BUILDING LIFE CYCLE REPORT FOR PROPOSED SHD RESIDENTIAL DEVELOPMENT AT KILCOCK WEST, COUNTY KILDARE FOR TERESA MONAGHAN

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1. INTRODUCTION

We, Savage Engineering & Property Services Limited, prepared this Building Lifecycle Report on behalf of Teresa Monaghan (the applicant) for a proposed SHD residential development within the townland of Boycetown, Kilcock West, Kilcock, Co. Kildare. The subject site is located adjacent to the recently approved Rycroft site and Church Road, Kilcock. The proposed development provides for a mix of apartments and houses and all associated ancillary elements. This Building Lifecycle Report is prepared to accompany a planning application in respect of a Strategic Housing Development, which is lodged with An Bord Pleanala in compliance with Sections 4 and 8 of the Planning and Development (Housing) and Residential Tenancies Act 2016. Follow pre-planning consultation with An Bord Pleanala and the Consultation Opinion issued 19th May 2022, the applicant has enclosed this report to An Bord Pleanala as part of the previous change from houses to apartment residential units and to comply with Section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2018).

2. P**lanning Policy Context**

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (March 2018) provide policy guidance on the operation and management of apartment developments with the stated aim of introducing certainty regarding their long-term management and maintenance structures. This certainty is to be provided via robust legal and financial arrangements supported by effective and appropriately resourced maintenance and operational regimes. The Guidelines state that consideration of the long-term running costs and the eventual manner of compliance of the proposal with the Multi- Unit Developments Act, 2011 are matters which should now be considered as part of any assessment of a proposed apartment development to achieve this policy objective, planning applications for apartment developments now need to 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.

Section 6.13 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018) 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 Lifecycle Report document has been presented herein in compliance with Section 6.13 of the Apartment Guidelines and as required relates solely to the apartments proposed as per the development.

3. Subject Site

The subject site is located within the townlands of Kilcock, Boycetown, Kilcock West, Co. Kildare (refer to Figure 1 below).

Figure 1:



The subject site is currently used for agricultural purposes and is c.9.3 ha in area.
It is situated within the administrative boundary of Kildare County Council. The site is generally bound by Church Road to the west, undeveloped lands to the North and M4 link road and Musgrave owned lands to the South and West.

4. **Proposed Development**

The proposed Strategic Housing Development application, now before An Bord Pleanala, comprises 272 no. residential units, a creche facility and all required infrastructure and all associated ancillary site development works.

In summary the applicant can confirm that the proposed development comprises of:

- 149 no. houses
- 65 no. apartments
- 58 no. duplex apartments
- a creche facility of 526.2 sqm
- all associated ancillary elements relating to the above, and
- all associated site development works.

The residential units across the site comprise a mix of 1, 2, 3 and 4 bed houses in the form of semi-detached, detached and terraced housing.
149 no. houses, 65 no apartments and 58 duplexes are proposed.

The overall net density achieved under this layout proposal is circa 36.46 units per hectare. This is considered an appropriately balanced density given the location of the site to the railway station and directly adjoining agricultural land. The drawings provided by Paul Byrne Architects set out the details of the proposed layout- refer to PBA drawing P106 and Figure 2 overleaf.

This level of development is one which, based on a review of strategic planning policy and following consultation with Kildare County Council and pre-application consultation with An Bord Pleanala is deemed to be appropriate for the subject site (i.e. the residential zoned part of the site only).

We are guided by An Bord Pleanala on the need to increase densities in urban areas at appropriate sites and a number of measures need to be balanced in the context of the surrounding built context and residential properties. The extent of the layout of the proposal development is provided in the figure 2 below for the convenience of the Planning Authority and An Bord Pleanala.

Figure 2:

Proposed Residential Layout as ***Paul Byrne Architects site masterplan 22240-P101 A***



The proposal generally provides for the following:

• The construction of 149 housing units:
The housing units will consist of 11 no. 2-bed/ 2-storey houses, 90 no. 3-bed/ 2 storey houses, 8 no. 4 bed/ 3 storey houses and 40 no. 4-bed/ 2 storey housing units.

