



Galway City Council

Proposed Homeless Day Centre with Temporary & Emergency Accommodation

Seamus Quirke Road, Galway

Part VIII Design Statement

December 2022

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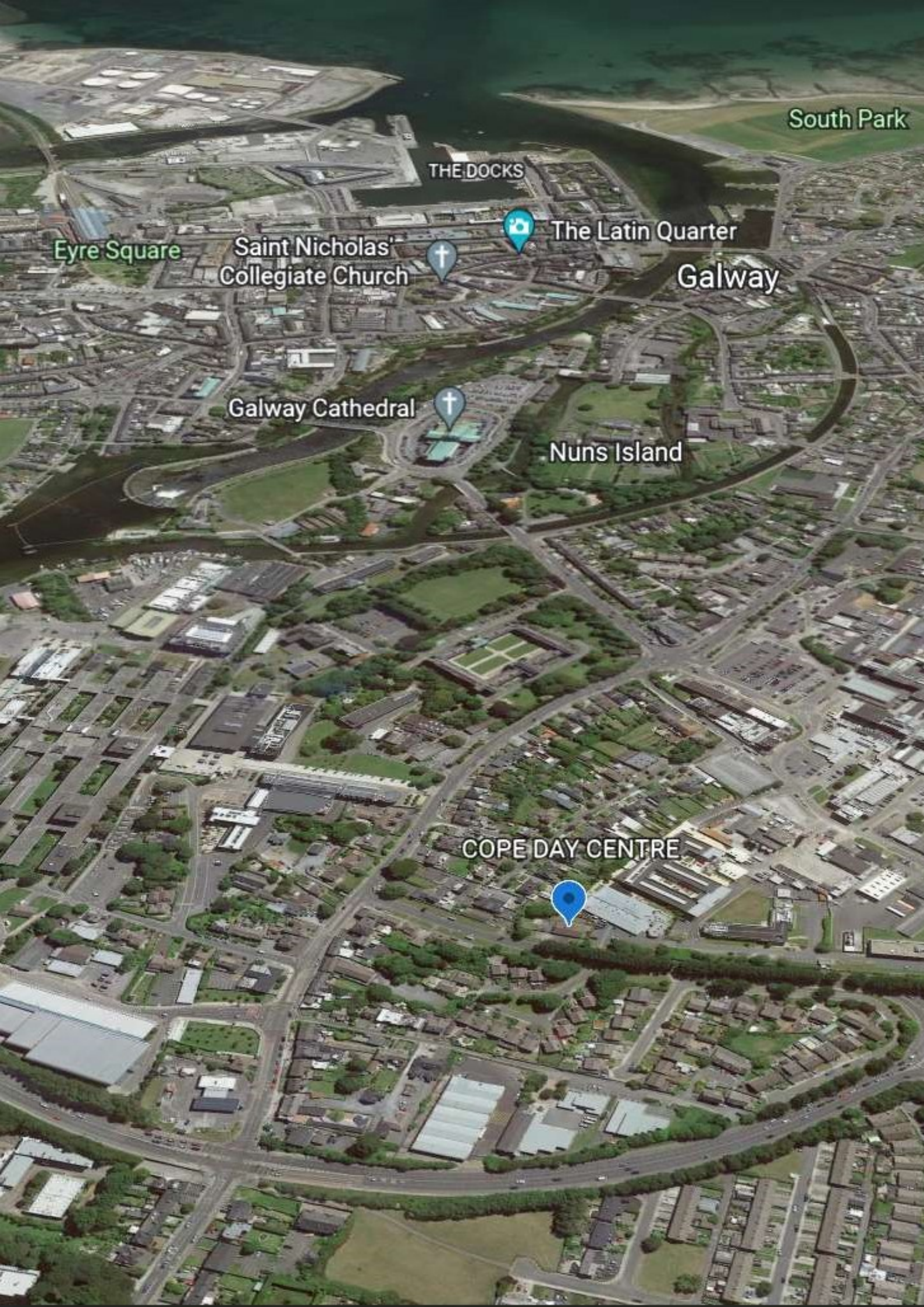
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EXECUTIVE SUMMARY

This report is the formal submission by the appointed Design Team presenting a defined proposal for Part VIII planning approval. The development is based on best practice design, current building and safety standards and is consistent with 'Quality Housing for Sustainable Communities', the Development Plan for the area and 'Sustainable Residential Development in Urban Areas'. The Planning Section of Galway City Council have also been consulted and are satisfied with the proposal. The nature, extent and implications of the proposed works are as follows:

