

Henry J Lyons

Urban Life

Beaumont Road

LRD stage 3

LIFE CYCLE REPORT - 09/2026

PROFESSIONAL TEAM

Client	Architects	Planning Consultant	Architectural Heritage Impact Assessment Consultant	Landscape Consultant	Daylight & Sunlight Assessment
	Henry J Lyons				
Civil & Structural Engineers	Services & Sustainability	Fire & Access Consultant	Ecological Impact Assessment Consultant	AA Screening Consultant	Visual Impact Imagery & CGIS
					

0 CONTENTS

0.0	Introduction
	Intorduction
	Proposed Development
1.0	Section 1
	Property Management of Common Areas
	Service Charge Budget
2.0	Section 2
	Energy & Carbon Emissions
	Materials
	Landscape
	Health & Well Being
	Waste Management
	Management
	Transport

0 INTRODUCTION

0.1 Introduction

The Sustainable Urban Housing; Design Standards for New Apartments - Guidelines for Planning Authorities were published in March 2025 (hereafter referred to as the Apartment Guidelines). The Apartment Guidelines introduced a requirement to include details on the management and maintenance of apartment schemes. This is set out in Section 6.11 to 6.14 - *‘Operation & Management of Apartment Developments’*.

Section 6.13 of the Apartment Guidelines requires that apartment applications :

‘include a building life cycle 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’

‘demonstrate what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.’

This Building Life Cycle report sets out to address the requirements of Section 6.13 of the Apartment Guidelines. The report is broken into two sections as follows:

Section 1: An assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of application

Section 2: Measures specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.

This report has been prepared by the following consultants on behalf of Urban Life:

- Henry J Lyons
- Watreman Moylan Engineers
- McElligott Engineers
- MCG Planning
- Parkhood Landscape Architects



0.2 Proposed Development

This Building Life CycleReport has been prepared by Henry J Lyons Architects under the appointment of the applicant, Urban Life Limited. This document forms part of a planning application to Dublin County Council for the proposed residential development at Beaumont Road, Dublin 9.

This document should be read in conjunction with the drawings and documents submitted by Henry J Lyons Architects and the other members of the design team as part of the planning application (Refer to drawing issue sheet).

This document and information contained herein has been produced for illustrative purposes only. All design information is property of Henry J Lyons Architects and subject to all relevant statutory permissions.

The proposed development has been informed by the planning history and the planning policy. The application site is located in Z1 Sustainable Residential Neighbourhood in the new Dublin City Council Development Plan 2022-2028.

This proposed development include the redevelopment of the Beaumont Road site consists of the demolition and clearance of all buildings and structures on site and the construction of apartment blocks of 100 apartments, on an application site area of c. 0.58 ha. The proposed building heights range from 3 to 6 storeys. The proposal includes communal open space at ground floor. A total of 42 no. car parking spaces, 2 no. motorcycle space and 200 cycle spaces (150 for residential occupants and 50 fore residential visitors) are proposed at surface level to serve the development.



1 SECTION 1

1.1 Property Managment of **Common Area**

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 are kept within the agreed annual operational budget.

The property management company will enter into a contract directly with the Owner Management Company (OMC) for the ongoing management of the built development. This contract will be for a maximum period of 15 years and in the form prescribed by the PRSA.

The property management company also has the following responsibilities for the apartment development once constructed:

- Timely formation of an Owners Management Company (OMC) - which will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC.
- Preparation of annual service charge budget for the development’s common areas.
- Fair and equitable apportionment of the annual operational charges in line with the MUD Act 2011.
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD Act 2011-including completion of Developer OMC Agreement and transfer of common areas.
- Transfer of documentation in line with Schedule 3 of MUD Act 2011.
- Estate Management
- Third Party Contractors Procurement & Management.
- OMC Reporting
- Accounting & Corporate Services
- Insurance Management
- After Hours Services
- Staff Administration

1.2 Service Charge Budget

The property management company has a number of key responsibilities, primarily the compiling of the service charge budget for the development for agreement with the OMC. The service charge budget covers items such as cleaning, landscaping, refuse management, utility bills, insurance, maintenance of mechanical, electrical, lift, life safety systems, security, property management fee etc., to the development common areas in accordance with MUD Act 2011.

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 for the OMC. The BIF report, once adopted by the OMC, determines an adequate estimated annual cost provision requirement based on the needs of the development over a 30 year cycle. The BIF report will identify those works which are necessary to maintain, repair, and enhance the premises over the 30 year life cycle, as required by the MUD Act 2011.

In line with requirements of the MUD Act 2011, 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.

