

NCH IN D8

[Residents Alliance Group](#) April 2021

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Work Plan over the coming quarters

The NCH site continued to work through the current covid pandemic as a designated “essential site”, currently there are 1100 workers on site and this figure will probably expand to no more than 1800 workers this year, which is well below the projected numbers.

The external frame of the building is almost complete, that means that steel works and large concrete pours are more or less finished.

The tunnel between the NCH and the A&E on the north side of the site is due for completion this month.

The glass and external cladding continues to be fitted around the entire building and soon most of the work will be enclosed within the building.

GATE 3 at Brookfield is to be closed and ground works, that will be disruptive, will begin for the Ronald McDonald site, the actual building itself has not gone to tender yet.

The new permanent entrance at the SCR will replace Gate 3 and become operational in the coming quarter and GATE 5 on Mount Brown will be the other access point for materials.



Figure 1 Emerging Front Entrance SCR Brookfield

Cost of Overruns

BAM are still expecting to hand over the finished building to NPHDB in late 2023 (originally due in 2022) and there is at least a 6 month period for setting up and testing systems.

At present there are a number of court proceedings in play between BAM and the NPHDB and one was reported in the [Irish Independent](#) on the 6th of April.

“The claim went to conciliation and it is understood Bam was awarded around €20m of what it had been seeking. This was to compensate the company for 41 days of delays experienced in 2019 and 2020.”

The claim was originally for 43 million so each day lost is costing someone between 500k and a million euro.

Covid

All staff on the NCH site are required to undergo a weekly PCR covid test and to date

relatively few cases have been identified, in the current cycle of testing, one case was identified.

The PCR testing is for an initial 6 week period and we have not been advised if it is to continue now that all construction has recommenced.

As reassuring as the PCR testing is, there is still some concern among residents about workers congregating in groups during break times along the park and at shops.

Disappointingly, there still is no visible evidence of the BAM promised covid marshals overseeing social distancing among site workers taking breaks off site and/or using local shops .

[BACK](#)

Out of Hours

At the outset of the build BAM were granted an additional 5 hours per working week by An Bord Pleanála over and above the Dublin City Council's approved Building Site hours.

BAM work a basic 66 hours week,

7:00 am to 7:00 pm Monday to Friday
8:00am to 2:00 pm on Saturdays.

During covid DCC are allowing BAM two derogations per week to enable exceptional work be completed, that is an additional 10 hours per week, in effect, a regular working 76 hour week.

See [DCC conditions for granting derogations to NCH](#)

Despite these generous hours contractors on site have repeatedly broken them and commenced work early.

Residents have objected to DCC for breach of starting times and DCC's Planning

Enforcement responded by directing BAM not to open the site before 7:00 am.

Live Calendar of Work Notices

Check the RAG website for all BAM published work notices

[Calendar of Work Notices](#)

"We Live here" -Noise Levels

"BAM don't seem to realise that they are working in a residential area on a site that is surrounded by people's homes. " Resident O Reilly Avenue

There are noise limits in operation and they are monitored (See RAG Monitoring [Noise](#)) however the limits set can be breached by external factors.

It is the unusual sounds that may be within "acceptable levels" that alert people such as; shouting, machinery starting up, the beeping sounds of lorries reversing, loud bangs and with this in mind residents have asked BAM to minimise loud work including shouting, in and around areas adjacent to residents between the hours of 7:00 and 8:00 am.

As the structure has moved above the hoarding the ability to reduce noise has disappeared and the 7:00am start during the quieter days of covid has meant that the noise being generated by works on the higher floors is carried all the around the site but particularly impacts on residents in O Reilly Avenue, Cameron Sq and at the Brookfield entrance.

This level of "[acceptable noise](#)" and intrusion is not acceptable and An Bord Pleanála and DCC need to take this on board in relation to the on going work on this site and in regards other planned developments in the area.

Linear Park

There is continuing disquiet regarding the Linear Park on a number of grounds. The consultation engagement that begun the process has fallen away and clearly co-vid restrictions has impacted on that process. Yet it appears that certain sections of the redevelopment plan are happening before there has been any feedback to those groups that participated in the process.

Furthermore it appears that the section being activated has little to do with the overall development and enhancement of the Linear Park and more to do with finishing the entrance to the MISA/St James Hospital.

Indeed it has been pointed out that the eastern section of the proposed plan between the LUAS stops is beginning to resemble a grand entrance to the two hospitals rather than a Linear Park that engages with the surrounding population and environment.

To confuse matters further the plan does not incorporate the proposed cycle lane that is to be a spur coming off the Grand Canal cycle route to the proposed Liffey cycle route.

The availability of funds appears to be the determining factor about what happens where and when. The hospitals are paying for the entrances to their respective buildings so that money is available. In addition the NCH has paid some 8 million euro to DCC as a development fee, so there should have been plenty of funding to repair and redevelop the Linear Park but DCC pool all monies raised through the [Development Contribution Fee](#) in one fund to finance a range of activities across the city.

Surely there is a case for some of the Development Contribution Fee monies raised to be retained in the area where the development is occurring to mitigate the impact of that development. See [Linear Park development](#)

Parking

Between BAM encouraging contractors not to park around the site and DCC clamping being more evident it does appear to have freed up some parking in the area.

The Rialto Street area progress to securing Pay and Display for the street and cottages has taken another step forward with the completion of the local vote which appears to be a positive vote in favour of P&D. Once the official count is complete and it clears the DCC TAG and Area committee and gets approved by the Garda, the area will become a pay and display area, hopefully by the end of May early June.

The P&D should bring some comfort to residents who for too long have had to put up with a lot of anti-social parking in the area. However, it will be interesting to see where the displaced parkers will move to.

Parking in the area requires DCC to develop an area response that includes the new hospitals.

Feedback /Complaints to BAM/NCH

If you are unhappy or concerned by something you see or experience as part of the construction, please contact the 24/7 helpline. Your concern can relate to damage to your house, noise, dirt, traffic, out of hours works etc.....” **If you don’t report it, it didn’t happen”**



New Committee Member

Labour Councillor

Darragh Moriarty has joined the Residents Monitoring Committee

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