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## Architects Report & Design Statement for the Proposed Athenry Fire Station, at Athenry, Co Galway.





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## 1. A short summary of the project brief:

The project brief is to design and construct a new Fire Station at Athenry Co Galway and associated siteworks at, Athenry, Co. Galway.

The building accommodation brief from the client is as follows, with the design team's initial area estimate. This overall area estimate was subsequently reduced to make sure that the budget could be met.

Appliance bay for 2 no. Class B water tenders and 1 no. 4x4 jeep or a third-Class B water tender or similar 14x11m	154m <sup>2</sup>
Storage area	4
Equipment storage	4
Water rescue PPE storage / racks and bench seating	7
Wildland PPE storage / racks	4
Spare PPE lockers	4
Main Entrance Hall	6
Watch Room	10
Muster Bay	20
Crying/Laundry facilities	10
Sanitary/Ablutions	12
Refreshment Facilities	20
Lecture Room	30
Breathing Apparatus room	5
Compressor Room	5
Workshop & Storage facilities	13
Office facilities	12
Accessible wc	4.75
ESB Meter Room Plant Room	10
circulation	65
<b>Total m<sup>2</sup></b>	<b>399.75</b>

Drill yard  
Drill tower  
Forecourt ,Apron & Car parking  
Refuse area



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## 2. A brief review of the site factors and constraints:

The overall site is 0.77 Hectares.

The site is located on the southern side of the town and is adjoining the ring road around Athenry. The railway line to Galway is to the rear of the site, and the adjoining buildings are all existing single storey houses to the east and south of the site.

There is a waste-water sewer to be constructed by Irish Water through the site (east side) and this will provide the wastewater connection to the new fire station.



Google map of site



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OS Map for legal transfer

### 3. Short summary of consultations with the Statutory Authorities

A consultation meeting was held on the 31<sup>st</sup> May with Valerie Loughnane, Paul Duffy, and Brian Fahy VHA

#### **Pre-Planning**

##### Observations

The Planner advised that while the land is zone agricultural there is an allowance for “community facilities” or “Public Service Installations” and this is designated “open for consideration”. Therefore, the zoning doesn’t prevent the part VIII application being lodged. Planning Report should refer to this section of the LAP

The planner advises that the brick cladding is not a material that is common locally so would recommend an alternative finish be considered. This would likely be conditioned out if this remains unchanged.

The design overall is satisfactory but a meeting with the Roads/Engineering section of GCC is recommended. Sight lines need to be considered with the fire appliance exiting from the Station. The site is well located as it is close to the ring roads around Athenry allowing fast access to the motorway

##### Recommendations:



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The Planning Report should refer to the “open for consideration “ qualification on the zoning in the Local Area Plan

Change brick cladding material on elevation to stone or other

Arrange for separate meeting with Roads/Engineering so that any issues are dealt with in advance of making the planning application

### Roads and Engineering

A meeting was held on the 2<sup>nd</sup> June with Jack Holohan and Fiona Holland from Roads, Brian Fahy VHA and Micheal Geraghty from Tobin Consulting Engineers

Tobin Consulting Engineers to make necessary amendments to ensure that there is adequate sight lines and no conflicts with parking etc

Tobin Consulting Engineers to prepare details of the proposed connection to the new sewer to be constructed by Irish Water

### Site Zoning

The zoning map of the site indicates that the zoning is agricultural. The Local Area plan for Athenry indicates that there are some building types that are “open for consideration”. These are community facilities and public services installation. We would consider that the proposed

Fire Station would come under one or both categories.



Grey colour is agricultural zoning

The land use zoning matrix from the LAP indicating “O” open for consideration



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Land Uses	C1	C2	R	I	BT	BE	CF	OS	A	TI
Abattoir	N	N	N	O	N	N	N	N	O	N
Advertisements – Freestanding	O	O	N	O	O	O	O	N	N	O
Agricultural Building	N	N	O	O	N	N	N	N	P	N
Amusement	O	O	N	N	N	N	N	N	N	N
Apartments	P	O	O	N	N	N	N	N	N	N
ATM	P	P	O	O	O	O	O	N	N	N
Bank	P	P	N	N	N	N	N	N	N	N
Bar/Restaurant	P	O	O	N	N	N	N	N	N	N
B&B (Bed & Breakfast)**	O	O	O	N	N	N	N	N	O**	N
Betting Office	O	O	N	N	N	N	N	N	N	N
Boarding Kennel	N	N	N	N	N	N	N	N	O	N
Building Society	P	N	N	N	N	N	N	N	N	N
Buildings for the health, safety & welfare of the Public	P	P	O	N	O	O	P	O	N	N
Café	P	P	O	O	O	O	O	N	N	N
Car Park	P	O	O	P	O	O	O	N	N	O
Car Park – Multi-storey	P	P	N	O	O	O	N	N	N	N
Caravan Park – Holiday	N	N	N	N	N	N	N	N	O	N
Cash & Carry	N	O	N	N	N	O	N	N	N	N
Casual Trading	O	O	N	N	N	N	N	N	N	N
Cemetery	N	N	N	N	N	N	P	O	P	N
Childcare Facilities (Crèche/Nursery)	P	O	O	O	O	P	P	N	N	N
Cinema	P	O	N	N	N	N	O	N	N	N
Club House & associated facilities	O	O	O	N	N	N	P	O	O	N
Community Facility	P	O	O	N	N	O	P	O	O	N
Conference Centre	P	P	N	N	O	O	O	N	N	N

#### 4. Summary of Hazards and Risks, and measures to eliminate, mitigate and control such risks

Ecology: An appropriate assessment screening report and an Ecology Report was carried out by Moore Group and there are no issues that would affect the project progressing to planning and construction stage.

