

BUILDING LIFECYCLE REPORT

LARGE-SCALE
RESIDENTIAL
DEVELOPMENT

MILLTOWN PARK,
SANDFORD ROAD,
DUBLIN 6

DECEMBER 2025



CLIENT

SANDFORD LIVING LIMITED

aramark 

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EXECUTIVE SUMMARY



1.0 EXECUTIVE SUMMARY – BUILDING LIFE CYCLE REPORT

Measures to effectively manage and reduce costs for the benefit of residents.

The following document reviews the specification set out for proposed Large-scale Residential Development (LRD) at a circa 4.26 hectare site, consisting of 562 No. residential units comprising 6 No. three-bed courtyard houses and 556 No. apartment units, ranging in height from 2 No storeys to 8 No storeys plus cultural/community space, a café/restaurant, a creche, ancillary residents’ amenities and facilities at Milltown Park, Sandford Road, Dublin 6 and explores the practical implementation of the design and material principles which have informed design of roofs, façades, internal layouts and detailing of the proposed development and building typologies.

Building materials proposed for use on elevations and in the public realm achieve a durable standard of quality that will not need regular fabric replacement or maintenance outside general day to day care. The choice of high quality and long-lasting materials, as well as both soft and hardscape in the public, semi-public and private realm, and communal open space will contribute to lower maintenance costs for future residents and occupiers.

This report has been prepared on the basis of information available at planning stage. This report reflects the outline material descriptions contained within O’Mahony Pike Architects’ LRD Design Statement and planning drawings received.

For any elements where information was not available, typical examples have been provided of building materials and services used for schemes of this nature and their associated lifespans and maintenance requirements. All information is therefore indicative subject to confirmation at detailed design stage.

As the building design develops this document will be updated and a schedule will be generated from the items below detailing maintenance and replacement costs over the lifespan of the materials and development constituent parts in a summary document. This will enable a robust schedule of building component repair and replacement costs which will be available to the property management company so that running, and maintenance costs of the development are kept within the agreed Annual operational budget, this will take the form of a Planned Preventative Maintenance Schedule (PPM) at operational commencement of the development.



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DESCRIPTION OF DEVELOPMENT

2.0 DESCRIPTION OF DEVELOPMENT

The proposed development comprises the following:

- The demolition of c. 4,847.5 sq m of existing structures on site including Milltown Park House (880 sq m), Milltown Park House Rear Extension (2,031 sq m), the Finlay Wing (622 sq m), the Archive (1,240 sq m) and the Link Building between Tabor House and Milltown Park House Rear Extension to the front of the Chapel (74.5 sq m); the refurbishment and reuse of Tabor House (1,575 sq m) and the Chapel (768 sq m) and the provision of a single storey glass entrance lobby to the front and side of the Chapel (52 sq m); and the provision of 562 No. residential units comprising 6 No. three-bed courtyard houses and 556 No. apartment units (70 No. studios, 176 No. one-bed units, 267 No. two-bed units and 43 No. three-bed units).
- Block A1 will range in height from 5 No. storeys to 8 No. storeys and will comprise 81 No. apartment units; Block A2 will range in height from 6 No. storeys to 8 No. storeys and will comprise 139 No. apartment units; Block B will range in height from 3 No. to 7 No. storeys and will comprise 74 No. apartment units; Block C will range in height from 4 No. storeys to 7 No. storeys and will comprise 151 No. apartment units; Block D will range in height from 3 No. storeys to 5 No. storeys and will comprise 30 No. apartment units; Block E will be 2 No. storeys in height and will comprise 6 No. courtyard type houses; and Block F will range in height from 5 No. storeys to 7 No. storeys and will comprise 81 No. apartment units.
- The development also includes the provision of: cultural/community space within Tabor House (4 No. storeys including lower ground floor level) and the Chapel (2 No. storeys including lower ground floor level and mezzanine level) (1,698 sq m) with associated outdoor space (248 sq m); a café/restaurant (179 sq m) and a creche (375 sq m) within Block F with associated outdoor creche play area; ancillary residents' amenities and facilities (324 sq m) within Blocks B & C; and a single storey bin store and substation adjacent to Block F (101 sq m).
- The development also provides a new access from Milltown Road (which will be the principal vehicular entrance to the site) in addition to utilising and upgrading the existing access from Sandford Road as a secondary access principally for deliveries, emergencies and taxis; new pedestrian access points; pedestrian/bicycle connections through the site; 319 No. car parking spaces (288 No. at basement level and 31 No. at surface level); set down area for deliveries; bicycle parking; 22 No. motorcycle spaces; bin storage; boundary treatments; private balconies and terraces facing all directions; hard and soft landscaping including public open space and communal open space; green/blue roofs; PV panels; substations; lighting; plant; lift cores and overruns; and all other associated site works above and below ground.
- The proposed development has a gross floor space of c.50,196 sq m above ground level over a partial basement (under part of Blocks A1 and A2 and under Blocks B and C) measuring c. 10,550 sq m, which includes parking spaces, bin storage, bike storage and plant.

