

# NCH IN D8

[Residents Alliance Group](#) March 2022

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BAM expect to be handing over a completed hospital to Children's Health Ireland (CHI) in

early 2024 then there will be up to 6 months of operationalising the hospital before it open to the public in late 2024 significantly later than the original 2021 completion date.

## Work Plan over the coming quarter

Weather proofing of the building is continuing and will be complete the end of May. All external glazing will be finished by end of April. Internally some sections of the building are almost finished, equipment and furniture is due to be installed while in other sections walls and ceilings are still being completed.

By late July the white section in the photograph below will be landscaped to include a meadow and trees, landscaping will commence also in the internal courtyards visible in the bottom right of the photo which will require all the portacabins to be removed. The helipad will also be installed beyond the two white ovals on the right of the photo adjacent to the Rialto LUAS stop.



Figure 1 Drone shot of structure from SCR March2

What will become apparent over the coming months will be an increase in white vans around the area. The increase in workers will impact on parking in the area.

Currently the workforce is at 1570 workers on site with additional numbers working off site. This on-site number will increase to 1800 through the summer as the number of sub-contractors will increase to include more of the finishing trades such as electricians, furnishing and finishing. The numbers will peak in late Summer and begin to decrease in the Autumn.

## Family Accommodation Unit

In the photo above you can see the excavated basement for the new Family Accommodation Unit on the community side of the new road.

This site is owned by HSE and recently they contracted the NPHDB to undertake the design of the facility and to oversee the tendering process.

The expectation is the tender will be issued in April'22 and the build will be done in 6 months.

The new 53 bed units will be over 3 to 4 floors and must be completed when the hospital is finished.

## The Children's Research and Innovation Centre (CRIC)

The development of the CRIC building is not clear, it was always the final piece of work to be completed under the NCH work programme. However the development is contingent on philanthropic donations and to date it is unclear how much of the cost has been sourced.

This CRIC building will be located at the entrance to St James's hospital on the far side of the Ceannt Fort estate.

## Final stage of the building phase

Now that the building of the NCH is moving into the fitting out and finishing stages, much of the impact on residents is diminishing. The construction of the Family Unit and CRIC will impact on some residents when they are being built but the challenges facing the community now is to capture any learning from the building phase, the restoration of the Linear Park to the community and how to absorb the enormous impact of the 24/7 hospital in the community with all the movements in and out of this facility by staff, services, patients and visitors.

Dublin City Council are central to each of these tasks being achieved.

- Building protocols for Dublin City
- Linear Park
- Traffic Management Plan

In order to engage with DCC the Residents Monitoring Committee have agreed a programme of action that address all three issues.

## Building Protocols

It is without a doubt that the mitigation measures undertaken by the developer as outlined in the Environment Impact Study (EIS) and the additional conditions agreed by An Bord Pleanála (APB) for the construction of the NCH have set a benchmark for good construction practice in a urban area.

The conditions agreed by ABP are also reflected in the 2017 protocols adopted by DCC

“To alleviate / mitigate the issues currently being raised by residents in the Docklands Area. (With reference to the London Good Practice Guide: Noise and Vibration Control for Demolition and Construction produced by the London Authorities Noise Action Forum, July 2016)”

Currently councilors are looking to have these protocols adopted by DCC city wide.

Essentially these protocols regard people living and working beside construction sites as stakeholders and therefore must be considered and engaged with by the builder in terms of operating hours, effective noise and dust management and clean transport.

## Workshop on Linear Park

As good as DCC were in taking account of resident views in terms of working hours and noise and dust management, the same cannot be said for DCCs treatment of residents when it came to public amenities. The Linear Park was annexed by DCC to St James’s Hospital and to the NPHDB to facilitate a builder’s compound with no discussion, no advance warning, no alternatives explored, absolutely no engagement with residents about the loss of the park.

