Building Lifecycle Report and Operational Management Statement

Residential Development at:

On lands known as the 'Spine Site' at Darndale, Dublin 17. The site is generally bound by Primrose Grove & Snowdrop Walk to the North, Buttercup Avenue to the East, Buttercup Avenue, Marigold Avenue & Marigold Park to the South and Our Lady Immaculate Church to the West.

On behalf of

Dublin City Council

In Partnership with Respond Housing Association

July 2026

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1 Introduction

We, Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have prepared this Building Lifecycle Report/ Operational Management Statement on behalf of Dublin City Council in partnership with Respond Housing Association to accompany a Part 8 Proposal for the provision of 84 no. residential units (34 no. houses and 50 no. apartments) on lands known as the 'spine site' at Darndale, Dublin 17. The site is generally bound by Primrose Grove & Snowdrop Walk to the North, Buttercup Avenue to the East, Buttercup Avenue, Marigold Avenue & Marigold Park to the South and Our Lady Immaculate Church to the West.

Planning Policy Context

The Design Standards for Apartments: Guidelines for Planning Authorities (July 2025) provide policy guidance on the operation and management of apartment developments with the stated aim of introducing certainty regarding their long-term management and maintenance structures. This certainty is to be provided via robust legal and financial arrangements supported by effective and appropriately resourced maintenance and operational regimes. The Guidelines state that consideration of the long-term running costs and the eventual manner of compliance of the proposal with the Multi-Unit Developments Act, 2011 are matters which should be considered as part of any assessment of a proposed apartment development to achieve this policy objective. Section 6.2 of Planning Design Standards for Apartments (July 2025) requires that apartment applications shall:

> *Accordingly, planning applications for apartment development shall include a building lifecycle report which in turn includes an assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application, as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.*

The Dublin City Development Plan 2022-2028 section 15.2.3 provides thresholds for the provision of application documentation for Planning Applications. Table 15.1 notes that a Lifecycle Report should be included with all planning applications for apartment units.

The proposed development provides 84 no. units (50 no. apartment units and 34 no. houses) and it is therefore a requirement to submit a Lifecycle Report with the subject application.

Table 15.1 also notes that an Operational Management Plan should be submitted with any apartment development over 30 units. As the proposed development will be owned and managed by Dublin City Council in partnership with Respond Housing Association, it is considered appropriate to combine the Building Lifecycle Report and Operational Management Plan for Planning Stage into a single document.

A detailed Building Lifecycle Report and Operation Management Plan will be prepared post planning when contractors are appointed to construct the proposed scheme.

This Building Lifecycle Report/ Operational Management Plan document seeks to address the requirements of Section 6.2 of the Apartment Guidelines. The report is structured as follows:

- **Section 2** – Overview of Subject Site
- **Section 3** – Overview of Proposed Development
- **Section 4** – Assessment of Long-Term Running & Maintenance Costs/ Measures to Reduce Costs
- **Section 5** – Conclusion

2 Subject Site

The development area consists of a Spine Site of c. 1.4875ha at Darndale, Dublin 17. The site is generally bound by Primrose Grove & Snowdrop Walk to the North, Buttercup Avenue to the East, Buttercup Avenue, Marigold Avenue & Marigold Park to the South and the Church of Mary Immaculate to the West. The site is currently greenfield and features no existing development. The extent of the subject site is shown on Figure 1, which depicts an aerial image of the site, outlined in red:

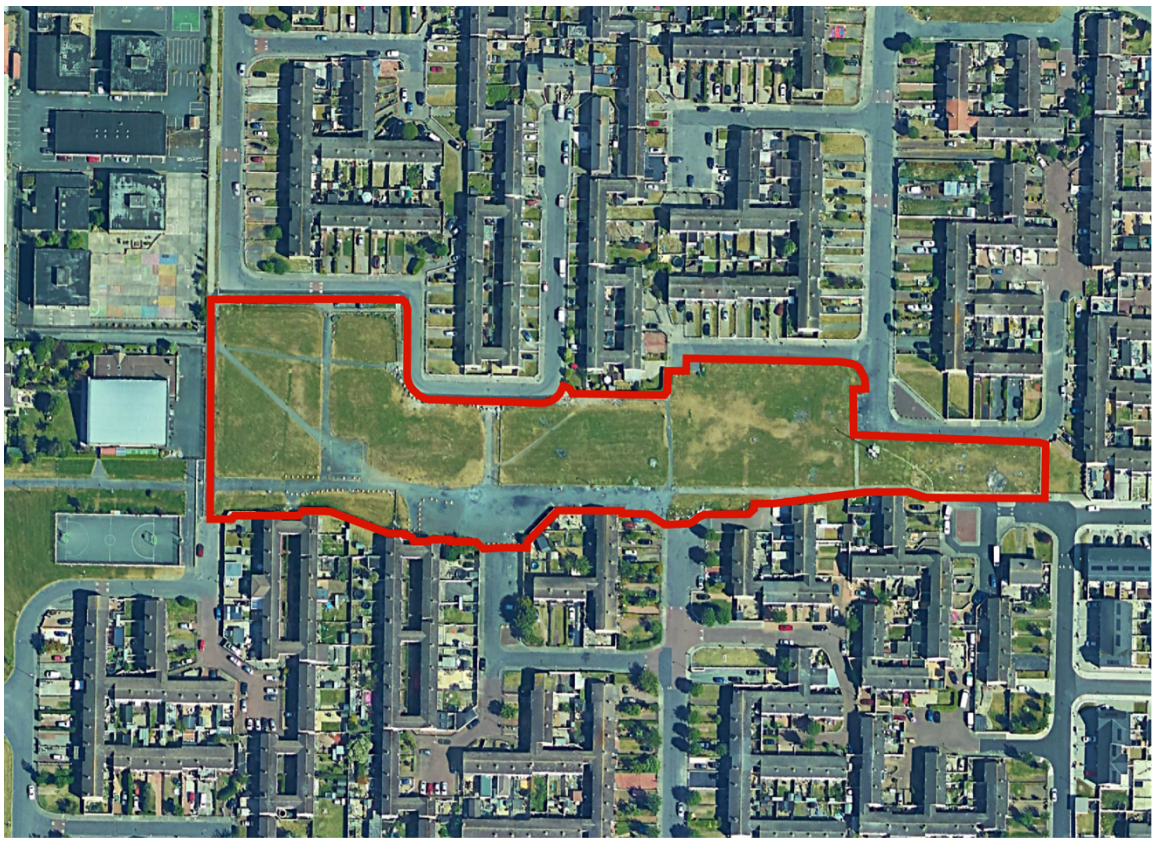

Figure 1 – Site Aerial (Subject Site Outlined in Red)

The site is bound by 2 storey residential development to the north, east and south. To the west the site is bound by Darndale Junior School and the Lady Immaculate Church. Access to the development site for vehicles is from Primrose Grove and Snowdrop Walk to the north, and Buttercup Avenue to the south.

The site northern boundary runs for approximately 350 metres and is bound by an existing two-way vehicular carriageway which extends the majority of this site boundary. The roadway is broken along the northern site boundary by existing 2 storey dwellings at Primrose Grove, which creates 2 no. cul de sacs along the northern boundary, allowing pedestrian access only along the extent of the boundary. 2 storey residential dwellings front onto the site across the vehicular carriageway along Primrose Grove and Snowdrop walk for the extent of the boundary.

The site southern boundary extends approximately 310 metres and is bound by an existing pedestrian pathway, areas of hardstanding and boundary walls and gables associated with 2 storey residential dwellings at Buttercup Avenue, Buttercup Terrace, Marigold Park and Marigold Crescent along the extent of this boundary.

The site western boundary extends approximately 80 metres and is bound by an existing pedestrian pathway and the boundary wall and fencing associated with the Our Lady Immaculate Church, which bounds the site to the west.

The site eastern boundary extends for approximately 15 metres and is bound by an existing pedestrian pathway and a grass verge to the front of the gardens of 2 storey dwellings at Snowdrop Walk, which front the development along the eastern boundary.

