Building Lifecycle Report & Operational Management Plan

Large-Scale Residential Development

Lands bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath

On behalf of

Solkerry Venture Ltd.

August 2026

Brock McClure
PLANNING & DEVELOPMENT CONSULTANTS
63 York Road,
Dun Laoghaire
Co. Dublin
www.brockmcclure.ie

Table of Contents

1 Introduction 2
1.1 Planning Policy Context 2
2 Subject Site 3
3 Proposed Development 4
4 Assessment of Long Term Running and Maintenance Costs 6
4.1 Property Management Approach 6
4.2 Budget 6
4.3 Typical Items Included in a Building Index Fund 7
5 Cost Management and Reduction Measures 9
5.1 Building Treatments, Materials and Finished 9
5.2 Building 9
5.3 Construction Methodology 10
5.4 Material Specification 10
5.5 Landscaping 11
6 Operational Management 13
6.1 Waste Management 13
6.2 Human Health and Wellbeing 13
6.3 Residential Management 13
7 Conclusion 16

1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin, have prepared this Building Lifecycle Report and Operational Management Plan on behalf of Solkerry Ventures Ltd., as part of the planning application for the proposed Large-Scale Residential Development (LRD) proposal of 248 no. residential units and 1 no. childcare facility with associated car parking, bicycle parking, public and communal open spaces and all ancillary works on lands bounded by Summerhill Road (L2228), R157, Plunkett Hall Estate and Dunboyne Business Park, Dunboyne, Co. Meath.

1.1 Planning Policy Context

The Design Standards for Apartments: Guidelines for Planning Authorities (July 2025) 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 be considered as part of any assessment of a proposed apartment development to achieve this policy objective. Section 6.2 of Planning Design Standards for Apartments (July 2025) requires that apartment applications shall:

> *"Accordingly, 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 the subject development proposes 26 no. apartment units, this Preliminary Building Lifecycle / Operational Management Plan sets to address the stated requirements of Section 6.2. In addition, we note that this is also in line with Section 7.2 of the Draft National Planning Statement Planning Design Standards for Apartments, 2026.

2 Subject Site

The subject site is identified in Figure 1 below for the convenience of the Planning Authority. The lands are located on the western outskirts of Dunboyne, Co. Meath, bounded by R157 to the west, Summerhill Road L2228 to the south, Plunkett Hall Residential Estate to the east and Dunboyne Business Park to the north. The subject site consists of greenfield lands of approx. 6.87 ha with a net developable area of 6.49 ha.



Figure 1 – Subject Site outlined in Red

The subject site occupies a prominent position on the north-western outskirts of Dunboyne and the site is located directly west of the built-up area of Dunboyne. The surrounding context is characterised by a mix of commercial and residential development, and the surrounding area is generally comprised of suburban residential developments, light industrial/commercial units and agricultural/greenfield space.

The subject site is located approx. 850m (13-min walk) from Dunboyne Town Centre. Dunboyne is well serviced by a range of retail and commercial services, as well as a number of educational and community facilities (schools, library, community centre, etc) within easy reach of the site.

3 Proposed Development

The proposed development will consist of a Large-Scale Residential Development comprising 248 no. residential units and 1 no. childcare facility with associated car parking, bicycle parking, public open spaces, communal open spaces and all ancillary works.

The development shall comprise:

a) Construction of 248 no. residential units as follows:
   - 170 no. 2 storey houses in a mix of terraced, semi-detached and detached unit types consisting of 27 no. 2-bedroom units, 124 no. 3-bedroom units and 19 no. 4-bedroom units. Each house will have an associated rear private garden.
   - 26 no. apartment units in a single 4 storey block consisting of 13 no. 1-bedroom units and 13 no. 2-bedroom apartments. All apartment units will be provided with private open space areas in the form of balconies.
   - 52 no. duplex units in 4 no. 3 storey blocks (A-D) consisting of 26 no. 2-bedroom units and 26 no. 3-bedroom units. All duplex units will be provided with private open space areas in the form of balconies/terraces.
   - Communal open space associated with the proposed apartment / duplex units will be provided in the form of 5 no. landscaped areas located in the vicinity of the units (total approx. 1,340.4 sqm).

