



Grangegorman Upper

18th December 2020

Construction of Dublin 7 Educate Together National School

Dear Resident

This letter is to inform you that construction work on the new Dublin 7 Educate Together National School is due to commence on Grangegorman Upper week commencing 4th January 2021.

The 24-classroom school, designed by award winning Grafton Architects, comprises two separate buildings. The first contains large interconnecting general-purpose rooms and the second contains a special needs unit and teaching facilities. There are also numerous outdoor play areas included in the design.

The construction contractor is Ganson Building and Civil Engineering Contractors Ltd. As you are aware, under Covid-19 restrictions it is not possible to hold a public event to answer questions you may have regarding the construction works. However, we will be holding a socially distant meeting between a small number of local resident representatives and the construction contractor in advance of construction commencing on site. In addition, we have compiled this information pack to provide you with as much detail as possible.

The pack includes:

- FAQs about the construction
- Visuals of the design of the school
- Area site map
- Details of the contractor and who to contact in the event of an issue
- GDA contact details

The information will be uploaded onto the GDA website www.ggda.ie and will be updated regularly. If you have any additional questions or would like to speak to someone about the construction works, please contact William Clarke from Ganson on (086) 836 8304 or email communications@ggda.ie from 4th January to arrange a telephone call or an online meeting.

We would like to wish you and your families a very Merry Christmas.

Yours sincerely

Tara Mulvany
Communications Manager
On behalf of Grangegorman Development Agency

FAQs

1. WHAT CONSTRUCTION WORKS ARE ABOUT TO COMMENCE?

The construction works for the new Dublin 7 Educate Together National School will commence on Grangegorman Upper on week commencing 4th January 2021. The new building will become a permanent home for the school which is currently located in temporary buildings on Fitzwilliam Place North, off Grangegorman Lower. For more information about the school log on to www.d7educatetogether.com.

2. WHAT WILL THE NEW BUILDING LOOK LIKE?

The building was designed by internationally renowned Grafton Architects and received planning permission from Dublin City Council in 2018. It will consist of two separate building blocks - one of which will be a teaching block and the second a general-purpose block.

The Teaching Block will be five storeys and, when complete, will include 24 classrooms, two special needs units, three special education rooms, a library and resource rooms, storage, staff offices and shower facilities. The general-purpose block will be two storeys high and will include two general-purpose rooms, an external rooftop ball court enclosed by a perforated metal screen and external play areas.

A children's playground will be available for dedicated school use during school hours and open for public use at other times under Grangegorman campus management.

Images of the design of the school are included in this information pack. The planning application can be found on the Dublin City Council website. Reference: GSDZ2835/18.

3. WHAT WORKS WILL TAKE PLACE ON THE JUNCTION OF RATHDOWN ROAD AND GRANGEGORMAN UPPER?

Prior to the opening of the new school, necessary works will also be carried out on behalf of Dublin City Council to the junction of Rathdown Road and Grangegorman Upper. This will improve the layout and public realm in this area and will make it appropriate as a school entrance. The timeline for completion of these works will coincide with the timeline for completion of the school.

The planning application for the junction can be found on the Dublin City Council website. Reference: 2834/18

4. HOW LONG WILL THE CONSTRUCTION TAKE?

The school will take approx. 20 months to complete from the date of commencement. The works on the junction of Rathdown Road and Grangegorman Upper are also planned to take place within the same timeframe. These timelines may be subject to change.

5. WHO IS THE CONSTRUCTION CONTRACTOR?

The contractor is Ganson Building and Civil Engineering Contractors. The site compound will be located on GDA land in the vicinity of the school.

6. WHO DO I CONTACT IF I HAVE A COMPLAINT OR CONCERN ABOUT THE CONSTRUCTION?

For queries related to construction contact (086) 751 4327 during working hours; and (086) 836 8304 outside of working hours. You can also contact GDA at communications@ggda.ie.

7. WHAT HOURS WILL THE BUILDERS BE WORKING?

Normal construction working hours will be Monday to Friday from 7am to 6pm and Saturday from 8am to 2pm. Works outside these hours require permission from Dublin City Council and local residents will be informed of this in advance by letter.

8. WHAT WILL BE DONE TO MINIMISE DISRUPTION TO LOCAL RESIDENTS?

Ganson will have a number of environmental control measures in place that are in line with environmental legislative requirements.

These include:

- The recording and monitoring of noise levels and vibration arising from the construction.
- The monitoring of dust production as a result of site activity. This will be minimised by regular cleaning of the site access roads using vacuum road sweepers and washers.
- Regular monitoring of air and water quality

All environmental monitoring reports will be uploaded onto the GDA website at www.ggda.ie

9. WHAT IS THE METHOD OF PILING THAT WILL BE USED?

All piled foundations are to be constructed using the CFA piling method. As things currently stand, there is no intention to use driven piles.

10. WILL ACCESS TO MY ROAD BE IMPACTED DURING THE CONSTRUCTION?

Resident vehicular access to the area will not be impacted during the construction phase. On occasion segregated pedestrian walkways may be required to ensure safe pedestrian access.

11. WILL CONSTRUCTION TRAFFIC BE COMING UP AND DOWN GRANGEGOMAN AND RATHDOWN ROAD?

Construction traffic will access the site via the North Circular Road and will not be coming down Grangegorman Upper or Rathdown Road. In exceptional circumstances, residents will be informed of any changes to this by Ganson in advance by letter.

