

Building Lifecycle Report

For a Large-Scale Residential Development (Purpose-Built Student Accommodation Scheme)

**Lands at the former “Matt’s of Cabra”
Public House, 2A Fassagh Avenue,
Dublin 7
D07 TH77**

On behalf of

**R & D Developments Limited
(in Receivership)**



January 2026



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1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, have prepared this Building Lifecycle Report on behalf of **R & D Developments Limited (in Receivership), Grant Thornton** as part of the planning application for the proposed Large-Scale Residential Development (LRD) of a purpose-built student accommodation (PBSA) development on lands at the former “Matt’s of Cabra” public house, 2A Fassagh Avenue, Dublin 7, D07 TH77.

1.1 Planning Policy Context

Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025 provide unprecedented 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 be considered as part of any assessment of a proposed apartment development to achieve this policy objective. In addition, planning applications for apartment developments 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 6.2 of the Apartment Guidelines, 2025 requires that apartment applications shall:

“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”

As 32 no. cluster units are proposed, this Building Lifecycle Report document sets out to address the stated requirements of Section 6.2 of the Apartment Guidelines, 2025 as above.



2 Subject Site

The subject site is located at 2A Fassagh Avenue, Dublin 7, D07 TH77 and measures approx. 0.54 ha. The site itself is a vacant plot in a well-connected location in Cabra.

The site currently occupies the now vacant 1-2 storey structures fronting onto Fassagh Avenue with an informal parking area to the front. The site was formerly known as ‘Matt’s of Cabra’, public house. Beyond the structures, the subject site is long and narrow and overgrown and greenfield in nature. There are limited views into the site from the public domain.



Figure 1 – Aerial View of Subject Site (Indicative Red Line Boundary)

The subject site and existing buildings are contained within Dublin City Council’s Vacant Sites Register, having entered the register on 26 August 2019 (Ref. VS-0453). We note that the existing buildings are of no architectural merit and are not on the list of Protected Structures. These structures are proposed to be demolished as part of the proposed development.

The site is bounded to the east by the rear of two-storey houses which front onto St. Attracta’s Road; to the southeast by Lanigans Funeral Home which also fronts onto Fassagh Avenue with a parking area to the front; to the west by Iarnród Éireann railway line which at a lower level than the site and beyond which are the rear of two storey houses on Bannow Road. The ground levels to the rear of the site are at a higher level relative to the properties to the east and the railway line to the west, due to the presence of spoil, which in some cases is up to the top of the boundary walls of dwellings backing onto the site to the east.

Opposite the site, on the southern side of Fassagh Avenue, is a GAA club and grounds, a Gaelscoil and a Health Centre. There are local neighbourhood centre shops approx. 200m west. Mount Bernard Park is approx. 400 m to the east and the Royal Canal corridor is 300m to the north.



3 Proposed Development

The proposed development provides for a Large-Scale Residential Development, which in summary, shall consist of:

- a) Demolition of the former ‘Matt’s of Cabra’ public house and associated structures (approx. 376.55 sqm).
- b) Construction of a purpose-built student accommodation scheme consisting of 249 no. student bedspaces arranged in 32 no. clusters of 4, 7, 8, 9 and 10-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 1-6 storeys;
- c) Internal amenity spaces (approx. 347.1 sqm) including a student lounge area, laundry room, postal room and a reception / office / kitchen / tearoom across the ground floor and first floor levels;
- d) External amenity areas (approx. 2,971.4 sqm) including 1 no. outdoor terrace at fourth floor level of Block A (193.1 sqm);
- e) Approx. 405.5 sqm of public open space in the form of a public plaza fronting Fassaugh Avenue;
- f) Switch room, ESB substation, sprinkler room and bin storage all in a single storey services building along the eastern site boundary;
- g) A total of 308 no. bicycle parking spaces at surface level (258 no. long term, covered bicycle parking spaces including 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces);
- h) Vehicular access to be provided from Fassaugh Avenue;
- i) 1 no. accessible car parking space proposed within the site;
- j) It is proposed that the development will be used for short term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation.

