

MINUTES OF MEETING

Meeting	Resident Project Monitoring Committee
Date	29 th September 2022
Time	6.30pm
Venue	Via Microsoft Teams

Present

Name	Company	Initial
Peter Finnegan	Chair, Residents PMC	PF
Rhonda Evans	Communications Manager, NPHDB	RE
Tom Concannon	Construction Director NPHDB	TC
Billy Murphy	Community Facilitator	BMu
Mary Kearney	Residents Representative	MK
Jean Early	Residents Representative	JE
Brenda Meehan	Residents Representative	BMe
Cllr Darragh Moriarty	Dublin City Council, South Central Area	DM
Cllr Máire Devine	Dublin City Council, South Central Area	MD
Chloe McHugh	Community Liaison, BAM Building	CMcH
Howard McDonagh	Construction Director, BAM Building	HMcD
Elaine O'Rourke (Minutes)	NPHDB	EOR

Apologies

Siobhan Geoghegan	Residents Representative
Derek Kelly	Dublin City Council

Minutes to be copied to:

Dan Watkins	Residents Representative
Damien Farrell	Residents Representative
George Ray	Residents Representative

No.	ITEM	DESCRIPTION/ACTION	OWNER
0.0	Introduction	The agenda was reviewed and agreed. The Chair, on behalf of the PMC, wished to formally express his thanks to Garry Keegan who has recently moved on from the Project and welcomed Chloe McHugh who has taken over the position of Community Liaison for BAM.	NOTE NOTE
1.0	Apologies	Apologies for this meeting were noted.	
2.0	Previous Minutes	Previous minutes of 10 th March 2022 were approved.	
3.0	Matters Arising/ Action Items	Matters arising/action items will be dealt with in these minutes.	
4.0	Overview of future works	<ul style="list-style-type: none"> HMcD updated the Committee on works planned over the next three months. 	

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		<ul style="list-style-type: none"> • Internal works are progressing at pace with the south fingers well progressed and due to start commissioning in December. • Systems commissioning of the domestic water systems, BMS systems and UPS has commenced. • Scaffolding is progressively coming down particularly along the north fingers and north face. • Landscaping is progressing in the meadow garden. • Waterproofing for landscaping is going down in other areas. • Works continue to finish the works on the glazing and soffits. • Main Roof – the eastern half is nearing completion with a completion finish by the end of October. • Instillation is now complete of the biome is now complete except for the vents. • Garden roof lights are completed in the rainbow garden and landscaping is now due to start. • Delivery of 5 chillers will start in October and take two weeks to complete. • Removal of the office containers over by ORA will take place on 22nd October followed by the removal of the office containers from the south fingers. Landscaping will start in these area after that. • Hoist is due to be removed at the Linear Park in two weeks and the west entrance hoist will be removed in December. • The build of the north fingers is due to be complete by March 2023. • Work continues on the FM Link tunnel until early next year when it will be above ground. • Road works to Brookfield, Mount Brown and SCR won't begin until well into the new year. It was noted that the hoard will not come down until the road works start. • MK queried the concrete cutting close to the main entrance as it is causing dust in the air. HMCD noted that the wall in that area was cast horizontally but needs to be sloping to ensure public safety so adjustments are currently being made, this work will take approximately one month to complete. • Tower Cranes – T10 will be the first to be removed, followed by T6 then T2. T7 and T4 will be the last to be removed. 	
5.0	Mobility Management Work Shops/ Linear Park	<ul style="list-style-type: none"> • PF confirmed that the Mobility Management workshop will take place on 17th October in the SJH Boardroom at 6.30pm. • It was agreed the PMC Mobility Sub-Committee will meet on Friday 7th October at 11am. RE to check BMCK's availability to attend this meeting. 	<p><i>NOTE</i></p> <p><i>RE</i></p>

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		<ul style="list-style-type: none"> • BM updated the meeting in relation to the status of the Linear Park and noted that DCC did not have all the information requested by the committee available. • An update was given on the status of the Thomas Street/Suir Road route which is due for completion by the end of 2022. • MD advised she had attended the DCC meeting in relation to the cycle routes and noted there was not specific plan given for the prioritising of the cycle lanes. MD requested that if anybody has any specific questions they would like asked, to pass them on to her and she will follow up with the relevant parties. • DM gave an update on the presentation he attended from the Active Travel Unit of DCC. He noted that non statutory consultation is due to take place with local residents and leaflets are due to be distributed next week. DM advised that he had been informed that the cycle route will not be routed through the Linear Park and may go down St. James's Walk but how it works is still to be agreed. • JE noted that Bus Connects have lodge planning for the Liffey Area 7, with a plan to move one route to the SJH campus areas, which will have more of an impact on residents and the entrance to the SJH campus. This item will need further review with DCC traffic management. 	
6.0	Resident Feedback	<ul style="list-style-type: none"> • BM advised that residents have concerns that information available on works impacting them directly is limited and referenced the 3-month lookaheads previously issued, MK requested if a version of this could be issued out. RE noted that now that the majority of works are taking place inside the building, and that information on future works was confirmed via the Community Facilitator and the Residents Alliance Group (RAG). The expectation is that these updates are included in the RAG newsletter. Presentations on public realm spaces and the hospital entrances will take place once finalised and agreed by DCC. • A discussion took place on the works to the O'Reilly Avenue houses and residents raised their concerns in relation to the pace of the works. • TC gave an update on the status of the preparation works BAM are due to complete to allow the Contractor for the ORA element of works, The appointed Contractor, Logical, will proceed with setting up their compound and starting the works from 1st November 2022. TC advised that Logical and the Architects should be in regular contact with Residents with regard to the works and he will follow up to ensure this is happening and ensure that any priority works are being considered correctly. • TC agreed to follow up in relation to the timeline for the removal of the gray partition at the site area. • It was also agreed that TC will follow up to ensure that the residents receive a timeline for the works and ensure that any 	<p>RE</p> <p>TC</p> <p>TC</p> <p>TC</p>

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		updated issues are included within the scope and drawings in relation to the works.	
7.0	AOB	<ul style="list-style-type: none"> An update date was given in relation the status of works at the Family Accommodation Unit site. All the underground works have now been completed. The tender process is expected to take place by the end of 2022 and the construction works will start on site within the first half of 2023. There is no update at present on the CRIC building. RE to check the status and follow up in relation to the timeline for the planting of trees, particularly at the ground floor level. RE noted that site visits can be arranged for any local residents who would like to view the site. If Resident Reps let her know she can follow up. 	RE
8.0	Next Meeting	The next meeting to be confirmed.	

Distribution **Attendees**
Apologies
File

APPROVED