



Bonham Quay

One Planet Living® annual progress review: 2022/23
May 2023



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Report overview

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Project name:

Bonham Quay

Developer:

Edward Capital

Description:

Bonham Quay will comprise 32,000 sqm of grade A office space, alongside 2000 sqm of retail and 8,495 sqm of landscaped space. The development is aiming for LEED gold standard as well as a WELL building standard rating. The site is designed to accommodate a working community of 2,600 with additional amenities including a cultural arts facility and a commuter and fitness centre.

Project Status:

Two of the four buildings that make up the Bonham Quay campus are complete, representing 39% of the total scheme. The Alcantara and the Santiago buildings, also known as block B and C are partially occupied by two tenants, Genesys and Diligent, occupying some 7,200m² of office space. Two further tenant companies will be moving in during Q2 and Q3 of 2023.

Phase two buildings are currently in detailed design stage with construction of all four buildings due to be complete in May 2024.

Reporting period:

2022-23

Reviewer:

Nicole Lazarus

Sign-off and quality review:

Ronan Leyden

Date of review:

May 2023

Project type:

Retail and commercial development



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Leadership status:



One Planet Living® | Leader 2023

Bioregional and One Planet Living

Bioregional and One Planet Living

About Bioregional

Bioregional is a purpose-led sustainability consultancy. It has worked in over 20 countries on sustainable development, working with local communities, cities, and companies.

Bioregional devised the One Planet Living (OPL) framework, based on our experiences creating the multi-award-winning BedZED in South London, the UK's first large-scale sustainable community. One Planet Living has guided the development of real estate across the world, shaping exemplar communities that enable sustainable living.

About One Planet Living

One Planet Living® is a vision of a world where it is easy and attractive to live happy, healthy lives within the limits of our Earth's resources.

We need this vision because if everyone lived as we do in Western Europe, we would need almost three planets to support us. The measure of this is called 'ecological footprinting'. Meanwhile, many lack what they need for a good life, and wildlife is being pushed out to make room for our demands.

The One Planet Living framework consists of 10 principles which cover the activities that drive resource consumption, and the elements that form the basis of a good life for everyone. The principles are used to identify the needs in a local area, to relate these to the planetary bottom-line, and then to structure responses to those needs.

	Health and happiness	Encouraging active, social, meaningful lives to promote good health and wellbeing
	Equity and local economy	Creating safe, equitable places to live and work which support local prosperity and international fair trade
	Culture and community	Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living
	Land and nature	Protecting and restoring land for the benefit of people and wildlife
	Sustainable water	Using water efficiently, protecting local water resources and reducing flooding and drought
	Local and sustainable food	Promoting sustainable humane farming and healthy diets high in local, seasonal organic food and vegetable protein
	Travel and transport	Reducing the need to travel, encouraging walking, cycling and low carbon transport
	Materials and products	Using materials from sustainable sources and promoting products which help people reduce consumption.
	Zero waste	Reducing consumption, re-using and recycling to achieve zero waste and zero pollution
	Zero carbon energy	Making buildings and manufacturing energy efficient and supplying all energy with renewables

Review summary and highlights

One Planet Living action plan

Review summary

Bonham Quay is a demonstration of true sustainability leadership in Galway. The first two buildings are on track to meet all of their design targets and incoming tenants are being inspired by the sustainability culture of their new premises. This review renews the status of Bonham Quay as a One Planet Living Leader in 2023.

For ongoing leadership recognition in 2024, Bioregional hopes to see all of the reviewer's suggestions below delivered.

Review highlights

- Bonham Quay addresses all 10 of the One Planet Living principles. It is on track to be Nearly Zero-Energy Buildings (NZEB) compliant and to achieve an impressive array of sustainability credentials including LEED Gold and Gold WELL certification. Early tenant, Genesys is on track for a LEED Platinum office fit-out.
- All building users receive a One Planet Living induction from Bioregional and an exciting programme of events and partnerships provides an inspiring culture of sustainability, championing One Planet Living in the region and forging new partnerships and discussion opportunities.
- Galway City suffers from serious traffic congestion, but Bonham Quay has implemented a successful active travel strategy. Making the most of its proximity to the train station and bus services, it provides excellent cycle commuting facilities and provides only one car space for every 50 occupants. We expect the first travel survey in late 2023 to show excellent results for low-carbon, active travel modes.



One Planet Living action plan

Suggestions from the reviewer





In order to retain One Planet Living Leadership recognition in 2024, it is important that the following actions are also delivered, as promised in the original One Planet Living action plan:

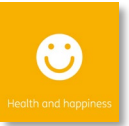





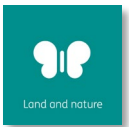

1. An assessment of the embodied carbon impacts of construction for all four blocks
2. Reporting on construction waste tonnages, tracking percentage diversion from landfill
3. For Alcantara and the Santiago buildings, reporting on operational building performance indicators:
 - a. waste,
 - b. mains water consumption,
 - c. energy demands and carbon balance
4. Edward Capital already plans to conduct a survey of occupants in Q4 of 2023 so the results of that survey can be reported in the next review.











Summary of action plan

In the table below, Bioregional uses a simple red/amber/green traffic-light approach to indicate overall progress in meeting outcomes and targets. In the following pages, more detailed tables provide commentary on progress against outcomes and indicators, highlighting some of the key activities.