b) 1 no. childcare facility at ground floor of apartment Block A with dedicated external open space (GFA approx. 285.7 sqm).

c) Total provision of 388 no. car parking spaces including 6 no. accessible spaces and 24 no. EV charging spaces (357 no. resident car parking spaces, 18 no. residential visitor car parking spaces and 13 no. car parking spaces dedicated for the creche facility) and a total of 429 no. bicycle parking spaces (319 no. secure resident spaces and 88 no. visitor spaces for the apartment / duplex / mid-terrace units; and 14 no. childcare facility staff spaces and 8 no. childcare facility visitor spaces).

d) Landscaped public open space areas including children's play areas totalling approx. 10,775 sqm;

e) A new vehicular and pedestrian access point is proposed via a simple priority junction on Summerhill Road (L2228).

All associated site and infrastructural works including a foul pump station with 24hr storage and associated rising main (580m) discharging to an existing foul line at the Navan Road and Dunboyne Business Park Road junction; diversion of an existing 600 mm diameter storm pipe and proposed storm drain outfall to the R157 / Summerhill Road roundabout; internal roads, road markings, homezones, footpaths and cycle infrastructure; provision of 3 no. ESB substations; bin stores and associated bin staging areas; public lighting; all hard and soft landscaping works; natural and formal play equipment; boundary treatment works including retaining walls; green roof; PV panels and all associated site clearance, excavation, landscape and development works.



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 unit types across the site, with the residential scheme comprising 248 no. new dwelling units (170 no. houses, 52 no. duplex and 26 no. apartment units). The unit mix will cater for a wide demographic with 1, 2, 3 and 4 bed residential units provided throughout the site.. The general unit mix is provided below:

<u>Houses:</u>

- 27 no. 2 bedroom houses
- 124 no. 3 bedroom houses
- 19 no. 4 bedroom houses

<u>Duplexes:</u>

- 26 no. 2 bedroom duplex apartments
- 26 no. 3 bedroom duplex apartments

<u>Apartments:</u>

- 13 no. 1 bedroom apartments
- 13 no. 2 bedroom apartments

A detailed breakdown of the units proposed is provided on the Schedule Sheets and Housing Quality Assessment prepared by John Fleming Architects submitted as part of the application.

4 Assessment of Long Term Running and Maintenance Costs

The applicants, Solkerry Ventures Ltd., have considered the long-term running and maintenance costs for future residents 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 is a standard residential scheme with a Part V Social Housing element. With the overall scheme being most likely being run by a property management company, it is intended that property and management costs will be absorbed into the rental value of each of the properties and an annual maintenance/management fee will not directly apply.

Notwithstanding the above circumstances, whereby it is most likely that a single commercial entity will own and operate the development, we have set out a number of measures below to reduce overall costs for the ongoing maintenance of the development.

4.1 Property Management Approach

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 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 are kept within agreed budgets.

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.

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

- Timely formation of an Owners Management Company, all residents who independently own their units will be obliged to join, potentially the Part V Social Housing units will be owned separately.
- Preparation of annual service charge budget for any 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.
- Estate Management / Third Party Contractors Procurement.
- OMC Reporting / Accounting Services /Corporate Services /Insurance Management.
- After Hours Services and Staff Administration.

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 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.

4.3 Typical Items Included in a Building Index Fund

The below table demonstrates items which would generally be incorporated for the calculation of a Sinking Fund:

No.	Item	Life Expectancy (Years)
1	Green Roof	18
2	Replacement Parapet Details	18
3	Replacement/ Repairs to Facias	18
4	Replace Roof Access Doors/ Hatches	18
5	Specialist Roof Systems - Fall Arrest	25
6	Waterproofing Details to Paved Areas	12
	Elevations	
7	Recoat Metal Panels	25
8	Repairs/ Redecoration of Rendered Areas	18
9	Replace Entrance/ Exit Doors	25
10	Replace Rainwater Goods	25
11	Recoat Powder Finishes	20
12	Periodic Replacement of External Fixings	5
13	Replace Balcony Floor Finishes	25
	Stairs/ Lift/ Lobby	
14	Decorate Ceilings/ Walls	7
15	Replace Fire Doors	25
16	Replace Carpets	12
17	Replace Entrance Mats	10
18	Replace Nosings	12