3 Proposed Development

The proposed development will provide 84 no. new residential units (50 no. apartment units and 34 no. residential houses) across 5 no. development blocks on the subject site. The breakdown of units to be provided is detailed below for the benefit of Dublin City Council:

- 45 no. 1 bed apartment units
- 5 no. 2 bed apartment units
- 12 no. 2 bed houses
- 21 no. 3 bed houses
- 1 no. 4 bed house

The proposed site layout is shown on figure 2 below for the benefit of the Planning Authority:

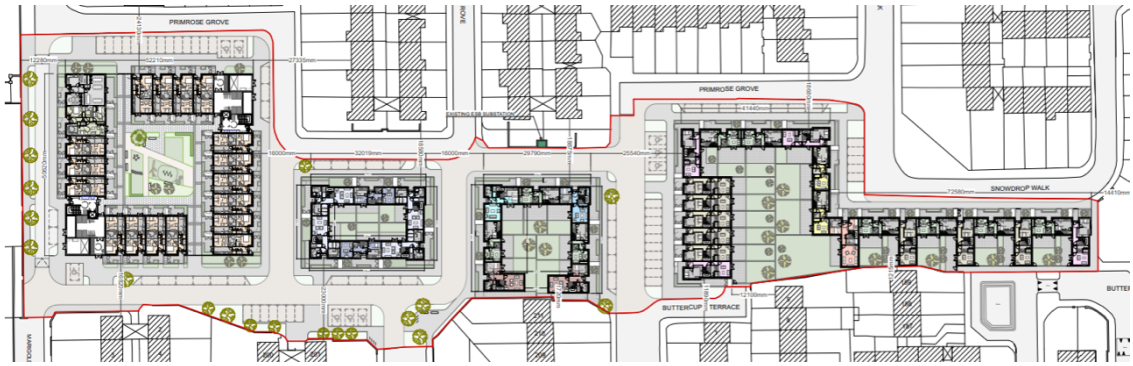

Figure 2 **– Site Layout Plan**

The proposal is described as follows within the statutory notices:

- Construction of a 2-3 storey residential development comprising 84 no. new units arranged across 4 no. blocks on the site (1 apartment block and 3 no. terraced housing blocks). The proposed units include 45 no. 1 bed apartment units and 5 no. 2 bed apartment units in a 3 storey block and 34no. 2 storey houses (14no. 2 bed, 19, no. 3 bed, 1no. 4 bed). A community facility (c. 86 sq.m) is provided at ground floor level of apartment Block A.

- All apartment units and houses are provided with private open space in the form of balconies/ terraces and gardens.

- The development includes the provision of public realm upgrade works to footpaths and roads, including the provision of new through roads connecting Marigold Crescent, Marigold Park and Buttercup terrace to the south of the site to Primrose Grove, and Snowdrop Walk to the north of the site.

- The proposal includes the provision of 79 no. onstreet car parking spaces and 102 no. cycle parking spaces throughout.

- c.337 sq.m of communal amenity open space is provided in the form of a landscaped courtyard area within the proposed apartment block.

- The proposed development will include the provision of all associated public lighting, provision of plant and PV panels and blue/ green roofs for the apartment blocks, hard and soft landscaping and boundary treatments, attenuation proposals, all associated infrastructural and site development works above and below ground and associated connections to services (foul and surface water drainage and water supply) on a site of c. 1.49ha.

4 Assessment of Long-Term Running and Maintenance Costs

This section relates to an assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of application.

Respond Housing Association will operate the facility in association with DCC Housing Department. Dublin City Council in partnership with Respond Housing Association will engage at an early stage of the development to ensure that all property management functions are dealt with for the development and that the running and maintenance costs of the common areas of the development are kept within the Approved Housing Body's internally agreed and forecasted annual operational budget.

Dublin City Council in partnership with Respond Housing Association will be responsible for the ongoing operational management of the built development.

