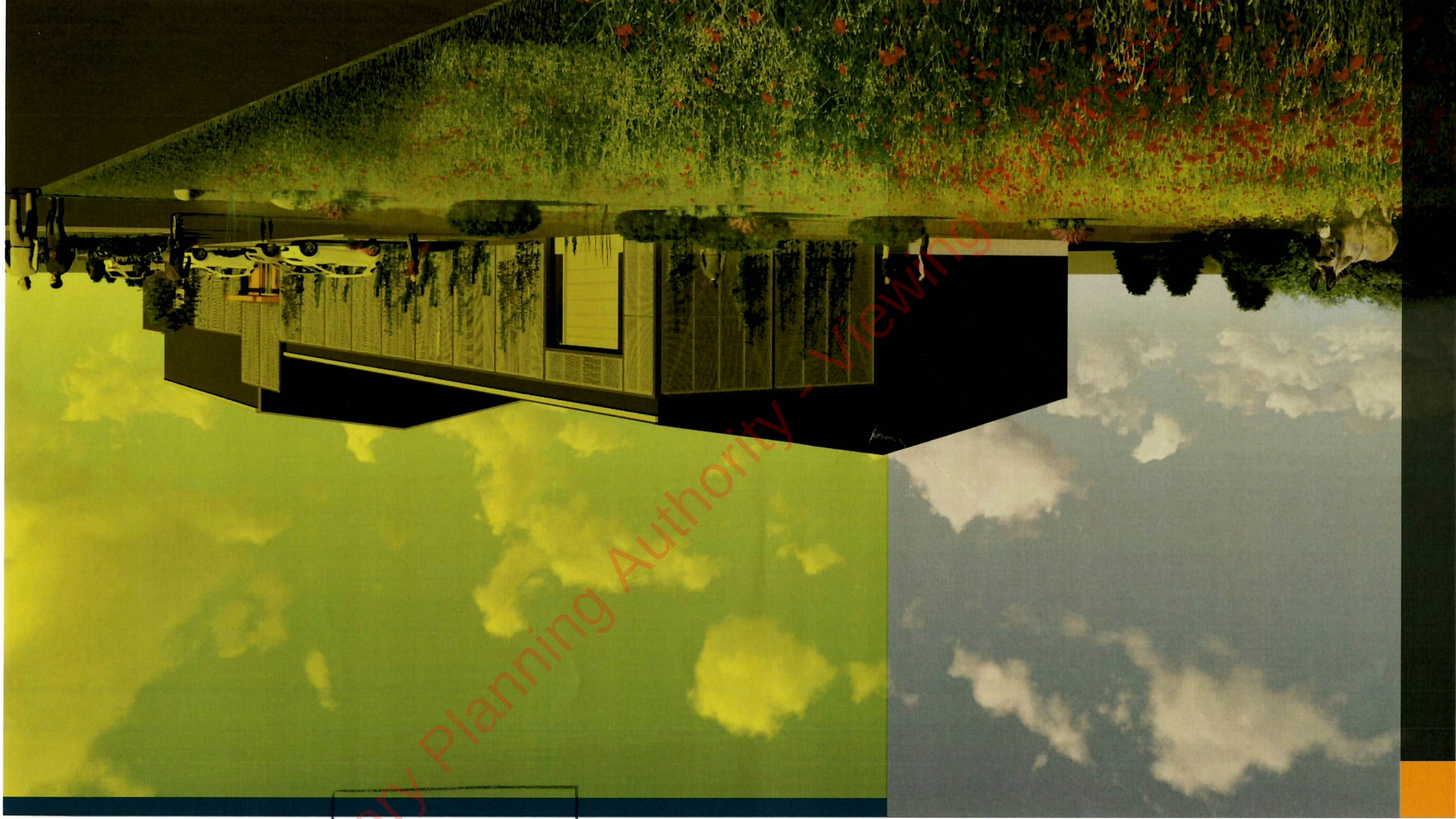


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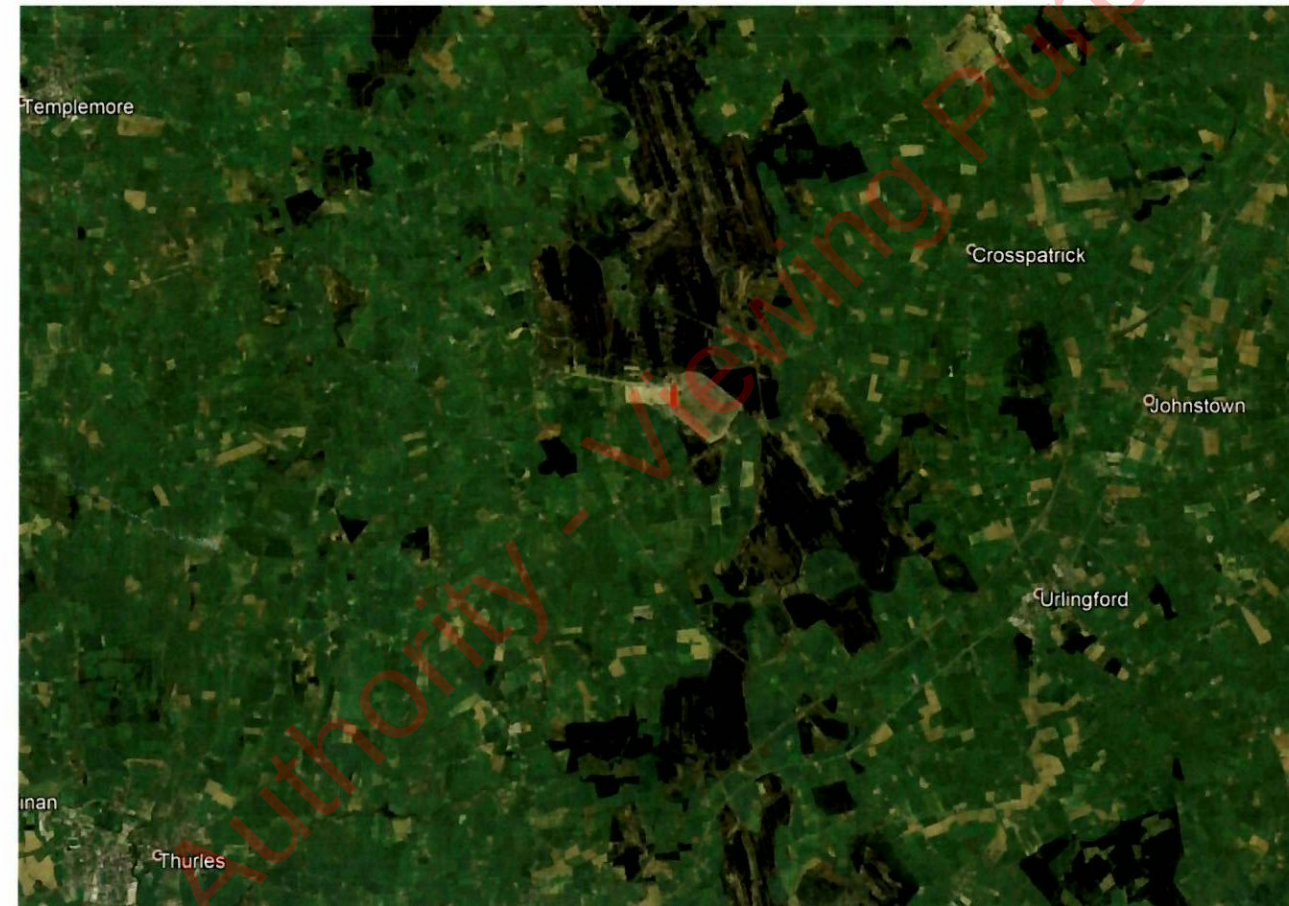
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Introduction and Site Location