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INTRODUCTION

3.0 INTRODUCTION

Aramark Property were instructed by Sandford Living Limited, to provide a Building Lifecycle Report for their proposed Large-Scale Residential Development (LRD) at Milltown Park, Sandford Road, Dublin 6, D06 V GK7.

The purpose of this report is to provide an initial 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 to effectively manage and reduce costs for the benefit of the residents. This is achieved by producing a Building Lifecycle Report.

This Building Lifecycle Report has been developed on foot of the revised guidelines for Planning Design Standards for Apartments - Guidelines for Planning Authorities (July 2025) issued under Section 28 of the Planning and Development Act, 2000 (as amended). Within the new guidelines, new guidance is being provided on residential schemes.

Section 6.2 of the Operation and Management of Apartment Developments (July 2025) requires that:

“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.”



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EXTERNAL BUILDING FABRIC SCHEDULE

4.0 EXTERNAL BUILDING FABRIC SCHEDULE

4.1 Roofing

4.1.1 Green Roofs (Manufacturer / Supplier TBC)

<i>Location</i>	Selected Flat Roof Areas (maintenance access only)
<i>Description</i>	Extensive green roof system to engineer's specification.
<i>Lifecycle</i>	Average lifecycle of 15-35 years on most green roofs. Lifecycle will be extended with robust proven detailing to adjoining roof elements and appropriate and regular maintenance of the roof materials.
<i>Required maintenance</i>	Quarterly maintenance visits to include inspection of drainage layer and outlets and removal of any blockages to prevent ponding. Inspection of vegetation layer for fungus and decay. Carry out weeding as necessary. No irrigation necessary with sedum blankets.
<i>Year</i>	Bi-annually
<i>Priority</i>	Medium
<i>Selection process</i>	A green roof will add to the character of the overall scheme, as well as providing attenuation to storm water run-off and less burden on rainwater goods, increased thermal and sound insulation to the building and increased biodiversity. Natural soft finishes can provide visual amenity for residents where roof areas are visible or accessible from within areas of the scheme. Sedum roofs are a popular and varied choice for green roofs requiring minimal maintenance.
<i>Reference</i>	O'Mahony Pike Architects' LRD planning drawings & design statement.

4.1.2 Roof (Manufacturer / Supplier TBC)

<i>Location</i>	Selected Flat Roof Areas (maintenance access only)
<i>Description</i>	<ul style="list-style-type: none"> • Single layer membrane roof system to engineer's specification. • Selected membrane and pressed metal cappings.
<i>Lifecycle</i>	Average lifecycle of 15-25 years on most membrane roofs. Lifecycle will be extended with robust proven detailing to adjoining roof elements and appropriate and regular maintenance of the roof materials.
<i>Required maintenance</i>	Half-yearly maintenance visits to include inspection of membrane material for puncture / cracks on sheeting; seams and flashing details; around drainage and ventilation outlets and removal of any vegetation/moss blockages to prevent ponding.
<i>Year</i>	Half-Yearly / Annual
<i>Priority</i>	Medium
<i>Selection process</i>	Membrane roof with appropriate built-up system will provide durability, lack water permeability, and easily maintain without shutting down building operations during application.
<i>Reference</i>	O'Mahony Pike Architects' LRD planning drawings and design statement.

4.1.3 Roof Terraces (Manufacturer / Supplier TBC)

<i>Location</i>	Block A1 Communal Terrace
<i>Description</i>	Light weight precast concrete/stone paving slabs on support system to architects and engineers' specifications.
<i>Lifecycle</i>	Average lifecycle of 30 years. As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance visits to include inspection of drainage outlets and removal of any blockages. General repair works, watching out for displacement of slabs, mortar decay and removal of organic matter. Power-washing of hard surfaces.
<i>Year</i>	Quarterly / annual
<i>Priority</i>	Medium
<i>Selection process</i>	Paving slabs provide a robust and long-lasting roof terrace surface, requiring considerably less maintenance when compared to timber decking or gravel surfaces.
<i>Reference</i>	O'Mahony Pike Architects' LRD planning drawings & design statement.

