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Prepared by CWPA Planning & Architecture

**Coolquay, Co. Dublin**

# **BUILDING LIFECYCLE REPORT**

**Proposed Development in the Village of Coolquay.**

**Prepared on behalf of Breffni Asset Holdings Ltd.**

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### Quality Assurance – Mandate Stature

This document has been prepared and scrutinized in accordance with CWPA Planning & Architecture Quality Assurance team provisions.

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## 1.0 Introduction

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CWPA Planning & Architecture have been retained by our client Breffni Asset Holdings Ltd. to prepare this Building Lifecycle Report (BLR) for the consideration of An Bord Pleanála in respect of the proposed SHD development located on lands at Coolquay, Co. Dublin.

This report assesses the long-term running and maintenance costs of the development and demonstrate the provisions put in place to reduce this cost as per *The Sustainable Urban Housing; Design Standards for New Apartments – Guidelines for Planning Authorities, 2018* (hereafter will be referred to as the Apartment Guidelines). The Apartment Guidelines introduced a requirement to include details on the management and maintenance of apartment schemes. This is set out in Section 6.11 to 6.14 – ‘Operation & Management of Apartment Developments’, specifically Section 6.13.

Section 6.13 of the Apartment Guidelines requires that apartment applications 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’
- ‘(...) demonstrate what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.’

This Building Lifecycle Report document sets out the to address the requirements of Section 6.13 of the Apartment Guidelines above. The report is broken into two sections as follows:

**Section 1:** An 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 costs for the benefit of future residents.



## 2.0 Proposed Development

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The proposed development site extends to an area of c. 153,710 m<sup>2</sup> (15.37 Ha) with a residential site development area of 101,130 m<sup>2</sup> (10.113 Ha) and will consist of:

1. *The construction of 173 no. detached, semi-detached and terrace residential units (125 no. 3-bed dwelling units of 13,285.6 m<sup>2</sup>, 17 no. 4-bed dwelling units of 2177.2 m<sup>2</sup>, 17 no. senior living units of 1006.9 m<sup>2</sup> and 14 no. duplex units of 1,244.6 m<sup>2</sup>).*
2. *Provision of 362 no. surface car parking spaces, including accessible spaces, electric vehicle charging points and 56 no. bicycle parking spaces (42 no. resident and visitor spaces for duplex units and 14 no. spaces associated with supporting commercial development).*
3. *Provision of a two-storey mixed-use building of c. 656.96 m<sup>2</sup> GFA providing for retail and commercial units, associated car and bicycle parking and a dedicated landscaped plaza.*
4. *The provision of a two-storey childcare facility of c. 567.7 m<sup>2</sup> GFA with capacity for in the order of 102 no. children with associated car and bicycle parking and dedicated secure open play area.*
5. *Provision of a community centre of c. 353.12 m<sup>2</sup> GFA with associated car and bicycle parking and dedicated hard and soft landscaping areas.*
6. *Provision of Class 2 public open space of c. 22,670 m<sup>2</sup> (22.41 % of residentially zoned area), communal open space of 767.8 m<sup>2</sup> and Class 1 public open space of c. 4.91 Ha on adjoining RU "Rural" zoned lands forming a multifunctional biodiversity park.*
7. *Vehicular access to the development site will be via a new vehicular entrance on the R130 to the north and via 2 no. new vehicular entrances on the L-7200-0 to be upgraded as part of this strategic housing development application.*
8. *Road widening and improvement works are also proposed to the existing road network bounding the subject site including the provision of c. 602.5 meters of pedestrian and cycleways.*
9. *Provision of internal roads and pathways, hard and soft landscaping and boundary treatments, pumping station, plant, solar panels, attenuation tank and related SUDS measures, signage, public lighting and all associated site development and excavation works above and below ground necessary to facilitate the development.*

*The total gross area of the development is 17,714.3 m<sup>2</sup> with a net residential density c.17.47 units per hectare.*

In addition, this proposed development has been designed having particular regard for all relevant objectives of the National Planning Framework (Project Ireland, 2040), the Regional Spatial Economic Strategy for the Eastern and Midlands Region, the Fingal Development Plan (FDP) 2017 – 2023 and all applicable S.28 Ministerial Guidelines.

It is of the considered opinion of CWPA Planning and Architecture that the proposed SHD development represents a high-quality Architectural design while optimising the functionality of the subject site. Particular consideration has been given to the surrounding environs of the site, the existing residential amenity of the area and particular site characteristics (topography). The development delivers a highly legible and accessible development reaching target densities for its location.



## 3.0 Section 1

# Long-Term Running and Maintenance Costs

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### 3.1 Long-Term Running Costs

Our client, Breffni Asset Holdings Ltd. Aims to best manage and minimise any potential unnecessarily high running costs on a per residential unit basis within this residential development scheme. The design and Architecture Team has applied their experience to ensure the provision of a scheme which will be well managed and easily maintained through the lifecycle of the development.

### 3.2 Property Management of the Common Areas

This SHD development will be privately managed and maintained by a licensed Management Company, contracted to the Owners Management Company (OMC's) that will be formed for the members. This is for all aspects of the proposed development. The Management Company will be engaged at an early stage of the development to establish a Property Management Plan prior to the occupation of the proposed development. The management plan will be available in full capacity for all residents of the premises for review and will be implemented strictly to ensure a high standard of living for future residents of the scheme. The management plan will be established to provide a framework for the ongoing planned preventative maintenance and buildings refurbishment over time into the future and 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. As governed by the Multi Unit Development Act 2011 an OMC shall not enter into a contract in excess of 3 years with any supplier. The OMC, by good practice, will re tender the services received at least each 3 years.