▲ Aerial view of site outline in red



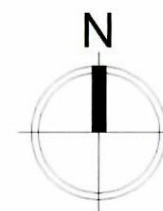
▲ Site Location Map in relation to surrounding towns

The subject site is located adjacent to the former Lisheen lead and zinc mine, 14km north-east of Thurles, Co. Tipperary. The existing development is located close to nearby villages Crosspatrick, Urlingford and Templemore.

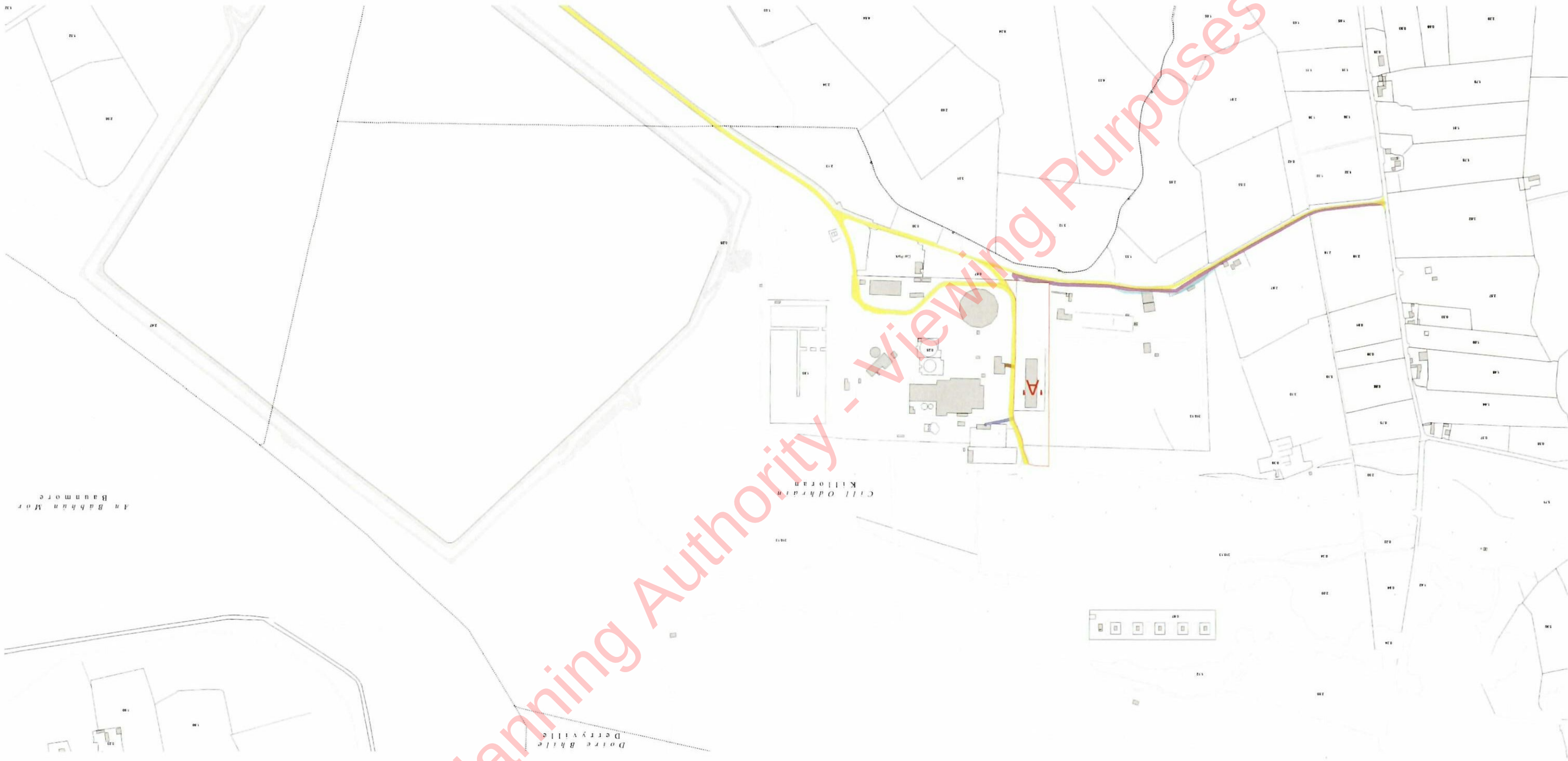
The site measures 1.821 hectares, with an existing road frontage to the east, leading to the former Glanbia AgriChemWhey structure. The steel-frame building has a gross floor area (GFA) of 1,654 square metres at ground floor, with existing first floor offices and a meeting room, with a total GFA of 1,764 sqm.

