



The Lookout

Harbour Road, Dalkey

Newsletter July 2021

Hi!

Welcome to the July newsletter. Most are wondering what the status of the rock breaking is at this stage, particularly as we had hoped that it would be substantially completed by mid-July. Unfortunately, we encountered a particularly hard seam just as excavation was nearing completion. While the quantity of rock involved is quite small, it has proven exceptionally difficult to break. Every effort is being made to clear this final area as quickly as possible and it is hoped that this should happen during this week.

Additional plant has been mobilised to drill the rock which should significantly weaken it and make easier to break. This method was used earlier in the project on other hard rock seams, and it proved very effective.

We have received a lot of emails querying when the last of the rock will be broken and what can be expected once it has been. While it is not always possible to respond to every email, they are being read and we are aware of the questions and concerns on peoples' minds.

With the bulk of the rock hopefully out of the way this week, the next activities on site will include the following:

- Localised excavation for the lift pits, foundation pads, stair-cores, and drainage – this may involve some rock-breaking but nothing near the extent that it has been.
- Casting of the concrete structure commencing with the basement slab – a much quieter operation than rock-breaking! This element of the project is expected to last for 12 months or so.
- Casting of the structure will be followed closely by construction of the external building envelope, again a much quieter operation. This will overlap with the structure and is expected to continue after the structure by approximately 3 months.

· As the building envelope closes in, works will progress on the internal fit out and finishes. At this stage we would expect that noise from site will be just about noticeable, if at all.

Some concerns were raised regarding piling and how much noise that might generate. We're not sure how this became a topic of concern, but we can happily confirm that there is no requirement to use piling on site. As most can now confirm, there is plenty of rock on site on which to form the foundations. Piling is, and always was, unnecessary for this site.

The main contractor on site, Glenbeigh Construction Limited, has appointed a community liaison officer, Patrick Niall, to address and concerns or queries. Patrick can be contacted at patrick.niall@gcon.ie or on mobile 087 9452862.

As always, 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 officer.

Best wishes,

The Winterbrook Team