The development will also provide for all associated service connections, public lighting, cold water storage and thermal store room, hard and soft landscaping, planting, formal activity equipment, removable bollards, tactile paving, boundary treatments, nature-based SuDS features, green and blue roofs, and all associated site clearance, excavation and development works above and below ground.





Figure 2 – Proposed Site Layout Plan

We refer the Planning Authority to the Planning Report and Statement of Consistency for a detailed review of the proposed development.

The proposed development offers a wide range of inclusive unit types across the site, with the residential scheme 249 no. student bedspaces arranged in 32 no. clusters of 4, 7, 8, 9 and 10-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 4-6 storeys The general cluster mix is provided below:

- 1 no. 4 bed cluster
- 12 no. 7 bed clusters
- 14 no. 8 bed clusters
- 1 no. 9 bed cluster
- 4 no. 10 bed clusters

A detailed breakdown of the units proposed is provided on the accompanying Housing Quality Assessment prepared by Reddy Architecture + Urbanism submitted as part of the application.

4 Assessment of Long Term Running and Maintenance Costs

The applicants, **R & D Developments Limited (in Receivership)**, **Grant Thornton** have considered the long-term running costs for future residents (students) and maintenance costs for the operators 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.

A single commercial entity will own and operate the development and we have set out a number of measures below to reduce overall costs for the ongoing maintenance of the development.

4.1 Property Management Company and Owners Management Company

A specialist Purpose Built Student Accommodation (PBSA) 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 running and maintenance costs of the common areas of the development, including communal areas of open space, and any public areas not taken in charge by the local authority.

The Property Management Company will enter a contract directly with the Owner's Management Company for the ongoing management of the completed development. This contract is likely to be for a period of 15 to 20 years and provides continuity and assists in the viability of the property over an extended period.

4.2 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 ("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 OMC.

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 Multi Unit Development Act 2011. In line with the requirements of the MUD Act, the members of the OMC will determine and agree each year at a General Meeting of the members, the contribution to be made to the Sinking Fund, having regard to the BIF report produced.

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

5 Cost Management and Reduction Measures

5.1 Building Treatments, Materials and Finishes

The practical implementation of the Design and Material principles has informed the 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 block elevations and in the public realm and based on our 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.

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.

5.2 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 units and the common parts of the scheme and specific measures taken include:

Proposed Measure	Benefit to Residents
Direct sunlight to public open space	Avoids artificial lighting requirements
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 predicted service life of buildings and their parts. All communal parts of the proposed development, the durability and performance of these are designed and specified in accordance with Figure 4; Phases of the Life Cycle of BS7543; 2015. The communal 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.	Ensures that the long-term durability and maintenance of Materials is an integral part of the Design and Specification of the proposed development.
Use of brickwork to envelope of buildings	Requires no on-going maintenance.
Natural ventilation to circulation areas	Avoids need for mechanical ventilation systems and associated maintenance costs
External paved and landscaped areas	Low Maintenance Costs

