
Bonham Quay, Galway

One Planet Living Peer Review 2020

Project information

Project	Bonham Quay
Project Type	Retail and commercial development
Developer	Edward Developments
Project contact	Gerry Barrett – Director, Edward
Brief Description	Bonham Quay will comprise 32,000sqm of grade A office space, alongside 2000sqm of retail and 8,495sq m 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.
One Planet Living Integrator	Ronan Leyden (Bioregional)
Peer Reviewer	Ben Gill (Bioregional)
Date of review	April 2020
Performance	Leader in One Planet Living

Peer-Review Summary

Bonham Quay's One Planet Action Plan has been awarded leadership in implementing One Planet Living.

Highlights:

- With a city centre location and active promotion of sustainable travel it's designed to act as a catalyst for change in the local transport system
- Multi-tenant office building where the developer is engaging with the tenants from the outset to create a One Planet Living culture among the companies and staff
- Initial proposals for 120 car parking spaces and 300 cycle spaces for more than 2500 tenants are currently being reviewed with a view to further reducing the car parking and increasing the cycle parking
- High quality building designed to meet gold standard in both WELL and LEED building standard.

Rational for decision

The commitment of the development team to a high-quality design and support for sustainable behaviour has ensured that Bonham Quay is a sustainability leader locally and across Ireland. With a greater focus on reducing embodied energy and guaranteeing renewable energy from day one, Bonham could be Global Leader in implementing One Planet Living. Nonetheless we are very pleased to recognise the project as a Leader in implementing One Planet Living.

Outcome of Peer-Review

<p>Project Sponsor: Gerry Barrett</p> 	<p>Since being introduced to One Planet Living during the community consultation process, we have been using this holistic framework to further drive our sustainability aspirations. With a city centre location and aiming for WELL, LEED and WIRED certification we were sure that we had a fantastic base for creating a sustainability exemplar. Using the One Planet Living framework we identified areas where we could go further, notably the need to really work with the tenants and neighbouring community to create a culture that embraces sustainability. Only then will we be able to meet the aspiration that we've set ourselves – to create 'a responsible, healthy, equitable and enjoyable place to work.'</p>
<p>Project One Planet Living Integrator: Ronan Leyden</p> 	<p>Bonham Quay is just the type of urban centre location where we should be focussing sustainable growth. It is a highly accessible location, adjacent to a transport hub, and in a regional city which helps to both spread economic benefits and avoid the congestion issues associated with over concentrating growth on the capital. Redevelopment of the brownfield site opens up a neglected area, connecting the city to the Bay and creating great amenity value for visitors and employees– so the opportunities for a sustainable development are fantastic. Edward Development is a local developer that is well invested in the city, which ensures that they have a strong vision and long-term commitment to the city. When viewed in this context, Bonham Quay is the commercial component of Edward's vision, with the complementary Augustine Hill project providing the residential, retail, leisure and public realm offer that completes the picture as a true mixed-use approach. The building meets high wellbeing and environmental standards, and the team is making a great start to creating a sustainability culture amongst the tenants, ensuring that the project maximises the natural benefits provided by its location – making it a Leader in One Planet Living in Ireland.</p>
<p>Peer Reviewer: Benjamin Gill</p> 	<p>The city centre location and contaminated site offered a great opportunity to create a transformative project and the Bonham Quay development team has responded to this challenge and set themselves high aspirations for the project from the outset. This has ensured that the design and infrastructure of the building will achieve high levels of sustainability performance. The team had also shown a desire to build a sense of community in the building. By incorporating One Planet Living into the project they have put a focus on creating a culture of sustainability among tenants and engaging with stakeholders to drive change more widely in the city and their business network. Bonham Quay is clearly setting a benchmark for sustainability in Ireland.</p>
<p>Bioregional</p>	<p>We concur with the One Planet Living Integrator and peer reviewer that Bonham Quay has addressed all One Planet Living principles, exceeding local best practice in all areas, and is awarded recognition as a One Planet Living Leader 2020.</p>