• The construction of 65 no. apartment units in Blocks A, B, C and D:
The apartment units will comprise 17 no. 1-bed units, 37 no. 2 bed units, 11 no. 3 Bed units

Block D also includes a childcare facility (gfa. 526.2 sqm) and includes a dedicated outdoor play area of c. 210 sq. m.

• The construction of 58 no. duplex units, on 3 storeys:
The duplex units will comprise 6 no. 1-bed ground floor apartment units, 23 no. 2 bed duplex ground floor units, 1 no. 2 bed duplex unit (on 2 storey unit), 25 no. 3 bed duplex units (two storey units) and 3 no 4 Bed duplex units (two-storey units).

• A crèche facility of c.526.2 sqm to cater for approx. 67 no. children

• 465no. Curtilage parking will be provided- 298 car parking spaces for individual housing units, 123no. car parking spaces are allocated for the proposed apartments, 34no. visitor car spaces, and 10 car spaces for the creche.

• 16.82% or 14,414sq metres of the residential zoned site lands is dedicated to Public Open Space (refer to Paul Byrne Architects Development Summary and Masterplan drawing 22240 P106 for further details).

• Private Open Space in the form of balconies for the apartments and rear gardens for the houses.

• Heights of 2-4 Storeys across the proposed development.

• A proposed net residential density of c.36.46 units per ha.

• A crèche facility to cater for approx.. 67 children and dedicated external play area 210 sq m.

5. Assessment of Long-Term Running and Maintenance Costs

The applicant's planning and design team have considered the long term running and maintenance costs for future residents of the proposed apartments from the outset of the design process with a view to managing and minimising unreasonable expenditure on a per residential unit basis. This exercise was informed by previous residential projects together with a consideration of the changes in standards arising from the new apartment guidelines. It is worth noting that this proposal provides for apartments and houses with approximately 20% being Part V social housing. The applicant can confirm that initial Part V discussions have taken place with Kildare County Council's Housing Department.
Notwithstanding the above circumstances, we have set out a number of measures below to reduce overall costs for the foregoing maintenance of the proposed development.

5.1 Property Management Company and Owners Management Company

A Property Management Company 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 maintenance and running costs of the development's common areas are kept within agreed budgets. The Property Management Company will enter into a contract directly with the Owner's Management Company for the ongoing management of the completed development (it is intended that this contract will be for a maximum period of c.3 years and in the form prescribed by the PSRA).

The Property Management Company will also have the following responsibilities for the apartment development once completed:

• Timely formation of an Owners Management Company OMC. All future purchasers will be typically obliged to become members of the management company;

• Preparation of annual service charge budget for the development's common areas;

• Apportioning of the Annual operational charges in line with the Multi Unit Development (MUD) Act (equitable division);

• 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 the common areas;

• Estate Management / Third Party Contractors Procurement and Management;

• OMC Reporting / Accounting Services /Corporate Services /Insurance Management;

• After Hours Services and Staff Administration.

5.2 Budget

The Property Management Company will have a number of key responsibilities most notably, the compiling of the service charge budget for the development for agreement with the Owners Management Company.

In accordance with the Multi Unit Developments Act 2011 (herein referenced as the "MUD" Act), the service charge budget typically covers items such as cleaning, landscaping, refuse management, utility bills, insurance, maintenance of mechanical/electrical lifts/ life safety systems, security, property management fee, within the development common areas.

This service charge budget also includes an allowance for a Sinking Fund and this allowance is determined following the review of the Building Investment Fund (BIF) report prepared by for the Owners Management Company.

The BIF report once adopted by the Owners Management Company, 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 MUD Act. In line with the requirements of the MUD Act, the members of the Owners Management Company will determine and agree each year at a General Meeting of the members, the contribution to be made to the Sinking Fund, having regard to the BIF report produced.

Notwithstanding the above, it should be noted that the detail associated with each element heading in the BIF report, can only be determined after detailed design and the procurement and construction of the development.