Brief

There is an existing single storey day centre / family support service on site. This building, Teach Corrib Day Centre, supports individual men and women in Galway City who are homeless. The service is currently run by COPE Galway. It provides support and services in relation to finding emergency accommodation, help with accessing training and skill development opportunities, free breakfast and lunch, access to shower, laundry and personal care facilities and health & wellbeing services for rough sleepers, including GP, nurse and counselling sessions. During the winter months, a temporary Cold Weather Response (CWR) is set up on site in the form of 3 no. porta cabin units with a capacity of 21 bed spaces. The CWR is a low threshold, short term wintertime response with the aim of providing night-time sleeping accommodation for adults who sleep rough in Galway City over the winter period between November and April. The overall objective is to try minimising the risk of harm to people who are rough sleeping due to the cold and inclement weather conditions over the winter period and to work with people in identifying and progressing routes out of rough sleeping and homelessness. This service began in winter 2017 and continued for 2018 and 2019. During COVID it was provided elsewhere but is intended to return to Teach Corrib again.

The proposed development aims to provide a much-needed upgrade in the existing day centre facilities, along with additional resources. It will also accommodate temporary homeless accommodation year-round, with the focus on identifying and progressing routes out of rough sleeping and homelessness on a regular basis while also adapting during the winter months to increase the intake of vulnerable rough sleepers. This site also represents an important part of the housing strategy to meet obligations in terms of infill land development. The overall context is that there is not an extensive developable land bank. The proposed design is a combination of underutilised properties renewal and new build social housing. The aim is to provide for much needed social housing while also contributing to urban regeneration and significant contribution to the urban character of a prime city centre location. As identified in the Circular Letter: NRUP 02/2021 from the Department of Planning Housing and Local Government, *"A key shared outcome of the National Planning Framework (NPF) and the National Development Plan (NDP) is the compact growth of cities and towns of all sizes so as to add value and create more attractive places in which people can live and work. The preferred approach is to focus on greater reuse of previously developed 'brownfield' land, consolidating infill sites, which may not have been built on before, and the development of sites in locations that are better serviced by existing facilities and public transport."*

Design Team

Architect / Team Lead	:	Galway City Council
Civil & Structural Engineers	:	Coyle Kennedy Consulting Engineers
Mechanical & Electrical Engineers	:	Varmings Consulting Engineers
Quantity Surveyors	:	TCE Estimating
FSC / DAC Consultant	:	Jensen Hughes
PSDP	:	Galway City Council

Architectural

It is proposed to demolish the existing single storey building and replace with a safe, secure and energy efficient part 2 storey / part 3 storey development. All existing services will be reintroduced, and additional emergency temporary accommodation will be provided on the upper floors in one bed and two bed studios. Provision will be made for night staff / security which will allow for the building to be monitored at all times. A building management plan will be developed in partnership with the building administrators. The development potential of the site will be maximised by bringing forward the building line to create a strong urban presence along the Seamus Quirke Road. Minimising windows on this north elevation will ensure privacy to the building's occupants, along with the existing mature tree lined street. Building signage will be muted with a discreet front entrance out of respect to the intended users. Ample open space will be provided in a south facing, enclosed courtyard where there will be elements of gardening and workshop areas. Existing parking provisions will be reinstated with the addition of a designated accessible parking space and EV charging point. The rear block of the building will be limited to

two storeys to be considerate of the existing residential houses along the eastern boundaries. Parking provided along the eastern boundary will also provide an additional buffer to the residential area. The overall structure of the building and the location of the lift and stair core will allow for a very adaptable building moving into the future. The layout of the one bed studios also provides for an interchangeable approach where dorms could be provided in extreme conditions. A palette of colours based on the natural environment shall be used for materials and finishes.

GCC have liaised closely with the Department's Architect Advisor during the development of the design. The proposal has also been discussed with the internal departments of the Local Authority with positive feedback and support of the development.

Civil and Structural

An underground surface water culvert transverses the site and has been surveyed to establish its location and geometry. It is recommended that locally opening-up and cleaning out of the culvert be carried out to maintain design flow capacity. Diversion of the culvert is not expected however, it may be established later that some additional maintenance / alteration / improvement and diversion to the existing culvert is necessary. Sustainable Urban Drainage system (SUDS) has been incorporated into the overall landscape proposals to reduce surface water runoff volume and improve water quality. Most of the proposed hard surfacing comprises of roofs, paths, roads and car-parking and all surface water from these areas will be collected into a drainage network, re-used and/or attenuated, and allowed to gradually discharge using a hybrid approach of natural filtration and controlled discharge into the existing culvert. Permeable paving and gravel areas / ponds are proposed as a surface finish on the Courtyard. The proposed Permeable Paving is a source control Sustainable Urban Drainage system. While a foul water connection to the Irish Water network already exists onsite, the invert level of the existing foul sewer network it is not deep enough to accommodate the arrangement of the proposed foul water outlets to also have adequate gradients in the pipework for self-cleansing velocity. Therefore, a new connection is required. A pre-connection enquiry was submitted to Irish Water and a satisfactory confirmation letter was received.