Dublin City Council in partnership with Respond Housing Association acting as Property Management Company, also has the following responsibilities for the apartment development once constructed:

Preparation of annual service charge budget for the development including:

(a) Estate Management

(b) Third Party Contractors Procurement and management

(c) Internal Reporting

(d) Accounting Services

(e) Corporate Services

(f) Insurance Management

(g) After Hours Services

(h) Staff Administration

Dublin City Council in partnership with Respond Housing Association will have a series of key responsibilities including items such as cleaning, landscaping, refuse management, utility bills, insurance, maintenance of mechanical/electrical lifts/ life safety systems, security, property management fee, etc.

Dublin City Council in partnership with Respond Housing Association will be responsible for the maintenance of a Sinking Fund and this allowance is determined following the review of a Building Investment Fund (BIF) report. The BIF report 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.

In line with the statutory requirements set down on AHB's, Dublin City Council in partnership with Respond Housing Association will determine and agree each year the sinking funds in place for longer-term structural requirements of this housing asset having regard to the BIF report produced.

Measures to Reduce Costs

The following measures were specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

Energy and Carbon Emissions

Measure	Description	Benefit
BER Certificates	A Building Energy Rating (BER) certificate will be provided for each apartment in the proposed development which will provide detail of the energy performance of the apartment. A BER is calculated through energy use for space and hot water heating, ventilation, and lighting and occupancy. It is proposed to target an A2 rating for the apartments this will equate to the following emissions which are in line with NZEB. A2 – 25-45 kwh/m2/year with CO_2 emissions circa 10kg CO_2/m2 year *(In order to achieve the NZEB standards, in most cases the above standards will be exceeded in the proposed development).*	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 the Technical Guidance Documents Part L, titled "Conservation of Fuel and Energy Buildings other than Dwellings". Thermal bridging at junctions between construction elements and at other locations will be minimised in accordance Paragraphs 1.2.4.2 and 1.2.4.3 within the Technical Guidance Documents Part L. See below Table 1 of Part L, Building Regulations. *(In order to achieve the NZEB standards, in most cases the above standards will be exceeded in the proposed development).*	Lower U-values and improved air tightness are being considered to help minimise heat losses through the building fabric, lowering energy consumption and thus minimising carbon emissions to the environment
Domestic Energy Assessment Procedure (DEAP) & NZEB Achievability Calculations	During full detail design development Semple McKillop will carry out complete thermal modelling of the building integrating and using the DEAP system of calculations. This will be used to select optimum design strategy and equipment to demonstrate compliance and achievability of a minimum A2 Building Energy Certificate rating and compliance with TGD Part L 2022 – Dwellings and to guide the design of the fabric and Mechanical and Electrical systems and application and achieve an NZEB building rating.	Ensures that the building achieves a high BER certificate rating.

Table 1 – Energy and Carbon Emissions

Note: 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.

Low Energy Technologies

The following are Low Energy Technologies that are being considered for the development during the design stage in order to meet the requirements of Part L of the Building Regulations and to meet Near Zero Energy Building standard. The specific combination from the list below will be decided on and then implemented to achieve an A2 BER Rating post Part 8 approval:

Measure	Description	Benefit
Heat Recovery	Any HRV specified will have optimum heat recovery systems applied.	This will reduce the overall heat energy consumption, as we are recuperating in excess of 75 % of the heat within the occupied space.
Low Energy Lighting Solutions	Energy efficient lighting design and luminaires will be applied and will control and maximize the use of natural daylight, occupancy requirements and avoid unnecessary high illuminance. LED fittings only will be considered as the most energy efficient and practical solutions for the development. PIR occupancy control will be used for lighting in areas that will have intermittent occupancy. Perimeter lighting control / daylight linking will be considered for large open plan areas where the internal zoning permits.	Good lighting design has a double benefit as it can help reduce internal heat gains, thus reducing the need for air conditioning.
Combined Heat and Power	Combined heat and power (CHP), also known as co-generation, is the simultaneous generation of both useable heat and electrical power from the same source. CHP systems can be used in developments where there is a significant year-round demand for heating in addition to the electricity generated. A CHP unit comprises of an engine (referred to as the prime mover) in which fuel is combusted. The mechanical power produced by the engine is used to generate electricity using an integral electrical generator.	The heat emitted from the engine (waste heat) is used to provide space heating and domestic hot water. For CHP engines to be economic they must run for between 4,500 and 5,000 hours per annum therefore are usually sized on or below the base loads.