6. Cost Management and Reduction Measures

6.1 Building Treatments, Materials and Finishes

The practical implementation of the Design and Material principles has informed design of building facades, internal layouts and detailing of the proposed apartment buildings. It is noted that the large increase in building costs that has been independently assessed by the Society of Chartered Surveyors, has been due to improvements required in building standards. Therefore, the apartment guidelines' cognisance of long term maintenance and running costs for future residents is very welcome – i.e. materials that require less maintenance and are easier to repair are not always considered acceptable to planning authorities – e.g. the use of PVC windows versus hard wood windows. The applicant has reviewed the building materials proposed for use on the proposed apartment elevations and in the public realm and based on the design teams experience of comparative schemes, the proposed materials 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 such as the hardscape in the public realm that is proposed will contribute to lower maintenance costs for future residents and occupiers. It is envisaged that there will also be a sinking fund allowance to account for any major works that may be required into the future. The level of this sinking fund will be guided by the 10 year PPM strategy

6.2 Buildings

The proposed apartment buildings are designed in accordance with the Building Regulations, in particular 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:

Proposed Measure	Benefit to Residents
Direct sunlight to public open space	Avoids artificial lighting requirements
Natural ventilation to circulation areas	Avoids need for mechanical ventilation systems and associated maintenance costs
External paved and landscaped areas	Low Maintenance Costs and aids with SUDS provisions on site
Roof construction	Minimises ongoing maintenance costs

6.3 Construction Methodology

The structural scheme for the proposed apartment buildings consists of:
-blockwork frame construction with selected brick, metal and render cladding panels.
-Precast concrete floors.
-Cantilevered or frame supported balcony systems with metal railings.
-The proposed roof system will comprise metal clad flat roof system.

6.4 Material Specification

Consideration is given to the requirements of Building Regulations in relation to durability and design life. The common parts of the building blocks are designed to incorporate the guidance, best practice principles to ensure that the long term durability and maintenance of materials is an integral part of the design and specifications of the proposed development

The applicant can confirm that the use of brickwork with render detailing is proposed on the external of the buildings. These will require minimal on-going maintenance or associated costs. The use of factory finished windows and doors and glass balustrade balconies will also reduce ongoing maintenance costs.

6.5. Landscaping

As set out in the Paul Byrne Architects drawings and landscape drawings and Landscape Rationale document prepared by Landmark Designs Ltd., Landscape Consultant and enclosed as part of this SHD planning application, a well-connected network of open spaces are proposed within the subject site including:

1. Public open space, walks, cycle tracks and landscaped areas,
2. Open Space along the boundary with the M4 motorway
3. New Tree planting
4. Ground mounding to incorporate tree planting, and
5. Natural play areas throughout the proposed development

Overall the site layout and design have been carefully conceived to provide generous high-quality landscaping, with hard and soft landscaping proposed to provide for pedestrian priority. The natural attenuation provided by the proposed landscaping is the preferable maintenance arrangement for the development. Use of robust high-quality paving materials in the driveways and footpaths is intended to provide materials that reduce the need for ongoing maintenance costs. Other materials such as for play, seating, fencing/boundary etc. are sustainable and robust material types that are designed to reduce the frequency and need for maintenance. For further details of the landscape proposals please refer to the Landscape Plan and Landscape Design Statement prepared by Landmark Designs Ltd., Gwen Tierney, Landscape Consultant which are enclosed as part of this SHD planning application.

6.6 Waste Management

A number of private waste management contractors operate in the area and currently provide a comprehensive waste recycling and disposal service including a multi bin collection system including the collection of recyclable and non-recyclable waste. The

typical Building Standards treatment of waste hierarchy will be adopted in the proposed scheme.

The applicant can confirm that an appropriate number of waste receptacles will be provided in the proposed scheme based on the average expected weekly waste produced. It is expected that there will be circa 80kg of waste generated per day within the apartment blocks development. This has a requirement for 6 no. 1,100 litre bins as per building regulations. A total of 6 bins are proposed. The applicant can confirm that the waste management at the subject site will comply with best practice to ensure the reduction of waste from the subject site. Storage of non-recyclable waste and recyclable household waste will form part of a domestic waste management strategy. This will include a distinction between grey, brown and green bins and a competitive tender for waste management collection that will help to reduce potential waste management charges. A detailed waste management plan will be agreed between the final operator of the proposed scheme and the Local Authority. It is considered that this can be done by way of planning condition as part of any grant of permission issued by An Bord Pleanala relating to this SHD planning application.

