are available for viewing. BMu requested that the monthly reports are issued at least a week to 10 days prior to the meeting to ensure Residents have 	<p>AJB</p>

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		<p>time to review ahead of discussion. AJB will push to get the data earlier and submit reports earlier.</p> <ul style="list-style-type: none"> RE noted that it had previously been agreed that the 10 hour DCC average would also be included on the reports. AJB will follow up on this. 	<p>AJB</p> <p>AJB</p>
6.0	<p>Output from Sub-Committee Meeting on Mobility Management</p>	<ul style="list-style-type: none"> A sub-committee of the Resident PMC met on the 08th October 2020 to discuss issues around Mobility Management due to the construction of the NCH. PF issued a summary of the outcome of the meeting which was circulated to the Committee. A number of actions were noted and were discussed at this meeting. It was noted that there is a requirement by DCC to have an overall Traffic Management Plan for the area. It is proposed that the PMC support the DCC Area Office by requesting this Plan and making that request with the support of City Councillors, NPHDB and St James's Hospital (SJH) to the CEO of Dublin City Council SJH and BAM are to be invited to the next Resident PMC meeting to present their mobility management plans. RE to follow up on invites. NPHDB to implement an audit of the BAM Mobility Management Plan. BAM to formally request the NPHDB to follow up on the change of use for Davitt Road Compound for temporary use for car parking for construction workers. It was noted that sanction would be required from HSE and DCC for change of use for this compound. MT to review the DCC Report that was submitted to An Bord Pleanala to review DCC commitments made at the time of the hearing. It was noted that the Chief Executive of DCC did previously agree that a Plan was required for the area. JE to forward on relevant sections of Reports to MT for review. It was noted that the Residents of Rialto Street held a protest on the morning of Monday 19th October to highlight the issues of the Residents. Approximately 60 Residents attended along with a number of Councillors. Cllr TMcV advised that she attended at approximately 5.20am and witnessed a number of issues the Residents previously advised of. The level of noise and activity in the residential area at such an early hour was unacceptable. Cllr MD also attended the protest and noted the same. Alternative parking arrangements for site workers needs to be made very urgently to alleviate this pressure on residents. It was noted that there was no COVID Marshals or security from BAM in the area. SG highlighted how stressed and upset the Residents are with the issues and just want assistance in getting a resolution to it. The additional issue of COVID is adding to the stress particularly for the large number of elderly and vulnerable 	<p>RE</p> <p>RE</p> <p>HMCD/RE</p> <p>JE/MT</p>

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		<p>people in the area. The issues also cause a lot of disruption for residents with children.</p> <ul style="list-style-type: none"> • It was noted the Pay and Display process is now underway for residents of Rialto Street. MT advised that she has commitment from DCC to speed up the process within DCC once the required signatures from Residents have been submitted. SG noted that the process will take approximately 6 months to implement and Residents will work proactively with DCC on the implementation. • It was noted that it is BAM's responsibility to ensure their Sub-Contractors have respect within the local community. COVID Marshals need to be around the to assist in the monitoring of site workers. • GK noted that every effort is being made with Sub-Contractors but currently there is free parking in the area and as the car owners pay their road taxes there is very little BAM can do to stop them parking there. BAM are looking to find alternative sites for staff car parking but are coming up against the difficulty of city plans. As part of their mobility plan BAM had intended to arrange for parking at the Red Cow and worker would use the LUAS for access to site, but there was no uptake on this. • HMCD noted that the site does not open until 7am and workers should not be turning up before then but does accept people are turning up much earlier. It seems COVID has acerbated the problem particularly in relation to the lack of car sharing. BAM currently have 70 spaces available for workers in the area and they also have the added pressure of having to cover any COVID related costs themselves. HMCD agreed to get COVID Marshals to patrol the Rialto Street area from 6am to assist with issues and agreed to request that commercial vans do not park in the residential areas. Signage for the area should also be developed. • PF noted that there is a limit on what can be done in relation to parking on public roads at present but any assistance that BAM can give on the messaging for respecting residents and the area is very welcome. • It was noted that the Jamestown area in Inchicore could also be looked at for any available car parking although MT noted this could possibly run into planning difficulties. 	<p><i>HMCD/GK</i></p>
<p>7.0</p>	<p>Granted Working Hours Derogations</p>	<ul style="list-style-type: none"> • MK noted that Residents Reps were not notified ahead of the derogations on working hours being implemented and this is extremely disappointing considering the commitments that were previously given by BAM. This is more of an issue as under the Level 5 restrictions most people are working from home and there was no prior notice of the extended hours given to residents. • PF noted it is extremely disappointing that BAM did not notify the Committee of the application being made to DCC on the extended hours. It would have been extremely helpful if the 	