Air Source Heat Pumps	ASHPs upgrade naturally occurring low temperature heat into useful high temperature heat and vice versa. The operational characteristics differ from a gas boiler, where 1 kilowatt of thermal energy gives less than 1 kilowatt of heat to the building due to efficiency losses.	With a typical electrically driven heat pump, 1 kilowatt of electrical energy will give 3 or 4 kilowatts or more of heat I cooling to the building.
Solar Photovoltaic	A photovoltaic system employs solar modules, each comprising a number of solar cells, which generate electrical power from sun light. PV installations may be ground-mounted, rooftop mounted, wall mounted or floating. The mount may be fixed or use a solar tracker to follow the sun across the sky.	Once installed, solar PV will provide electricity quietly, cleanly, and affordably.
Exhaust Air Source Heat Pump	An exhaust air heat pump will re-cycle the heat from the apartment ventilation system. Air is drawn through ducts to the heat pump from the bathrooms, utility and kitchen areas. The heat pump works on the same principal as the Air source heat pump without the requirement for an outdoor condenser unit. The cold waste air is discharged to outside through another duct, and condensation to a drain.	Additional heat generated internally from lighting, people and domestic appliances is also utilised through heat recovery.

Table 2 – Low Energy Technologies

Materials

The practical implementation of the Design and Material principles has informed the design of internal layouts and detailing of the proposed apartment building and its facade. The façade materials will consist of brick, render and glazed elements.

Buildings

The apartments are designed in accordance with the Building Regulations, in particular Part D 'Materials and Workmanship', which includes all elements of the construction. Specific measures include:

Description of Measure	Benefit
Adequate cycle parking at ground floor level and on street car parking.	Removes the requirement for a basement which, reduces costly mechanical ventilation systems & associated maintenance.

External paved and landscaped area at roof level	Low/minimal maintenance.

Table 3 – Low Energy Technologies

Description of Measure	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 parts of the proposed Apartment buildings and, the durability and performance of these are designed and specified in accordance with Figure 4; Phases of the Life Cycle of BS7543; 2015. (Please see Appendix B for this figure). 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 Examples of UK material or component failures Annex D 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, render and glazed elements.	Requires minimal ongoing maintenance.
Use of factory finished and Alu-clad windows & doors and powder coated steel balconies.	Requires minimum ongoing maintenance.

Table 4 – Material Specification

Measure	Description	Benefit
Hard Landscape Materials	Sustainable, robust materials, with high slip resistance to be used for paving. Durable and robust finishes to be selected for	Materials selected to minimise on-going maintenance inputs

	all Bike storage and furniture units.	
Soft Landscape Materials	Planting proposals have been formulated to complement the setting as well as being fit for purpose in respect of private and public realm uses and spatial constraints imposed by open space area and the attenuation area.	Reduction in the frequency of required soft landscape maintenance
Site Layout and Design	The communal open spaces are complemented by generous and high-quality landscape treatments providing a long-term high quality residential environment.	Safe, high-quality residential environments reduce vandalism and antisocial behaviour issues
Maintenance & Management	Maintenance and management requirements have been considered through the design process. Complex planting arrangements have been omitted thus avoiding onerous maintenance and management requirements	Estate maintenance costs reduced
Sustainability & Biodiversity	Species have been carefully selected for compatibility with the constrained size of available space which is an important factor in long term management of the development. The overall objective is to enhance the biodiversity potential of the site in addition to providing seasonal interest and variety. Judiciously placed planting has been included to further promote biodiversity (pollinator species attracting insects and birdlife).	Enhanced sustainability of long-term estate management

Table 5 – Landscape

Waste Management

The following measures illustrate the intentions for the management of Waste:

Measure	Description	Benefit
Detailed Construction and Operational Waste Management Plan	Will be prepared by the appointed contractor at construction stage.	The report will demonstrate how the scheme has been designed to comply with best practices.
Storage of Non-Recyclable Waste and Recyclable Household Waste	Domestic waste management strategy: Grey, Brown and Green bin distinction. Competitive tender for waste Management collection.	Easily accessible by all residents and minimises potential littering of the scheme Helps reduce potential waste charges.
Composting	Organic waste bins to be provided.	Helps reduce potential waste charges.