19	Replace Ceramic Floor Tiles	20
20	Fixed Furniture & Equipment	18
	M&E Services	
21	General Lighting Replacement	18
22	Fire Alarm System & Devices	15
23	CCTV and Access Control Systems	15
24	Emergency Lighting	15
25	Water Mains Connections	20
26	Electrical Sub Mains Cables	25
27	Electrical Mains Distribution Boards	25
28	Lift Car & Controls	25
	Exterior	
29	Exterior Boundary Treatments	60
30	Replace External Signage	18
31	Replace Cobble Lock Areas	18
32	15 Year Cut Back/ Thinning of Trees	20
33	External Handrails/ Balustrades	18

5 Cost Management and Reduction Measures

5.1 Building Treatments, Materials and Finished

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 Design Standards' 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. 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.

5.2 Building

The proposed apartment building is 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 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
Provision of balconies and openable windows, thus providing access to the outdoors and allowing residents to clean windows themselves	Reduces cost of and reliance on third-party contractors for cleaning and maintenance

Table 1 - Proposed Measures and Benefits to Residents

5.3 Construction Methodology

The proposed development will be constructed using a reinforced concrete frame, which will provide the primary structural system for the building and allow flexibility in the configuration of internal layouts, or other similar construction methodology. This form of construction is widely used for medium-rise residential developments and is considered robust and durable.

The external envelope will comprise high-quality façade materials, including brickwork and/or other suitable durable cladding systems, selected to provide long-term weather resistance, low maintenance requirements, and an appropriate architectural finish. Fenestration will comprise high-performance window systems in PVC and/or aluminium-clad profiles, or other equivalent systems, designed to achieve suitable thermal performance, airtightness, and durability.

Balconies and access areas will be formed in reinforced concrete and/or other suitable structural systems, with metal or equivalent balustrade systems provided to ensure durability and safety. Appropriate detailing and waterproofing measures will be incorporated at junctions and interfaces to reduce the risk of water ingress and to support long-term performance of the building envelope.

The roof will be finished in slate or other suitable durable roofing materials. Where accessible roof areas are provided, these may incorporate green roof systems and/or decking finishes in timber or composite materials. Such measures, where implemented, will contribute to biodiversity enhancement, surface water attenuation, improved thermal performance, and resident amenity.

Building services will include low-carbon heating systems, such as individual air-to-water heat pump systems or equivalent technologies, providing space heating and domestic hot water. The final selection of systems will be determined at detailed design stage, with regard to energy performance requirements and regulatory compliance.

Fire safety provision will include appropriate fire protection measures, which may include sprinkler systems and other active and passive fire safety systems, as required to comply with relevant Building Regulations and fire safety standards. Vertical circulation will be provided by a central core incorporating stair and lift access, designed to meet accessibility, fire safety, and operational requirements.

5.4 Material Specification

Material selection will be undertaken with regard to the requirements of the Building Regulations, with particular emphasis on durability, whole-life performance, and maintainability.

The design will have regard to best practice guidance, including BS 7543:2015, in relation to durability and service life of building elements. Materials and components will be selected to achieve appropriate performance standards in respect of exposure conditions, maintenance requirements, and expected design life.

Common building elements will be detailed to provide robust performance under prevailing environmental conditions, including consideration of moisture control, thermal performance, and resistance to weathering. Factory-finished or pre-finished materials may be used where appropriate to reduce maintenance requirements and improve long-term durability.

The development will be designed to comply with applicable energy performance requirements under Part L of the Building Regulations. In this regard, the design will incorporate a combination of fabric efficiency measures, building services efficiency, and low-carbon energy systems as appropriate. These may include, but are not limited to:

- Provision for renewable or low-carbon energy technologies;
- Enhanced insulation and fabric performance;
- Measures to reduce thermal bridging and uncontrolled air infiltration;
- Efficient building services and controls;
- Appropriate insulation to building services distribution systems;
- Ventilation systems designed to achieve suitable indoor air quality and energy performance; and
- Construction quality control measures to ensure that design intent is achieved in the completed development.