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		<p>Resident's Reps could have informed local residents of the proposed changes so people could prepare themselves.</p> <ul style="list-style-type: none"> • HMcD apologised for not informing residents ahead of time, BAM are dealing with a lot of crisis issues at present and this was overlooked. HMcD noted that BAM had previously undertaken a night time trial on low noise work which was successful so applied to DCC for additional work hours on this basis to assist with making up lost time due to COVID and the reduced number of workers on site. Any lost time will prolong the length of time on site completing the project and incur additional costs to the Contractor which was the reason for requesting the current derogations. Derogations are currently in place until the end of October and will be reviewed on a monthly basis. BMu noted that the majority of residents were opposed to the 5 night a week working when it was originally proposed. • Residents Reps advised that the lighting on the cranes and flood lighting for night time working is still an issue for residents living around the site and requested that BAM ensure lights are switched off, Tower Crane 4 seems to be a particular issue. HMcD advised that breaker switches are being installed on the cranes to ensure security have access to automatically switch off the lights if they are left on. • Residents Reps also advised that "laddish" language is also an issue both inside and outside the site and requested that this issue is addressed, particularly around the perimeter of the site that backs onto the back gardens of houses along O'Reilly Avenue. With families more confined to home during Level 5 lockdown, children are hearing some undesirable language coming from site. BAM agreed to follow up with the Managers of the work areas along the site to make workers aware of the issue on this and will review putting signage up at the exit gates reminding staff on good behaviours outside the site. 	<p><i>HMcD/GK</i></p>
<p>8.0</p>	<p>BAM Update</p>	<ul style="list-style-type: none"> • HMcD updated the meeting on construction related activities on site since the last meeting. • It is planned to have the scaffolding down along the south fingers by the end of this year. • The frame will complete by the end of the year up to level for and the oval to complete in March. • The central part of the building will complete up to level 4 by Christmas and this will then allow completion of the entrance area and enable construction traffic to move in off the road area. • Internal works on the fitout continue. • Regular delivery of materials continues and are split between the various entrances. 	

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		<ul style="list-style-type: none"> BAM are in the process of fitting a permanent electrical sub-station at the north end of the site and once this is complete the Mount Brown entrance will move further back in off road. There are currently 850 people working on site including office staff. The north side staff entrance gate is due to open up next week. To date there have been 14 positive COVID tests which have all be contracted externally. There have not been any positive close contacts on site. BAM continue to advise the HSE of any close contacts on site and HSE complete the contact tracing. It was noted that any positive tests are across the workforce and not related to any particular groups of workers. 	
9.0	Update from Community Facilitator	<ul style="list-style-type: none"> BMu advised that most of the Residents issues have been covered during the meeting noting the major issue for residents is parking by workers and conduct in residential areas around the site. It was advised that Residents are reporting that they are continuing to have issues getting through to the Residents Helpline and the length of time they are being put on hold on once they get through. GK requested that Residents keep a note of the time they are having an issue so he can follow up directly with the helpline operator on the log of the calls. GK will update on the call log at the next meeting. 	GK
9.0	AOB	<ul style="list-style-type: none"> None 	
10.0	Next Meeting	The next meeting will be held on Thursday 26 th November 2020 at 6.30pm via Microsoft Teams.	

Distribution

Attendees
Apologies
File