



The Lookout

Harbour Road, Dalkey

Hi!

Following our newsletter in April you will all be aware by now that works have recommenced on the residential development at the Charleville site on Harbour Road. Works have been progressing on the basis that there is no rock-breaking activity during the operational hours of our nearest neighbour St. Patrick's National School; rock breaking starts only after 2:15pm each week day. Unfortunately, this activity is a necessary requirement but we hope you will find that the reduced hours, and afternoon start, go some way towards mitigating the concerns previously raised.

We are sure that everyone is looking forward to the day when rock breaking is finally completed, and with the exception of some final breaking for drainage runs etc. we hope and expect that bulk breaking will be completed on or before the end of June. We are tracking the progress towards this target on a daily basis. Some particularly hard rock seams have been encountered but the contractor is capitalising on its knowledge and experience and using some innovative measures to keep noise and vibration to a minimum while endeavouring to meet the deadline.

The search for a main contractor to carry out the construction works is nearing an end and we hope to make an appointment in that respect very soon. A key focus of the search has been to ensure that whoever is appointed has a proven capability to deliver the project within the requirements of the Construction and Environmental Management Plan (CEMP) and with a track record for successfully delivering construction projects in a sensitive environment.

A team of artists has been appointed by Winterbrook to decorate the temporary hoarding erected in St. Patrick's National School yard. Creative Connections bring with them their experience of working with schools to create works of art. The school pupils will get an opportunity to put their stamp on the project, working in collaboration with the artists.

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We hope that over the course of May, locals will see the hoarding transformed. Our huge thanks to St. Patrick's National School staff, management and pupils for their ongoing cooperation.

The bases required to support the acoustic barrier are all constructed and the steelwork is ready for installation. The contractor is working closely with ESB Networks to place underground the overhead line crossing the site and provide a safe and clear line for the acoustic barrier. While we hope that it has been established at this stage that works can progress without undue interference to our school-going neighbours, the acoustic barrier will provide an additional, and substantial, measure to ensure that classes can get on with their important work while we get on with ours.

While the construction industry in general is fully back to work, Covid 19 is still obviously at the forefront of site management considerations. All operatives and visitors to the site are temperature-checked on arrival and there are hand-sanitising facilities just inside the pedestrian gate. Thankfully there have been no Covid 19 cases on site at any stage so far.

The road sweeper is active throughout the day on Harbour Road and doing a good job keeping the road free of debris. That said, please feel free to let the site manager or our liaison officer Noel know if you become aware of any site material affecting the road surface.

As before, we hope that the newsletter has been helpful and informative, please continue to share your concerns and observations either directly through info@winterbrook.ie or via the contractor's local liaison number 086 1706346 (Michael O'Dwyer) or Winterbrook's liaison officer Noel O'Brien on 083-022 8285, both of whom are available to taking calls in relation to any concerns.

Best wishes,

The Winterbrook Team