

# NCH IN D8

Residents Alliance Group September 2019

## Contents

### Work to the end of the year

- [Excavation of current road](#)
- [Out of Hours](#)
- [Linear Park](#)
- [Noise](#)
- [Notices](#)

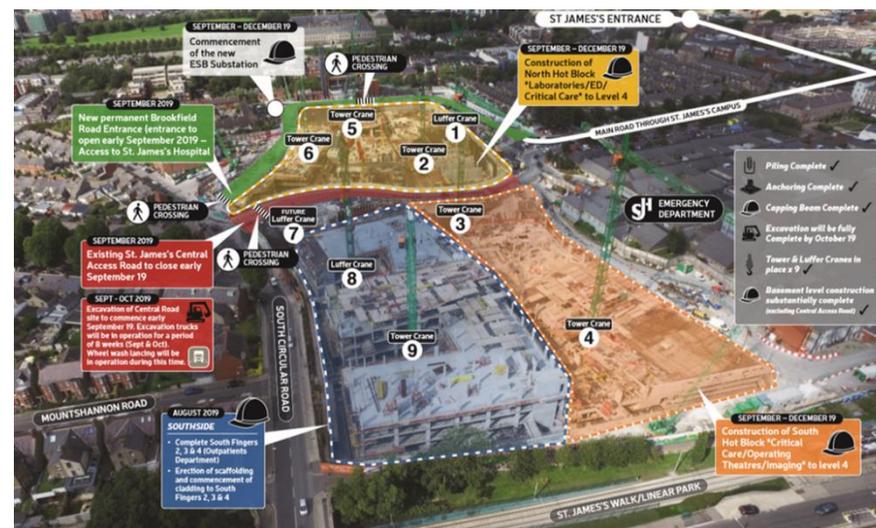
### Work to the end of the year

The planned “new road” completion date for May/ June with the excavation of the old road to be completed by the end of August did not happen as planned. The New Road was opened at the start of September and the excavation of the road will commence sometime this month and will continue for at least 8 weeks.

The image on the right outlines the latest work plan to the end of the year.

A significant amount of work is due to be completed over the next 4 months which will see the final excavation of earth cleared from the site and on the south side three of the four fingers are already complete will be scaffolded to commence cladding.

In this period also new buildings will appear over the hoarding along by the Rialto LUAS stop .



On the northern section of the site the new road although operational will soon be closed to public traffic other than traffic accessing the hospital or buses.

O Reilly Avenue who have been at the front line of the worst impact of the build are now essentially insulated from the building with the “new road “ between them and the site. However this period will also see the construction the northern block to four levels above ground at the back of ORA. [Back](#)

## Evacuation Work

The opening of the new road will enable BAM to remove the current road and excavate the final “hole” which will connect the sites on the north and the south side.



The excavation will take approximately 8 weeks and sees a relatively small amount of earth left for excavation, but it is approximately 50,000 cubic meters a substantial amount of earth involving relays of McGuire lorries back on the move.

To date all lorries have exited the site from the Rialto Gate contrary to the Planning Permission where the exits were to be balanced with 70% Rialto and 30% Mount Brown. Lorries for this period will continue to exit from the Rialto Gate, this issue has been raised by Residents with DCC.

BAM have assured the Residents Project Monitoring Committee that a wide range of cleaning enhancements will be in place during this phase to mitigate the impact of dirt and dust during including new wheel wash locations, concrete aprons leading to and from wheel wash and all lorries exiting the site to be photographed.

However, it is now apparent that due to the restrictive space on site a drive through wheel wash will not be in operation and wheels and undercarriage will be washed manually with a lances.

A major concern is that the dirt of last October November will return to the SCR with this greatly reduced cleaning regime.

## Linear Park

DCC Parks and Landscapes Services and their consultants AIT have organised a consultation with Mountshannon Rd residents in relation to the lane running along the back of their houses along the linear park.

The meeting in in the [F2 Centre](#) in Rueben Plaza on Tuesday the 10<sup>th</sup> of September at 6:00pm.

If you want to be contacted with updates on this let us know.

[Back](#)

## Out of Hours

An increasing concern among residents is the number of “out of Hours” permits being granted to BAM by DCC.

According to Planning Permission BAM can work 7:00 am – 7:00 pm on weekdays and 8:00 am to 2:00 pm on Saturdays or **66 hours per week**.

Derogation or extended hours are granted for exceptional circumstances,

See “[Protocols for Derogation within Dublin City Councils Administrative Area](#)”

concrete pouring is regarded as an exceptional circumstance.

Between Jan15<sup>th</sup> - Aug 31<sup>st</sup> BAM received permission to extend their working hours on **75 occasions**. Initially this meant extensions twice a week and more recently this has increased to three times a week with a regular weekend permit once a month.

To put this into perspective, residents in certain areas around the site have been exposed to **98 hours per week** of site work on 8 occasions that is 50% more than the Legal Hours and up **88 hours per week** of site work every second week in July and August.

This obviously raises a question about derogations for exceptional circumstances and concrete pouring.

