

NCH IN D8

[Residents Alliance Group](#) May 2024

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What's Happening on the Site



Figure 1 NCH Image Winning animation see Community Awards

BAM continue to work 17 hours day to finish the long overdue Children's Hospital.

Worker numbers remain constant at 1200 but there is a huge turn over in personnel as new trades are coming on site to finish works.

The two major external works being undertaken in the coming weeks are the entrances to the hospital, the main entrance and the pedestrian entrance (Luas stop).

Main Entrance Plaza is currently paved prior to completion in ten weeks.



Rialto Bridge, the civic works are completed and kerbing and tarmacking commenced on the 26th April.

Paving at the south entrance (Rialto Luas stop) has commenced and due to finish mid-May. To facilitate this some of the temporary offices will be moved closer to the Fatima stop.

In the same time period a shaft needs to be installed 4 metres in the south eastern side of the campus.

On the eastern side of the hospital the shared "canopy" with Accident and Emergency is being installed at the start of May and surfaces are being completed.

Footpaths on the north road are also complete and the back of O Reilly Avenue is having the hoarding removed and topsoil put in place prior to landscaping.

In the coming three months all external works will be complete.



Figure 2 Near complete interiors

Internally, the eastern section is complete , specialist equipment is installed even the “clocks are on the walls”.

- The fingers numbers 5+6 are finished, 4 due to finish painting .
- Concourse scaffolding all but gone.
- Tilers are operational at ground level.
- Oof the 20 concrete pours required for underfloor heating 19 are complete.
- Balustrades are being finished , glass and wood installed.
- Power is on, heat is on, lights are on
- Commissioning is in progress.
- 4 of 6 primary lifts in operation .

Helipad is complete and awaiting commissioning from IAA probably late summer.

Linear Park

As mentioned above the public walkway from Rialto Bridge to the Luas stop and the pedestrian entrance from the Luas stop to the Hospital will be complete in the coming months.



However the temporary offices will remain inside the hoarding on the park until the build is finished preventing any further restoration of the park.

Family Accommodation Unit

Work has at last commenced on the Family Accommodation Unit. Clancy Construction have been appointed to design and build the new facility, with construction expected to be complete by Q3 2025.



Figure 3 Artists impression of FAU from western side of SCR

The new family accommodation unit will provide accommodation for 52 families every night, who have children receiving treatment in the new children’s hospital. As well as bedrooms that will accommodate families of all sizes, there will also be communal kitchen facilities where families can prepare meals, as well as shared common areas such as living rooms, playrooms, reading rooms, a laundry facilities and outdoor spaces.

The FAU will be connected to the new children’s hospital at basement level, providing direct access for families who are visiting their loved ones at any time of the day or night.

Ronald McDonald House Charities Ireland will operate the new facility when it opens. Currently 20 families are accommodated at any one time in the Ronald McDonald House at CHI Crumlin. The new Ronald McDonald House will more than double the accommodation available for families, with its 52 bedrooms, and enhanced communal areas.

Although the completion date is 3rd qrt in 2025. The dirty work that has the greatest impact on residents is almost complete. The

size of the site required excavation and initial concrete pouring to access site from Brookfield Road, this access is to be closed and access to the site in future will be facilitated by way of the hospital campus road.



Figure 4 The “dirty work”

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Traffic Management Workshop

The Resident’s Monitoring Committee hosted a follow up workshop to the one held in October last year in February of this year.

The workshop format was similar to the previous one and with the James’s Campus and Dublin City Council Traffic Management as the keynote speakers.

The issues facing the area are complex, between sustainable transports policy commitments and the increased vehicular traffic, the ever expanding developments adjacent to the hospital campus and the ambitious planned expansion of the complex into the future poses serious questions for planners, residents and service users in and around St James’s.

The workshop explored many of these issues carried over from the last workshop included

- SCR MACE Turn /Filter
- James CRIC and adjacent developments
- Additional James’s Planned development

- Parking
- Cycle ways
- BUS corridor

The SCR Junction



SCR Junction is complete and seems to be working extremely well.

