Building Lifecycle Report/
Operational Managment Statement

Large Scale Residential Development at:

43-50 Dolphins Barn Street,
Dublin 8.

On behalf of

The Iveagh Trust

March 2025

Brock McClure
PLANNING & DEVELOPMENT CONSULTANTS

Planning & Development Consultants
63 York Road,
Dun Laoghaire
Co. Dublin
www.brockmcclure.ie

Table of Contents

1 INTRODUCTION 3

2 SUBJECT SITE 4

3 PROPOSED DEVELOPMENT 5

4 ASSESSMENT OF LONG TERM RUNNING/ MAINTENANCE COSTS 7

5 CONCLUSION 17

1 INTRODUCTION

Our client, The Iveagh Trust, have instructed Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, to prepare this Building Lifecycle Report/ Operational Management Statement to accompany an application to Dublin City Council for a residential development proposal comprising 119 no. units at a site of approximately 0.358 ha at 43-50 Dolphins Barn Street, Dublin 8.

1.1 Planning Policy Context

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (As amended) 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.

Section 6.13 of the Apartment Guidelines 2020 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."*

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 119 no. apartment units, and it is therefore a requirement to submit a Lifecycle Report with the subject application.

The proposed development also meets the threshold of 30 or more residential units' listed in table 15-1 of Chapter 15 Development Management Standards of the Dublin City Development Plan 2022-2028.

The applicant is The Iveagh Trust, an Approved Housing Body who will manage the proposed building once operational. 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 Life Cycle Report document seeks to address the requirements of Section 6.13 of the Apartment Guidelines. The report is broken into two sections as follows:

(a) An Assessment of Long-Term Running Costs

(b) Measures to Reduce Costs

2 SUBJECT SITE

The site subject of this Section 32B report extends to approximately 0.332ha (0.822 acre) and is located at 43 – 50 Dolphins Barn Street, including the existing vacant industrial unit to the rear of these units.



Figure 1 – Aerial Map with subject site outlined in Red

The existing buildings at 43-50 Dolphins Barn Street range in height from 2 – 4 storey and are currently vacant. The industrial unit to the rear of these buildings is also a vacant unit. The vacant industrial unit on the site is served by an entrance at the southern end of the overall site from Dolphins Barn Street. The industrial unit can also be accessed via an entrance point through the building at no. 50 Dolphins Barn Street. The industrial unit on the site makes up the primary central area of the site and is bounded on all sides by the rear of the vacant buildings along Dolphins Barn Street, and the rear of residential gardens at Rueben Street and Emerald Square.

The Coombe Hospital is located to the east of the subject site, across Dolphins Barn Street. Emerald Square, a residential cul-de- sac road, is located to the immediate north of the site. Reuben St, a residential road which connects Dolphins Barn Street to James's Walk and the LUAS stop at Fatima, is located to the south and west of the site. Nos 51, 51a and 52 Dolphins Barn Street are to the north, before the junction to Emerald Square. Nos 1-7 Poole Terrace front Dolphins Barn Street to the south and the imposing block C of a development known as Earl's Court, max 12 stories, forms the junction between Dolphins Barn Street and Ruben St to the south.

The South Circular Road is a short distance further south, approximately 90 metres from the subject site.

3 PROPOSED DEVELOPMENT

The proposed development consists of 119 no. general needs social housing units for operation by The Iveagh Trust in a single building ranging in height from 4 to 9 storey. The development ground floor plan is shown below for the benefit of the Planning Authority:



Figure 2 – Proposed Ground Floor Plan

The development is described as follows in the published public notices:

The Iveagh Trust intend to apply to Dublin City Council for permission for a Large- Scale Residential Development on a site of c.0.358 ha at 43- 50 Dolphins Barn Street, Dublin 8.

The site is bound by Dolphin's Barn Street to the east, No. 51 Dolphin's Barn Street to the northeast, No. 7 Poole Terrace to the south and boundaries of rear gardens of the residential properties located on Reuben Street and Emerald Square to the west and north of the application site respectively. The proposed development consists of the following:

- The demolition of all existing buildings on site (comprising the former factory building to the rear of the site and buildings which front onto Dolphin's Barn Street (No's 43-50)), which have a total gross floor area of c.3,243.5 sqm.

- The construction of a 1-9 storey Large Scale Residential Development (LRD) comprising 119 no. apartments (70 no. 1 bed units and 49 no. 2 bed units) and a community hub space at ground floor level totalling c.523.5 sqm.

- All apartments are provided with balconies/terraces, which are located on the eastern, western, southern and northern elevations of the building.

- The proposal includes external communal open space areas (c.707 sqm) at ground floor level, and provision of PV panels at roof level.

