

**NEW CHILDREN’S HOSPITAL**

**BAM Building Site Office (Linear Park)**

St. James’ Hospital, Dublin 8

5th September 2018

**CONDITION SURVEYS OF SIX PROPERTIES ALONG MC DOWELL AVENUE, CEANNT FORT**

Dear Resident,

I refer to works which are due to take place adjacent to some properties along McDowell Avenue.

These works relate to partial demolition of the old CRIC building (i.e. Child Research Innovation Centre) on St. James’s Hospital Campus, and removal of the top rows of brick from the CRIC boundary façade wall facing onto James’s Street. This façade wall / derelict building is not a listed building and was discussed at length at the An Bord Pleanála Oral Hearing in December 2015, this derelict building is ultimately being demolished to accommodate the new children’s research and innovation centre.   As you are aware there has been a recent safety concern regarding the façade wall as in 2017 masonry fragments were found on the footpath in the area.  The façade has been surveyed and assessed by structural engineers and with DCC agreement it is being partially demolished to reduce its overall height and ensure it does not pose a risk to the public.  A heritage architect has surveyed the façade and has prepared a salvage report for the façade wall in line with our planning condition set out by An Bord Pleanála.

For further information see Chapter 16 of the Environmental Impact Statement <http://www.nchplanning.ie/wp-content/uploads/2015/07/Chapter-16-Architectural-Heritage.pdf>

Prior to these works, due to take place early October 2018, BAM is offering to condition survey six properties along McDowell Avenue. These condition surveys will be conducted by ABL Surveyors, on September 17th, 18th & 19th. These surveys are primarily of a photographic nature of the internal and external walls of the property. Once completed a report will be prepared with copies provided to each householder and BAM. Please ring Ciaran Byrd of ABL at 087-3506-408 to arrange for him to call if you are agreeable for him to conduct a condition survey of your property on one of these days.

For general enquiries relating to ongoing construction activities at the New Children’s Hospital, please continue to contact the 24/7 Residents Helpline on 01 5311110.

Yours sincerely,

Garry Keegan

BAM Community Liaison