4.1.4 Roof Cowls

<i>Location</i>	Selected Flat Roof Areas
<i>Description</i>	Roof Cowl System to be supplied with weather apron for flat roofs.
<i>Lifecycle</i>	25-35 years. As used across the industry nationally and the UK, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check fixings annually, inspect for onset of leading-edge corrosion if epoxy powder coat finish and treat.
<i>Year</i>	Annually
<i>Priority</i>	Low
<i>Selection process</i>	Standard fitting for roof termination of mechanical ventilation system.
<i>Reference</i>	N/A

4.1.5 Flashings

<i>Location</i>	All flashing locations
<i>Description</i>	Appropriate materials to be used for all flashing and counter flashings.
<i>Lifecycle</i>	Typical life expectancy of 70 years recorded for flashings. Recessed joint sealing requires regular inspections. Longer lifecycle achieved by regular inspection and maintenance regime to ensure upkeep of materials.
<i>Required maintenance</i>	Check joint fixings for flashing, ground survey annually and close-up inspection every 5 years. Re-secure as necessary.
<i>Year</i>	Ground level inspection annually and close-up inspection every 5 years
<i>Priority</i>	Medium
<i>Selection process</i>	Alternatives to lead has longest life expectancy of comparable materials such as copper (60 years) and zinc (50 years). Provided appropriate safety precautions are taken, lead is the recommended choice for large residential, commercial, or industrial builds. Lead is easily formed into the required shapes for effective weathering of building junctions according to standard Lead Sheet Association details.
<i>Reference</i>	N/A

4.2 Rainwater Drainage

<i>Location</i>	All buildings
<i>Description</i>	<ul style="list-style-type: none"> • <i>Rainwater outlets:</i> Suitable for specified roof membranes • <i>Pipework:</i> uPVC downpipes and gutters • <i>Below ground drainage:</i> To Engineers' design and specification • <i>Disposal:</i> To surface water drainage to Engineers' design • <i>Controls:</i> To Engineers' design and specification • <i>Accessories:</i> allow for outlet gradings, spigots, downspout nozzle, hopper heads, balcony and main roof outlets
<i>Lifecycle</i>	uPVC gutters and downpipes have an expected life expectancy of 40 years in rural and suburban conditions (25 years in industrial and marine conditions), this is comparable to cast iron of 50 years and plastic, less so at 30 years. As used across the industry nationally, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	As with roofing systems routine inspection is key to preserving the lifecycle of rainwater systems. Regular cleaning and rainwater heads and gutters, checking joints and fixings and regularly cleaning polyester coated surfaces (no caustic or abrasive materials).
<i>Year</i>	Annually, cleaning bi-annually
<i>Priority</i>	High
<i>Selection process</i>	As above, uPVC fittings compare well against cast iron (in terms of cost) and plastic (in terms of lifespan and aesthetic).
<i>Reference</i>	N/A

4.3 External Walls

4.3.1 Brick (Manufacturer / Supplier TBC)

<i>Location</i>	Façades
<i>Description</i>	Contrasting brickwork to select locations.
<i>Lifecycle</i>	Selected bricks have a high embodied energy, they are an extremely durable material. Brickwork in this application is expected to have a lifespan of 50-80 years. The mortar pointing however has a shorter lifespan of 25-50 years. Longer lifecycle achieved by regular inspection and maintenance regime.
<i>Required maintenance</i>	In general, given their durability, brickwork finishes require little maintenance. Most maintenance is preventative: checking for hairline cracks, deterioration of mortar, plant growth on walls, or other factors that could signal problems or lead to eventual damage.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Aesthetic, lightweight, cost-efficient and low maintenance cladding option, indistinguishable from traditional brick construction.
<i>Reference</i>	O'Mahony Pike Architects' LRD planning drawings & design statement.

4.3.2 Metal (Manufacturer / Supplier TBC)

<i>Location</i>	Façades
<i>Description</i>	<ul style="list-style-type: none"> • Metal window and door frames to selected colour. • Metal cladding (Warm Grey). • Metal Spandrel Panel. • External Steel Doors (Single and Double). • Metal Railing and Balustrade. • Metal Flashing. • Metal Canopy (Warm Grey).
<i>Lifecycle</i>	Lifespan expectancy generally in excess of 40 years. As used across the industry nationally, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Metal cladding requires little maintenance and is resistant to corrosion. It can contribute to lower ongoing maintenance costs in comparison to exposed porous materials which may be liable to faster deterioration. Long term cleaning requirements should be taken into consideration.
<i>Year</i>	Inspection annually; cleaning 5 yearly
<i>Priority</i>	Low
<i>Selection process</i>	Metal cladding protects the building's structure from rainwater and weathering. Metal cladding systems are also chosen for their aesthetic impact, durability and weathering properties.
<i>Reference</i>	O'Mahony Pike Architects' LRD planning drawings & design statement.

4.3.3 Concrete (Manufacturer / Supplier TBC)

<i>Location</i>	Façades
<i>Description</i>	Precast concrete at selected locations.
<i>Lifecycle</i>	While concrete has a high embodied energy, it is an extremely durable material. As used nationwide, typically longer lifecycles are achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	In general concrete requires little maintenance. Most maintenance is preventive: checking for hairline cracks, vegetation growth on facades, or other factors that could signal problems or lead to eventual damage.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Concrete is a durable product which is chosen for its structural properties, aesthetic, cost efficiency and rapid construction.
<i>Reference</i>	O'Mahony Pike Architects' LRD planning drawings & Design Statement.