The use of traditional reinforced strip or pad foundations placed on dense gravel should be appropriate for the proposed development. Primary structure will be concrete columns and beams and light gauge steel structure will be used for canopies and plant room. A rendered Insulated Concrete Formwork (ICF) system is proposed for the building which consists of modular interlocking expanded polystyrene (EPS) building blocks for permanent formwork for the construction of in-situ concrete walls. A render system is applied to the external polystyrene insulation of the ICF System as the external finish. ICF Systems can be certified for use in the construction of buildings of up to five storeys (15m) in height in purpose groups 1(a), 1(b) and 1(d) as defined in Technical Guidance Document Part B Volume 2 of the Building Regulations 1997 to 2019, and for use up to six storeys (18m) in height in purpose groups 1(c), 2(a), 2(b), 3, 4(a) and 5 as defined in TGD Part B of the Building Regulations 1997 to 2019.

Mechanical and Electrical

To ensure compliance with Part L of the Building Regulations and to provide a building that is Nearly Zero Energy Building (NZEB) compliant it is proposed to use renewable sources to meet the energy demands of the building. The building will be designed to comply with Part L and the overall building will achieve a minimum Building Energy Rating of A3. The building will be served by a dedicated plant room at roof level of the building to meet the heating and hot water demands of the building from renewable energy sources. Following a design assessment to determine the optimum renewable heating option it was concluded that the heating energy requirement of the building would be suited to being provided from air source heat pumps (ASHP). Energy meters/ flow meters shall be provided on main heating and water services sub circuits and the main electrical board so exact energy use of the building can be monitored continuously. Heating shall be provided by a conventional hot water heating system using steel radiators and concealed pipe work where possible, but in some areas such as entrances, and common areas at ground floor circulation space under floor heating shall be considered. The building shall be provided with independent heating zones to each area to meet the functional specification of this project.

The design of the building is such that it is well suited to being naturally ventilated and the use of natural ventilation shall be maximised throughout the building. In addition, motorized roof vents will be provided in the central glazed link between the front and rear blocks of the building to provide additional ventilation and prevent overheating of the common areas at ground floor during summer months. There will however be some areas of the building where mechanical ventilation will be required to comply with the Building Regulations. All plant and ventilation plant noise will be designed / controlled to ensure that noise levels in the surrounding spaces do not exceed the specified level of LA eq 30dB in the space. Noise levels within the plantroom from the plant will not exceed LA eq 68 dB.

Pre-insulated sectional cold water storage tanks will be in the rooftop plantroom & installed in accordance with local codes and in accordance with CIBSE guidelines. Hot & Cold water will be boosted from the plant room to the hot water generator

and sanitary ware/ appliances around the building. The mains water supply shall be provided from a new metered connection off the existing distribution system where it shall feed a Format 30 sectional cold water storage tank via the water filtration system. A separate mains water connection shall supply drinking water outlets at sinks, drinking water points and in the kitchen and dining area for catering.

There is an existing Mini Pillar in the vicinity of the proposed development. Necessary ducting infrastructure will need to be put in place to supply the new development via a new ESB Chamber. A new ESB Networks Supply shall be required for the building with a new supply to a LV meter located at ground floor. A main distribution board will be provided at ground floor to supply power to the building. In addition, sub distribution boards will be provided on the first floor and plant room levels of the building. There is currently an existing EIR JB4 in the vicinity of the proposed development. Necessary ducting infrastructure will need to be put in place to supply the new development via a New JB4 Chamber. EIR may require some minor equipment within the site of which exact locations can be agreed when their infrastructure design is complete. From preliminary investigation there is an underground Virgin Media network currently running in the footpath to the west of the proposed site. It is anticipated that new underground comms ducting can run from this existing network to service the proposed development. The exact route of which is to be established during detailed design of the development. This new underground ducting infrastructure will run to a network of footway chambers strategically located in the development within footpaths where possible.

