



BALLYMUN

REGENERATION NEWS

December/January 1999 Issue 14

HEALTH & SAFETY SPECIAL EDITION

INSIDE

- Frequently asked questions
- Do's & Don'ts

CONTACT PHONE NUMBERS

Daytime phone numbers

**Ballymun
Regeneration** 8421144

**Ballymun Housing
Task Force** 8421795
8424866

**Dublin Corporation
Regional Office** 8424985

Estate Offices
Shangan 8426200
Coultry 8424683
Balcurris 8425155
Silloge 8422495
Poppintree 8424985

Estate Forums
Shangan 8425700
Coultry 8620685
Balcurris/Balbutcher 8622248
Silloge/Sandyhill 8429266

Garda 6664400

Emergency phone number
(weekends & evenings)
Dublin Corporation 6796186

PLEASE BE CAREFUL



Construction sites are dangerous places for the untrained.

The regeneration of Ballymun will begin in earnest in January next, when building of the first new housing starts.

Many of you will be aware that an enabling works contract has already started on Shangan Road, Santry Avenue and Coultry. New housing will start soon after the New Year at the end of Shangan Avenue, and in Belclare Drive. The Arts and Community Resource Centre will also start in the New Year, beside McDonagh Tower.

This is an exciting time. We're now setting out on a journey which will lead to the new

Ballymun, a new town of which we can all be proud.

The journey won't be without inconvenience or hazard; and it's these that we want to bring to your attention. The journey with its risks and inconveniences will be worthwhile.

Health and Safety

Ballymun Regeneration Limited has been set the task of completing the physical, economic and social regeneration of Ballymun "on time and within budget". We must also add "in safety".

Building is a hazardous business. The newspapers almost daily carry stories about accidents in the

Continued on page 2

Continued from page 1

construction industry.

Ballymun Regeneration Limited is aware that this is one of the largest, single, urban reconstruction projects in Ireland, if not Europe; and the consequential implications for Health and Safety are enormous.

Ballymun Regeneration Limited's Approach

Ballymun Regeneration, as employer of building contractors has certain responsibilities under Health and Safety Legislation, but we are aware that health and safety are so vital to the project that we want to go beyond that in ensuring the safety of the work.

We want to improve safety in a number of ways through:

- Effective communication
- Education
- Monitoring and Management
- Constant review of policy

Communication

Good communication between Ballymun Regeneration Limited and residents is essential; we will provide you with advance notice of works, so that you can take whatever measures necessary to minimise risk. We will tell you what specific risks may be involved.

You need to tell us (the earlier, the better) when

things aren't working.

To that end in the event of you needing to report a hazard to us please call one of the following:

Ballymun Regeneration Limited, David Byrne - 8421144

Dublin Corporation - 8424985

Ballymun Housing Task Force, Noel Martin - 8421795 / 8424866

Garda Síochaná - 666 4400

Specific Risks

Civil Engineer/Services Contracts present particular risks to the public. Housing sites to a lesser extent, ***as long as there is no trespassing***

Education

Building sites provide a powerful attraction for children. We must ensure that children are aware of the dangers of building sites. Ballymun Regeneration Limited propose an active on-going programme, in co-operation with the local schools, to make youngsters aware of health and safety as it effects them and adults in the community.

Monitoring and Review

Ballymun Regeneration Limited will employ a person to monitor health and safety issues as the project proceeds. This newsletter is the first of many which will be issued in the course of the project. If you have any ideas please give us a call.

Frequently Asked Questions (FAQ)

Q1 Will residents get notice of building work starting in their area?

You will get plenty of advance notice of building work starting in your area. Ballymun Regeneration Limited will keep all the residents informed of major construction work through the Regeneration Newsletter. This will give plenty of notice of work starting near you - usually at least two months. We will also deliver a leaflet to all affected homes about a fortnight before work starts.

Q.2 Will there be interruptions to services such as water, gas and electricity?

There will be some interruptions to main services

during the course of the project. As far as possible these breaks in service will be planned well in advance and affected residents will be informed at least two days in advance. This is to enable you to take whatever precautions are necessary - turning off taps, filling the kettle, switching off gas, etc. These breaks will be kept as short as possible and we will try to ensure they happen outside of peak times.

It is almost certain that there will be accidental interruptions to water and electricity services. We ask for your understanding and patience. We will put these right as quickly as possible. In the event of an interruption to your water, electricity or gas supply you are advised to make sure that taps and



Civil engineering and services contracts are complex and will cause some traffic disruption.

appliances are switched off. You should check that they are turned off before going out or going to bed.

Q.3 Will there be traffic disruption?

Yes, there will be some traffic disruption. We will work with Dublin Corporation and the Gardai to ensure that this is kept to a minimum and that traffic is kept flowing. We ask you to be aware of construction traffic and to take additional care when driving, cycling or walking in Ballymun during the course of the project.

Q.4 Will there be dust and muck?

Building work generates both dust and muck. We will be requiring the building contractors to minimise the effect of this. Lorries and equipment will be cleaned before leaving building sites to keep the roads clean. Contractors will also be required to keep roads and footpaths near sites clean. Despite this, there will be some dust and muck.

Q.5 What times will building work take place?

Standard working hours will be 8.00 a.m. to 6.00 p.m. Monday to Friday, and 9.00 a.m. to 1 p.m. on Saturdays. Work will not normally occur outside these times and then only with the special

permission of the architect and in consultation with local residents.

Q.6 Will there be a lot of noise?

There will be noise during the standard working hours described above. If you have a particular concern about noise please contact us to discuss what can be done.

Q.7 What special steps will BRL be taking to help protect children when building work starts?

Building sites are seen by children as being interesting and attractive but they are dangerous places and children should not be allowed to play near them or on construction machinery. Construction machinery and contractor's deliveries will cause extra hazards on the road for all road users but especially children. We will try to ensure deliveries by contractors are made outside school starting and finishing times whenever possible, especially on sites near schools.

In conjunction with other relevant agencies BRL are arranging a program to increase parents and childrens' awareness of these hazards and of how they can protect themselves. This program will be delivered as part of BRL's Health and Safety Strategy.

Q.8 When will demolition begin?

Demolition will begin in 2001 with the blocks in Phase 1. No decision has yet been taken as to who will carry out the demolition or what method will be used. Whichever method is used dismantling or implosion or a combination of both methods, the demolition will be carried out to the highest safety standards.

Q.9 What about the disposal of waste materials?

The demolition will result in a large quantity of waste materials. Some of this material can be recycled as "fill" for the new roads. Metals and other salvageable materials will also be recycled.

Some of the waste materials cannot be recycled and will require safe removal and disposal by specialist waste contractors e.g. PCBs, Fluorescent light fittings and small amounts of asbestos which pose no threat at present but require specialist disposal treatment. This waste will be taken away and disposed of safely away from Ballymun.

Do's & Don'ts

DO take extra care when driving, cycling or walking in Ballymun during the regeneration project



DO stay away from construction machinery

DO stay away from construction sites and road works



DO report to site staff or security if you see anyone especially children playing on sites or near machinery



DO obey temporary traffic lights and signs

DO obey traffic directions given by contractor's road workers

DO use temporary footpaths where they are provided

DO make sure your children stay away from building sites - they can be dangerous places!



DO switch off water taps and gas cookers during interruptions to services

DO use extra care when crossing the road near road works



DON'T let your children play on building sites

DON'T let your children play on or near construction machinery e.g. JCBs or bulldozers



DON'T touch fallen wires or cables