Ongoing and future developments

Ongoing and future developments in the immediate area are illustrated in the image below.



Figure 5 Ongoing and future developments

The orange area is the ST James’s Campus which is due to be totally rebuilt over the next 15 years, the completion of the Children’s hospital is just one milestone in that redevelopment process. We should have more details of this going forward.

The light blue circles are DCC regeneration sites including; Oliver Bond, Basin Lane, Marrowbone Lane , Donore and Dolphin House. The other coloured areas are private, developments.

Currently there are over 5000 housing units planned for the area with slightly under 500 parking spaces .

Status	Housing Units	Permitted parking spaces
Under development	600	50
Permitted	2584	224
In-planning	2406	162

Apart from the planned units the parking spaces being allocated at under 10% vastly underestimate current car ownership in the area with 50% of housing units owning at least one car(CSO 22).Based on those figures we could be looking at an additional 2500 cars requiring parking spaces with only 500 being provided as part of planning.

Bus Corridor.

The proposed bus corridor along Mount Brown again posed a significant question as to how the system will work. Currently the NTA have planning permission to proceed with the bus gate that will both impact residents in Ceannafort and people exiting the Children’s Hospital car park . The NPHDB are in discussion with NTA regarding the impact of the approved bus corridor and we await developments.

See issues raised here

[NTA Response to ABP Submissions 26.10.22.pdf \(pleanala.ie\)](#)

Parking

Residents are still pointing out to DCC that the parking rate for the NCH should correspond with the surrounding on street parking . In spite of the maximum 10 euro per day ceiling placed on hospital parking nationally the on street parking is cheaper than the proposed hospital hourly rate. This

will result in a further pressure on resident parking.

The workshop was informed that rates are set in bye laws and the New Children’s Hospital is in a green zone a non-high demand area.

Protocols

Given the level of construction due to take place in the area over the coming years the RMC have again urged DCC to adopt the building protocols regime that BAM had to operate to for the construction of the NCH, a regime that mitigated successfully many of the issues that occur in inner city developments.

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BAM COMMUNITY FUND

The BAM Community Fund is still operational and 40 applications were received and are currently being assessed. The final awards will be announced in June 2024.

Previous Award winners

The Animation competition, sponsored by BAM and the Community Benefit Programme and run in partnership with the NCAD’s Studio+ aimed to engage local college students with the project. Fifteen Moving Image Design students in three teams participated in the challenge with each team tasked them to develop a concept and storyboard for a visual interpretation of the construction of the new children’s hospital

The winning concept, The Fox That Brings Flowers, was developed by Studio+ Year students Jamie Craig, Myla Sirvyte, Robin Rösing and Grace O’Reilly

You can view the winning animation here: <https://vimeo.com/939533455>

Rialto Bridge



Figure 6 Current Bridge 2003

Maybe it is time for the powers that be, including NTA, DCC and Luas operators to review the reinforced Rialto bridge.

The original bridge was re enforced to protect Luas travellers below, one the arguments put forward for the 2 metre high solid concrete infill on the bridge was to prevent the trailers of articulated lorries that jack knifed on the bridge from falling over the side walls onto the tracks below.



Figure 7 The pedestrian road user experience of Rialto Bridge

Such an occurrences was never likely to happen and now that we have over 20 years proving that likelihood was correct . In addition building construction techniques, improved traffic management and road safety ensures it will never happen it, so let us return to the original bridge.

The original Rialto Bridge had design that included a connectivity to its original purpose facilitated by “see through and see over” .

Surely the time is to re-engineer the bridge and bring the surrounding park and built environment into bridge users experience



Figure 8 Bridge before 2003 "Upgrade"

[Rialto Bridge DUBLIN 8 | Ireland Reaching Out \(irelandxo.com\)](http://irelandxo.com)

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 .

If residents have any questions in relation to on-site work, please contact BAM site security manager Derek at any time on 087 6967723, or email ChloeMcHugh to at cmchugh@bam.com.