

MINUTES OF MEETING

Meeting	Resident Project Monitoring Committee
Date	01 st April 2021
Time	6.30pm
Venue	Via Microsoft Teams

Present

Name	Company	Initial
Peter Finnegan	Independent Chair	PF
Mary Taylor	Director of Services, Dublin City Council	MT
Rhonda Evans	Communications Manager, NPHDB	RE
Tom Concannon	Construction Director, NPHDB	TC
Billy Murphy	Community Facilitator	BMu
Jean Early	Residents Representative	JE
Brenda Meehan	Deputy Residents Representative	BMe
Mary Kearney	Deputy Residents Representative	MK
Cllr Daragh Moriarty	Dublin City Council South Central Area	DM
Damien Farrell	Deputy Residents Representative	DF
Cllr Máire Devine	Dublin City Council South Central Area	MD
Garry Keegan	Community Liaison, BAM Building	GK
Howard McDonagh x	Construction Director, BAM Building	HMCD
Cian Sullivan	Atkins Global	CS
Cass MacDougall (Minutes)	NPHDB	CM
Apologies		
Cllr Tina MacVeigh	Dublin City Council South Central Area	
AJ Browne	Atkins Global (Cian Sullivan CS will be representing Atkins at this meeting)	

No.	ITEM	DESCRIPTION/ACTION	OWNER
0.0	Introduction	PF introduced the meeting.	
1.0	Apologies	Apologies received as per list above.	
2.0	Previous Minutes	The minutes of 14 th January 2021 were approved. Items to be reflected within the 14 th of January minutes: The Yellow Box at Cent Fort has been restored.	

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		The Resident Rep was asked to identify the general location of the noise monitors around Mount Brown.	
3.0	Matters Arising/ Action Items	Action items were reviewed, and the action sheet updated.	
4.0	Summary from Atkins on Technical Advice	<ul style="list-style-type: none"> • CS from Atkins is standing in for his colleague AJB who normally processes the reports and attends the meetings. • Noise Monitors – Atkins did not issue the report in time for the PMC members to review the data. CS is standing in for another colleague tonight and is not aware why reports were not issued earlier and apologises. • Residents asked how long does it take Atkins to process a report? • RE confirmed that the Atkins scope of service delivery was for the NPHDB to issue the data to Atkins two weeks ahead of the PMC meetings to allow 1 week for information to be converted into a report/memo for issue to the PMC members one week ahead of the meeting. • BMu stated that we need to look at obtaining the noise and vibration monitoring in real time particularly because of the building height and there is little mitigation against noise at the higher levels of the building. The monitors may not be breaching but there is more audible noise. • HMcD pointed out that noise levels will now lessen as the façade and glass work progresses, very soon it will be an enclosed building. • MK requested that the data as close to the Resident PMC meeting is sent to the Resident Reps in advance of the meeting. RE agreed that she would contact Murphy Surveys who manage the noise monitors to establish the contracted timeline that noise data can be obtained if it is possible for the data to be captured as close to the time in order for Atkins to prepare the report/memo. CS to establish the contracted turnaround of reports with AJB from Atkins. • BMe reported that noise levels on site were particularly affecting Residents from O'Reilly Avenue and recently the drilling was unbearable at times – sometimes for the whole day. • BMu recognised that the noise levels were not breaching but pointed out that they were based on a daily average and he requested the hourly recording of noise levels. • BMe also reported 3 – 4 empty skips being lifted overhead at once causing them to bang off each other creating lots of noise and this is just one example. 	<p style="text-align: right;"><i>AJB</i></p> <p style="text-align: right;"><i>RE/CS</i></p> <p style="text-align: right;"><i>GM</i></p>

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		<ul style="list-style-type: none"> Following on from a discussion on the causes and effects of these incidents, particularly between the hours of 7:00 and 8:00 am, GK is to bring this issue to the attention of the site managers for mitigation against them happening where possible. 	GK
5.0	BAM Update	<ul style="list-style-type: none"> All large slab concrete pours for the levels are completed with the topping out of the building on 26/03/2021. Derogations will be required for the remaining pours later in the year. Emphasis for the next few months will be on the structural steel works for allowing completion of the rest of the frame. Hollandia should have the structural steelworks completed for the end of August for the last large concrete pour for the Atrium. The façade is progressing with the glazing going up at L03 below the garden slab on L04 and more stone visible around the building. Internal fit out works continue in the south fingers and hot block all along the east side of the building. Partitions are currently being installed across the north hot block. Deliveries, which have increased with the internal fit out, are being brought in through the Mount Brown entrance and also, to help alleviate the pressure on the Mount Brown entrance through the hospital to the south side for lifting by the hoist on the Linear Park. The wall at the service yard and the sub-station in the Mount Brown area are to be completed and the area finished off. Glass installation will begin on the ward block from April and this will go up fairly rapidly. Initially on the SE and NW sides this will improve the sound proofing for residents as works are moved inside these areas. Glass roof lights to be formed at L04 on the south side Piling completed for FM link tunnel. The first stage excavation works are to begin but they will not be extensive. HMcD confirmed the piling to have been completed at Gate 3 and the concrete surface laid to suppress the dust will need to be removed for the excavation works for Ronald McDonald House. HMcD to inform residents of all developments relating to the works around Gate 3. Steel staircases visible between the fingers from the South Circular Road confirmed to be permanent and to be eventually concealed by glazing. The compliment of workers currently on site assessed as around 1200 and not anticipated to rise above 1800 until the 	HMcD

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		<p>to be dug up, MT advised that no notice can be issued for emergency works and information on planned works should be issued by the contractor.</p> <ul style="list-style-type: none"> • Pay & Display process at the Rialto Cottages in underway. • MT's response to BMu's request for an update on pay and display for parking along St. James's Walk informed the PMC that none had been received although the contract was expected to be assigned to TAG. DF has agreed to meet with BMu on the matter of pay & display at the 4 terraces. BMu noted that parking issues at the Rialto side had become noticeably better since clamping was being enforced. MT confirmed that the passing on of information of contractors who illegally park to BAM is not admissible under the GDPR. 	
7.0	AOB	<ul style="list-style-type: none"> • BMu raised a concern that the Public Realm presentation revealed plans for a turning at the Mace junction that significantly impacted the environment and could potentially become a contentious issue. MT to obtain an update on the proposed Mace junction changes and confirm if they could be subject to public consultation. • JE proposed an offline sub-committee be appointed to finalise the reviewed communication protocols which have broad agreement. PF agreed to Chair the group of which the members are to be SG, DW, VB & BMu 	MT
8.0	Next Meeting	The next meeting will be held on Tuesday 20 th May 2021 at 6.30pm via Microsoft Teams.	

Distribution Attendees
Apologies
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