LED street/site lighting is proposed throughout the development typically mounted on 4.5m steel columns. In addition, amenity lighting will be provided from bollard lights in the landscaping and wall mounted lights on the building façade. Photo-electric cells will be utilized to control the light fittings for automatic switching on at dusk and off at dawn. It is proposed that electric vehicle charging infrastructure shall be installed in order to facilitate the installation of an electric vehicle charging system within the development in line with planning and client requirements. As part of the works EV charging stations can be installed at a portion of the points

A complete fire alarm installation shall be installed in compliance with IS3218:2013. A CCTV system will be installed and shall be a TCP/IP based system. Internal CCTV cameras shall be provided to cover the main entrance and all entry and exit points, back of house entrance and exit points and corridors. External CCTV shall be provided to cover all elevations of the building, all building access points and gardens. Monitoring equipment shall be provided in the supervisor's office.



SITE CONTEXT

Site Description

There is an existing single storey building on site. The building is circa. 170m² and deeply set back from the 1m high front boundary blockwork wall facing onto the Seamus Quirke Road. The site is relatively level with dense hedging to the residential dwellings on the east. The surrounding buildings range from single to 2 and 3 storeys in height. To the south and west are medical buildings and to the north lies residential dwellings heavily screened with mature trees along both sides of the Seamus Quirke Road. Trees are positioned outside of the red line boundary and therefore will remain in place. There are minimal trees within the confines of the site boundary, which have been documented on an Arboriculture Impact Assessment. A total of 15 trees were surveyed. The surveyed trees include a mixture of semi-mature to large mature trees. An underground surface water culvert crosses the site and has been surveyed to establish its location and geometry. The existing boundary walls are generally constructed from 100mm thick masonry blockwork panels and 450mm thick blockwork piers. Height above ground varies from 1m - 2.6m with intermittent masonry piers and expansion joints generally every second pier. Having visited the site and carried out an assessment the Engineers determined that the load capacity of the existing walls to the east, west and south are sub-standard and will be replaced.



Above left: Seamus Quirke Road, Google Street View
Above right: Ariel view of site

Site Zoning & Planning History



There are two previous planning applications submitted for this site. PL Ref: 96494 in July 1996 for permission to incorporate living accommodation in the attic of the hostel for the homeless which was granted. PL Ref: 02591 in August 2002 for permission to demolish the existing building servicing as crisis accommodation and construct a new building on site for homeless women and children was withdrawn.

Left: Exert from GCC Development Pan Zoning Map

The overall site covers 0.13ha of Community, Cultural and Institutional zoned land. The zoning objective is to provide for and facilitate the sustainable development of community, cultural and institutional uses and development of infrastructure for the benefit of the citizens of the city. The zoning supports the provision of a day centre / medical services with the provision of temporary supported accommodation which is managed. The provision of full-time residential units is not permitted under the zoning objective.

History and Archaeology

On review of the Historic Environment Viewer on the National Monuments Service website there appears to be no evidence of archaeological implications to the proposed site. The archaeology potential of the site has been discussed with Galway City Council Planners and no area of interest has been noted on the proposed site.

Environmental Considerations

It is clear based on the geographical data sets that there are no natural habitats of importance on site. Nevertheless, mitigation measures such as a comprehensive landscaping scheme with suitable native species have been incorporated into the design. An Arboriculture Impact Assessment and a Tree Protection Plan has been carried out and it was determined that the arboriculture impact of the proposed development on the site will be low.

Site Ownership

The entire site is in the possession of Galway City Council and there are no easements, rights of way or other restrictions to be taken account of in the design development, other than the services crossing the site.

Site Access

The existing site entrance will be repositioned to the right of the site boundary. Vision lines are unaffected, and access and egress will be improved with the introduction of delineated parking spaces and an adequate driving aisle to allow for turning. The transportation department were consulted on the relocation of the site entrance with no implications resulting for the scheme.

Existing Site Services

There is an existing Mini Pillar in the vicinity of the proposed development. Necessary ducting infrastructure will need to be put in place to supply the new development via a new ESB Chamber. There is currently an existing EIR JB4 in the vicinity of the proposed development. Necessary ducting infrastructure will need be put in place to supply the new development via a New JB4 Chamber. From preliminary investigation there is an underground Virgin Media network currently running in the footpath to the west of the proposed site. While a foul water connection to the Irish Water network already exists onsite the invert level of the existing foul sewer network it is not deep enough to accommodate the arrangement of the proposed foul water outlets to also have adequate gradients in the pipework for self-cleansing velocity. Therefore, a new connection is required. A pre-connection enquiry was submitted to Irish Water and a satisfactory confirmation letter was received that a connection for this foul water flow can be facilitated



PROPOSED DEVELOPMENT

Design Brief

The current services provided by Teach Corrib Day Centre are as follows.

