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LIFECYCLE and MANAGEMENT REPORT

Glenamuck North – Southern Site

On behalf of

Durkan Glenamuck Developments Ltd.

Ref: 24002

December 2025

INTRODUCTION

BUILDING LIFECYCLE REPORT

This report has been prepared in support of a full planning application by Durkan Glenamuck Developments LTD. (the applicant) submitted to DLRCC for a residential development at Glenamuck North – Southern site, Kilternan, Dublin 18.

DESCRIPTION OF THE PROPOSED DEVELOPMENT-

The proposed development on a net site of approximately 3.0 Ha consists of

- 135 no. residential units in a mix of houses and duplexes ranging in height from 2 to 4 storeys overall;
- comprising of 65no. 2 storey houses, 70no. duplex units ranging from 3 to 4 storeys.
- Public open space; communal and private open spaces;
- Public lighting; 199no. car parking spaces; 160no. secure bicycle parking spaces;
- Vehicular access to the development is provided off the Glenamuck District Distributor Road (GDDR), and adjacent Glenamuck Manor development.
- All associated and ancillary site development including drainage works, infrastructural works, hard and soft landscaping and boundary treatment works.

The application site is located at Glenamuck North – Southern site, Kilternan, Dublin 18

Appendix C of the *document Sustainable Residential Developments and Compact Settlements Guidelines for Planning Authorities* relate to the "Operation and Management" of developments.

Appendix C of the Guidelines requires :

"… that Operational Management Plan /Report (inc. Lifecycle Report) be submitted for all developments consisting of housing with communal access, facilities and areas open space. "

- The report sets out to address the stated requirements, and is divided into the following sections-
- Section 1- Assessment of Long Term Running and Maintenance Costs as they would apply on a per residential unit basis at the time of application
- Section 2- Measures specifically considered by the proposer to effectively manage and reduce the costs for the benefit of residents

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SECTION 1-

Assessment of Long Term Running and Maintenance Costs as they would apply on a per residential unit basis at the time of application

Property Management Company and Owner's Management Company (OMC)

1.1 Property Management of the Common Areas of the Development

A property management company will be engaged at an early stage of the development to ensure that all property management functions are dealt with for the development and that running and maintenance costs of the common areas of the development are kept within the annual operational budget.

It is proposed that the "Glenamuck North – Southern Site" will be a Managed Scheme/Development and an Owners Management Company (OMC) will be incorporated as defined by the Multi-Unit Developments Act 2011 "a company established for the purposes of becoming the owner of the common areas of a multi-unit development and the management, maintenance and repair of such areas and which is a company registered under the Companies Acts".

The objectivess of the company are set out in its Constitution and can be summarised as:

- To acquire and manage the common areas of The Glenamuck Northern – Southern Site Development
- To enact rules and regulations for the property owners
- To enter into management agreements with the property owners
- To fix, charge and collect service charges

The operations of the company will be set out in its Articles of Association which are subject to the provisions of the Companies Acts 204 and the Mult-Unit Developments Act 2011. The legal relationship between the company and the property owners will be established via long term lease agreements between the parties. A Managing Agent will be appointed to manage the day to day running of the company and provision of communal services to the development.

The Managing Agent will prepare service charge budgets and calculate the method of apportionment and provide a funding structure to pay for the cost provisions for the common area and members services that The Glenamuck North – Southern Site Development will provide to the property owners.

The following are the deliverable services and other company administrative cost centres:

Insurances

Buildings' reinstatement cover to the duplex units.

Public liability cover to all common areas under the charge of the OMC.

Liability cover for the OMC directors and officers.

Refuse & Recycling

A private contractor will be engaged by the OMC to provide refuse services to all duplex units.

Garden & Grounds Maintenance

A grounds maintenance contractor will be engaged by the OMC to maintain all landscaped and communal grounds transferred to the ownership of the OMC and not for the exclusive use of any individual property.

General Repairs & Maintenance

The OMC will arrange for the general repairs and maintenance of any building elements or other communal facilities under its charge. Appropriately qualified and insured service providers will be used for the particular repair or service required.