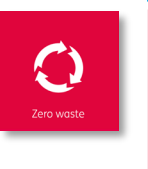



-  Not able to assess progress at this stage
-  Substantially or entirely completed, or a high degree of certainty over deliverability
-  On track for a long-term target
-  Substantially incomplete, behind schedule or doubt over delivery

	Comment	RAG rating
 <p>Health and happiness</p>	<p>Both Blocks B and C have achieved WELL and LEED standards, delivering enhanced daylighting and indoor air quality. Landscaped roof top gardens offer outdoor seating and 360-degree views of Galway city. Indoor plants and views of outside nature are within a direct line of sight of at least 75% workstations.</p> <p>Both current tenants offer wellness, spiritual and spa rooms for their workers. Active travel is encouraged with a dedicated commuter centre providing bike storage, lockers and showers.</p>	
 <p>Equity and local economy</p>	<p>Current tenants are fully on board for One Planet Living goals and have good corporate sustainability strategies in place. Genesys is in the process of securing LEED platinum for their space. Both current tenants pay above living wage to all employees. A 75m2 townhall space has been completed and made available to local organisations.</p> <p>Construction and fit-out costs of some 49million euros have all been delivered using local contractors and a local supply chain with the majority of construction workers being from the Galway region. Both current tenant companies have strong Galway roots in at least part of the business.</p> <p>The action plan goal to attract businesses supporting the transition to a low-carbon, resource-efficient economy is perhaps only partially being delivered, with software companies of relatively low carbon footprints promoting products that do reduce server energy demands.</p> <p>The building names reference the historical connection between Galway and the Spanish Armada.</p>	
 <p>Culture and community</p>	<p>Each tenant has provided relaxing areas for employees to unwind from work, with pool tables, table tennis, barista bar and a range of rooms for meditation, spa time and mothering rooms.</p> <p>Plans for a local, independent café and for 10 community events in 2023 are in their early stages at this time, including a “Single Use Plastic Free” training event for all tenants.</p>	
 <p>Land and nature</p>	<p>Phase one landscaping has been challenging, with many of the plants originally specified dying and needing to be replaced. Despite this, the specification remains to use peat-free native Irish plant species and for landscapes to be managed without use of pesticides and fertilisers.</p> <p>Bonham Quay includes a nature walk along the docks, a green wall and high quality public urban greenspace, delivering a net biodiversity gain compared with the site’s previous industrial use. Access to and connection with nature both inside and outside the building has been a key design consideration.</p>	

Summary of action plan

	Comment	RAG rating
	<p>Water-saving fittings have been installed and water use is metered and monitored as part of the building management system. As yet, no water consumption data is available for review.</p> <p>Water bottle refill stations are available on every floor.</p> <p>The site has a flood risk strategy and drainage infrastructure to ensure surface pollutants do not flow into the local watercourse.</p>	
	<p>There are no onsite food or beverage providers at this early stage but Bonham Quay is very close to many cafés, deli's, food markets and restaurants. Both current tenants have fruit delivered to site every day for their employees.</p>	
	<p>Bonham Quay has excellent train and bus services within easy walking distance. Car parking spaces are limited to 51 spaces, just one for every 50 employees. The first phase has delivered five electric charging points (more than committed to in the action plan).</p> <p>By contrast, there are currently 160 bicycle parking spaces with an actively managed commuter centre, directly accessible by bike with showers and storage facilities. An E-bike rental service is being promoted on site. Information sheets on sustainable transport have been shared with every tenant organisation.</p> <p>The first travel survey will be carried out in Q4 of 2023 to assess modal share and transport-related carbon emissions.</p>	
	<p>Sustainability credentials of construction materials for phase one have been excellent, meeting LEED Gold, WELL Standard and BES 6001 certification on Responsible Sourcing of Construction Products. 100% of timber products are FSC certified and 100% of steel products were CARES Certified. All in-situ concrete contained a minimum average of 20% recycled cement-substitute, GGBS.</p> <p>The embodied carbon of construction has not been calculated, either for the completed phase one, nor at design stage for the next phase. This is disappointing, particularly as the structure is in-situ concrete frame and may have a high embodied carbon cost. Hopefully this will be addressed as soon as possible and definitely before the next OPL review.</p> <p>Occupation of phase one is at an early stage so only a small percentage of fit out works have been completed. But early tenants, Genesys delivered a fit out certified to LEED Platinum standard. Early tenants have adopted flexible working space arrangements with shared office equipment. As software companies, the material consumption impacts of the tenant companies are low.</p>	

Summary of action plan

	Comment	RAG rating
	<p>Construction stage waste data is now available, but was provided late in the review process.</p> <p>Operational waste facilities are well maintained and provide adequate room for the segregation of waste, including food waste. No operational waste data is available for review at this early stage of occupation but this will be addressed in time for the next review.</p>	
	<p>The energy efficient design has been delivered on phase one and specified for phase two, targeting half the energy consumption of a typical new office development meeting the current Irish Building Regulations. The buildings aim to be Nearly Zero-Energy Buildings (NZEB) compliant.</p> <p>Heating and cooling is provided via air source heat pumps and then for further efficiency, thermal wheels provide fresh air heat recovery system, recycling 80% of the energy that would be lost through ventilation.</p> <p>Solar PVs have been maximised and meet some 5% of electricity needs. The remainder is supplied by 100% renewable provider Pinergy. Natural gas accounts for some 3% of energy use in the buildings and is currently not offset.</p> <p>At this early stage of occupancy, energy consumption data is being captured by the BMS system but is not available for review. This will be addressed for the next review.</p>	

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