Support and services

- Referrals to emergency accommodation and other support agencies.
- Assistance in applying for welfare payments and other entitlements.
- Advice and assistance with housing applications.
- Assistance with searching and applying for jobs.
- Help with accessing training and skill development opportunities.
- Practical life skills and budget advice.
- Referrals to tenancy and resettlement support.

Facilities & Practical Support

- Free breakfast and lunch including hot tea/coffee, soup and sandwiches
- Access to shower and laundry facilities
- Barber/hairdresser & clothes

Health & Wellbeing Services for rough sleepers

- GP & Nurse Clinic
- Podiatry Clinics
- Addiction Counsellor
- Access to Community Mental Health Service

During the winter months, a temporary Cold Weather Response (CWR) is set up on site in the form of 3 no. porta cabin units with a capacity of 21 bed spaces. The CWR is a low threshold, short term wintertime response with the aim of providing night-time sleeping accommodation for adults who sleep rough in Galway City over the winter period between November and April. The overall objective is to try minimising the risk of harm to people who are rough sleeping due to the cold and inclement weather conditions over the winter period and to work with people in identifying and progressing routes out of rough sleeping and homelessness. This service began in winter 2017 and continued for 2018 and 2019. During COVID it was provided elsewhere but is intended to return to Teach Corrib again. The proposed replacement building will combine these existing facilities into one development, along with providing additional resources. The new building will be a safe, secure and energy efficient building with provision for night staff / security which will allow for the building to be always monitored. A building management plan will be prepared in partnership with the building administrators detailing all aspects of organisation of the services, staff and intended users.



Urban Design Objectives

The proposed development has been designed in line with the Urban Design Objectives as discussed in the Quality Housing for Sustainable Communities. The building has been designed in context of the location, character and setting of the site. Re-establishing the building line along the site boundary helps create a strong urban presence onto the main road. Moving the building line forward and addressing the public also allows for the remainder of the space to be used more positively, creating both a safe outdoor courtyard with clear function and distinct boundaries and a separate staff parking area.

The massing and scale of the proposed design is sensitive to the existing built fabric and respective of the residential properties to the east. Careful attention has been given to the structure of the site layout to create a welcoming and accessible public realm that encourages social interaction. It is intended to create a small public green to the front of the site adjacent to the building entrance incorporating a Public Arts Scheme, complete with seating, landscaping and street lighting.

Scheme Layout & Design

Design Approach and Schedule of Accommodation

The proposed design seeks to create a high-quality environment for all building occupants and improve the visual quality of the area as a whole. The safety and security of occupants are considered at every stage with external public areas passively surveyed and internal layout open and accessible. One of the primary aspects of the project is the secure safe south facing courtyard garden that the day room, group therapy and residential units look out onto. Gardening and workshop areas are positive elements in the existing shelter to be reintroduced in the courtyard, and it is envisioned that this space will become a calm, highly used area with its own microclimate (sun trap).

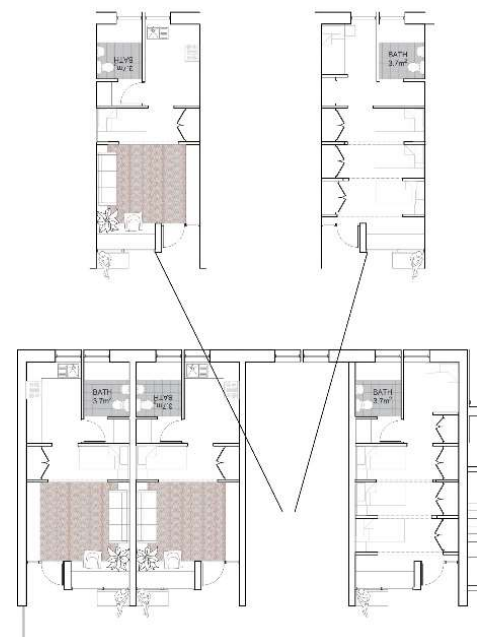
Schedule of Accommodation		
Ground Floor Plan	First Floor Plan	Second Floor Plan
Training / Group Therapy Room	4 x 1 Bed Studio / Interchangeable 3 Bed Dormitory	4 x 1 Bed Studio / Interchangeable 3 Bed Dormitory
2 x Consultancy Rooms	2 x 2 Bed Studio	Staff Shower / WC
Barber	Office with meeting area	Night Staff Room
Waiting Area		Staff External Patio
ICT Area		Canteen / Meeting Room
Reception / Admin		Bed Store
Day Room / Dining		Plant Area
Lounge / TV		
Kitchen		
Laundry Room		
Cleaners Store		
3 x showers (incl. 1 accessible)		
Day Storage Room		
External Men's Shed Workshop		

Flexible Building

The current need for this building will change in the medium term. At present the site provides the location of the winter sleeper's accommodation; a temporary system of porta-cabins erected every year (pre-Covid). With the Housing First initiative working through the system, it would be envisioned that many homeless people will get a home. This building would be seen as a steppingstone between homelessness and living in a home in the community. During the winter months if there was pressure on the system the one bed studios are interchangeable to become three person dormitories. Meaning the potential for eight people in single studios or twenty-four people accommodated in dormitories depending on the need / weather conditions. When converted to dormitory style shared bedrooms, the floor area per person sleeping will be in line with the new Guidelines for New Emergency Accommodation published in September 2022.

