



24004-AR-BLC

BUILDING LIFE CYCLE REPORT

PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT

AT KILDALKEY ROAD, TRIM, COUNTY MEATH

Applicant: Loughglynn Developments Limited

JUNE 2026

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INTRODUCTION

This Building Lifecycle Report has been prepared by O'Daly Architects to accompany the Large-Scale Residential Development (LRD) planning application for a proposed residential development at Kildalkey Road, Trim, Co. Meath.

The Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities 2025 requires a Building Life Cycle Report to be prepared to include details on the management and maintenance of any apartments that may be contained within housing developments. The Guidelines state that consideration of the long-term running costs and manner of compliance of the proposal with the Multi- Unit Developments Act, 2011 are matters which should now be considered as part of any assessment of a proposed apartment development. Section 6.2 of the 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 as well as demonstrating what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.”

This Building Life Cycle Report document sets out to address the requirements of Section 6.2 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 costs for the benefit of residents.

PROPOSED DEVELOPMENT

The proposed development comprises a Large-Scale Residential Development (LRD) on lands at Crowpark (1st Division), Kildalkey Road, Trim, Co. Meath.

The scheme provides a total of 183 residential units, comprising 127 houses and 56 apartments. The housing mix includes 19 no. detached 4-bedroom houses, 9 no. semi-detached/end-terrace 4-bedroom houses, 4 no. detached 3-bedroom houses, 43 no. semi-detached/end-terrace 3-bedroom houses, and 52 no. mid-terrace 3-bedroom houses, with building heights from 2 to 2 ½ storeys. The apartment element comprises 56 no. units in two blocks of up to four storeys, including 16 no. one-bedroom and 40 no. two-bedroom units.

The development also includes a crèche facility, new vehicular and pedestrian accesses from Kildalkey Road.

The proposal provides for associated infrastructure and site works, including landscaping, public and communal open space, internal streets and footpaths, car and bicycle parking, bin stores, private open space, boundary treatments, plant and waste management areas, utility infrastructure and a foul sewer connection to the existing network adjoining the OPW offices on Jonathan Swift Street, to be delivered beneath the River Boyne and Trim Pitch & Putt.

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.

1.1 Long-Term Running Costs

The aim of the developer is to manage and minimise potential unnecessarily high running costs on a per residential unit basis.

1.2 Property Management of the Common Areas of the Development

A property management company will be engaged at an early stage to ensure that all property management functions are dealt with and that the running and maintenance costs of the apartment block common areas are kept within the agreed annual operational budget. The property management company will enter a contract directly with the Owners Management Company (OMC) for the ongoing management of the built development. This contract will be for a maximum period of 3 years and in the form prescribed by the PSRA. The Property Management Company also has the following responsibilities for the apartment development once constructed:

- Timely formation of an Owners Management Company (OMC) – which will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC.
- Preparation of annual service charge budget for the development common areas.
- Fair and equitable apportionment of the Annual operational charges in line with the Multi Units Development Act 2011 (MUD Act);
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD Act - including completion of Developer OMC Agreement and transfer of common areas;
- Transfer of documentation in line with Schedule 3 of the MUD Act;
- Development Management;
- Third Party Contractors Procurement and management;

- OMC Reporting;
- Accounting Services;
- Corporate Services;
- Insurance Management;
- Staff Administration;
- After Hours Services.

1.3 Service Charge Budget

The property management company has several key responsibilities, primarily 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/electrical lifts/ life safety systems, security, property management fee, etc., to the development common areas in accordance with the Multi Unit Developments Act 2011.

This service charge budget will include an allowance for a Sinking Fund and this allowance is determined following the review of the Building Investment Fund (BIF) report prepared 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.

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.

1.4 Sinking Fund

It is expected that a sinking fund allowance will account for future major maintenance and upgrade costs. A 10-year Planned Preventative Maintenance (PPM) strategy will determine the level of sinking fund required.

SECTION 02

MEASURES SPECIFICALLY CONSIDERED BY THE PROPOSER TO EFFECTIVELY MANAGE AND REDUCE COSTS FOR THE BENEFIT OF RESIDENTS.