The IBF (Irish Bioeconomy Foundation CLG) intend to use the facility to conduct research and development programmes, in order to increase innovation in the field of using biomass as primary matter in the agricultural sector. To ensure the feasibility of this operation, the reworking of existing operationable space onsite will be essential, and refurbishing the facility is a sustainable reuse of the premises which will minimise any excess carbon footprint that new construction would bring.

It is our intention to provide additional office space and staff facilities by extending the first floor accommodation by 169 sqm, along with the provision of an architectural facade & roof-mounted PV panels to the existing structure, associated landscaping, car parking (including EV chargers) and waste management facilities. The scope of works will include the planting of a wildflower meadow set within the curtilage of the facility, to increase the flora and fauna of this industrial site.



Section 1



Site Context photos
Existing external elevations



Existing building - south west corner



Existing temporary machinery adjacent to site



Existing building - north elevation



Existing doors



Existing building - south east corner, with loading bay canopy to be demolished

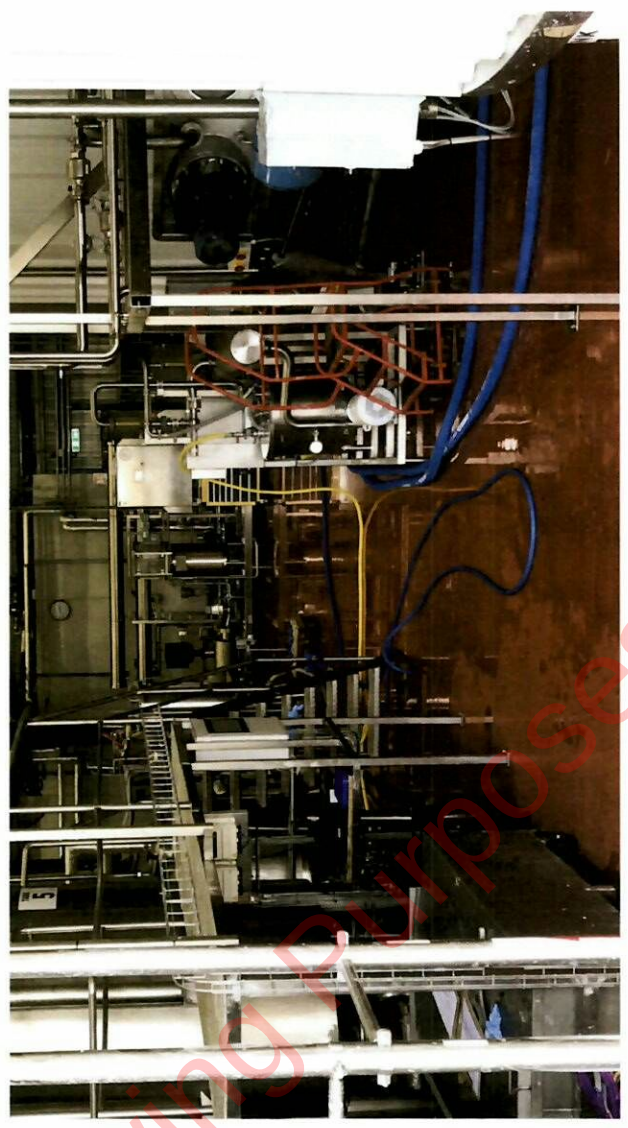
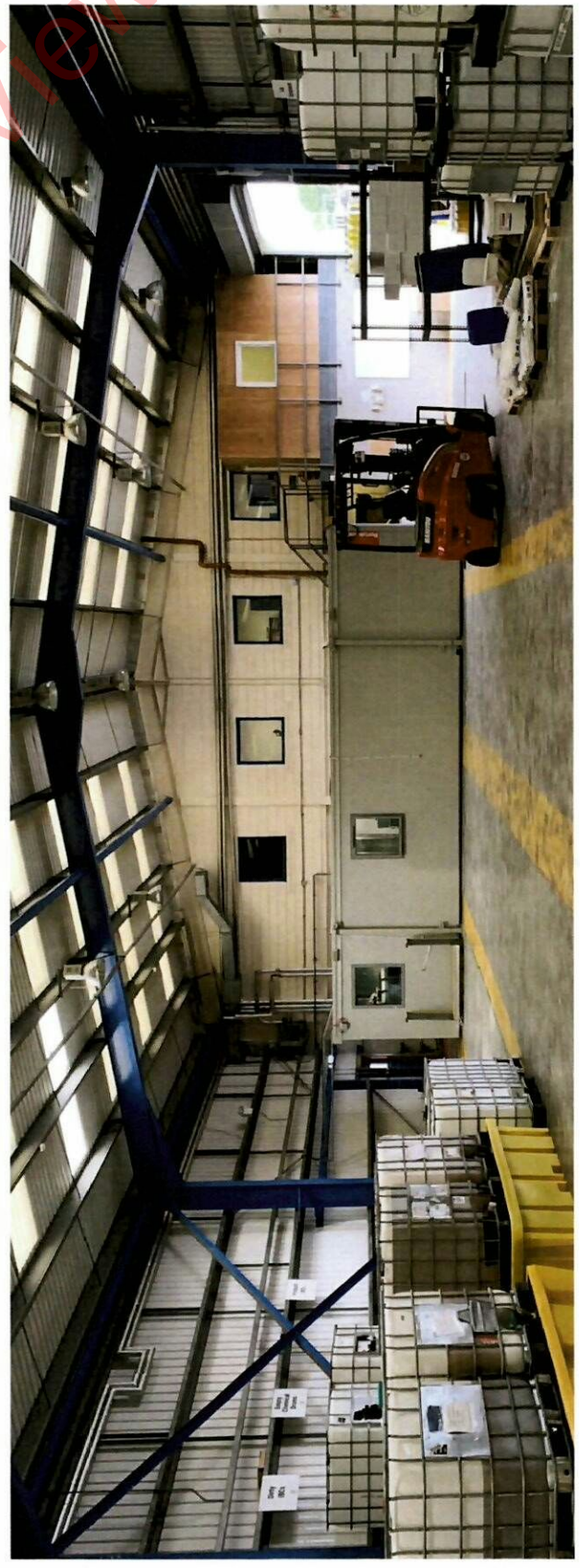
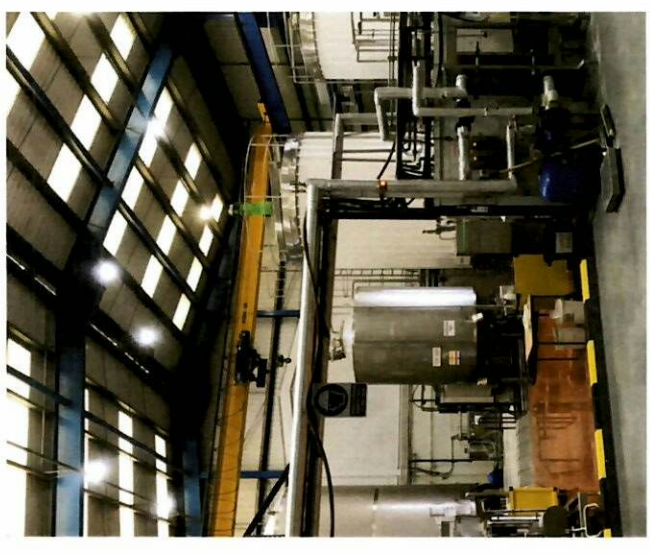
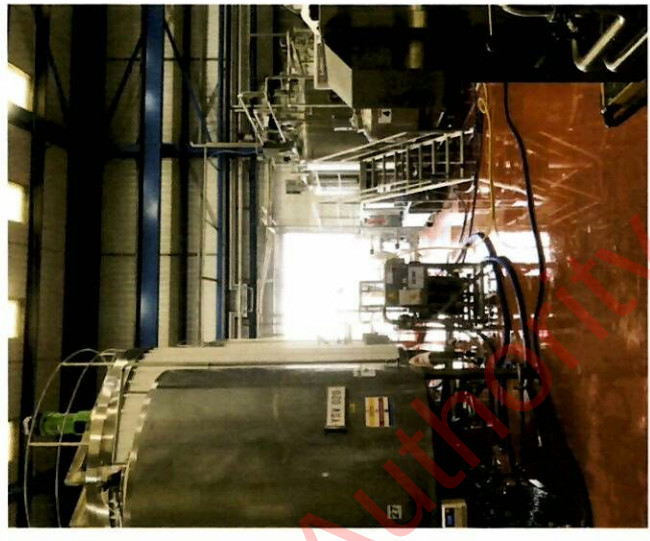
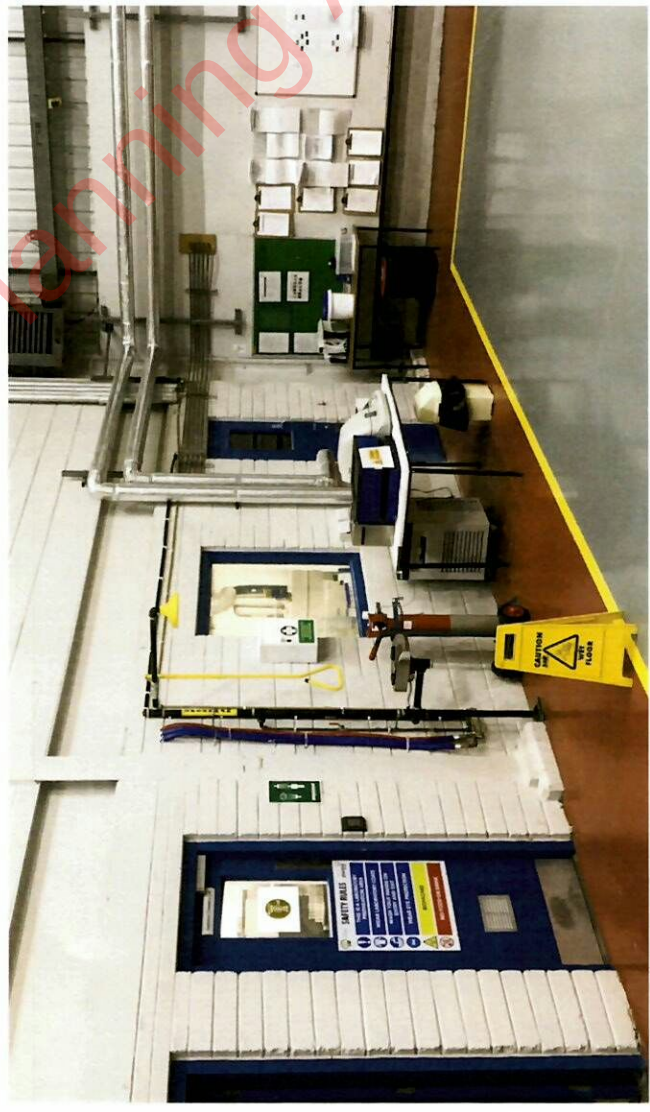