The overall structure of the building and the location of the lift and stair core will also allow for a very adaptable building moving into the future.

Above Right: Initial sketch design for interchangeable 1 bed studios.



Unit Types

In addition to the flexible one bed studio above, a new 2 bed / 2-person unit typology is proposed. This has been reviewed by the Department and GCC Planning Department with both in support of the typology. It is “welcomed as an innovative design solution for this building type, which could facilitate flexibility and viability in this context.” These two-bedroom studios are envisioned to establish a ‘buddy’ friendship between two compatible homeless people so that they can potentially help each other to transition out of homelessness and would be an ongoing support for each other. The provision of full-time residential units is not permitted under the zoning objective and as a result, these unit typologies are designed for a more temporary and flexible approach. Both proposed unit types, however, are generally in line with the Design Standards for New Apartments 2020.

Existing Topography and Proposed Landscape

The proposed development takes into consideration the topography of the site. The site is relatively level with very few mature trees on site. Where possible, these have been retained, notably the large mature ash tree to the front of the site which will be central to the new public arts green. The existing culvert present on site has been surveyed and as recommended by the consulting engineers, will be maintained and kept independent of the new building foundations. Locally opening-up and cleaning out of the culvert will be carried out to safeguard design flow capacity.

Provision has been made for soft and hard landscaping in public open spaces with low maintenance requirements. Proposed planting will be mostly indigenous species and preference will be given to those likely to provide an attractive wildlife habitat. Black bamboo, however, is intended for the south and partial west boundary due to its screening properties. Pollinator / wildflower planting will be used where possible in green spaces not requiring access. Raised planters will be installed as indicated on the drawings for the intended users to grow vegetables and plant flowers as required. A Sustainable Urban Drainage system (SUDS) has been incorporated into the overall landscape proposals to reduce surface water runoff volume and improve water quality. Permeable paving and gravel sections / rainwater attenuation ponds are proposed as a surface finish on the Courtyard. Extents are shown on the Landscape Plan and further detail can be found in the Engineers report.

Public Art

A designated space is proposed to the right of the buildings main entrance and aims to create a small landscaped public green with street lighting to help enhance the quality of the environment. It is intended for the boundary wall at this location to be imprinted concrete or mural commissioned from local artists. Operational procedures from The Department of Arts, Sport and Tourism publication, Public Art: Per Cent for Art Scheme 23 shall be adhered to when commissioning the work. Details of the proposed space can be found on the proposed landscape plan in the Architectural drawing package.



Above: Public Art Scheme Exemplary Imagery

Construction Materials & Finishes

Preliminary discussions have taken place with the design team regarding the specification of construction materials. Primary structure will be concrete columns and beams and light gauge steel structure will be used for canopies and plant room. A rendered Insulated Concrete Formwork (ICF) system is proposed for the building which consists of modular interlocking expanded polystyrene (EPS) building blocks for permanent formwork for the construction of in-situ concrete walls. An external render system will be applied to the ICF System in a mix of smooth and roughcast render. Refer to elevations for variations. Concrete columns and beams will generally be exposed in the open plan areas. Windows and doors shall be of an alu-timber type. Refer to the Landscape Plan for details of external materials and finishes. Building envelope is intended to be simple in configuration, avoiding an excessive number of features (corner windows, bay windows, projecting balconies etc.) that add to building costs. Finishes and materials shall be hard wearing, weather proofed, and the palate shall reflect the local context and geology. No pebble dash or red brick is proposed.

Site & Building Signage

Signage will be muted out of respect to the intended users. Proposals for site and building signage will be agreed with the Planning Department at a later date, on appointment of and consultation with the proposed building administrators.