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

2.1 Building Design

Measure	Description	Benefit
Daylighting to apartments	Where possible, as outlined in “Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities” to have regard for quantitative performance approaches to daylight provisions outlined in guides like the BRE guide “Site Layout Planning for Daylight and Sunlight” (current edition) or BS 8206-2: 2008 - “Lighting for Buildings – Part 2: Code of Practice for Daylighting” which offer the capability to satisfy minimum standards of daylight provision.	Reduces the requirement and therefore expense for continuous artificial lighting.
Daylighting to circulation areas	Natural lighting provided via windows to stairwells.	Reduces the requirement and therefore expense for continuous artificial lighting.
External lighting	The proposed lighting scheme within the development consists of LED public lighting pole mounted fittings. Each light fitting shall be controlled via an individual Photoelectric Control Unit (PECU). The operation of the lighting shall be on a dusk-dawn profile.	Lighting will be designed to achieve the required standards, provide a safe environment for pedestrians, cyclists and vehicular traffic, provide surveillance and limit the impact on the artificial lighting on surrounding existing flora and fauna.

		Having PECU allows for the optimum operation of lighting which minimizes costs.
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2.2 Landscaping

Measure	Description	Benefit
Paving and decking materials	Sustainable, robust materials, with high slip resistance to be used for paving. Durable and hardwearing equipment to be used throughout.	Robust materials and elements reduce the frequency of required repair and maintenance.
Soft landscaping	Planting proposals have been formulated to complement the local setting as well as being fit for purpose in respect of private and public realm uses and spatial constraints imposed by garden sizes and the width of planting strips. Native tree species have been selected in significant numbers for planting along boundaries and across open spaces while non-native species have also been selected where spatial constraints are a factor.	Reduction in the frequency of required soft landscape maintenance.
Site layout	High quality landscaping both hard surface and soft landscaping with planting and trees. The landscaping will be fully compliant with the requirements for Part M / K of the Technical Guidance Documents and will provide level access and crossings for wheelchair users and pedestrians with limited mobility. Designated car parking including accessible & visitor car parking reduces the travel distances for visitors with reduced mobility.	Plenty of room for cycles and pedestrians along with car spaces provide a good balance between pedestrians and car users. Wheelchair user-friendly.

Maintenance and 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.
Balconies and openable windows	Use of balconies & openable windows allow individuals to clean windows themselves.	Reduces the cost and reliance on 3rd party contractors for cleaning & maintenance.
Sustainability and Biodiversity	Sustainability aspects of the proposed development include the retention of trees and hedgerows where possible and the use of native trees where possible across the site. Other species have been carefully selected for compatibility with the size of available spaces which is an important factor in long term management of the apartment complexes. The overall objective is to enhance the biodiversity potential of the site in addition to providing seasonal interest and variety. Judiciously placed flowering shrub and groundcover planting have been included to further promote biodiversity (pollinator species attracting insects and birdlife).	Enhanced sustainability of long-term development management.

2.3 Energy & Carbon Emissions

Measure	Description	Benefit
BER Certificates	A Building Energy Rating (BER) certificate will be provided for each apartment 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	An "A" rated BER Rating represents a dwelling which has low energy consumption and running costs.

	<p>occupancy. It is proposed to target an A2 rating for the apartments this will equate to the following emissions:</p> <ul style="list-style-type: none"> • A2 – 25-50 kwh/m2/yr with CO2 <p>emissions circa 10kgCO2/m2 year</p>	
Fabric Energy Efficiency	<p>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, '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 with prevailing Part L of the Building Regulations.</p>	<p>Lower U-values and improved air tightness is being considered to help minimise heat losses through the building fabric, lower of energy consumption and thus minimise carbon emissions to the environment.</p>
Energy Labelled White Goods	<p>The white goods package planned for provision in the apartments will comprise units with a high energy efficiency rating. It is expected that the following appliance standards will be utilised;</p> <p>Oven – A+</p> <p>Fridge freezer – A+</p> <p>Dishwasher – AAA</p> <p>Washer / Dryer - B</p>	<p>The provision of efficient appliances reduces the electricity consumption of apartments.</p>

2.4 Low Energy Technologies Considered

Measure	Description	Benefit
Exhaust air heat pump	An exhaust air heat pump system is under consideration for heating, hot water and ventilation of the apartment units.	Heat pumps operate with efficiencies >400%. Exhaust air heat pumps utilise extract air as the air source for the heat pump. This will re-cycle the heat from the dwelling's ventilation system. These machines are ideal for apartments and more compact air-tight low energy or passive homes. Air is drawn through ducts to the heat pump from the bathrooms, utility and kitchen areas. 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 from outgoing exhaust air.
Low energy LED lighting	Shall be designed and specified in accordance with the BER requirements in each unit and in the landlord areas in accordance with Part L.	Lower consumption of energy and therefore lower carbon emissions.
Central extract/demand	Central extract and demand-controlled ventilation will be considered to provide ventilation with low energy usage.	Central extract ventilation provides continuous ventilation with low energy

controlled ventilation		usage. Central extract operates at a low trickle speed constantly and ramp up in response to an increase in humidity from wet areas. Demand control ventilation incorporates automated wall vents which open/close dependent on internal humidity conditions.
PV solar panels	PV Solar Panels are being considered for common areas, which convert 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 performance.	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.
EV charging	Ducting shall be provided from a local landlord distribution board to designated EV charging car park spaces. This will enable the management company the option to install EV charging points within the carpark to cater for EV demand of the residents. This system operates on a single charge point access card. A full recharge can take from one to eight hours using a standard charge point.	Providing the option of EV charging points will allow occupants to avail of the ever-improving efficient electric car technologies.