Existing building - west elevation looking south

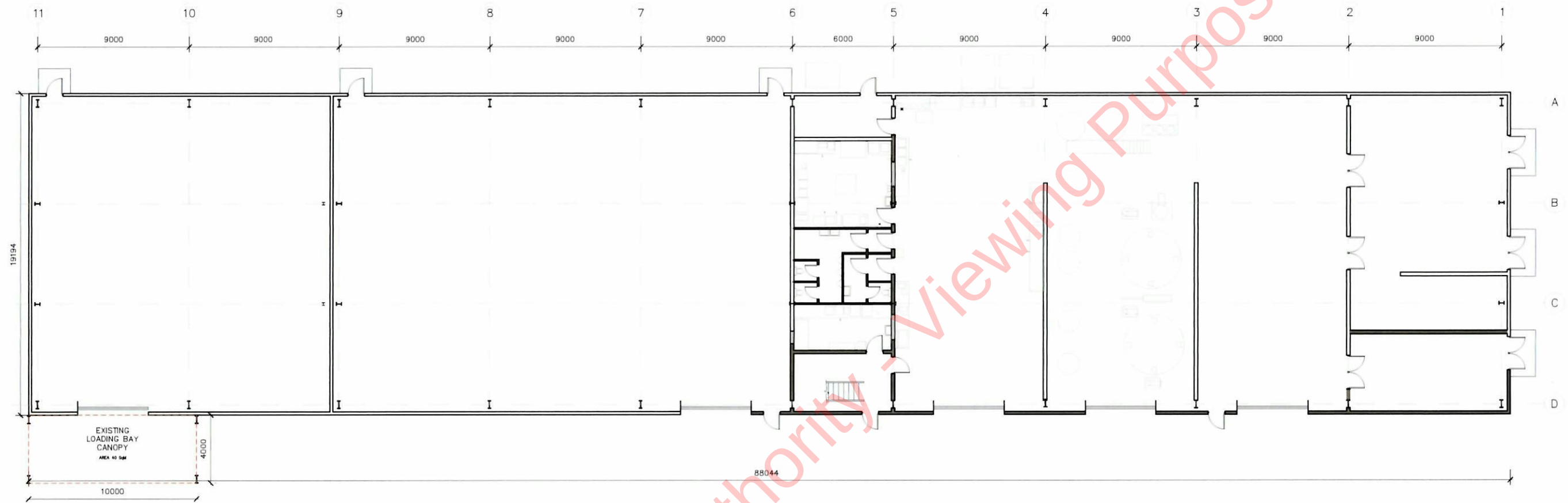
Viewing Purposes Only!

Tipperary Planning Authority - Viewing Purposes Only!

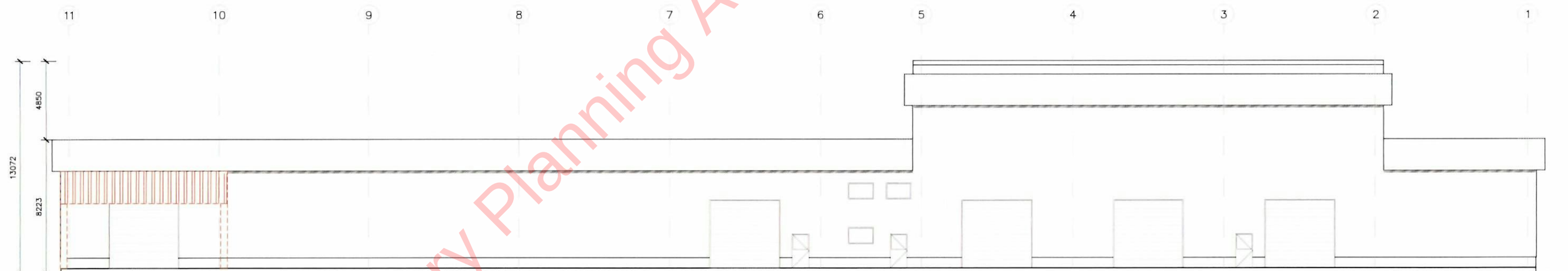
Site photos
Existing interiors



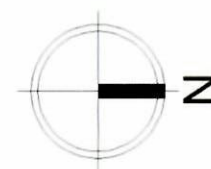
Existing Building Elevation & Plan



▲ Ground Floor Plan

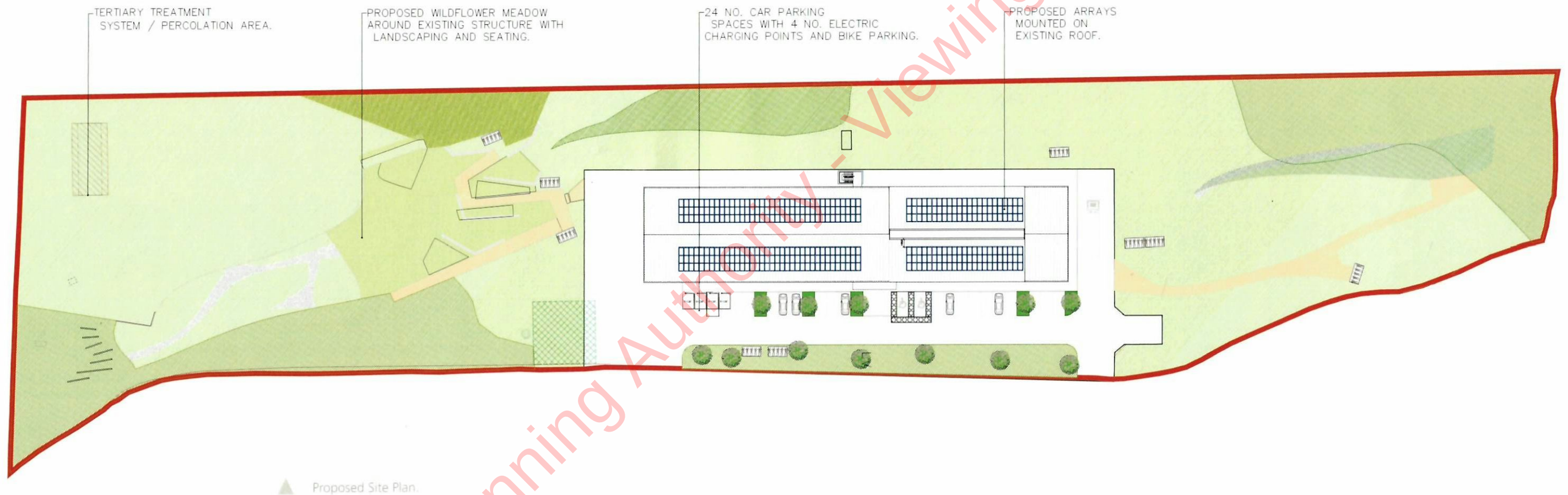


▲ Front (East Elevation)
Existing loading bay canopy to be demolished hatched red.