In response to a lot of criticism DCC began a consultative process with residents about planning the reclamation of the park for public use once the hospital is built. However, to date, the net result of the process is one of frustration, the only work completed has been work that DCC were paid to complete as part of the MISA hospital build that predated the current Linear Park situation.

The 5 phase programme for the restoration of the Linear Park with milestones listed by the DCC CEO last November is an extremely vague work plan bookended with the only two timelines, first the MISA entrance will be

completed by the end of 2021 and the annexed sections of the park will be returned by quarter 3 2024 with really nothing else happening between those dates.

Phase 1 – MISA entrance on site Q4 2021, to be completed Q4 2021. DCC Parks delivery

Phase 2 – Basin lane -Fatima - Detail design with further consultation Q1 2022. On site Q4 2022. Will include hertiaga study & works on the North east side of Rialto bridgeleading to NCH entrance. DCC Parks delivery

Phase 3 – Suir Road bridge, canal side. Consultant appointed to do feasibility study, complete in May 2022. Waterways Ireland with DCC South Central Area office

Phase 4 – NTA cycleway, programme to be confirmed by DCC E&T

Phase 5 – Rialto Bridge to Fatima Luas stop - reinstatement of hospital wayleaves in Q3 2024. BAM on behalf of the NCH

Figure 2 Time line for restoration of Linear Park DCC 2021

BAM do not expect to be vacating the compound along the linear park until the hospital is operationalised.

Resident understanding was that BAM will vacate the Linear Park when the hospital is finished and handed over to the CHI in early 2024 and only at that point the entrance to the hospital can be completed.

To progress the issue the Residents Monitoring Committee are hosting a workshop with all the parties invited to review the progress and agree the timelines.

The workshop is planned for early June and this should give DCC enough time to find out where and how the cycle way is going to traverse the park, have the recommendations by Irish Waterways for the Suir Road canal elbow to hand and be clear as to when BAM will be vacating the compound in the Linear Park.

For more information on Linear Park

- [Linear Park Update Nov 21 Here](#)
- [Linear Park Draft Masterplan Here](#)

### Live Calendar of Work Notices

Check the RAG website for all BAM published work notices

[Calendar of Work Notices](#)

## Workshop on Traffic Management Plan

Probably the greatest issue facing the community over the coming years will be the impact of a hospital the scale of National Children's Hospital on the surrounding community in terms of movement and access.

The original traffic management plan drawn up as part of the NCH Planning Application in 2015 is in need of a review and update (See [EIS Traffic Plan](#) ).

As part of the planning permission St James Campus Mobility Plan (including the NCH) were to review and update the implementation of their mobility plan with DCC and for a variety of reasons this has not happened.

We are now in a situation where there is no current Traffic Management Plan in place for the effective functioning of the National Children's Hospital.

In response to this situation the Residents Monitoring Group are hosting a workshop in May where the issues that need to be addressed in a Traffic Management Plan can be discussed and explored including;

- needs to take account of the new developments in the Dublin 8 and projected increase traffic flow.
- Assessment of the impact of cycle ways on traffic flow
- The impact of the Bus Connect with a proposed Bus Gate at Mount Brown (submitted to planning in June).

- Parking management options for inside and outside of the complex
- A review of the revised St James's Complex mobility plan

The workshop plans to invite the various parties with responsibilities for different aspects of traffic management together to discuss the impending opening of the National Children's Hospital and the plans in place to ensure appropriate access to the hospital.

Details on the workshops will be issued as they become available;

- **Workshop 1:** Mobility and Traffic Plan for the area an update on issues arising 5<sup>th</sup> May.
- **Workshop 2:** Linear Park Update 9<sup>th</sup> June
- **Workshop 3:** Mobility and Traffic Management Update date to be agreed

## Naming the Hospital/Renaming the Linear Park

The proposal by the FTTA residents group was endorsed the Resident Alliance Group that the NCH, and or the linear park be named to honour [Dr Kathleen Lynn](#), given her role in setting up [St Ultans Hospital](#) and pioneering national vaccine programmes.

### 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"