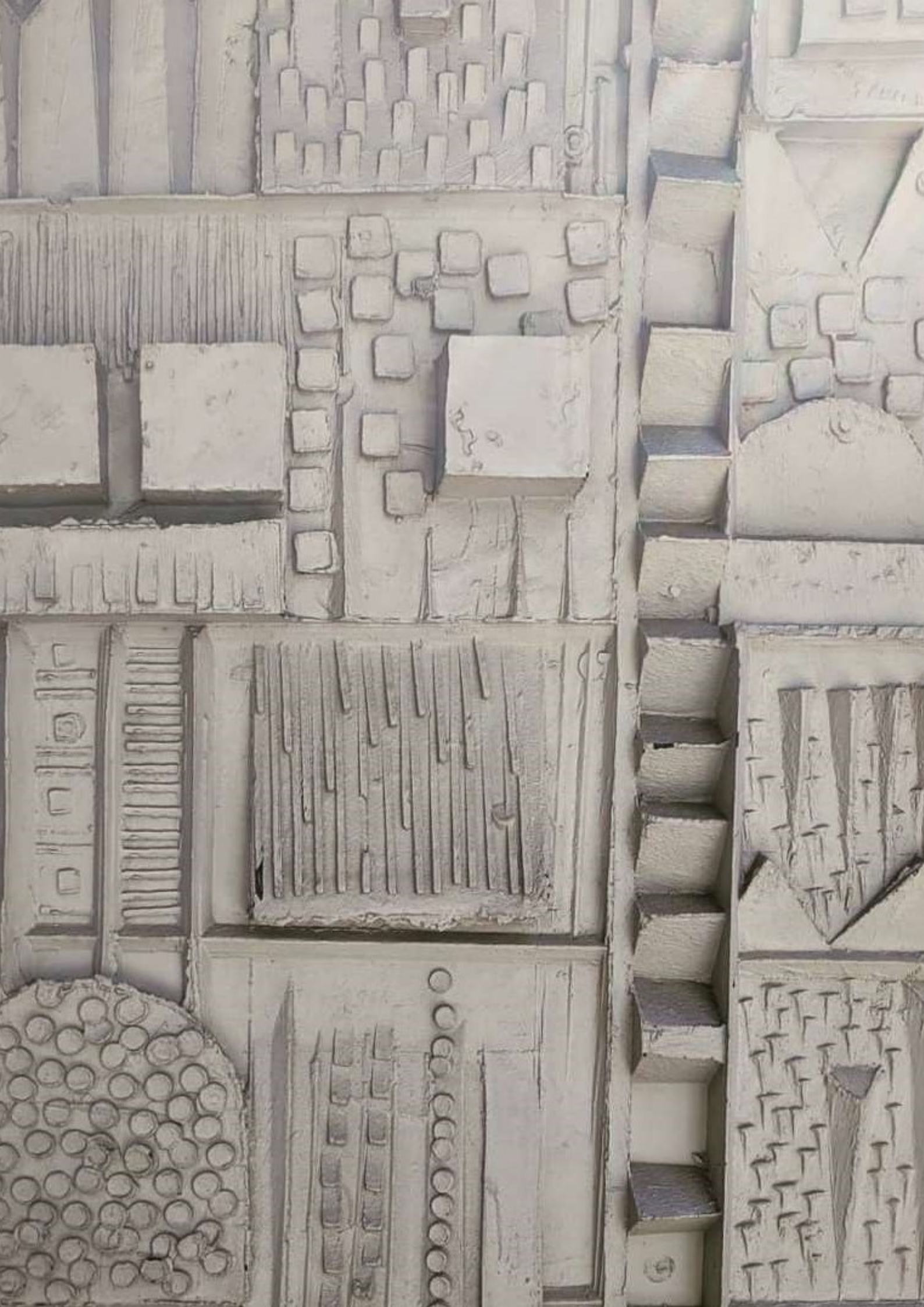
Boundary Treatment

The existing boundary walls are generally constructed from 100mm thick masonry blockwork panels and 450mm thick blockwork piers. Height above ground varies from 1m - 2.6m with intermittent masonry piers and expansion joints generally every second pier. Having visited the site and carried out an assessment the Engineers determined that the load capacity of the existing walls to the east, west and south are sub-standard. Proposed replacement boundary treatment is as follows:

- Boundary A - B – C (as noted on site layout plan)
Public art scheme: 2.0m high. Block wall left unfinished to receive imprinted/ mural with cast in place concrete bench seating. Wall thickened at base for retaining, if required.
- Boundary B – D (as noted on site layout plan)
Existing retaining wall replaced with 300mm thick reinforced concrete retaining wall as per engineers' detail to site ground level. Concrete post and panel from ground level to height of 1.8m.
- Boundary D – E (as noted on site layout plan)
Existing block and pier removed and replaced with 1.8m high 215mm thick solid masonry wall as per Engineers report.