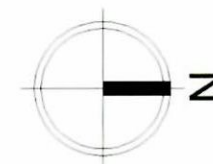
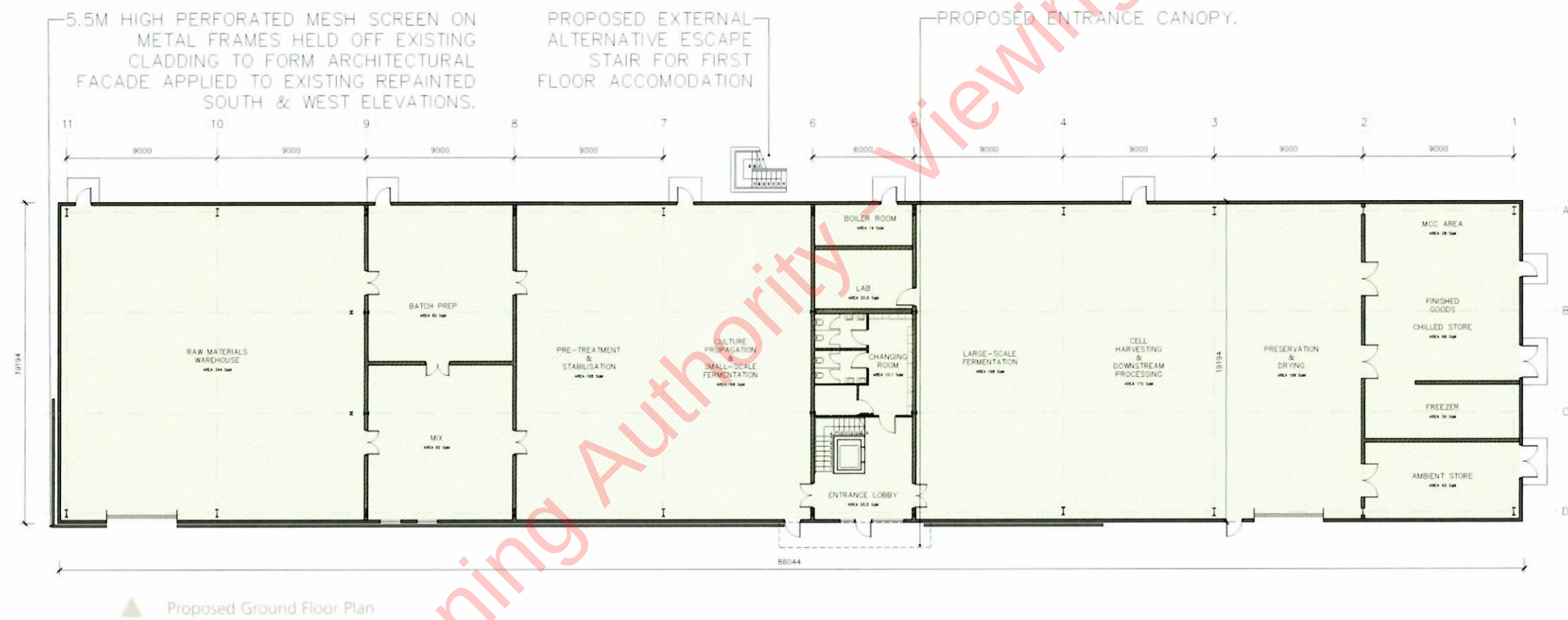
Section 2

Proposed Site Plan



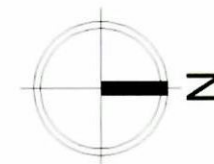
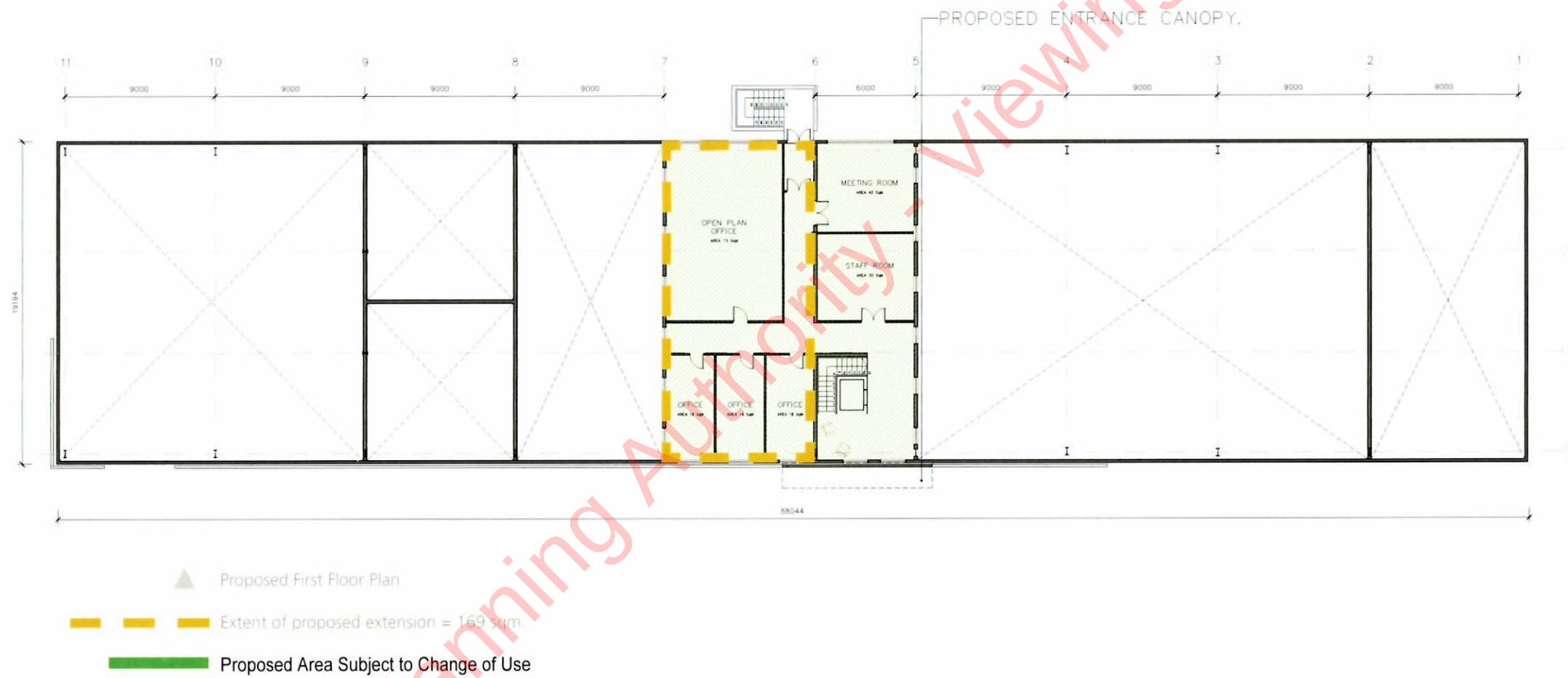
Section 3