4.3.4 Render (Manufacturer / Supplier TBC)

<i>Location</i>	Block E Façades
<i>Description</i>	Render (White) Type 1 finish at selected locations.
<i>Lifecycle</i>	Render in general is expected to have a lifecycle of circa 25 years. Longer lifecycle achieved by regular inspection and maintenance regime.
<i>Required maintenance</i>	Regular inspections to check for cracking and de-bonding. Most maintenance is preventative. Coloured render requires less maintenance than traditional renders.
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	Appropriate detailing will contribute to a long lifespan for this installation. Render is a durable and low-maintenance finish.
<i>Reference</i>	O'Mahony Pike Architects' LRD planning drawings & design statement.

4.4 External Windows & Doors

<i>Location</i>	Façades
<i>Description</i>	<ul style="list-style-type: none"> • Mixture of clear and obscure glazed windows with uPVC / Aluminium coated frames to select finish. • All units to be double glazed with thermally broken frames. • All opening sections in windows to be fitted with suitable restrictors. Include for all necessary ironmongery; include for all pointing and mastic sealant as necessary; fixed using stainless steel metal straps screwed to masonry reveals; include for all bends, drips, flashings, thermal breaks etc.
<i>Lifecycle</i>	uPVC / Aluminium has a typical lifespan of 30-40 years. As used nationwide, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Check surface of windows and doors regularly so that damage can be detected. Vertical mouldings can become worn and require more maintenance than other surface areas. Lubricate at least once a year. Ensure regular cleaning regime. Check for condensation on frame from window and ensure ventilation.
<i>Year</i>	Annual
<i>Priority</i>	Medium
<i>Selection process</i>	uPVC / Aluminium is durable and low maintenance.
<i>Reference</i>	N/A

4.5 Balconies

4.5.1 Structure

<i>Location</i>	Apartment Block Façades
<i>Description</i>	<ul style="list-style-type: none"> • Concrete balcony system to engineer's detail, or • Powder-coated steel frame balcony system to engineer's detail suitable for coastal environments. • Thermally broken farrat plate connections to main structure of building.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Metal structure has a typical life expectancy of 70 years dependent on maintenance of components. • Precast concrete structures have a high embodied energy; however, it is an extremely durable material. Concrete frame has a typical life expectancy of 80 years. • As used across the industry nationally, longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Relatively low maintenance required. Check balcony system as per manufacturer's specifications. Check all hardware components for wear. Check elements for signs of wear and/or weathering. Check for structural damage or modifications.
<i>Year</i>	Annual
<i>Priority</i>	High
<i>Selection process</i>	Engineered detail; designed for strength and safety.
<i>Reference</i>	N/A

4.5.2 Balustrades and Handrails

<i>Location</i>	Balconies
<i>Description</i>	<ul style="list-style-type: none"> • Powder-coated aluminium frame balcony system to engineer's design and specification. • Fixing in accordance with manufacturer's details.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Metal structure has a typical life expectancy of 50 years dependent on maintenance of components. • Longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Annual visual inspection of connection pieces for impact damage or alterations.
<i>Year</i>	Annual
<i>Priority</i>	High
<i>Selection process</i>	Metal will have a longer lifespan and require less maintenance than timber options (10-20 years).
<i>Reference</i>	N/A

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INTERNAL BUILDING FABRIC SCHEDULE

5.0 INTERNAL BUILDING FABRIC SCHEDULE

5.1 Floors

5.1.1 Common Areas

<i>Location</i>	Entrance lobbies / Common corridors
<i>Description</i>	<ul style="list-style-type: none"> Selected anti-slip porcelain floor tile complete with inset matwell. Selected loop pile carpet tiles.
<i>Lifecycle</i>	<ul style="list-style-type: none"> 20-30 years lifespan for floor tiles in heavy wear areas. Likely requirement to replace for modernisation within this period also. 10–15-year lifespan for carpet. Likely requirement to replace for modernisation within this period also.
<i>Required maintenance</i>	Visual inspection with regular cleaning, intermittent replacement of chipped / loose tiles
<i>Year</i>	<ul style="list-style-type: none"> Annual for floor tiles. Quarterly inspection and cleaning of carpets as necessary
<i>Priority</i>	Low
<i>Selection process</i>	Durable, low maintenance floor finish. Slip rating required at entrance lobby, few materials provide this and are as hard wearing. Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
<i>Reference</i>	N/A