Building Management

A Building Management Plan will be agreed at a later stage to ensure facilities are kept clean, safe, free of graffiti and well lit. Input will be required from the proposed building administrators to better inform the management plan.



PLANNING STANDARDS, GUIDELINES & STATUTORY APPROVALS

Development Plan Standards

Density & Plot Ratio

There is no defined plot ratio or density for Community, Cultural and Institutional zoned land, however, the development will need to be considerate of the existing residential houses along the eastern boundaries. The plot ratio of the proposed development is in accordance with good planning, the objectives of the Galway City Development Plan, and seeks in this context to optimise the return on the investment in the lands. The proposal is also intended to contribute to the urban regeneration of the area and make a significant contribution to the urban character.

Public Open Space

There is no defined public open space requirement for Community, Cultural and Institutional zoned land, however, ample space has been provided in the proposal for open space.

Car Parking Provisions

Existing car parking numbers have been reinstated with an additional designated accessible parking space and EV charging point.

Cycle Parking Provisions

1 no. bike parking stand with 5 no. spaces will be provided on site. It will be low maintenance, easy to use and attractive to use by building users.

Guidelines for Development of New Emergency Accommodation

Housing for All – A new Housing Plan for Ireland, was adopted by Government and published in September 2021. Housing for All recognises that reducing and preventing homelessness is a priority for the Government and there is a particular focus on reducing the number of homeless families and individuals. Housing for All also recognises that there is a need to ensure appropriate emergency accommodation is provided to respond to the needs of those who find themselves in a situation of homelessness. Guidelines have been developed to ensure that there will be sufficient quality accommodation to meet the needs of those experiencing homelessness and that such accommodation affords those experiencing homelessness dignity and respect to minimize the trauma of homelessness. Local Authorities are also requested to make commitments to reduce reliance on commercial hotel and B&B accommodation for use as emergency accommodation. These Guidelines for Development of New Emergency Accommodation were published in September 2022, post design development stage for the proposed design. On review of the proposal, however, it is generally in line with the principles outlined as follows:

- The proposed facility is intended for single persons.
- Location of the building is within the city centre boundary and is a 1.5km distance to Eyre Square. Bus stops are located on the Seamus Quirke Road. Shops, recreation areas and centres of employment are located nearby.
- The building has been reviewed by M&E consultants and provisions are made for good ventilation, heating, lighting and service installations.
- The proposal has been reviewed by a Fire Engineer and provisions are made for the Fire Safety and Disability Access certificated to follow post Part 8 approval.
- Provision for management facilities is included and will be reviewed with the service provider on appointment.
- Furniture storage and cleaners store provided.
- Separate gender specific sleeping rooms can be identified with the service provided.
- Floor area per person will not be less than 5.0 sqm per person, including within the flexible one bed studio / three bed dorms.
- If required, a two-bed studio can be assigned a disabled access / impaired mobility room, meeting the 5% minimum allocation.
- Shower / wC facilities are provided in the day centre, with allocation for accessible shower/wc room.
- A laundry facility is provided in the day centre. The intended service provider will be consulted with to determine the final size and use at a later date,
- The building is not intended for youth accommodation, but allocations can be provided for by the service provider. The ground floor day centre can accommodate visits from family members and facilitate workshops and information sessions.

As of October 2022, the proposal has achieved Stage 2 funding approval from the Department.

Statutory

Consultation with GCC Planning, Interdepartmental Coordination & Presentation to Elected Members

The proposed scheme has been reviewed at several intervals during design development with Galway City Council Planning Department, as well as signed off with the Water Services, Roads and Parks Departments, and issues raised during such consultations have been addressed by the Design Team. The Planning Department are satisfied that the current layout can proceed as the basis for a Part 8 Application, with particular attention to be given to the quality of the materials, finishes and hard surfaces/public realm.

Dates of Consultations with Galway City Council Planning Department:

Stage 1 Consultation – Concept

20th May 2021

Stage 2 Consultation – Project Design and Preparation of Part VIII Documentation

04th November 2021 & 18th November 2021

The proposed development has also been presented to the Central Ward Local Area Committee meeting on the 29th September 2022 and the Strategic Policy Committee meeting on the 25th November 2022 with general positive feedback and support for the proposal.

Disability Access & Fire Safety

An external consultant has carried out initial high-level reviews of the proposed design in terms of fire safety and disability access. Recommendations have been included in the proposed scheme. Detailed audits will be undertaken at the next stage. It is currently proposed that the Disability Access Certificate and Fire Safety Certificate applications will follow immediately on the Part 8 application to maintain the programme.

PROPOSED DESIGN & EXEMPLARY IMAGES

