

Date 14 July 2017

BAM's proposed sequence of works to the rear of O'Reilly Avenue identifies 2 main areas of work:

1. Construction works associated with building the Utilities Tunnel (which we understand is part of the current Enabling Works package)
2. The remaining works required to complete the new sewer installation and the new boundary wall installation at the end of the ORA properties

With reference to point 1 above, some changes have been made to the original proposals as the original drawings showed a series of underground services (including Medium Voltage Cables) and a temporary emergency access road between the rear of the ORA properties and the underground Utility Tunnel. In the new proposals presented, the underground services and temporary emergency access road have been moved further into the NPH site and away from the new boundary wall to your properties locating them on top of the Utility Tunnel (which has remained in the same location). These layout modifications propose to reduce the amount of construction activities in the zone immediately behind the proposed boundary wall.

In addition to this an underground piled wall indicated as part of BAM's temporary works (which will remain in place) has been indicated tight against the edge of the Utility Tunnel. We are advised that this has been proposed to limit any ground movements during the excavations for the Utility Tunnel and will mean that the excavations for the Utility Tunnel will be a minimum of 9.5m away from the boundary wall at its tightest point.

The introduction of the piled wall and the relocation of the temporary access road and underground services will reduce the depth of excavation required for a portion of the proposed boundary wall – primarily to the rear of numbers 70-73.

For points 1 & 2 above, the following proposed sequence of works has been identified by BAM which should give an indication of the activities that would be seen on site. We intend to talk through these details with you when we meet but provide an overview below so you can review if you wish ahead of this.

1. Erect 4 metre tall continuous hoarding along the length of the ORA properties at a distance approximately 4.5 metres from the back of the existing Heras fencing to the rear of your properties.
2. Decommissioning and removal works of tanks within the NPH Site – 1 above ground and 1 below existing ground level. These tanks are approximately 15-20m away from the rear of the properties on ORA.
3. Further removal of the existing earth bank within the NPH site down to the same level currently excavated directly behind ORA. These removal works will be completed by excavators that will operate from the NPH side of the bank and not from the current low level immediately behind the ORA properties.
4. An existing concrete retaining wall opposite Number 73 will then be removed. This retaining wall runs perpendicular to ORA back into the NPH Site.
5. The 4 metre tall hoarding (mentioned in point 1 above) will then be moved a further 1.5 metres back into the NPH site to provide working room for the works to the rear of ORA.
6. Piling will commence at what will become the edge of the Utility Tunnel. In parallel with this it is intended for the sewer installation works to commence subject to agreement with ORA

Residents. The location of the sewer has been moved further away from ORA and closer to the proposed boundary wall. The excavation required for this will be completed with a 1 Tonne mini digger for the main line and all the connections into each property will be hand-dug. It is advised that the excavation depth for the sewer will be between 800mm and 1200mm below existing garden levels – but it is worth noting that for the main line the excavation will be between 400 and 800mm below the current level outside Heras fencing (as the ground has already been reduced lower than the garden levels here).

7. The new boundary wall foundation works are intended to follow the installation of the sewer subject to agreement with ORA. The depths of excavation required will be between 650mm and 1000mm below existing garden levels – but it is worth noting that for the excavation will be between 250mm and 600mm below the current level outside Heras fencing (as the ground has already been reduced lower than the garden levels here).
8. The piling at the edge of the Utility Tunnel is intended to be completed at this stage and excavation behind this piling (i.e. on the NPH side) will commence. In parallel with this the Garden finishes would be installed to ORA subject to agreement with ORA Residents.
9. The Utility Tunnel construction will follow the excavation works. In parallel with this the boundary walls to the rear of ORA would be completed subject to agreement with ORA.