<i>Location</i>	Stairwells, landings / half landings
<i>Description</i>	Selected carpet covering. Approved anodised aluminium nosing's to stairs.
<i>Lifecycle</i>	<ul style="list-style-type: none"> 10–15-year lifespan for carpet. Likely requirement to replace for modernisation within this period also. 20-year lifespan for aluminium nosing's.
<i>Required maintenance</i>	Visual inspection with regular cleaning.
<i>Year</i>	Quarterly inspection and cleaning as necessary.
<i>Priority</i>	Low
<i>Selection process</i>	Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
<i>Reference</i>	N/A

<i>Location</i>	Lift Lobbies
<i>Description</i>	Carpet/vinyl and porcelain tiles to match adjacent apartment common lobbies.
<i>Lifecycle</i>	<ul style="list-style-type: none"> 20-30 years lifespan for floor tiles in heavy wear areas. Likely requirement to replace for modernisation within this period also. 10–15-year lifespan for carpet. Likely requirement to replace for modernisation within this period also.
<i>Required maintenance</i>	Visual inspection with regular cleaning, intermittent replacement of chipped / loose tiles.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Slip rating required for lifts, few materials provide this and are as hard wearing. Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
<i>Reference</i>	N/A

5.1.2 Tenant Areas

<i>Location</i>	Residential Amenities
<i>Description</i>	<ul style="list-style-type: none"> • Timber laminate / parquet flooring, or • Carpet covering • Provide for inset matwell
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Laminated / parquet timber flooring has an expected life expectancy of 25-35 years dependent on use. • 10-15 year lifespan for carpet. Likely requirement to replace for modernisation within this period also
<i>Required maintenance</i>	Visual inspection. Sweep clean regularly ensuring to remove any dirt. Clean up spills immediately and use only recommended floor cleaners.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Materials chosen for aesthetics, durability and low maintenance.
<i>Reference</i>	N/A

<i>Location</i>	All wet areas (e.g., WC's)
<i>Description</i>	Selected anti-slip ceramic floor tile.
<i>Lifecycle</i>	Lifespan expectation of 20-25 years in heavy wear areas, likely requirement to replace for modernisation within this period also.
<i>Required maintenance</i>	Visual inspection, intermittent replacement of chipped / loose tiles.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Slip rating required at entrance lobby, few materials provide this and are as hard wearing.
<i>Reference</i>	N/A

5.2 Walls

5.2.1 Common Areas

<i>Location</i>	Entrance lobbies / Corridors
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

<i>Location</i>	Lift cores / lobbies / corridors / stairs
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

5.2.2 Tenant Areas

<i>Location</i>	Residential Amenities
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

<i>Location</i>	Wet areas (e.g. WC's)
<i>Description</i>	Selected ceramic wall tile to plasterboard (moisture board to wet areas).
<i>Lifecycle</i>	Typical life expectancy of 35-40 years, less in wet room areas to 20-25 years.
<i>Required maintenance</i>	Bi-annual inspection to review damage, local repairs as necessary, particular detailed inspection in wet room areas.
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	Wet room application requires moisture board and tiling.
<i>Reference</i>	N/A

5.3 Ceilings

<i>Location</i>	Common Areas
<i>Description</i>	Selected paint finish with primer to skimmed plasterboard ceiling on metal frame ceiling system. Acoustic ceiling to lift core and apartment lobbies. Moisture board to wet areas.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish
<i>Reference</i>	N/A

<i>Location</i>	Residential Amenities
<i>Description</i>	Selected paint finish with primer to skimmed moisture board ceiling.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually
<i>Priority</i>	Low
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

5.4 Internal Handrails & Balustrades

<i>Location</i>	Stairs & landings
<i>Description</i>	Mild steel painted balustrade and handrail.
<i>Lifecycle</i>	Over 40 years typical lifecycle. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular inspections of holding down bolts and joints
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	Hard-wearing long-life materials against timber options
<i>Reference</i>	N/A

5.5 Carpentry & Joinery

5.5.1 Internal Doors and Frames

<i>Location</i>	All buildings
<i>Description</i>	<ul style="list-style-type: none"> Selected white primed and painted/varnished solid internal doors, or hardwood veneered internal doors. All fire rated doors and joinery items to be manufactured in accordance with B.S. 476 (Fire Tests). Timber saddle boards. Brushed aluminium door ironmongery or similar
<i>Lifecycle</i>	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	General maintenance in relation to impact damage and general wear and tear
<i>Year</i>	Annual
<i>Priority</i>	Low, unless fire door High
<i>Selection process</i>	Industry standard
<i>Reference</i>	N/A

5.5.2 Skirtings & Architraves

<i>Location</i>	All buildings
<i>Description</i>	Painted timber / Medium-density fibreboard (MDF) skirtings and architraves
<i>Lifecycle</i>	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	General maintenance in relation to impact damage and general wear and tear
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Industry standard
<i>Reference</i>	N/A