Final specifications will be confirmed at detailed design stage to ensure compliance with relevant statutory requirements and performance targets.

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. Further detail is provided in the architectural design documentation submitted with this planning application.

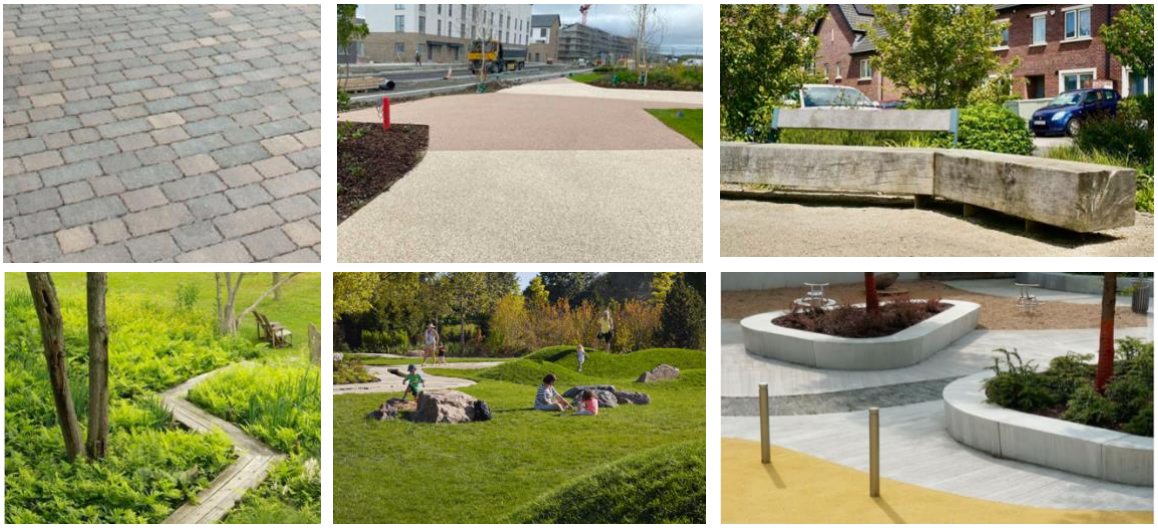


Figure 3 - Proposed Material Sample Pallette

5.5 Landscaping

Overall, the site layout and design has been formulated to provide generous and high quality mature landscaping, with hard and soft landscape proposals throughout the development. 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.



Sample of Landscaping Finishes Proposed

The proposed development features generous open space provision at grade in the form of a central park area, pedestrian walkways and active landscaping throughout the site, including play opportunities and outdoor seating and play area associated with mixed use residential development.

Please refer to the attached landscape plan and design statement Áit Landscaping and Urbanism for full details in relation to the proposed landscape treatments at the subject site.

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	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

6 Operational Management

6.1 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.