Administration

Auditors will be engaged by the OMC to provide annual audit services of the financial records of the company for the purpose of providing certified financial statements annually to the members

Other Professional Service providers such as solicitors or surveyors will be engaged by the OMC as needed.

Building Investment Fund

The OMC has provided in its service charge budgeted provisions for the establishment and maintenance of the scheme.

1.2 Service Charge Budget

The property management company has a number of key responsibilities most notably, the compiling of the service charge budget for the development for agreement with the OMC.

The service charge budget covers items such as cleaning, landscaping, refuse management, utility bills, insurance, maintenance of mechanical systems, security, property management fee etc., to the development common areas in accordance with the Multi Unit Developments Act 2011 (MUD Act).

This service charge budget also includes an allowance for a sinking fund and this allowance is determined following the review of the Building Investment Fund (BIF) report prepared by for the OMC. The BIF report once adopted by the OMC, determines an adequate estimated annual cost provision requirement based on the needs of the development over a 30-year cycle period. The BIF report will identify those works which are necessary to maintain, repair, and enhance the premises over the 30-year life cycle period, as required by the Multi Unit Development Act 2011.

In line with the requirements of the MUD Act the members of the OMC will determine and agree each year at a General Meeting of the members, the contribution to be made to the Sinking Fund, having regard to the BIF report produced.

Notwithstanding the above, it should be noted that the detail associated with each element heading, i.e. specification and estimate of the costs to maintain/ repair or replace, can only be determined after detailed design and the procurement/ construction of the development and therefore has not been included in this document.

Section 2-

Measures specifically considered by the proposer to effectively manage and reduce the costs for the benefit of residents

2.1 Energy and Carbon Emissions

The following are an illustration of the energy measured that are planned for the units to assist in reducing costs for the occupants-

Measure	Description	Benefit
BER Certificates	A Building Energy Rating (BER) Certificate will be provided for each dwelling in the proposed development which will provide detail of the energy performance of the dwellings. A BER is calculated through energy use for space and hot water heating, ventilation, lighting and occupancy. It is proposed to target an A2/ A3 rating for the units, this will equate to the following emissions- A2- 25 to 30kwh/m² with CO2 emissions circa 10kgCO2/m²/ year A3- 51 to 75kwh/m² with CO2 emissions circa 12kgCO2/m²/ year	Higher BER ratings reduce energy consumption and running costs
Fabric Energy Efficiency	The U Values being investigated will be in line with the requirements set out by the current regulatory requirements of Technical Guidance Document Part L, "Conservation of Fuel and Energy Buildings other than dwellings". Thermal bridging at junctions	Lower U-values and improved air tightness is being considered to help minimise heat losses through the building fabric, lower energy consumption and thus minimise carbon emissions to the environment.
Energy Labelled White Goods	The white goods package planned for provision in the units will be of a very high standard and have a high energy efficiency rating. It is expected that the following appliance standards will be provided- Oven- A+ Fridge Freezer- A+ Dishwasher- AAA Washer/ Dryer- B	The provision of high rated appliances in turn reduces the amount of electricity required for occupants.
External lighting	The proposed lighting scheme within the development consists of 6m & 5m column mounted LED luminaires; locations are indicated on the drawings. The luminaires selected are the C U Phosco E951 & E950 and the TRT VIA bollard, these were selected for the following reasons: • Warm White LEDs • High performance photometrics. • Light spill minimised. • Advanced thermal management. • Maximised savings on energy and maintenance costs. • 100% recyclable.	The site lighting has been designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing fauna and flora in the area. Having Photo electric control units allows for the optimum operation of lighting which minimises costs.

