



Civil Defence Headquarters and Archive Store

No. 5 Ballyboughan Industrial and Business Park, County Roscommon
For Roscommon County Council

Part 8 Planning Report

Project Design Team:

Collins Boyd Engineers + Architects

Geaney Engineering Consultants

Gildea Quantity Surveyors

PREPARED BY: Matthew Murphy (Graduate Architect)

CHECKED BY: Eamon Collins (Director)

Collins Boyd Engineers and Architects Limited

Table of Contents

| | |
|---|---|
| 1. Introduction | 3 |
| 2. Site Location and Site Factors | 3 |
| 3. Planning Context | 4 |
| 4. Nature and Extent of Proposed Development..... | 5 |
| 5. Architectural Design..... | 6 |
| 6. Engineering Design..... | 7 |
| 7. List of Drawings/Documents..... | 7 |

1. Introduction

The following report is a summary of the main features of the proposed development of no. 5 Ballyboughan Industrial and Business Park, Co. Roscommon as a new training and administration facility for the Roscommon Civil Defence unit. The building will also facilitate a new archival storage facility for Roscommon County Council.

2. Site Location and Site Factors

The Site – the subject of this Part 8 application – is located at number 5 Ballyboughan Business and Industrial Park. The relatively flat site outlined in red on the site location maps provides ample space for the provision of the new accommodation outlined. The site area measures 3771sqm.

The site is fully serviced from the central roadway with fresh water supply, foul water sewers, surface water sewers, storm water sewers, ESB supply, Eircom connectivity and ample fire hydrants. The existing industrial park infrastructure is designed for easy connection into the services running along the main roadway.

The river Glen to the south of the site presents flood risk at various locations along its path however it does not pose a risk at the proposed site for this project. Traffic roadways are sufficiently sized to support the flow of people to and from the new facility and to cater for the larger vehicles required for the everyday operation of Roscommon Civil Defence.

The ground conditions are suitable for construction of the project and do not incur any deviation from standard construction in terms of project footing and foundations. The prevailing winds are Westerly. The site benefits from a solar gain throughout the full solar path and it is not obstructed from a southerly aspect in any way.

3. Planning Context

The lands at Ballyboughan are zoned for Industrial Development.

With regard to industrial development it is stated in the draft Roscommon County Development Plan 2021-2027 and the Roscommon Town Local Area Plan 2014-2020 it is the policy of Roscommon County Council to:-

“Facilitate appropriate light and heavy industry, as well manufacturing and service provision, warehousing/storage facilities and ancillary developments such as training, financial, recycling, waste disposal and service stations. Where possible, existing vacant units should be developed prior to further development of new build units”

The project team believes that the proposed development falls under the remit of warehousing/storage facilities, service provision and training facilities. We believe there is a requirement for the new building as the existing rented facility at Cluain Fraoigh Retail Park, Lanesborough Rd, Cloonybeirne, Roscommon does not adequately support the requirements of Roscommon Civil Defence. The building is inadequate in many respects, particularly with regard to thermal efficiency, natural daylighting, storage. The training rooms are dark, cold and undersized.

Similarly, the existing archives are located in the ‘Old Motor Tax’ building. This is building required major restoration and renovation works under the scope of a future separate project freeing up the building for reuse.

The project team understands and supports the development plan objectives of utilising existing buildings within the town however in this case, the requirements for the new facility are highly bespoke and require a specifically designed building which responds appropriately to the needs and everyday pursuits of the Civil Defence.