12. HAS PARKING BEEN PROVIDED FOR THE BUILDERS?

The contractor will have access and use of the contractors' compound for parking. However, while we aim to facilitate as much parking on site as possible, we unfortunately can't guarantee parking for everyone.

13. HOW WILL THE SITE BE SECURED AT NIGHT?

During the construction, a mixture of solid and heras fencing panels will be erected to secure the site. Ganson's on-site security outside working hours will be 24 hour monitored CCTV.

14. WHAT MEASURES ARE IN PLACE TO PREVENT THE SPREAD OF COVID-19 ON THE CONSTRUCTION SITE?

A Covid-19 management plan will be put in place which will be overseen by a designated Covid-19 Compliance Officer on-site.

15. WHERE CAN I GET FURTHER INFORMATION?

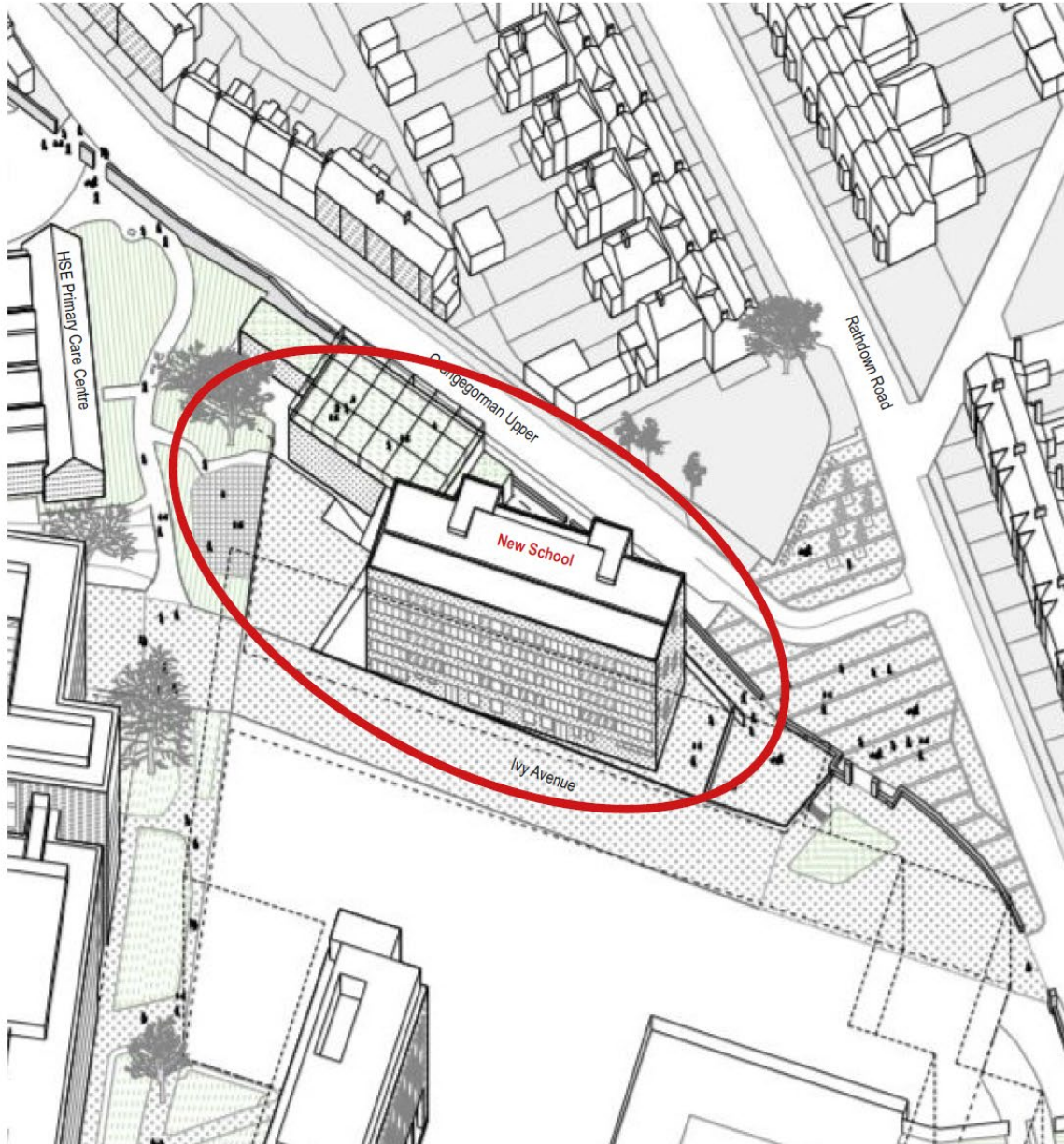
For queries related to construction contact (086) 751 4327 during working hours; and (086) 836 8304 outside of working hours.

The GDA can also be contacted at communications@ggda.ie or (01) 402 4140 between 9am and 5pm.

Regular updates on the project and further information regarding operational issues throughout the duration of the construction will be posted on the GDA's website www.ggda.ie and Twitter and Facebook pages (@GrangegormanDev).

The GDA's quarterly newsletter, which is delivered to all households on the area, will also include regular updates. Community representatives will also be updated on the project at the Community Liaison Committee (CLC).

SITE LOCATION



DESIGN IMAGES