A case can be made that the “floating” or finishing off of a concrete pour does require into the evening to finish the work off but it does not support derogations for a 6:00 am start, which effectively means the site is open from 5:30 am .

**DCC Planning and Enforcement** need to get the balance right here in terms of resident’s rights to a quality of life and the right of the contractors to do their work it now appears that balance is way off centre and needs to be realigned.

## Noise

Four of the twelve monitors that surround the site are consistently breaching Planning Permission/EIS levels of 70dB, these monitors are located at the MACE SCR, SCR Mountshannon, James Walk and Mount Brown and these exceedances are accounted for by normal traffic usage.

Residents anxious to come to some understanding with BAM and DCC in terms of what is an “acceptable” noise level whereby the monitors will be effective in isolating construction related noise from ambient noise.

To this end the Monitoring Committee agreed to work with the British Standard for noise levels of 75dB which is applied on other sites in the city most notably the Boland Mills site and the Ormonde Hotel site on the Quays.

The latest monitoring reports state that;

*“During the monitoring period (24th June 2019 – 11th August 2019)*

*9 of the 12 monitors recorded readings above the limit specified within the Project EIS.*

- *2 monitor recorded readings above the DCC daily 10 hour limit.*

- 3 monitors were offline during the timeframe covered in this report.

This confirms a pattern of work on the site that regularly exceeds the EIS levels (70dB), monitors are regularly not working and furthermore noise levels exceed the BS level (75dB) being used by DCC on a number of sites and adopted on a trial basis by.

Below is a breakdown of noise breaches,

Noise  
Excerpts from Noise Monitoring Reports

Jan'19	March'19	April'19	May'19	June'19	July/Aug
8 of the 12 noise monitors recorded readings above the limit specified within the Project EIS. 5 monitors regularly record exceedances caused by ambient background noise making. Readings at 2 locations were caused by tracked excavator operating in the area. Readings at 1 location was caused by anchoring or excavation works in the vicinity. 4 noise monitors were <u>off line</u> for portions of the monitoring period.	6 of the 12 noise monitors recorded readings above the specified limits. Three of the exceedances were related to ambient traffic and three related to excavation works or piling works. Mitigation measures included stopping works every 15 minutes and the placing of green acoustic blankets around <u>herras</u> fencing.	7 of the 12 noise monitors recorded readings above the specified limits. 5 of these 7 exceedances were caused by 'ambient traffic' or background/unexplained noise.	7 of the 12 noise monitors recorded readings above the specified limits. 3 of these exceedances were due to ambient noise. 4 monitors recorded readings which were due to construction related activities and were for short-term durations.	7 of the 12 noise monitors recorded readings above the specified limits of the Project EIS. 4 monitors recorded readings which were due to ambient traffic and 3 were due to construction related activities. 2 noise monitors recorded readings above the DCC daily <u>10 hour</u> limit.	9 of the 12 number monitors recorded readings above the limit specified within the Project EIS. 2 monitor recorded readings above the DCC daily 10hour limit. 3 monitors were offline during the timeframe covered in this report.

It might be easier to read the reports on the RAG website [here](#) where all the noise, vibration and dust reports are available.

[Back](#)

## Outdates

March 19

- BAM with the permission of DCC agreed to put in a "pedestrian friendly path" across the entrance at Mount brown.

May 19

- Temporary Pedestrian lights at Brookfield are to be removed and a reinstatement of the parking space lost to accommodate them.
- DCC have agreed for BAM to locate a digital speedometer along the SCR subject to NCH.
- Road on SCR to be resurfaced, postponed until final excavation complete in October/November

For more information please contact [info@residentsallinacegroup.com](mailto:info@residentsallinacegroup.com)

[Back](#)

## Questions and Answers

If you have any questions or issues you want raised with the NCH or the contractors in relation to the build please forward them to the e-mail address below and we will raise them at the next [Residents Monitoring Committee](#) meeting on the 12<sup>th</sup> of September.

[info@residentsallinacegroup.com](mailto:info@residentsallinacegroup.com)

## Notices

### Drimnagh Residents Community Group

The DRCG have joined the RAG Network. The group covers residents from Rialto Bridge up to St John Bosco and from the canal to Crumlin Road

Contact

[Drimnagh Residents Community Group](#)

### Feedback

If you are unhappy or concerned by something you see or experience as part of the construction site, please do contact the 24/7 helpline, this can relate to noise, dirt, traffic, out of hours works etc.....” **If you inform, they will reform**”



### BAM information Evening

Tuesday 10<sup>th</sup> of September in the F2 Centre from  
5:00pm – 8:00pm

### Work Advance Notice

If you want to be notified of out-of-hours works or work on site that will impact on where you live sign up for the BAM Messaging Service

Garry Keegan Community Liaison

Ph 01 531 1110/087 1364157

<mailto:gkeegan@bamcontractors.ie>

### Live Calendar of Work Notices

Check the RAG website for all BAM published work notices

[Calendar of Work Notices](#)

[Back](#)

Issued by the [RESIDENTS ALLIANCE GROUP](#)