5.5.3 Window Boards

<i>Location</i>	All Buildings
<i>Description</i>	Painted timber / Medium-density fibreboard (MDF) window boards
<i>Lifecycle</i>	30 years average expected lifespan
<i>Required maintenance</i>	General maintenance in relation to impact damage and general wear and tear
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Industry standard
<i>Reference</i>	N/A

06

BUILDING SERVICES



6.0 BUILDING SERVICES

6.1 Mechanical Systems

6.1.1 Mechanical Plant

<i>Location</i>	Residential Apartments
<i>Description</i>	Low Pressure Hot Water (LPHW) Space Heating is proposed to consist primarily of Exhaust Air Heat Pumps, (EAHP) c/w Panel Radiators. Further details to be provided by Mechanical & Electrical (M&E) Consultant at detailed design stage.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Maintenance / Inspection to Heating System • Annual Maintenance of Exhaust Air Heat Pumps • Annual Maintenance / Inspection to Heating and Water Pumps. • Annual Maintenance / Inspection to Water Tanks. • Annual Maintenance / Inspection to Water Booster - sets. • Annual Maintenance / Inspection to DHS Tanks. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage. • Replacement of equipment at End of Life (EOL) to be determined at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Communal Amenity (Cultural / Community Space in Talbot House and Chapel, Café / Restaurant and Creche)
<i>Description</i>	Space Heating is proposed to consist primarily of Heat Pump Air-Conditioning. (HPAC) Further details to be provided by Mechanical & Electrical (M&E) Consultant at detailed design stage.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Maintenance / Inspection to Air-Conditioning System • Annual Maintenance / Inspection to Heating and Water Pumps. • Annual Maintenance / Inspection to Water Tanks. • Annual Maintenance / Inspection to Water Booster - sets. • Annual Maintenance / Inspection to DHS Tanks. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage. • Replacement of equipment at End of Life (EOL) to be determined at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered

	Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.1.2 Soils and Wastes

<i>Location</i>	All Areas / Kitchens / Bathrooms etc
<i>Description</i>	Soils and Wastes Pipework – uPVC and High-Density Polyethylene. (HDPE)
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual inspections required for all pipework within landlord areas. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.1.3 Water Services

<i>Location</i>	Residential Apartments
<i>Description</i>	Water Heating is proposed to consist of Exhaust Air Heat Pumps, (EAHP) for Domestic Hot Water. Further details to be provided by Mechanical & Electrical (M&E) Consultant at detailed design stage.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Maintenance / Inspection of Exhaust Air Heat Pumps. (EAHP) • Annual Inspection required of all pipework within landlord areas. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.1.4 Ventilation Services

<i>Location</i>	Residential Apartments
<i>Description</i>	Mechanical Extract Ventilation (MEV) to M&E Design. <ul style="list-style-type: none"> • Cooker Hoods shall be installed in the kitchens.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual inspection of extract fan / and grilles • Annual Inspection of operation of fan and boost / setback facility if provided on units. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.2 Electrical / Protective Services

6.2.1 Electrical Infrastructure

<i>Location</i>	Switch rooms / Risers
<i>Description</i>	Maintenance of Electrical Switchgear
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Inspection of Electrical Switchgear and switchboards. • Thermographic imaging of switchgear 50% of Medium Voltage (MV) Switchgear Annually and Low Voltage (LV) switchgear every 3 years. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual / Every three years to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet and exceed Electricity Supply Board (ESB), IS10101:2020, Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommendations and be code compliant in all cases.
<i>Reference</i>	N/A

6.2.2 Lighting Services internal

<i>Location</i>	All Areas – Internal
<i>Description</i>	Lighting – Light-Emitting Diode (LED) throughout with Presence detection in circulation areas and locally controlled in residential apartments and student bedspaces.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Inspection of All Luminaires • Quarterly Inspection of Emergency Lighting. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required per above remedial works.
<i>Year</i>	Annually / Quarterly
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the current National Standards Authority of Ireland (NSAI) Irish Standard for Emergency Lighting I.S.3217:2013 + A1 2017, Building Regulations Technical Guidance Document Part M and Disability Access Certificate (DAC) Requirements.
<i>Reference</i>	N/A

6.2.3 Lighting Services External

<i>Location</i>	All Areas – External
<i>Description</i>	Lighting – All Light-Emitting Diode (LED) with Vandal Resistant Diffusers where exposed.
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Annual Inspection of All Luminaires • Quarterly Inspection of Emergency Lighting • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required as per the Planned Preventative Maintenance (PPM) schedule.
<i>Year</i>	Annually / Quarterly
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the current National Standards Authority of Ireland (NSAI) Irish Standard for Emergency Lighting I.S.3217:2023, Building Regulations Technical Guidance Document Part M and Disability Access Certificate (DAC) Requirements.
<i>Reference</i>	N/A