The purpose a management company, is to establish a controlling body that will acquire ownership over the development after the completion of its construction. This will ensure that common area, shared spaces, open spaces, car parks, etc. are retained as the legal obligation of this Management Company. The appointed Management Company will ensure:

- The implementation of an established maintenance agenda, establish and ongoingly manage the operations and service charge costings, and overall running/ maintenance costs incurred, including the establishment of reserve funds for future use



- Any future contracted service provider and/or supplier is reputable and, where relevant, fully qualified and adequately insured to undertake and fulfil the required task while doing so in a professional, courteous manner while on the premises
- Maintenance contractors will maintain the highest quality living environment within all communal areas of this development
- A waste management plan will also be implemented by the Management Company. This will provide for waste streams (including food waste, recyclable, residual waste, etc.) will have days set out for its collection from the bin stores on site. The bins should not be left on the road for any undue time. In addition to collection, all bins will be chemically cleaned as often as required (or at least once a year).

### 3.3 Service Charge Budget

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

In accordance with the Multi Unit Developments Act 2011 (“MUD” Act), the service charge budget covers items to the development common areas such as;

- cleaning
- landscaping
- refuse management
- utility bills
- insurance
- maintenance of mechanical/ electrical lifts/ life safety systems
- security
- property management fee,
- etc.

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.





## 4.0 Section 2

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

### 4.1 Energy and Carbon Submissions

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
<b>Building external fabric</b>	Very high efficiency thermal envelope of buildings	Reduced heat load requirements on buildings resulting in reduced running costs and carbon generation
<b>Heating</b>	High efficiency heat pumps for space and water heating	Reduced space and water heating running costs and reduced carbon generation
<b>Heating controls</b>	Advanced space and water heating controls	Reduced energy demand resulting in reduced running costs and carbon generation
<b>Low energy lighting</b>	Very low energy lighting throughout	Reduced energy demand resulting in reduced running costs and carbon generation
<b>Reduced water demand</b>	Rainwater harvesting and low water use appliances and WC's	Reduced water consumption resulting in reduced running costs and carbon generation

### 4.2 Materials

The practical implementation of principles regarding design and material has informed design of the building facades, internal layouts and detailing of the proposed buildings.

#### 4.2.1 Buildings

Measure Description	Benefit
<b>Durable roof coverings</b>	Low maintenance and long life expectancy
<b>Durable, high performing windows and external doors</b>	Low maintenance and long life expectancy
<b>Durable external wall finishes</b>	Low maintenance and long life expectancy
<b>Durable internal finishes in common areas of multiple occupancy buildings</b>	Low maintenance and long life expectancy
<b>Traditional design detailing at eaves level</b>	Reduced risk of water damage to building



### 4.2.2 Material Specification

Measure Description	Benefit
Code compliant mechanical and electrical installations	Reduced risk of failure and reduced maintenance and running costs
Building Regulations compliant materials and workmanship throughout	Reduced risk of failure and reduced maintenance and running costs
Construction Products Regulations compliant materials used throughout	Reduced risk of failure and reduced maintenance and running costs
"Homebond" or similar third party materials inspections throughout construction stage	Reduced risk of failure

### 4.3 Landscaping

Measure	Description	Benefit
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.

### 4.4 Waste Management

Measure	Description	Benefit
Construction and Operational Waste Management Plan	The application is accompanied by a Construction and Operational Waste Management Plan by the applicant	The report demonstrates how the scheme complies with best practice
Storage of Non-Recyclable Waste and Recyclable Household Waste	Domestic waste management strategy: <ul style="list-style-type: none"> <li>- Grey, brown and green bin distinction</li> <li>- Competitive tender for waste management collection</li> </ul>	Helps reduce potential waste charges
Composting	Organic waste bins to be provided	Helps reduce potential waste charges



## 4.5 Human Health and Wellbeing

Measure	Description	Benefit
<b>Natural/ day light</b>	The design, separation distances and layout of the housing units 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
<b>Security</b>	The scheme is designed to incorporate passive surveillance with overlooked communal open spaces	Helps to reduce potential security/ management cost
<b>Natural Amenity</b>	Generous and high-quality mature landscaping, with ecological corridors and pocket parks	Facilitates community interaction, socialising and play- resulting in improved well being

## 4.6 Management

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

Measure	Description	Benefit
<b>Home User Guide</b>	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 possible so that any issues can be addressed in a timely and efficient manner.



## 4.7 Transport

Measure	Description	Benefit
<b>Access to Public Transport (Bus Services)</b>	Bus stop situated on R135 adjoining the development. Bus Routes 103, 105X and 109A connecting to Dublin City via Dublin Airport and to Kells via Navan, Dunsloughlin, Ratoath, Kilbrew and Ashbourne	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.
<b>Permeable Connections</b>	The development is interconnected by pedestrian and cycling routes both within the scheme and to the village.	Ensures the long-term attractiveness of walking and cycling to a range of local education, retail and community facilities and services.
<b>Bicycle Storage</b>	Secure high quality secure bicycle parking	Accommodates the uptake of cycling and reducing the reliance on the private motor vehicle.
<b>ECAR facilities</b>	Ducting provided for designated e-car charging car spaces	To accommodate the growing demand for e-cars which assist in decarbonising society and reducing oil dependency.