6.7 Human Health and Wellbeing

The following details provide an illustration of how the consideration of the health and well-being of future residents will lead to a reduction in costs to residents.

• The design, separation distances and layout of the proposed apartment blocks are designed to optimize the ingress of natural daylight and sunlight to the proposed units reducing the reliance on artificial lighting and associated costs.

• The scheme is designed to incorporate passive surveillance to reduce potential security management costs;

• All units will comply with the accessibility requirements as per the building regulations, which will reduce the costs associated with later adaption, potentially necessitated by future residents' circumstances;

• Good quality amenity space provided to promote health and wellbeing and provide opportunities to reduce health costs.

6.8 Residential Management

The management of the proposed apartments which form part of the overall residential development will be ultimately be the responsibility of the final owners and operators of this scheme. Consideration has been given to ensuring homeowners have a clear understanding of the property which they will own, and the following will be provided at a minimum to ensure homeowners have a clear understanding of their property. Homeowner packs will be provided to new residents which will include a homeowner's manual to provide information

to purchasers in relation to their new property. This pack will typically include details of the property such as information in relation to connection with utilities and communication providers, contact details for all relevant suppliers and instructions for the use of any appliances and devices in the property. A resident's pack prepared by the operational management company will also be provided and will include information on contact details for the managing agent, emergency contact details, transport links and a clear set of rules and regulations for tenants of the property. This will ensure residents are appropriately informed, so any issues can be addressed in a timely and efficient manner and ensure the successful operation of the apartments in this development.

7.**0 Energy and Carbon Emissions**

The following section provides an outline of the energy measures that are planned for the proposed units to assist in reducing costs for the occupants.

7.1 Design

Two no. design options for heating of the subject proposal are put forward to comply with building regulations in relation to conservation of fuel and energy and to reduce costs for residents.

The two options put forward are:

A. Air to Water Heat Pump

B. Gas Condensing Boiler

The preferred option will be decided at detailed design stage.

Internal Space Heating

The proposed apartment units will be heated with an air- to- water heat pump. Individual temperature control measures will aid with residents reducing costs associated with running the apartment.

Ventilation The ventilation for the apartments shall be provided by Natural Ventilation or Demand Control Ventilation system

All of the above details will be confirmed prior to the commencement of development and are considered to be low energy technologies to ensure compliance with relevant BER ratings

7.2 Transport and Accessibility

The subject site is within c. 1200m (c. 12 minutes) walking distance to the closest bus stop (115 Dublin – Kilcock - Enfield – Mullingar and 115a Dublin - Kilcock - Enfield/Summerhill bus routes) and c. 950m (c.11 minutes) walking distance from Kilcock railway station (on the Sligo-Longford route) and new bus stop infrastructure has been designed for along the proposed main access road. In addition, there are extensive cycle and pedestrian pathways within the site which link to adjoining areas. The availability, proximity and ease of access to high quality public transport services contributes to reducing the reliance on the private motor vehicle for all journey types. The proximity and frequency served by the local bus service and railway service enhance the accessibility levels of the proposed residential development in addition to providing a viable and practical sustainable alternative to journeys undertaken by the private car. The site is adjacent to existing residential estates which provides for a pedestrian friendly environment with existing footpaths connecting to Kilcock village. This will ensure the long-term attractiveness of walking and cycling to a range of public transport, the proposed crèche, local educational facilities, amenity areas and facilities at Bawnogues, community facilities and services available within Kilcock village and its Environs.

426 no. bicycle parking spaces are provided within the scheme for residents and visitors alike. There are 268 bicycle spaces for apartment residents and 62 no. for apartment visitors all of which is more

than new apartment design guidelines and promotes sustainable transport modes. In addition, 10 no. bicycle parking spaces are provided with the crèche development (the design guidelines require this number of bicycle parking spaces within the crèche), and 86 no. provided for terrace dwellings (75 only required).

This level of bicycle parking will promote the uptake of cycling and reduce the reliance on the private car with knock on reductions in carbon emissions and use of fossil fuels.

8. Conclusion

The applicant respectfully requests that An Bord Pleanala consider the above points in relation to the proposed building lifecycle. The buildings are 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.

In consideration of the above, we trust that An Bord Pleanala 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 Board in relation to this and associated reports submitted as part of this planning application.