6.2.4 Protective Services – Fire Alarm

<i>Location</i>	All areas – Internal
<i>Description</i>	Fire alarm
<i>Lifecycle</i>	<ul style="list-style-type: none"> Quarterly Inspection of panels and 25% testing of devices as per IS3218:2013 + A1 2019 requirements. Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required as per the Planned Preventative Maintenance (PPM) schedule.
<i>Year</i>	Annually / Quarterly
<i>Priority</i>	High
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the current National Standards Authority of Ireland (NSAI) Irish Standard for Fire Alarm Installations I.S.3218:2013 + A1 2019 and the Fire Cert
<i>Reference</i>	N/A

6.2.5 Protective Services – Fire Extinguishers

<i>Location</i>	All Areas – Internal
<i>Description</i>	Fire Extinguishers and Fire Blankets
<i>Lifecycle</i>	Annual Inspection
<i>Required maintenance</i>	Annual with Replacement of all extinguishers at year 10
<i>Year</i>	Annually
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	All fire extinguishers must meet the requirements of the National Standards Authority of Ireland (NSAI) Irish Standard for Portable Fire Extinguishers I.S 291:2015 + A1 2022 in relation to the selection, commissioning, installation, inspection and maintenance of portable fire extinguishers.
<i>Reference</i>	N/A

6.2.6 Protective Services – Apartment Sprinkler System (Where Applicable by Fire Cert)

<i>Location</i>	Residential Apartments
<i>Description</i>	Apartment Sprinkler System
<i>Lifecycle</i>	Weekly / Annual Inspection
<i>Required maintenance</i>	Weekly Check of Sprinkler Pumps and plant and annual testing and certification of plant by specialist.
<i>Year</i>	All
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	The Apartment sprinkler system shall be installed in accordance with European Standard BS EN 12845:2015 – Fixed firefighting systems. Automatic sprinkler systems. Design, installation, and maintenance.
<i>Reference</i>	N/A

6.2.7 Protective Services – Dry Risers (Where Applicable by Fire Cert)

<i>Location</i>	Common Area Cores of Residential Apartments.
<i>Description</i>	Dry Risers
<i>Lifecycle</i>	Weekly / Annual Inspection
<i>Required maintenance</i>	Visual Weekly Checks of Pipework and Landing Valves with Annual testing and certification by specialist.
<i>Year</i>	Annually
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	The system shall be installed in accordance with the Irish Standard IS 391:2020: EN – Fire Hydrant System Equipment & Effective Fire Safety in the Design, Management and Use of Buildings.
<i>Reference</i>	N/A

6.2.8 Protective Services – Standby Generators

<i>Location</i>	Basement Level
<i>Description</i>	Standby Diesel Generator to Provide Backup Supply for Life Safety Systems
<i>Lifecycle</i>	Quarterly / Annual Inspection. Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage
<i>Required maintenance</i>	Run the Generator (typically on no-load, Verify Automatic Transfer Switch Operation). Verify that the Unit runs with No Alarms or Warnings. Ensure Adequate Fuels Levels.
<i>Year</i>	Quarterly / Annually
<i>Priority</i>	Medium.
<i>Selection process</i>	The equipment shall meet and exceed the CIBSE Guide M Lifecycle Expectancies.
<i>Reference</i>	N/A

6.2.9 Fire Fighting Lobby Ventilation (To Fire Consultants Design and Specification)

<i>Location</i>	Common Area Lobbies
<i>Description</i>	Smoke Extract / Exhaust Systems
<i>Lifecycle</i>	<ul style="list-style-type: none"> • Regular Tests of the system • Annual inspection of Fans • Annual inspection of automatic doors and Automatic Opening Vents (AOV) • All systems to be backed up by life safety systems.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Weekly / Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.2.10 Sustainable Services

<i>Location</i>	Residential Apartments
<i>Description</i>	Heat Pumps
<i>Lifecycle</i>	<ul style="list-style-type: none"> Annual Maintenance of Exhaust Air Heat Pump. (EAHP) Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Car Charging
<i>Description</i>	Electric Car Charging infrastructure within the development to comply with planning conditions and supporting the Part L / NZEB requirements. Full Details to be provided at detailed stage.
<i>Lifecycle</i>	<ul style="list-style-type: none"> Annual Inspection Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of the Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Roof
<i>Description</i>	Photovoltaic (PV) Solar Panel Thermal Array on roof supporting the Part L / NZEB requirements. Full Details to be provided at detailed stage.
<i>Lifecycle</i>	<ul style="list-style-type: none"> Quarterly Clean Annual Inspection Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Quarterly / Annual Service Inspections to be included as part of the Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

07

APPENDIX 1

7.0 APPENDIX 1 – SCHEDULE FOR COSTS EVALUATION

7.1 Schedule for Cost Evaluation

The Schedule for Costs Evaluation provides a framework to allow costs per apartment, quantified from the development, to be applied. At detailed design stage, schedule of areas and quantity of items is provided by the Architect and Quantity Surveyor to allow quantification of the lifecycle replacement costs during the lifespan of the building.