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.

2 SECTION 2

2.1 Energy & Carbon Emmisions

All residential units at Ellenfield Place will be designed and constructed in full compliance with the NZEB requirements of the 2021 Part L Regulations, achieving a BER rating of A2/A3. The high-performance building fabric proposed for the development represents the most economically viable level of thermal improvement achievable, with no further cost-effective fabric gains remaining beyond the specified construction standards.

The predominant thermal energy demand within the residential units will arise from the generation of domestic hot water for sanitary use, rather than space heating, which has been substantially reduced through the quality of the building envelope. A number of energy system solutions are under consideration to address this demand, as outlined elsewhere in the report.

Compliance with Part L is to be demonstrated using DEAP software version 4.2, which formally enables assessors to confirm achievement of the NZEB standard. Under the revised NZEB framework, carbon generation and energy consumption benchmarks have been significantly reduced, with new dwellings required to consume no more than 30% of the energy that an equivalent unit built to the 2005 standard would have used. The renewable energy contribution requirement has also been updated, moving from a previous flat rate of 10 kWh/m² per year to a figure representing 20% of the total primary energy demand of each dwelling — a more demanding and performance-reflective target.

The overarching objective of the 2021 Part L Regulations is to drive continued reductions in residential energy consumption, a sector which, after transport, represents the single largest area of energy demand in Ireland. Whilst domestic energy use accounted for 31% of national energy demand in 1990, this figure had fallen to 25% by 2024, reflecting a significant shift away from fossil fuel consumption in the home — a trajectory that the Ellenfield Place development is designed to support and advance.

2.2 Materials

Measures	Description	Outcome
General	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 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. 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 material or component failures Annex D – Design Life data sheets	Ensures the long term durability and maintenance of materials is an integral part of the design and specification of the proposed development.
Cladding Materials	Use of brickwork and solid metal panels are used throughout. Metal work is to have marine grade PPC finish	Choosing robust materials reduces on-going maintenance and repairs.
Windows	Use of factory finished alu clad windows and doors	Requires no on-going maintenance.
PV Panels	PV Panels as required to meet the Part L & NZEB criteria will be incorporated as part of the design.	Renewable energy. Part L & NZEB compliant.

2.3 Landscape

Measures	Description	Outcome
Site Layout & Design	Generous and high quality landscaped areas have been designed within the proposed development. This includes soft and hard landscaping. Refer to landscape documentation as well as architectural design statement. Generous, high quality landscape courtyards & public realm have been designed within the proposed development. This includes street tree planting and soft and hard landscaping for both the courtyards and roof terrace as well as the internal street network.	An improved environment and access to natural elements within the development.
Green Roofs	Use of green roofs throughout the development.	Attenuation provided by the green roof reduces the burden on rainwater goods, resulting in fewer elements that could require repair.
Materials	Use of robust materials wwith high slip resistance to be used for paving. Durable and robust equipmnet to be used throughout.	Robust materials and elements reduce the frequency of required repair and maintenance.

2.4 Health & Well Being

Measures	Description	Outcome
Daylight & Sunlight	The design, separation distances and layout of the apartment blocks have been designed to optimise the ingress of natural daylight & sunlight to the proposed apartments to provide good levels of natural light.	Reduces the reliance on artificial lighting thereby reducing running costs.
Accessibility	All units will comply with the requirements of Part M and Part K.	Reduces the level of adaption and associated costs potentially necessitated by residents future circumstances.
Security	The scheme is designed to incorporate natural surveillance wherever possible and supplemented by the following strategies: - CCTV monitoring - Access control to the Basement Level - Secure bicycle stands covered by CCTV - Routine access fob audits	Help to reduce potential security & management costs.
Natural Amenity	Communal open spaces have been provided at Ground Floor level.	Facilitates community interaction, socialising and play resulting in improved well being.
Central Location	The site is located in a central location with good access to public transport, parks and public spaces	Encourages interaction with the city and the outdoors to promote a healthy lifestyle.

2.5 Waste Managment

Industry best practises will be employed during the life cycle of the Development.

Mitigation measures proposed during the Construction phase include:

On-site segregation of all waste materials into appropriate categories including:

- made ground, soil, subsoil, bedrock
- concrete, bricks, tiles, ceramics, plasterboard
- metals
- dry recyclables e.g. cardboard, plastic, timber

All waste materials will be stored in skips or other suitable receptacles in a designated area of the site.

Wherever possible, left over materials (e.g. timber off cuts) and any suitable demolition materials shall be re-used on-site.

Any potentially contaminated soil to be removed from site will be tested to confirm its contamination status and subsequent management requirements.