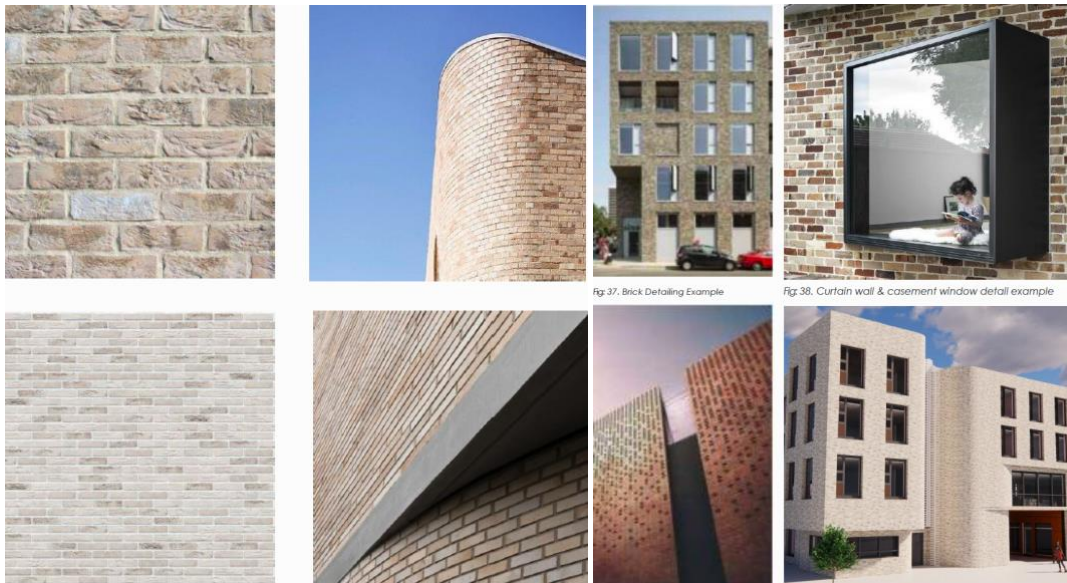
5.3 Construction Methodology

The structural scheme for the proposed buildings consists of either a cast in situ concrete frame or structural blockwork construction with cavity and masonry outer leaf, finished in brick where shown on the architectural detailing.

5.4 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 use of brickwork is proposed on the external of the buildings. These will require no on-going maintenance or associated costs. A sample of the type of brickwork is shown below.



Sample Materials in Proposed Scheme

The performance levels specified for items (b) to (i) below are backstop minimum performance levels to ensure reasonable levels of performance for all factors affecting energy use, irrespective of the measures incorporated to achieve compliance with Regulation L3(a).

Meeting the performance levels specified for items (b) to (i) will not necessarily mean that the level specified for primary energy consumption and related CO₂ emissions [item (a)] will be met. One or more of the performance levels specified, for items (b) to (i), will need to be exceeded to achieve this.

(b) Use of renewable energy sources: providing that the contribution of low or zero carbon energy sources to the calculated primary energy requirement meets the target for such contribution.

(c) Fabric insulation: providing for fabric insulation, including the limitation of thermal bridging, which satisfies the guidance in this regard.

(d) Air tightness: limiting air infiltration.

(e) Boiler efficiency: providing an efficient boiler or other heat source.

(f) Building Services Controls: controlling, as appropriate, the demand for, and output of, space heating and hot water services provided.

(g) Insulation of pipes, ducts and vessels: limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air.

(h) Mechanical Ventilation Systems: providing that, where a mechanical ventilation system is installed, the system meets reasonable performance levels.

(i) Performance of completed dwelling: ensure design and construction process are such that the completed building satisfies compliance targets and design intent.

5.5 Landscaping

Overall, the site layout and design have been formulated to provide generous and high-quality landscaping, with hard and soft landscaping proposed at surface level to provide for pedestrian priority at this level. The natural attenuation provided by the proposed landscaping is the preferable maintenance arrangement for the development.

Use of robust high quality paving materials is intended to provide materials that reduce the need for ongoing maintenance costs. Other materials such as for play, seating, fencing etc. are sustainable and robust material types that are designed to reduce the frequency and need for maintenance. A sample of the type of hard landscape details proposed are shown below.

The proposed development features generous open space provision at grade with pedestrian walkways and active landscaping throughout the site, including active play area and passive outdoor seating.

Please refer to the attached landscape plan by Áit Landscape Architects. for full details in relation to the proposed landscape treatments at the subject site.



Sample of Landscaping Finishes Proposed

The Design Principles and Specification are applied to both the apartment units and the common parts of the scheme and specific measures taken include:

Proposed Measure	Benefit to Residents
Provision of SuDs	Provision of blue and green roofs, natural attenuation of stormwater run-off resulting in reduced burden on drainage systems and their associated maintenance, repair, and replacement costs.
Specification of native tree species and plants throughout external amenity space	Reduced maintenance and associated costs
Specification of locally sourced, high-quality, low maintenance, and durable paving materials, play equipment, and landscape furniture	Reduced frequency of required maintenance, repairs, and replacements and their associated costs
Omission of complex planting arrangements	Reduced maintenance and associated costs

5.6 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.

