

MINUTES OF MEETING

Meeting	Resident Project Monitoring Committee
Date	11 th April 2019
Time	6.30pm
Venue	Boardroom

Present

Name	Company	Initial
Peter Finnegan	Independent Chair	PF
Cllr Rebecca Moynihan	Dublin City Council South Central Area	RM
Cllr Criona NíDhálaigh	Dublin City Council South Central Area	CNiD
Mary Taylor	Dublin City Council Area Manager	MT
Rhonda Evans	NPHDB	RE
Pat Molloy	NPHDB	PM
Billy Murphy	Community Facilitator	BMu
George Ray	Resident's Representative	GR
Brenda Meehan	Resident's Representative	BMe
Mary Kearney	Resident's Representative	MK
Garry Keegan	Community Liaison, BAM Building	GK
Howard McDonagh	Construction Director, BAM Building	HMcD
Cian Sullivan	Atkins	CS
Elaine O'Rourke (Minutes)	NPHDB	EOR

Apologies

Bruce Phillips	Dublin City Council South Central Area
Daniel Watkins	Resident Representative
Jean Early	Resident's Representative
Cllr Tina MacVeigh	Resident's Representative

Not Present

Cllr Pat Dunne	Dublin City Council South Central Area
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No.	ITEM	DESCRIPTION/ACTION	OWNER
1.0	Apologies	Apologies received as per list above.	
2.0	Previous Minutes	<ul style="list-style-type: none"> Previous minutes of 07th March 2019 meeting were approved with some minor amendments. It was noted that at the last meeting RE updated the meeting in relation a change in the date of submission of planning permission for redevelopment works on a site owned by SJH which is located on Brandon Terrace, the planning application 	

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		<p>is expected in Q2 2019. For details on this issue please refer to November 2018 minutes.</p> <ul style="list-style-type: none"> • Section 7.0 – AOB Action item on parking spaces lost at Brookfield Road lights should be allocated to MT and not MK. 	
3.0	Matters Arising/ Action Items	<ul style="list-style-type: none"> • Refer to Action Sheet for action items. • Discussion took place on the following actions: <ul style="list-style-type: none"> ❖ Action item 93 – Meeting took place and it was agreed to hold interim meetings between the scheduled meetings when necessary to discuss any major resident issues. ❖ Action 94 – DCC Roads Department and BAM are currently in discussion in relation to resurfacing SCR. ❖ Action 99 – MT updated the meeting. DCC carried out a speed audit on the South Circular Road Kilmainham over a 24-hour period and noted that the average speed on the road was 47km/h which is below the speed limit of 50km/h. MT agreed to forward on the audit data to NPH/BAM to consider providing the funding to place a digital speed display on the SCR. ❖ Action 105 - BMu followed up this action with MT. The DCC Parks Department and Architect will hold another consultation with residents who attended the previous workshop. BMu to follow up on organising a date. ❖ Action 107 – MT followed up with Planning Enforcement and they noted they are under significant pressure at present. BMu has had engagement since the last meeting and felt there had been improvement in communication over the past 6 weeks. GR registered his concerns in relation to responses from Planning Enforcement considering the significances of the NCH Project. CNiD noted that if necessary a complaint could be lodged with the DCC complaints department if residents are not happy with response times as they might get a quicker response via this channel as opposed to the Enforcement Section ❖ Action 108 – RE requested update from SJH but not received as yet. ❖ Action 109 - RE issued a note to BMu. NPH/BAM to follow up with letter to residents. ❖ Action item 110 – Unsure if inspections actually took place – someone inspected drains but not sure who, MT attempting to follow up. 	
4.0	Summary from Atkins on Technical Advice – Dust, Noise, Vibrations and Rodent Controls	<ul style="list-style-type: none"> • CS updated the meeting on dust, noise and vibration reports. • BMu and Residents Reps noted that they were late receiving the reports ahead of the meeting. CS noted he had been waiting for approval before issue. Both NPH and BAM stated that Atkins do not require any approval from them ahead of 	