All waste leaving site will be recycled, recovered or reused where possible, with the exception of those waste streams where appropriate facilities are currently not available.

All waste leaving the site will be transported by suitable permitted contractors and taken to suitably licensed or permitted facilities.

All waste leaving the site will be recorded and copies of relevant documentation maintained.

During the operational phase, In order to minimise the disposal of waste material to landfill, the mantra of “reduce, reuse, recycle” will be promoted throughout the development. In addition, the following mitigation measures will be employed;

Suitable waste materials will be stored in bins or other receptacles in designated, easily accessible locations.

Waste leaving the site will be transported by suitable permitted contractors and taken to suitably permitted/licensed facilities.

Where necessary, waste leaving the site will be recorded and copies of relevant documentation maintained.

Where necessary, waste from the development will be segregated and stored in designated centralised waste storage areas in the basement.

These mitigation measures will ensure the waste arising from the Development is dealt with in compliance with the provisions of the Waste Management Act 1996 (as amended 2001), and associated Regulations, the Litter Act of 1997 and the Dublin Waste Management Plan (2005 - 2010), and achieve optimum levels of waste reduction, re-use and recycling.

2.6 Managment

Measures	Description	Outcome
Home User Guide	Once a purchaser completes their sale, a homeowner box will be provided which will include: Homeowner Manual – This will provide important information for the purchases on details of their new property including: Property Details: • Explanation of the property and what details are passed over as part of the conveyance (plans, car parking space allocation, BER etc.) • What the owner needs to maintain together with Operations and Maintenance manuals. • Information in relation to utility connections relating to the specific unit. • Contact details for telecom and TV media providers and how to arrange for a connection to same. • User instructions for appliances and devices in the property. Service Charge Explanation Documentation: • An explanation of the Common Areas, the on-site amenities • An introduction to the OMC and its responsibilities • Introduction to the Managing Agent and an explanation of their role together with details of the on-site team and the relevant contact details • An explanation of the Service Charge Budget and the Apportionment Schedule for the development and the unit. • An explanation of how the Sinking Fund for the Development is administered. • Rules & Regulations in relation to use of the apartments and the common areas. Other information: • Details of local amenities with contact details • Transport links and information • Any other relevant information that becomes apparent as the development progresses. A Residents Pack – This is prepared by the OMC for the BTR Tenants which will typically provide the following information: Details for each apartment: • An introduction to the development and the management team • An guide to the Property/Unit and what is included within the apartment (inventory checklist) • Explanation of what is to be maintained by the Tenant (backed up by a Schedule of Condition)	Residents are as informed as possible so that any issues can be addressed in a timely and efficient manner.

2.7 Transport

Measures	Description	Outcome
Access to Public Transport	The subject site is located approximetly 5 km north-west of Dublin City Centre and it is served by three freaugent bus rounts (14, 16 and N4). In addition, the site lies 3.2 km to Kllester DART train station and 3.1 km to Drumcondra DART train station, and arround 2km from a proposed MetroLink stop near Dublin City University (DCU).	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. In addition to providing a viable and practical sustainable alternative to journeys undertaken by the private motor car.
Permeable Connections	Provision and subsequent maintenance of dedicated pedestrian and cycle infrastructure on-site, and their connectivity with adjoining third party lands and the off-site networks, providing convenient access to local services including shops, schools, restaurants and doctor’s surgeries	Ensure the long-term attractiveness of walking and cycling to a range of local education, retail and community.
Car Parking	42 Carparking spaces will be provided on site (17 electric, 2 of which are disabled). A set down zone with capacity for two cars is to be provided to the front of the scheme.	Resident and limited visitors parking can be accomodated.
Motorcycle Parking	The implementation of secure 2 no. of motorcycling parking facilities for residents.	Facilitates the use of motorcycles, which are more energy-efficenat and space-efficient than cars for single-person journeys, and which requires less parking space.
Bicycle Storage	The provision of high-quality secure bicycle parking facilities, for both short term and long-term parking requirements. There are 200 no. bicycle parking spaces in total. The provision for 104 no. bicycles has been provided in a secure location on the ground floor level of the apartment building. The additional 46 no. are provided in form of two secured bicycle sheds. The 50 no. surface level bicycle parking spaces (at least 50% of which shall be sheltered) are provided as on-street spaces for visitors.	Facilitates and promotes the uptake of cycling, and reduces reliance on the private motor vehicle.
Car Sharing	An propose space for the GoCar car sharing service is located within the development site.	Car sharing services provide an alternative to private or business car ownership, when only infrequent use is required.