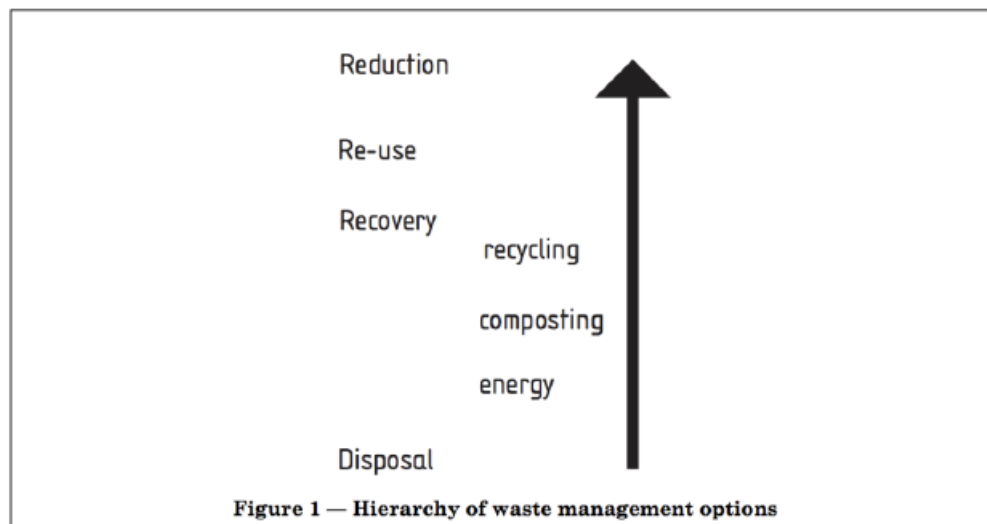


Figure 1 from BS5906 – Hierarchy of Waste Management Options

An appropriate number of waste receptacles will be provided in the proposed scheme based on the average expected weekly waste produced. Details of waste management quantities will be determined based on the final permitted scheme.

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 this build to let scheme and the Local authority. This can be done by way of planning condition as part of any grant of permission.

5.7 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 scheme is designed to optimise 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 and in addition with CCTV monitoring and private security services will ensure reduced potential security / management costs and enhanced safety for residents and visitors;
- All units will comply with the accessibility requirements as included in the building regulations, which will reduce the costs associated with later adaptation, potentially necessitated by future residents' circumstances;
- Good quality amenity space provided to promote health and wellbeing and provide opportunities to reduce health costs and travel to work through the provision of remote working facilities.

5.8 Residential Management

All residents/ students will be provided with a user information pack as part of their welcome pack. The proposed student residence will be managed by a dedicated team responsible for the day-to-day operation of the student accommodation residence. All communal amenity areas will be regularly inspected and a hygiene management system put in place by the residence management team.

The residence maintenance technician will be responsible for the maintenance and repairs of the residence. A preventative maintenance program will be in place to ensure the upkeep of the residence. The benefit of this is to ensure all students are informed to any issues which can be addressed in a timely and efficient manner.



We refer to the table below which outlines a typical building investment fund estimation for the apartments:

Ref Element Life Expectancy (Years)	Ref Element Life Expectancy (Years)	Ref Element Life Expectancy (Years)
Roof Replace roof/parapet details 20-25	Replace roof/parapet details	20-25
Elevations	Replace doors, finishes and floors to balconies, rainwater goods	20-25
	Repair rendered areas	15-25
Stair Cores and Lobbies	Replace floors and doors	20-25
	Decorate ceilings, walls, joinery, carpets	10
M&E Services	Replace light fittings, fire/smoke fittings, security access controls	15-20
Exterior	Replace tarmacadam, external boundary treatments	50
	Replace paved areas, handrails/balustrades	15-20
	Repaint car parking spaces, landscape maintenance including tree cutback	10-15



6 Energy, Sustainability 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.

The following sections has been extracted from the Utilities & Energy Sustainability Report prepared by OCSC submitted to Dublin City Council; as part of this application pack, for the convenience of the Planning Authority.