2.5 Materials / Material Specification.

The practical implementation of the Design and Material principles has informed design of building facades, internal layouts and detailing of the proposed apartment buildings. The proposed envelope of the building is a mix of brick, durable render finish and natural stone cladding with high performance double-glazed windows. These materials are considered durable and would not require regular replacement or maintenance. It is expected

that a sinking fund allowance will account for future major maintenance and upgrade costs. A 10-year Planned Preventative Maintenance (PPM) strategy will determine the level of sinking fund required.

The Apartment Buildings are designed in accordance with the Building Regulations, in particular, with Part D “Materials and Workmanship”, which includes all elements of the construction. The Design Principles and Specification are applied to both the apartment units and the common parts of the building and specific measures taken include:

Measure	Description	Benefit
Implementation of the Design and Material principles to the design of the proposed development.	Materials have been selected with a view to longevity, durability and low maintenance with consideration given to Building Regulations and include reference to BS 7543:2015 “Guide to Durability of Buildings and Building elements, Products and Components”.	Longevity, durability and low maintenance of materials.
Brickwork finish to the external envelope.		Requires minimal maintenance and does not require regular replacement.
Installation of factory finished windows and doors.		Requires minimal maintenance and does not require regular replacement.
Installation of factory finished precast steel / glass balcony railings.		Requires minimal maintenance and does not require regular replacement.

2.6 Waste Management

Measure	Description	Benefit
Operational Waste & Recycling Management Plan	An Operational Waste & Recycling Management Plan has been prepared and will be submitted with the LRD planning application.	The report demonstrates how the scheme has been designed to comply with best practice.
Storage of non-recyclable waste and recyclable household waste	Inclusion of a secure bin storage areas for the complexes. Domestic waste management strategy: 4 bin system. Competitive tender for waste management collection.	Easily accessible by all residents and minimises potential littering of the scheme.

2.7 Human Health and Wellbeing

Measure	Description	Benefit
Natural Daylight	The design, separation distances and layout of the apartments have been optimised for 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, including access and egress, will comply with the requirements of Part M/K	Reduces the level of adaptation, and associated costs, potentially necessitated by residents' future circumstances.
Private Open Space	Provision of private open space	Facilitates interaction with outdoors, increasing health benefits.
Security	The scheme is designed to incorporate good passive surveillance with the following security strategies likely to be adopted: <ul style="list-style-type: none"> • Secure bicycle storage areas for each apartment block; • CCTV for common areas; • Overlooked areas of communal open space 	Helps to reduce potential security / management cost.
Natural Amenity	Main public green spaces proposed is immediately to the West of the apartment block.	Facilitates community interaction, socialising and play – resulting in improved wellbeing.

2.8 Transport and Accessibility

Measure	Description	Benefit
Access to Public Transport	Trim Town Bus Stops are 13–15-minute walk from the development.	The availability, proximity and ease of access to regular public transport services contributes to reducing the reliance on the private motor vehicle for all journey types.
Permeable Connections	The development is fully interconnected for pedestrians and cyclists both within the scheme and linked to existing routes externally.	Ensures long-term attractiveness of walking, and cycling to a range of local facilities, retail, education and community services.
Bicycle Storage	The provision of secure & covered bicycle parking facilities for the apartment blocks.	Accommodates the uptake of cycling and reducing the reliance on the private motor vehicle.
ECAR Facilities	Ducting to be provided from a local landlord distribution board to designated EV charging car spaces.	To accommodate the growing demand for EV's which assist in decarbonising society and reducing oil dependency.

2.9 Management

Measure	Description	Benefit
Home User Guide	Once a purchaser completes their sale, a homeowner box will be provided which will include:	Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner.

	<ul style="list-style-type: none"> • Homeowner manual – this will provide important information for the purchaser on details of their new property. It typically includes details of the property such as MPRN and GPRN, Information in relation to connect with utilities and communication providers, contact details for all relevant suppliers and User Instructions for appliances and devices in the property. • A 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. 	
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