



**Waterman Moylan**  
Engineering Consultants

*Building Services*

## ABOUT US

Waterman Moylan is a leading engineering and environmental consultancy providing specialist services to our clients in the property, infrastructure and environment markets in Ireland.

Based in Dublin, our expertise covers civil, structural, transportation, mechanical and electrical engineering as well as sustainability and construction related health and safety consultancy. We work throughout the complete lifecycle of the asset, starting from initial surveys and concept planning, through to design, delivery, project management, supervision and ongoing maintenance.

We take great pride in our longstanding relationships with government agencies, local authorities and private sector clients. Our teams strive to provide innovative, sustainable and economic solutions that convert our clients' vision into reality on every project we undertake, no matter how large or small the challenge.

As part of multidiscipline engineering and environmental consultancy Waterman Group Plc, we have the advantage of a strong network of colleagues and specialists across the UK, Europe and Australia. The close collaboration between our teams allows for the opportunity to work on some of the world's most exciting projects, growing their specialism by working with leading experts across a wide variety of sectors.



## OUR BUILDING SERVICES TEAM

Our team consists of innovative Mechanical and Electrical Engineers who are focused on quality and committed to delivering engineering excellence to all our clients, through provision of the following services:

- Mechanical and Electrical Design Services
- Part L Compliance Advice
- BREEAM Assessments
- Dynamic Thermal and Daylight Modelling
- Sustainable Design Solutions
- LEED Commissioning Agent
- Energy Auditing
- BIM
- Vertical Transportation
- Utilities Advice



*“We are determined to continue to grow our team and are focussing on maintaining strong relationships with our existing Residential Clients, whilst also expanding our presence in the Commercial and Retail property sector.”*

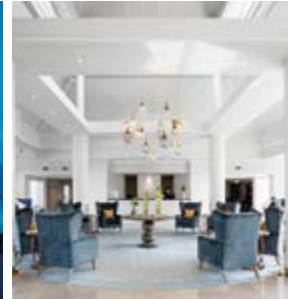
**Niall Coughlan, Associate Director**



## LEISURE & HOSPITALITY

We have provided design and consultancy services on a number of high-end leisure and hospitality projects, with senior personnel who have managed the building services elements of some of the largest hospitality projects in Ireland.

Building Services design in buildings of this nature must function effectively to compliment the architectural designs without ever being noticed by building users. In particular, the design of lighting systems requires extensive collaboration between our Electrical Engineers and the appointed Project Architect and Interior Designer.



*Portmarnock Hotel, Dublin*

Our team were appointed on this extensive refurbishment of the Portmarnock Hotel & Golf Links. Works included the renovation of the site's existing 90-bedrooms, car park, entrance lobby, reception area, residents bar and restaurant, as well as the provision of new gym, spa and meeting room facilities. All renovation works were undertaken in a live environment.



## *Clancy Quay, Dublin*

### *Management Suite & Residents Facilities*

We provided full Mechanical and Electrical design services on the renovation of a 1,000m<sup>2</sup> protected structure in Clancy Barracks. The scheme provided shared workspace accommodation, cinema and games rooms, a catering kitchen and recreation facilities for exclusive use by the management and residents.



### *Residents Gym*

In addition to the management suite and residents' facilities, we were also appointed for the 1,500m<sup>2</sup> fit-out of a fully functional high-end gym at Clancy Quay. The gym offers the latest in fitness technology with internet enabled treadmills and exercise bikes, weights area, fitness studio and changing facilities. Design solutions included heat recovery ventilation with LED task and ambient lighting.

## RETAIL

Our retail sector experience is expanding due to the work on a variety of projects ranging from extensions and upgrades at shopping centres to one-off retail units.



### *Stillorgan Village Centre, Dublin*

We provided full Mechanical and Electrical design services for the extension and upgrade works to the existing retail space, and the construction of the new management offices. The project also involved the extensive replacement and re-routing of existing landlord electrical services and replacement of all functional and decorative lighting systems.

## COMMERCIAL

Our engineers have a strong track record in the commercial sector, having been involved in numerous new-build shell and core, fit-out and refurbishment projects. Energy efficiency and sustainable design targets are key considerations in our work and we have acted in the role of BREEAM Assessor and LEED Commissioning Agent on several high-profile office developments.



### *Patricks Quay Credit Union, Cork*

We were appointed for the refurbishment of the existing Credit Union which included a complete strip out of the existing installation and the provision of new banking hall, office accommodation and staff facilities.



## HEALTHCARE

Our team have in-depth knowledge of the healthcare sector having been involved in the design of numerous public and private sector hospitals, nursing homes and primary care centres. Building Services installations are critical to the correct operation of healthcare buildings as they provide life safety, infection control and key operational functions which must comply with the Health Technical Memoranda (HTM) and Health Building Notes (HBN) guidance standards.



*Carnew Primary Care Centre, Wicklow*

We were appointed for the construction of this new Primary Care Centre in Carnew which included a variety of treatment and physiotherapy rooms, office accommodation, doctor and dental surgery suites.



## EDUCATION

Education is another sector in which we have extensive expertise, with our engineers having worked on a number of school projects under the various procurement routes developed by the Department of Education & Skills, including traditional procurement, rapid build and school bundles.

We have an in-depth knowledge of the Departments Technical Guidance Documents, including natural ventilation and daylight modelling requirements.

*“Our thermal modelling and daylight analysis steered the design of windows and cross sections at Harcourt Terrace School.”*



***Harcourt Terrace School, Dublin***

Image courtesy of tún - architecture + design

Following an architectural design competition, our team were appointed on this urban 24-classroom primary school which had various planning constraints due to a restricted site. An innovative natural ventilation strategy had to be adopted, incorporating double-sided cross ventilation.

## RESIDENTIAL

We have established ourselves as one of the leading providers of Building Services consultancy to the residential sector, developing strong relationships with some of Ireland's largest housing developers including Cairn Homes, Castlethorn Construction, Gannon Homes, Hollybrook and Kennedy Wilson.

We work with our clients to develop cost effective and innovative solutions to Part L Compliance and implement thorough inspection regimes to ensure quality is maintained.



***Belltree, Clongriffin***



*"In 2017, we were directly involved in the completion and certification of over 1,000 new homes."*

***Alderie, Adamstown***



*“Our electrical experts designed all external lighting solutions to enhance the appearance of the features of these protected structures.”*



*Clancy Quay, Dublin*



# KEY CONTACTS

We focus on delivering an exceptional service as well as building strong relationships with both our new and existing clients. To arrange a meeting with a member of our team, please contact:

Niall Coughlan  
Associate Director  
[n.coughlan@waterman-moylan.ie](mailto:n.coughlan@waterman-moylan.ie)



Margaret Dolan  
Associate  
[m.dolan@waterman-moylan.ie](mailto:m.dolan@waterman-moylan.ie)



Kevin Farrell  
Associate  
[k.farrell@waterman-moylan.ie](mailto:k.farrell@waterman-moylan.ie)



Waterman Moylan  
Block S  
East Point Business Park  
Dublin 3  
D03 H3F4  
Ireland

T: +353 1664 8900  
e: [info@waterman-moylan.ie](mailto:info@waterman-moylan.ie)

[www.waterman-moylan.ie](http://www.waterman-moylan.ie)