6.1 Design

The options set out below are all viable and it is viewed that there is sufficient flexibility in the planning assessment to allow for one or more of these options to be implemented.

It is noted that the sustainable options being investigated assist in achieving reduced overall energy consumption and usage within the retail and residential components.

The development will meet the requirements for Conservation of Fuel and Energy in Dwellings (Part L Building Regulations 2011), and as such will meet the requirements for compliance with Nearly Zero Energy Building Standards.

Measure	Description	Benefit
BER Certificates	The proposed design must comply with national building regulations for energy performance and carbon dioxide (CO ₂) emissions set out in 'Technical Guidance Document Part L – Conservation of Fuel and Energy 2021 – Buildings other than Dwellings'. Additionally, a provisional Building Energy Rating (BER) must also be produced in line with the EU Directive on Energy Performance in Buildings (EPBD). The proposed student accommodation design is targeting a minimum BER Certification of A3.	Higher BER ratings mean higher energy efficiency, reduced carbon emissions, and may translate to reduced 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 with Paragraphs 1.3.2 within the Technical Guidance Documents Part L.	Lower U-values and improved air tightness is being considered to help minimise heat losses through the building fabric, lowering of energy consumption and thus minimise carbon emissions to the environment.
Energy Labelled White Goods	Where provided, the white goods package will be of a 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 Dishwasher - AAA Washer/Dryer – B	The provision of high rated appliances reduces the amount of electricity required for occupants.

Air Source Heat Pumps	It is proposed that the domestic hot water (DHW) for the development is provided by a high-temperature, air-source heat pump (ASHP) installation with a high SCOP. Hot water cylinders (HWCs) shall store hot water and heat exchangers shall distribute from rooftop plant rooms to each block	The hot water generation via heat pump solution shall serve to reduce the energy usage and carbon emissions in comparison to a more conventional boiler system. Given the projected hot water usage of the development, the reductions are expected to be significant.
External Lighting	i. The proposed external lighting design within the development generally consists of wall-mounted LED fittings, some with integrated emergency lighting, according to the site lighting plan drawings. ii. External lighting circuits shall be controlled via time clock, photoelectric control unit (PECU), and hand/off/auto switch at a centralised location. Operation of lighting shall be by means of a duskdawn profile iii. External lighting is zoned accordingly: external lighting to light up pathways and courtyards around the perimeter of the building, and at entrance doors; access road lighting; and roof level lighting.	External lighting has been designed in accordance with obtrusive lighting criteria on areas outside the site. The proposed control strategy is designed to maximise the energy efficiency of the lighting installation, thereby reducing operational costs.

6.2 Transport and Accessibility

Measure	Description	Benefit
Access to public transport	While the site is within comfortable walking distance of Dublin City Centre, it also benefits from a variety of nearby transport links. The site is well served by a variety of frequent bus services offering connections to the Dublin City University and Dublin City. The closest bus stop to the development is located adjacent to the southern most corner, approximately 97 metres from the proposed site entrance. The site is located approximately a 10-minute walk to Cabra Luas Station to the east which offers the Green line service, a frequent commuter tram service to Dublin city.	Availability and frequency of public transport reduces reliance on private vehicle.
Bicycle Storage	There is provision for A total of 308 no. bicycle parking spaces at surface level (258 no. long term, covered bicycle parking	Accommodates the uptake of cycling and



	spaces including 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces).	encouraging active travel modes.
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7 Conclusion

We ask that the Planning Authority to consider the above points in relation to the building lifecycle.

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 residential management team at the student accommodation over time. We refer the Planning Authority to the enclosed Sustainability Report prepared by O'Connor Sutton Cronin for full details on the energy and sustainability specifications of the subject proposal that will be adopted to minimise ongoing costs for residents of the proposed development.

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 6.23 of the 'Design Standards for New Apartments' and look forward to the decision of Dublin City Council in relation to this and associated reports submitted as part of this planning application