The following are low energy technologies that are being considered for the development and during the design stage of the development the specific combination from the list below will be decided upon and then implemented to achieve an A2/ A3 BER rating-

Measure	Description	Benefit
Air Source Heat Pumps	Air source heat pumps utilise grid supplied electricity to extract thermal energy from the external ambient air. The efficiency at which a heat pump operates allows a significant portion of the heat delivered to be considered as renewable. The amount of heat considered to be renewable is determined by the efficiency of the heat pump and the "primary energy conversion factor" for grid supplied electricity.	Higher BER ratings reduce energy consumption and running costs
Natural Ventilation	Natural ventilation is being evaluated as a ventilation strategy to minimise energy usage and noise levels	The main advantages of natural ventilation are- • Low noise impact for occupants and adjacent units • Completely passive therefore no energy required. • Minimal maintenance required. • Reduced environmental impact as minimal equipment disposal over life cycle. • Full fresh air resulting in healthier indoor environment
Mechanical Ventilation Heat Recovery	Mechanical heat recovery ventilation will be considered to provide ventilation with low energy usage.	Mechanical Heat Recovery Ventilation provides ventilation with low energy usage. The MVHR reduces overall energy and ensures a continuous fresh air supply.
PV Solar Panels	PV solar panels are being considered which converts the electricity produced by the PV system (which is DC) into AC electricity. The panels are typically placed on the south facing side of the building for maximum heat gain and in some instances, can also be used to assist the heating system.	PV solar panels offer the benefit of reducing fossil fuel consumption and carbon emissions to the environment. They also reduce the overall requirement to purchase electricity from the grid.
Combined Heat and Power	Combined heat and power (CHP) is a technology being evaluated. This technology generates electricity and captures the waste heat from the generation unit that can be used within the development.	CHP can achieve energy efficiencies by reusing waste heat from the unit to generate heat required for space heating and domestic hot water services in the development.
ECAR charging points	Charging shall be provided from a local landlord distribution board to designated E-car charging car parking spaces. This will enable the management company the option to install E-car charging points to cater for E-car demand of the residents. A full re-charge can take from one to eight hours using a standard charge point.	Providing the option of E-car charging points will allow occupants to avail of the ever-improving efficient electric car technologies.

2.2 Materials

The practical implementation of the Design and Material principles has informed design of the building facades, internal layouts and detailing of the proposed buildings

2.2.1 Buildings

Duplex buildings are designed in accordance with the Building Regulations, in particular Part D "Materials and Workmanship", which includes all elements of the construction. The design principles and specification are applied to the duplex units and specific measures taken include-

Measure Description	Benefit
Daylighting to circulation areas	Avoids the requirement for continuous artificial lighting
External Paved and Landscaped areas	All of these require low/ minimal maintenance
Roof construction includes significant areas of traditional pitched roofs including traditional tiled coverings	Minimises ongoing maintenance

2.2.2 Material Specification

Measure Description	Benefit
Consideration is given to the requirements of the building regulations and includes reference to BS 7543:2015, "Guide to Durability of Buildings and Building Elements, Products and Components", which provides guidance on the durability, design life and predicted service life of buildings and their parts All common areas of the scheme, and their durability and performance are designed and specified in accordance with Figure 4: Phases of Life Cycle BS 7543:2015. The common parts are designed to incorporate the guidance, best practice, principles and mitigations of Annexes of BS 7543:2015 including- Annex A- Climatic Agents affecting durability Annex B- Guidance on materials and durability Annex C- Design Life data sheets	Ensures that the long term durability and maintenance of materials is an integral part of the design and specification of the proposed development.
Use of brickwork and pigmented render systems to envelope	Requires no ongoing maintenance
Factory finished and alu-clad windows and doors, and powder coated steel balconies	Requires no ongoing maintenance

Measure	Description	Benefit
BER Certificates	A Building Energy Rating (BER) Certificate will be provided for each dwelling in the proposed development which will provide detail of the energy performance of the dwellings. A BER is calculated through energy use for space and hot water heating, ventilation, lighting and occupancy. It is proposed to target an A2/ A3 rating for the units, this will equate to the following emissions- A2- 25 to 30kwh/m² with CO2 emissions circa 10kgCO2/m²/ year	Higher BER ratings reduce energy consumption and running costs