Peer Review

Scope and impact

Review	Overall review			
	Comment	Highlights	Opportunities	Rating 1-5
Impact	The team have understood early in the process the importance of engaging with the tenants and other stakeholders.	Bringing commercial and retail space into the city centre can have wider benefits	Reliance on concrete frame will create significant embodied carbon - alternatives should be assessed on future projects	4
Ambition	The project has addressed all OPL Principles - though some of the key strategies rely on tenant decisions	As the project enters the occupation phase the team are demonstrating impressive commitment to engaging with residents over sustainability	While the project is aiming to be net-zero carbon this is heavily reliant on tenants agreeing to renewable energy tariffs.	3
Transformation	By providing city centre office space the development aims to be a catalyst for sustainable transport. The developer has embraced OPL on further projects and engaged with the supply chain and Local Authority over sustainability	The main contractor has embraced One Planet Living and with a number of staff undertaking a days One Planet Living training	Maximising the engagement with tenants, supply chain and key stakeholders (such as the city) to drive wider change	4
Reference	The team have a long term commitment to the region and the country, and are adding sustainability to this focus		Continue the roll out to other projects and with stakeholders	4

Action Plan

Implementation	Overall review			
	Comment	Highlights	Opportunities	Rating 1-5
Health and Happiness	WELL initiative ensures building will be healthy, and offers further facilities onsite	2000sqm of leisure and wellbeing space onsite		4
Equity and Local Economy	Aim to provide high quality, city centre office space at around half the price of space in Dublin	targeting 10% of workspace to be affordable and the building to be a 100% Living Wage compliant	While discounts are proposed for local businesses mechanisms need to be developed further	4

Culture and Community	The project aims to bring together a community who will work together to create a One Planet community in a multi-tenant building	Prospective tenants are being engaged with about sustainability from the outset.	Ensure handbook fully integrates sustainability and all tenants have the opportunity to create OPL Action Plans	4
Land and Nature	The project recreates 8,500sqm of green space, which have been designed to connect the workers with nature	Site was highly contaminated, 30 oil tanks have been removed and land remediated.	Identify any locally important species that can be provided with habitat onsite	4
Sustainable Water	Efficient appliances will minimise consumption	Low water use appliances throughout	Opportunity for rainwater or greywater reuse	4
Local and Sustainable Food	The WELL standard requires access to fresh food	Local food providers will be favoured and required to adhere to WELL standards, beehives on the roof will provide local honey!	Specific promotion of low impact, plant-based, diets could be incorporated into the charter.	4
Travel and Transport	City centre location supported by minimal car parking and cycle parking all support sustainable transport options	City centre location, minimal car parking spaces and cycle parking and facilities	Cycle parking and facilities currently a little over 10%, may need to be increased	4
Materials and products	The building is designed to be healthy, but the concrete frame drives a high embodied carbon design.	WELL standard materials, FSC timber and 20% low carbon concrete	While low carbon concrete will be specified the concrete frame will have a high carbon footprint	3
		Operation will encourage sustainable material use through a green lease	Identifying and promoting low impact service providers to tenants	
Zero Waste	Aims to be a single use plastic free site as part of a strategy of sending zero waste to landfill	90% construction waste diverted from landfill		4
		Site management will encourage collaboration on waste management	Zero single use plastic concept can be expanded to all non-recyclable materials	
Zero carbon energy	The project is aiming for net zero carbon by 2025, though efficient design, roof-top solar and use of certified renewable energy - building is achieving LEED Gold	Nearly Zero Energy Building compliance means demand is about half Irish building regulations	Air conditioning could be avoided to reduce energy demand and eliminate refrigerant gas use	3
		Onsite renewable energy and tenants to be encouraged to purchase renewable energy	Further steps can be taken to guarantee that tenants purchase renewable energy.	