Proposed Ground Floor Plan & Change of Uses proposed



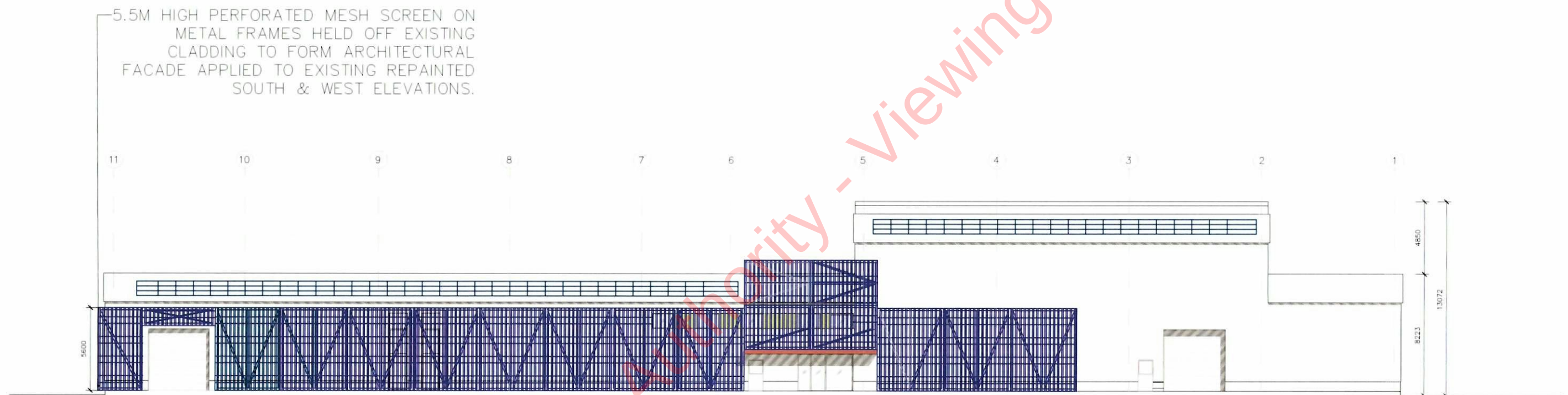
Section 3

Proposed First Floor Plan
& Extension of existing floor plate

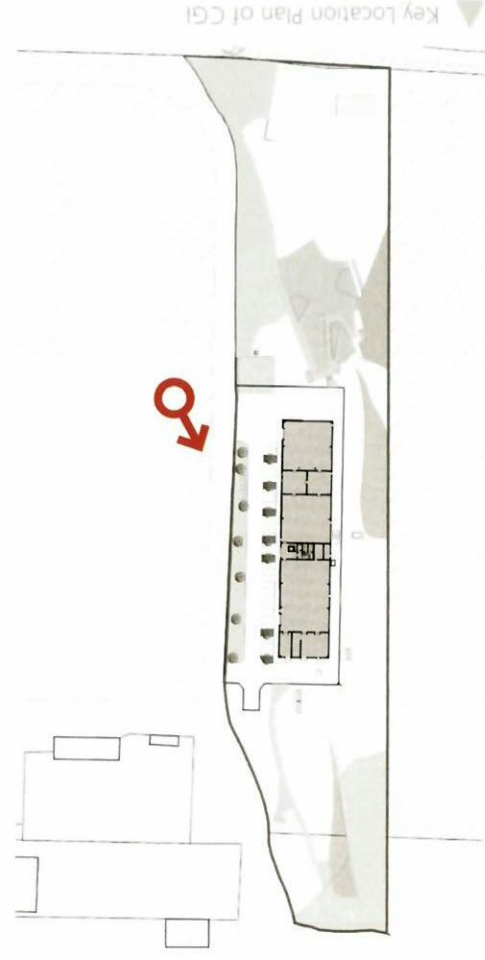


Section 3

Proposed Front Elevation



▲ Proposed Front Elevation

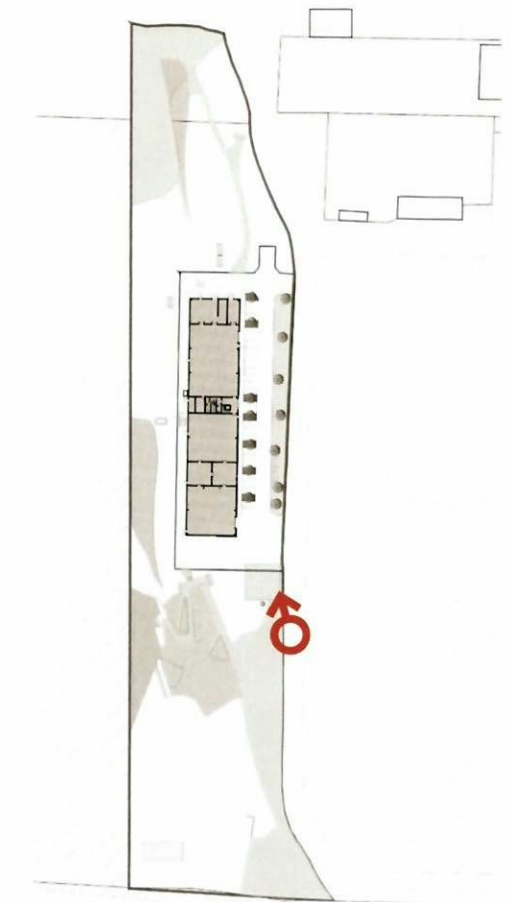


Proposed CGI 1

Proposed CGI 2



▲ CGI View 2 from eye level - facing North - East

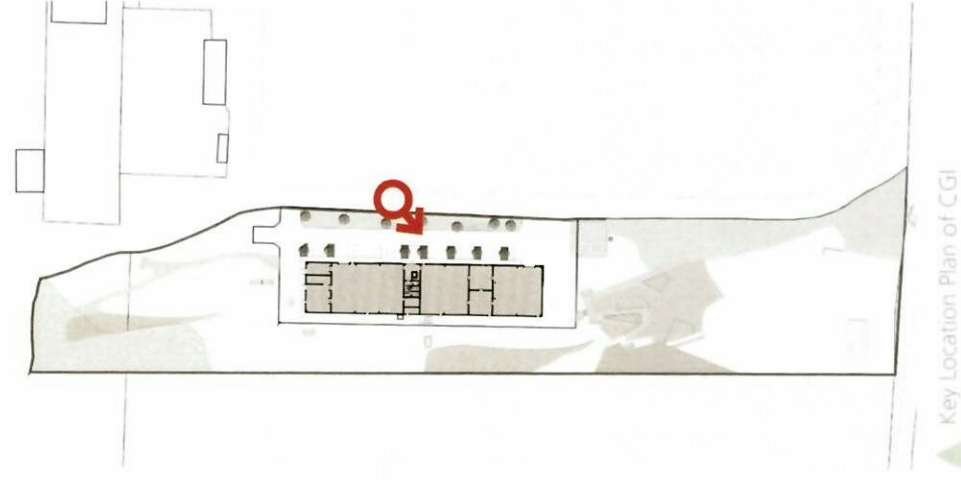


▲ Key Location Plan of CGI

Proposed CGI 3



▲ CGI View 3 from eye level depicting the entrance facing South - West



Schedule of Accommodation

National Bioeconomy Campus		
Ground Floor	Existing (sqm)	Proposed (sqm)
Entrance Lobby	19.85	25.5
Changing Room / Toilets	24.8	33.5
Raw Materials Warehouse	344	344
Batch Prep	82	82
Mix	82	82
Pre-Treatment & Stabilisation	168	168
Culture Propagation and Small-Scale Fermentation	168	168
Boiler Room	14	14
Large-Scale Fermentation	168	168
Cell Harvesting and Down-Stream Processing	170	170
Preservation and Drying	168	168
MCC Area	28	28
Finished Good Chill Store	68	68
Freezer	30	30
Ambient Store	43	43
Lab 01	19.85	0