The AA screening concluded that,

- The Proposed Development is not directly connected with, or necessary to the conservation management of the European sites considered in this assessment.
- The Proposed Development is unlikely to significantly affect the Qualifying interests or Conservation Objectives of the European sites considered in this assessment.
- The Proposed Development, alone or in combination with other projects, is not likely to have significant effects on the European sites considered in this assessment in view of their conservation objectives.
- It is possible to conclude that there would be no significant effects, no potentially significant effects and no uncertain effects if the Proposed Development were to proceed.

The Ecological Impact Assessment concluded, that “the main area of construction work and loss of habitat refers to the rank grassland of the overall site which is of relatively low ecological value and not considered a significant loss. The development is located in an area of low ecological value and as such predicted to have a neutral imperceptible effect on habitats, mammals and birds.”

Planning Consultancy prepared an EIA screening report that indicates that an EIA is not required for this development

Invasive Species:

Connacht Weed Control carried out an invasive species report and determined that there was no Japanese Knotweed or Invasive Species on the site.



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Flood risk: Tobin Consulting Engineers carried out an impact assessment and concluded that there was no risk of flooding with the site.

Heritage & Archaeology: Shanarc has carried out a heritage and archaeology Report on the site and have recommended that pre-development testing be carried out, because of historic sites in the area.

## **5. Overview of Proposed Design:**

The proposed design of the new fire station is 361m<sup>2</sup> and is located on the west side of the site to facilitate good sightlines for the fire appliances exiting the building.

Both single storey and two storey options were considered in the design. The decision was made to progress with the single storey option, for both cost and other functional reasons. Most of the accommodation is required to have a direct link with the appliance bay and so there was a limited amount of accommodation that could be located at an upper level. The final design is single storey.

The building is single storey and the large appliance bay is a steel mono pitched steel structure with lightweight metal composite or fibre cement cladding. The adjoining support areas are cavity blockwork construction, with a central section clad in stone at the entrance. This raised area is an elevated section marking the entrance and this will accommodate storage if water tanks at high level. The watch room is adjacent to the entrance as well as one office space, to control access to the building. The muster room is behind this and opens directly into the appliance bay and changing areas at the rear. The balance of the accommodation is a canteen area looking to the south and east and a lecture room looking east.

The external treatment of the building uses some materials that are common in the area and will link the development on the site to the context overall. There is stone cladding proposed at the central watch room projection at the entrance to the building and the roadside boundary is a random rubble limestone stone wall.



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There is a large asphalt hard standing at the rear, to accommodate appliance turning and training. This area is fenced off from the rest of the site with 2m steel palisade fencing. The site boundaries to the site perimeter are 1.2m timber post and rail fences 1.2m high with the roadside boundary a stone wall 0.9m high. (local limestone with a concrete capping).

At the rear of the fire station there is a training tower. This is a steel framed structure fixed to a concrete base, similar to the one in the photo,

with a 2m x 2m footprint, One drill face to front of tower, Internal ladders and safety barriers with self-closing gates, Anti-slip sills, Drop in barriers Ladders stops, Yellow visual strips, Dummy hoist, rope & pulley Safety mesh to 3 sides, and Anti-vandal mesh and lockable door,







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## 6. Climate Change

Over half the energy consumption worldwide is attributable to that used in buildings, the resulting CO2 release adding significantly to climate change. The Energy Performance of Buildings Directive aims to address this issue requiring that post-2020, all buildings should be near zero energy buildings (nZEB). The fire station proposed in this development will be A energy rated and nZEB compliant. Further climate friendly features include:

- Designed to optimise the orientation and aspect to maximise solar gain
- Reduce heat loss through openings with efficient window specification
- Air-tight construction, reduced thermal-bridging, high levels of insulation
- Ventilation requirements met via 'demand control ventilation'
- Departure from fossil-fuel dependent heating system
- Specification of a high efficiency air source heat pump providing space heating and hot water needs
- Measures for reduction in water consumption, e.g. low-flow cisterns
- significantly reduced operating costs of the building.
- Construction phase will require a 'Construction & Demolition Waste Management Plan', stipulating maximum reduction, reuse and recycling of all materials
- The site location will afford opportunity for more sustainable modes of transport
- Landscaped site to promote biodiversity
- New public street lighting will be energy efficient LED lighting
- Galway County Council habitually utilise an energy supplier that is committed to the development of renewable and sustainable energy sources

This approach will foster a reduction in energy consumption, a reduction in carbon footprint, and a corresponding reduction in factors contributing to climate change.

we consider that the design for this fire station is appropriate for the site and we look forward to receiving a grant of permission so that the project can proceed to the next stage,

Brian Fahy Barch

Date 15/07/21