- The proposal provides a total of 15 no. car parking spaces (12 no. for residents, 2 no. for the community hub, including 1 no. accessible parking space, and 1 no. car sharing space). 172 no. cycle parking spaces are provided for residents, and 60 no. cycle parking spaces are provided for visitors to the residential element of the development. 2 no. long stay cycle parking spaces, and 6 no. short stay cycle parking spaces are provided associated with the community hub element of the development.

- The proposal includes for alterations and upgrade of the site boundary walls / treatment.

- The proposal includes 1 no. shared pedestrian/ vehicular entrance point from Dolphin's Barn Street, alterations to the public footpath/street along Dolphins Barn Street, the provision of 2 no. ESB sub-station's, plant and storage rooms, a comms room, a LV switch room, a life safety room, bin stores and all associated and ancillary works.

- The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including hard and soft landscaping; blue/green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works above and below ground.

- The application may be inspected online on the following website set up by the applicant: www.dolphinsbarnstreetlrd.ie

4 ASSESSMENT OF LONG-TERM RUNNING/ 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.

The Iveagh Trust will operate the facility in association with DCC Housing Department. The Iveagh Trust will be engaged at an early stage of the development to ensure that all property management functions are dealt with for the development and that the running and maintenance costs of the common areas of the development are kept within The Iveagh Trust's internally agreed and forecasted annual operational budget. The Iveagh Trust will be responsible for the ongoing management of the built development.

The Iveagh Trust, 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

The Iveagh Trust 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.

The Iveagh Trust 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, The Iveagh Trust 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 is being considered to help minimise heat losses through the building fabric, lower of energy consumption and thus minimise carbon emissions to the environment

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.

Measure	Description	Benefit
Energy Labelled White Goods	The white good package planned for provision in the apartments will be of a very high standard and have a high energy efficiency rating. It is expected that the below appliance ratings will be provided: • Oven - A plus • Fridge Freezer - A plus • Washer- B	The provision of high rated appliances in turn reduces the amount of electricity required for occupants.

Table 1 – Energy and Carbon Emissions

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 the A2 BER Rating:

Measure	Description	Benefit
Exhaust Air Heat Pumps	Each of the apartments will have an Exhaust Air Heat Pump installed where the heat pump extracts heat from the exhaust air of the apartment and transfers the heat to the supply air, hot water and heating system.	The heating of the exhaust air heat pumps is not produced by fossil fuels. They reduce the environmental impact of the apartments through the reduction in CO_2 emissions.
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.
Insulation of Hot Water Storage Vessels, Pipes and Ducts	All hot water storage vessels, pipes and ducts (where applicable) will be insulated to prevent heat loss. Adequate insulation of hot water storage vessels will be achieved by the use of a storage vessel with factory applied insulation tested to BS 1566, part 1:2002 Appendix B.	Water pipes and storage vessels in unheated areas will be insulated for the purpose of protecting against freezing. Technical Guidance Document G and Risk report BR 262, Thermal insulation avoiding risks, published by the BRE will be followed.
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	Good lighting design has a double benefit as it can help reduce internal heat gains, thus reducing the need for air conditioning.

	areas where the internal zoning permits.	
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 applications 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.

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, metal cladding, and glazing.

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	Removes the requirement for a basement which, reduces costly mechanical ventilation systems & associated maintenance.
External paved and landscaped areas	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	Ensures that the long-term durability and maintenance of Materials is an integral part of the Design and Specification of the proposed development.

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.	
Use of brickwork, and self-finished render to envelope.	Requires no on-going maintenance.
Use of factory finished and alu-clad windows & doors and powder coated steel balconies.	Requires no on-going 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 all Bike storage, furniture, bicycle storage units	Materials selected to minimise on-going maintenance inputs.
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	Communal space is 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
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 building design, and layout of the apartment blocks have 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 amenity open space far exceeding requirements is provided for the scheme. Development is within walking distance of a number of 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 The Iveagh Trust which will typically provide information to ensure that Residents are as	Information on contact details for the managing agent, emergency contact information, transport links in the area, and a clear set of rules and regulations.

	informed as possible so that any issues can be addressed in a timely and efficient manner.	

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/ Blue 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	Minor repairs and preparation for decorations of rendered areas	18
2.02	Replace exit/ entrance doors	25
2.03	Replace rainwater goods	25
2.04	Recoat powder coated finishes to balconies	20

2.05	Periodic replacement and overhauling of external fixings	5
2.06	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 6.13 of the 'Design Standards for New Apartments" and look forward to the decision of the Planning Authority in relation to this and associated reports submitted as part of this planning application.