	A3- 51 to 75kwh/m² with CO2 emissions circa 12kgCO2/m²/ year	

2.3 Landscaping

Element	Measure Description	Benefit
Green Roofs	Use of traditional roof coverings with robust and proven detailing to roof elements	Attenuation reduces the burden on vulnerable rainwater goods, resulting in fewer elements that could require replacement or repair
Paving and decking Materials	Use of robust, high quality paving and decking materials, with robust proven details	Requires no ongoing maintenance
Materials	Sustainable, robust materials, with high slip resistance to be used for paving. Durable and robust equipment (e.g. play, exercise, fencing etc.) to be used throughout.	Robust materials and elements reduce the frequency of required repair and maintenance
Site Layout and Design	Generous and high quality mature landscaping, with ecological corridors prioritising pedestrians and landscape over the car- increase in soft landscaping	Natural attenuation and landscape maintenance preferable.
Pathways and boundary treatments	Use of robust, high quality paving to pathways and boundary materials, with robust proven details.	Robust materials and elements reduce the frequency of required repair and maintenance

2.4 Waste Management

Measure	Description	Benefit
Construction and Operational Waste Management Plan	The application is accompanied by a Construction and Operational Waste Management Plan.	These reports demonstrate how the scheme complies with best practice
Storage of Non-Recyclable Waste and Recyclable Household Waste	Domestic waste management strategy- Black, brown and green bin distinction Competitive tender for waste management collection	Helps reduce potential waste charges
Composting	Organic waste bins to be provided throughout	Helps reduce potential waste charges

2.5 Human Health and Wellbeing

Measure	Description	Benefit
Natural/ day light	The design, separation distances and layout of the duplex blocks and houses have been designed to optimise the ingress of natural daylight/ sunlight to the proposed dwellings to provide good levels of natural light.	Reduces reliance on artificial lighting, thereby reducing costs
Accessibility	All units will comply with the requirements of Building Regulations, Technical Guidance Documents Parts K and M	Reduces the level of adaptation, and associated costs potentially necessitated by residents' future circumstances.
Security	The scheme is designed to incorporate passive surveillance with the following security strategies likely to be adopted- CCTV monitoring details Secure bicycle stands Overlooked communal open space	Helps to reduce potential security/ management cost
Natural Amenity	Pocket parks and existing trees and hedgerows. Connections to local amenities in the surrounding areas	Facilitates community interaction, socialising and play- resulting in improved well being

2.6 Management

Consideration has been given to ensuring that homeowners have a clear understanding of their property-

Measure	Description	Benefit
Home User Guide	Once a purchaser completes their sale, a homeowner box will be provided which will include- Homeowner Manual- This will provide important information for the purchaser on details of the property. Typically, it includes details of the property such as MPRN and GPRN information in relation to connection with utilities and communication providers. Contact details for all relevant suppliers and user instructions for appliances and devices in the property. Residents' Pack- prepared by the OMC which will typically provide information on contact details for the managing agent, emergency contact information, transport links in the area and a clear set of rules and regulations	Residents are as informed as soon as possible so that any issues can be addressed in a timely and efficient manner.

2.7 Transport

Measure	Description	Benefit
Access to Public Transport (Bus Services)	Bus stops situated on Enniskerry Road served by -The area is serviced by BusConnects Dublin Bus routes No. L26 and No. 27. -The site is c. 1.9 km from the Ballyogan Wood Luas Stop	Availability, proximity and ease of access to high quality public transport services contributes to reducing the reliance on the private motor vehicle for all journey types.
Permeable Connections	The development is fully interconnected by pedestrian and cycling routes both within the scheme and to adjoining existing residential developments with a future potential connection subject to future planning application to connect to the Glenamuck North – Northern Site	Ensures the long term attractiveness of walking and cycling to a range of local education, retail and community facilities and services.
Bicycle Storage	Secure high quality bicycle parking both for short and longer term parking requirements.	Accommodates the uptake of cycling and reducing the reliance on the private motor vehicle.
Motorcycling Parking	Implementation of secure, attractive, best practice motorcycling parking facilities for all residents.	Reducing the reliance on the private motor vehicle
ECAR facilities	Ducting provided from a local landlord distribution board to designated e-car charging car spaces.	To accommodate the growing demand for e-cars which assist in decarbonising society and reducing oil dependency.