4. Nature and Extent of Proposed Development

Requirements for Roscommon Civil Defence Facility

Roscommon Civil defence require a single campus functional, sustainable Civil Defence facility which includes the following:

1. Civil Defence administration building
 - Entrance lobby
 - Civil Defence Officer Office
 - Communications Room
 - Training Room
 - Kitchen
 - Civil Defence volunteers changing facilities.
 - Dry Store
 - M & E Room
 - Wheelchair accessible unisex WC
 - Small General cleaning supplies store
 - Separate Male/Female Toilets
2. Emergency appliances storage bays
3. Secure covered outdoor parking bay for rescue boats and trailers
4. Training yard
5. Secure dedicated parking area for Civil defence Pick-ups, Mini Buses and High sided all-terrain vehicle

Requirements for Roscommon County Council File Archive

Roscommon County Councils File Archive is currently housed in the “Old Motor Tax” building located on Abbey Street, Roscommon with an overall area of 370sqm. Files for the different sections of the Council are stored in archive boxes and filing cabinets. The archive boxes are stored on a combination of “new” free standing shelving units and fixed shelving. In total, following a measured survey of the existing archives, accommodation needs to be provided for:-

- 95 free standing shelving units (6 x 1 m wide Shelves) each holding 12 archive boxes
- 318 Archive Boxes on Fixed Shelving
- 238 Filing Cabinets
- 180 “Grey Storage Boxes (smaller than standard archive Boxes)
- 1 no. Movable Shelving System

The building design caters fully for the project scope at the proposed site.

5. Architectural Design

The proposed design aims to fulfil the project brief, with optimal organisation of internal spaces and maximisation of available outdoor space to support training and upskilling of civil defence members.

The building is divided into two blocks. One for the appliance bay and one for the civil defence administration building and archive storage. It is proposed that the administration spaces will occupy the ground floor to increase the circulation flow between admin spaces, the outdoor areas and the appliance bay. The archive storage is accessed via a separate stairwell and goods lift and occupies the first floor over the civil defence administration building.

The roofs are design with an asymmetrical structure to create a southerly roof plane that will maximise light in the new building. It is proposed that the appliance bay and archive store are lit entirely from rooflights to free up internal wall space for maximum storage. A sheltered canopy is provided to the main entrance of the building. The elevations are broken up with render finish blockwork up to the level of the appliance bay doors and a natural timber effect cladding to the upper portion of the elevations. This break in the materiality reduced the visual impact of the building in its context and promotes an aesthetically pleasing built environment for the locality.

The overall interior aesthetic is for exposed structural elements for a raw industrial, purely functional spaces. All the mechanical and electrical services will be internally. The overall external form with the sawtooth roof is referencing the form of factory architecture, creating an industrious atmosphere at the facility.

6. Engineering Design

The building structure has been designed with the efficiency of an industrial structure. The soil bearing capacity is adequate to support the loading of the new building and the building is structurally viable. The civil engineer has designed connections to all the existing services in Ballyboughan and confirms their viability. The road engineer confirms the parking bays and vehicular areas on the site are appropriate for the building and the types of vehicles that will be used. The mechanical and electrical engineer has designed the M+E to comply with Part L. The in house team of engineers at Collins Boyd can verify the design on this particular site is viable.

7. List of Drawings/Documents

Drawings/Documents Prepared and Collated by Collins Boyd Engineers and Architects

| <u>Drawing/Documents Number</u> | <u>Sheet Name</u> | <u>Scale</u> |
|---------------------------------|---|-----------------|
| <u>20.229 - PP - 001</u> | <u>Site Location Map 1</u> | <u>1:10560</u> |
| <u>20.229 - PP - 002</u> | <u>Site Location Map 2</u> | <u>1:1000</u> |
| <u>20.229 - PP - 003</u> | <u>Site Layout Drawings</u> | <u>As Shown</u> |
| <u>20.229 - PP - 004</u> | <u>Floor Plans</u> | <u>1:100</u> |
| <u>20.229 - PP - 005</u> | <u>Sections + Elevations</u> | <u>1:200</u> |
| <u>20.229 - PP - 006</u> | <u>Specifications + Schedules</u> | <u>As Shown</u> |
| <u>N/A</u> | <u>EIA Screening Report</u> | <u>NTS</u> |
| <u>N/A</u> | <u>Site Notice</u> | <u>NTS</u> |
| <u>N/A</u> | <u>Newspaper Notice</u> | <u>NTS</u> |
| <u>N/A</u> | <u>Completed Application Form</u> | <u>NTS</u> |
| <u>N/A</u> | <u>Appropriate Assessment Screening</u> | <u>NTS</u> |