



OFFICE

Case Study Number: 11

Overview

- **Location:** Loughrea, Co. Galway (Rural)
- **Size:** 600 m²
- **Constructed in:** 2007
- **BER Before:** N/A | **BER After:** N/A
- **Energy Savings:** N/A
- **Carbon Savings:** N/A
- **Display Energy Certificate:** N/A

A light renovation improved spatial zoning, lighting, and ventilation systems in a rural co-working hub enhancing comfort, usability, and support for sustainable commuting.



CHALLENGES

- Planning permission was difficult to secure, granted only on the third attempt after two years.
- Disruption during renovation was minimal.

SIMPLE PAYBACK

- **Total project cost:** €447,000
- **Estimated payback:** ~10 years
- **Funding Mode:** Private (€280,000) + Galway Rural Development Grant (€167,000)

ADDITIONAL INFORMATION

- The renovation enabled the launch of a co-working hub, providing flexible office space that supports local entrepreneurship.
- Energy efficiency was improved through lighting and ventilation systems.
- Showers installed to support active commuters (e.g., cyclists, walkers), promote healthier, low-carbon commuting options.

Energy Upgrade Measures

Fabric Upgrade:

Stud walls and glass partitions installed to improve thermal zoning and layout.

Lighting Upgrade:

Full LED retrofit with occupancy sensors in offices.

HVAC Upgrade:

Mechanical ventilation and air conditioning for improved air quality and thermal comfort.