Further to this, once detailed design is confirmed, annual cost of maintenance will also be calculated to include with the schedule, to complete the overall costs evaluation.

The schedule will be modified to suit when developer's Architect and Quantity Surveyor provide requisite schedules of areas and quantity and cost of items for the development.

The sampled schedule attached lays out all Building Fabric and Building Services Elements, associated specification and locations. These are then quantified as cost per unit, alongside maintenance costs with VAT rate, and broken into Annual Costs, and many specific commentaries, for the eventual end user of the property.

SAMPLE - Life Cycle Costs

Summary of Costs

Element - Building Fabric	Specification	Location(s)	Areas / Quantity	Cost Per Unit	Maintenance Cost	Total Cost	VAT Rate	VAT Inclusive Cost	Anticipated Life Span (Yrs)	Annual Cost	Vat Rate	Vat Inclusive Cost	Comments
Floor Finishes	Carpet	Staircases / Common Areas				€ -	13.5%		12		13.5%		
Floor Finishes	Tiles	Common Areas / Apartments				€ -	13.5%		25		13.5%		
Floor Finishes	Timber	Apartment				€ -	13.5%		12		13.5%		
Wall Finishes	Paint	Staircases / Common Areas				€ -	13.5%				13.5%		
Wall Finishes	Paint	Common Areas / Apartments				€ -	13.5%				13.5%		
Wall Finishes	Paint	Apartment				€ -	13.5%				13.5%		
Roof Coverings	Concrete Roof Tile	Roof				€ -	13.5%		25		13.5%		
Common Area Doors	TBC	Multiple Locations				€ -	13.5%		30		13.5%		
Apartment Doors	TBC	Multiple Locations				€ -	13.5%		30		13.5%		
External Doors	TBC	Multiple Locations				€ -	13.5%		20		13.5%		
Windows	TBC	Apartments				€ -	13.5%		60		13.5%		
External Cladding	TBC	External				€ -	13.5%		60		13.5%		
External Walls	TBC	External				€ -	13.5%		60		13.5%		
Loose furniture	Loose furniture	Apartments				€ -	23.0%		12		23.0%		
Fixtures and Fittings	Kitchens, Wardrobes, etc.	Apartments				€ -	13.5%		12		13.5%		
White Goods	Kitchen Appliances	Apartments				€ -	23.0%		7		23.0%		
External Furniture	Seats, Tables, Playcure, etc.	External				€ -	13.5%		20		13.5%		
Balcony	Flooding Handrail, Balustrade, etc.	External				€ -	13.5%		20		13.5%		
Element - Building Services													
Distribution Network	Pipework Distribution	Select Locations				€ -	13.5%		60	€ -	13.5%		
Gas Fired CHP / ASHP	Gas Fired CHP Units	Select Locations				€ -	13.5%		15	€ -	13.5%		
Gas Fired Boilers	Gas Fired Boilers	Select Locations				€ -	13.5%		25	€ -	13.5%		
Buffer Vessel	Buffer Vessel	Select Locations				€ -	13.5%		15	€ -	13.5%		
Main Board	External Main Board	Select Locations				€ -	13.5%		30	€ -	13.5%		
Electrical Boards	Landlord Boards	Various Levels				€ -	13.5%		20	€ -	13.5%		
Water Tanks	Replacement Cold Water Mains Water and Fire Tanks	Select Locations				€ -	13.5%		35	€ -	13.5%		
Booster Pumps	Booster Pumps associated with the above	Select Locations				€ -	13.5%		30	€ -	13.5%		
Lifts	Lift Replacement	All Cores				€ -	13.5%		40	€ -	13.5%		
Lighting - Landlord	Car Park - External	Various				€ -	13.5%		20	€ -	13.5%		
Fire Alarm	Landlord Fire Alarm	Various				€ -	13.5%		20	€ -	13.5%		
Apartment Boards	Apartment Boards	Apartment				€ -	13.5%		20	€ -	13.5%		
Apartment HIU	Heat Interface Unit	Apartment				€ -	13.5%		20	€ -	13.5%		
Apartment HRU	Ventilation Heat Recovery Unit	Apartment				€ -	13.5%		20	€ -	13.5%		
Site Lighting	External Lighting	Site				€ -	13.5%		20	€ -	13.5%		

08

CONCLUSION & CONTACT DETAILS



8.0 CONCLUSION & CONTACT DETAILS

Building materials proposed for use on elevations and in the public realm achieve a durable standard of quality that will not need regular fabric replacement or maintenance outside general day to day care. The choice of high quality and long-lasting materials, as well as both soft and hardscape in the public, semi-public and private realm, and communal open space will contribute to lower maintenance costs for future residents and occupiers.

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