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		<p>issue of the reports and these should be provided to Residents by the agreed time.</p> <ul style="list-style-type: none"> • 1 of the 11 vibration monitors recorded readings above the specified limits. This exceedance was attributed to an accidental knock. It was noted that this monitor is located inside a property as opposed to on the site therefore should not be described as an accidental knock but rather 'unexplained'. It was also noted that most of the exceedances happened over a weekend when no works were ongoing in that area of the site. • 1 no. monitor was off line for 3 days due to a malfunction of the monitor which was sent back to the manufacturer for repair. It was noted there were 3 other operational monitors in this area which exceeds the required number of monitors for this area as described with the EIS and these did not show any exceedances during this period. • 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. • There was a discussion in relation to the accuracy of the noise monitors and BMu and Resident Reps requested that the decibel levels of the monitors are reviewed to ensure that monitoring for the next phase of the project is as accurate as possible. HMcD noted that BAM believe the 70db level set in the EIS is challenging due to background noise/ambient traffic almost reaching these levels alone. PM noted that 75db level (averaged over 12hrs as per other DCC planning permissions) would be a more useful indicator of noise levels and residents could differentiate between site/construction noise versus ambient traffic noise. It was agreed to consider as a collaborative group with Planning on raising the level at which exceedances are declared to 75db over the 12hr working day with reduced levels at night as per DCC guidelines and to review with intent to get agreement from all parties that this is the best way forward. • 2 monitors recorded exceedances due to compaction of road and tracked excavator in operation. • 1 no. monitor was off line for portions of the monitoring period – down for short periods due to battery issues. • The 11 dust monitors on site showed no exceedances as levels of dust below the levels specified in the EIS. • BAM confirmed that their independent testers have not reported any rodent activity on site within the last 3 months. 	<p>Action 111</p>
<p>5.0</p>	<p>Update from BAM Resident Liaison</p>	<ul style="list-style-type: none"> • GK noted that the excavation works were substantially completed on 22nd March 2019 and a letter on same was sent to resident living in the vicinity of the construction site. • Window washing is going well at present and has been extended to include other areas including Faulkners Terrace. 	

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		<p>CNiD queried if Cameron Square had been added. GK said not at present as no requests had been received.</p> <ul style="list-style-type: none"> • The Connect Newsletter for residents dated April to August is due to issue next week. • It was confirmed that the site will be in operation on Good Friday but will shut down over Easter Saturday, Sunday and Monday. • HMcD updated the meeting on construction works on site. <ul style="list-style-type: none"> ❖ Works are ongoing on the construction of the new permanent access road around the north end of the site. This is due to open in Q3 2019. Once this road has opened excavation works will begin to the central road. ❖ Construction of the concrete frame from level B2 to ground floor is ongoing on north side of site. ❖ Concrete pours continue on southside from LG level. Rising elements will start to come above the hoarding very shortly. ❖ Commencement of mechanical and electrical services first fix is due to begin in the south fingers in the coming weeks. • There was a discussion in relation to out of hours working. HMcD noted that BAM are in discussion with DCC with regard to breaking the site up into four quadrants and treating them as 4 different sites due to its overall size. BAM note that due to the nature of the concrete pours and the requirement for power floating BAM will be applying to DCC for out of hours permits but propose not to work in the same areas on consecutive nights, i.e. if work is undertaken out of hours on the south end one night then if out of hours was required the following night it would be to the north end of the site. It was agreed to try this for a test period to ensure that it works as planned and that there is minimal disturbance to residents around the site. • It was also agreed to trial a number of other work type elements – such as craning precast elements into position to test levels of noise generated by same. • BAM noted that they are moving to permanent power on site to there should no longer be any noise from power generators. • BAM will also ensure that any lighting on site is angled so it does not cause disruption to neighbours. • It was noted by BAM that the works to move steel beams and cabins into place during the night was necessary as it would be a health and safety risk to move cabins over the insitu site offices with staff working inside during the day. HMcD noted there are approximately 90+ staff working in the site offices at present. 	

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		<ul style="list-style-type: none"> • BAM are currently installing concrete finishes to all areas that the concrete trucks will travel on within the site which will cut down on the dirt on the roads. See marked up image attached. • BAM noted that they are utilising Davitt Road compound to marshal the concrete trucks and avoid a build up around the site. • Mount Brown Entrance – BAM presented their proposal in relation to highlighting the Mount Brown Entrance for pedestrians. They need to formally apply to DCC to obtain approval before they can commence with the works. MT agreed to assist with this. See proposed map of the Mount Brown Entrance attached 	
6.0	Community Facilitator Update	<ul style="list-style-type: none"> • BMu presented the findings and recommendations to the survey undertaken by the Residents Alliance Group in December 2018 - presentation attached. • The survey covered a range of topics of concern to residents and a copy of the survey results are available on the Resident Alliance Website. • A number of the recommendations from the survey have been implemented and others are in the process of review for implementation at present. 	
7.0	AOB	<ul style="list-style-type: none"> • CNIID noted her concerns in relation to some residents and resident associations lack of knowledge and understanding of the Resident Project Monitoring Committee and the ongoing work of this group. Some emails have been received in which people don't seem to be aware of the committee's mandate or in some cases its existence. CNIID noted that BAM have invested heavily in this process with people and funding and there needs to be a push by the Community Facilitator and Residents Representatives to further communicate its existence to the wider community. • MK noted that attempts have been made to reach out to resident's associations and there is a lack of willingness to engage by some. • It was suggested that the new NPHDB Chair could be invited to a future meeting for introduction to the committee. 	
8.0	Next Meeting	The next meeting will be held on 09 th May 2019 in the NCH Boardroom at 6.30pm.	

Distribution

Attendees
Apologies
File