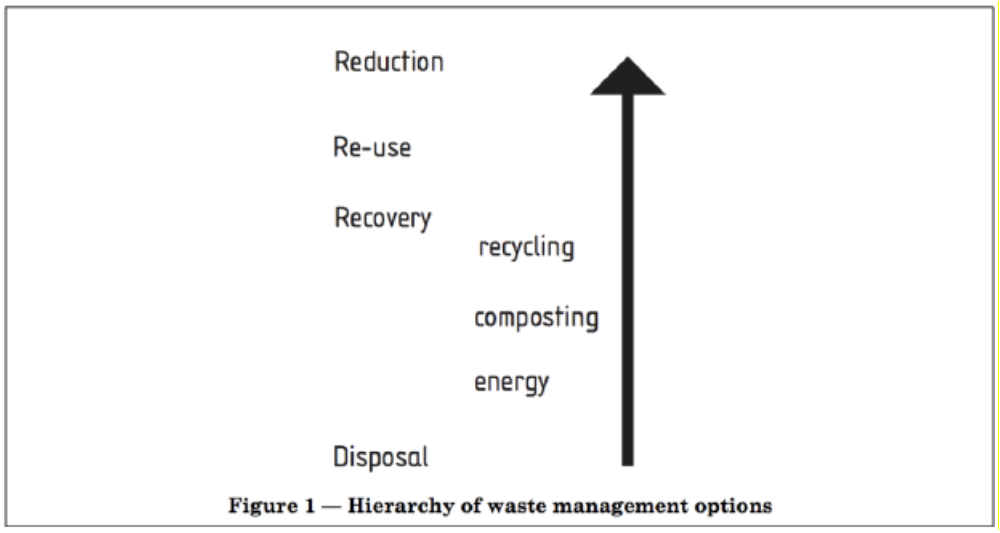


Figure 4 – Figure 1 from BS5906 – Hierarchy of Waste Management Options

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.

We refer the Planning Authority to the accompanying Operational Waste Management Plan prepared by AWN for further information in this regard.

6.2 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 proposal has been 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 to reduce potential security management costs.
- 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.

6.3 Residential Management

The management of the property will ultimately be the responsibility of the operators of this residential scheme. Consideration has been given to ensuring homeowners have a clear understanding of the property, which they will own. 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. 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 this scheme.

In accordance with the Design Standards for Apartments – Guidelines for Planning Authorities (2025), the applicant will ensure that the limited car parking provision at the development is clearly communicated to prospective purchasers during the marketing and sales process.

The following measures will be implemented:

- Marketing Material – All sales brochures, online listings and promotional material will clearly state the total car parking provision for the development and confirm that parking availability is limited.
- Sales Agent Briefing – Sales agents will be instructed to clearly explain to prospective purchasers that the development has a reduced parking provision, consistent with the sustainable transport objectives of the Kildare County Development Plan and Sustainable Residential Development and Compact Settlements Guidelines, 2024.
- Apartment Sale Contracts – Parking allocation (where applicable) will be clearly identified within sale documentation so that purchasers are fully aware whether a parking space is included.
- Mobility Information – Marketing material will highlight the development's strong accessibility by walking, cycling and public transport infrastructure.
- Mobility Welcome Pack – Upon occupation, residents will receive information on sustainable travel options, including public transport services, car club facilities and local walking and cycling routes.

These measures ensure that all prospective residents are fully informed of the development's sustainable mobility strategy and the limited parking provision prior to purchase. These measures will be overseen by the Mobility Manager.

Postal Deliveries

A central post area will be provided so that residents can receive mail and packages securely.

Bicycle Store Management

Bicycle store areas will be regularly inspected to ensure security and cleanliness. Signage will inform users of the facility's terms and conditions.

Security

The development will be equipped with appropriate lighting and CCTV coverage at all entrances, enhancing security for residents.

Site Maintenance

A caretaker will handle minor repairs, maintenance, and other ad-hoc duties. An emergency out-of-hours contact line will be established, providing residents with access to maintenance and repair services during emergencies.

Fire Strategy

A comprehensive fire evacuation plan will be developed and provided to all residents. Clear signage will be placed throughout the building, ensuring that all occupants are informed of the evacuation procedures. An Independent Fire Risk Assessment will be conducted prior to building occupation. This will be followed by regular assessments to ensure ongoing compliance with safety regulations.

Fire prevention and detection systems, including alarms and sprinklers, will be installed and maintained by qualified professionals. These systems will be regularly tested to ensure functionality.

Lift Maintenance

Lift maintenance contracts will be in place to ensure that the lift is regularly serviced and safe for use.

Access Control

An access control system will be installed at all entry points, with intercoms allowing residents to manage visitor access securely.

Pest Control

Regular pest control services will be provided to maintain a clean and healthy living environment.

M & E Maintenance and Servicing

All mechanical and electrical systems will be maintained by qualified contractors to ensure that the building operates efficiently and safely.

Building Defects

Defects will be classified and managed according to their severity, with a clear process for residents to report and resolve issues.

7 Conclusion

We ask that the Planning Authority to consider the above points in relation to the Building Lifecycle/ Operational Management of the proposed Development.

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. We refer the Planning Authority to the enclosed Sustainability Report prepared by Fallon Design 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 6.2 of the Apartment Design Standards (July 2025) and look forward to the decision of Meath County Council in relation to this and associated reports submitted as part of this planning application.