Table 6 – Waste Management

Measure	Description	Benefit
Natural / Day Light	The development design, and layout of the apartment blocks has been designed to optimize 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 Part M/K.	Reduces the level of adaptation, and associated costs, potentially necessitated by residents' future circumstances.
Natural Amenity	Communal open space is provided at ground floor level across the site, arranged between the proposed apartment blocks. The development is within walking distance of several significant public open spaces.	Facilitates community interaction, socialising, and play – resulting in improved wellbeing. Proximity and use of parks promote a healthy lifestyle.

Table 7 – Health and Well Being

Measure	Description	Benefit

Residents Guide	Once a resident receives their keys, a resident's box will be provided which will include: **Residents' manual** – this will provide important information for the resident on details of the new property. It typically includes details of the property such as MPRN and GPRN, information in relation to utility connections/communication providers, contact details for all relevant suppliers, and user instructions for appliances and devices in the property. **A Residents Pack** prepared by Dublin City Council in partnership with Respond Housing Association which will typically provide information to ensure that Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner.	Information on contact details for the managing agent, emergency contact information, transport links in the area, and a clear set of rules and regulations.

Table 8 – Management

Items Included in a BIF

The BIF table below illustrates what would typically be incorporated for the calculation of a Sinking Fund:

Ref.	Item	Typical Life Expectancy
1	**Roof**	
1.01	Green Roof	18
1.02	Replacement parapet details	18
1.03	Replacement/ repairs to facias	18
1.04	Replace roof access hatches	18
1.05	Specialist Roof Systems - Fall arrest	25
1.06	Overhaul waterproofing details to paved areas	12

2.00	**Elevations**	
2.01	Recoat metal panels to apartments	25
2.02	Minor repairs and preparation for decorations of rendered areas	18
2.03	Replace exit/ entrance doors	25
2.04	Replace rainwater goods	25
2.05	Recoat powder coated finishes to balconies	20
2.06	Periodic replacement and overhauling of external fixings	5
2.07	Replace balcony floor finishes	25
3.00	**Stairs , Lift & lobby**	
3.01	Decorate Ceilings	7
3.02	Decorate Walls	7
3.04	Replace fire doors	25
3.05	Replace carpets (stairwells & lobbies)	12
3.06	Replace entrance mats	10
3.07	Replace nosings	12
3.08	Replace ceramic floors tiles Entrance lobbies	20
3.09	Fixed Furniture & Equipment - Provisional Sum	18
4.00	**M&E Services**	
4.01	General Lighting Replacement	18
4.02	Fire Alarm System & Devices	15
4.03	Security, CCTV & Access Control Systems	15

4.04	Emergency Lighting	15
4.05	Water Mains Connections	20
4.06	Electrical Sub Main Cables	25
4.06	Electrical Main Distribution Boards	25
4.07	Electrical Sub Distribution Boards	20
4.08	Lift Car & Controls	25
5.00	**Exterior**	
5.01	External boundary treatments - Recoat any powder coated Finishes to railings	60
5.02	Replace external signage	18
5.03	Replace cobble lock areas	18
5.04	15-year cutback & thinning of trees. Overhaul landscaping generally	20
5.05	Replace CCTV provision	12
5.06	External Handrails and balustrade	18

5 Conclusion

We ask that the Planning Authority to consider the above points in relation to the building lifecycle and operational management of the scheme.

The building is to be constructed with durable and sustainable building materials that will enhance the resilience of the proposed development and reduce maintenance costs for residents over time.

Having considered all of the above, we trust that the Planning Authority will take a positive view in relation to this lifecycle report in the context of section 6.2 of the Apartment Design Standards (July 2025) and look forward to the decision of the Planning Authority in relation to this and associated reports submitted as part of this planning application.