Lab 02	29.85	20.5
Lab 03	14.4	0

National Bioeconomy Campus		
First Floor	Existing (sqm)	Proposed (sqm)
Office 01	12.75	73
Office 02	12.75	18
Office 03	12.75	18
Office 04	12.75	18
Meeting Room	19.5	42
Staff Room	0	30

	Existing GFA (m ²)	Proposed GFA Extension (m ²)	Proposed GFA (m ²)
Ground Floor	1,654	0	1654
First Floor	110	169	279
Total	1764	169	1933

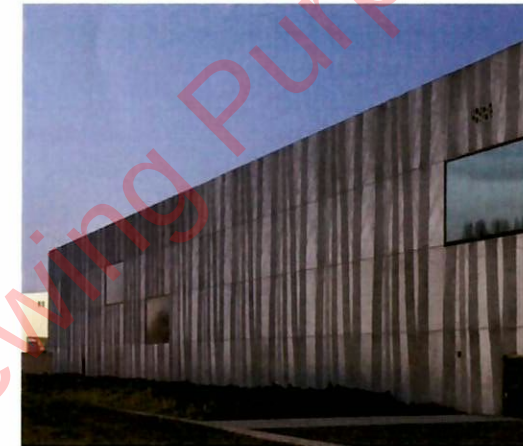
Reference Projects



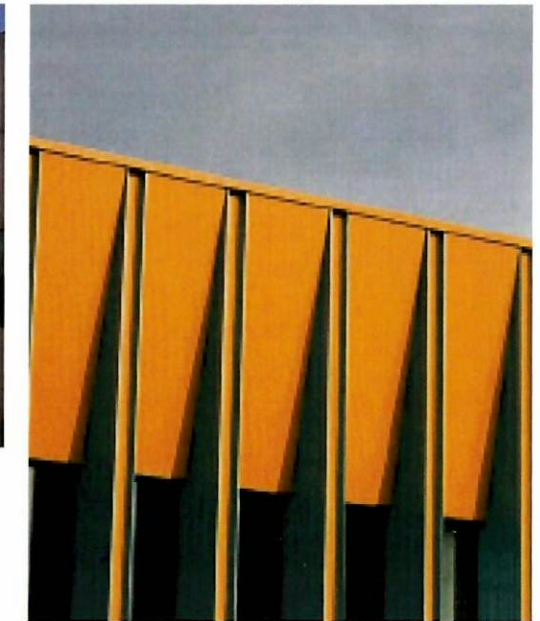
▲ Opportunity to create green wall planting to base of facade screens



▲ example of the facade screen acting as a luminaire



▲ Opportunity to play with density/ aperture of mesh to create patterns



▶ Polychromatic industrial facade of N3 Showroom & Warehouse



▲ Carcemal unit, Barcelos, Portugal
a steel mesh overladding to an existing metal clad structure.



▲ example of shadow play of perforated or louvered screen held off existing facade



Section 3

Darmody Architecture

91 Townsend Street
Dublin 2
Ireland

353 1 672 9907
info@darmodyarchitecture.com
darmodyarchitecture.com

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