BUILDING LIFECYCLE REPORT

PROPOSED LARGE-SCALE RESIDENTIAL DEVELOPMENT

BOYNE RIDGE,
RATHMULLAN, Co. MEATH

JULY 2025

CLIENT

EARLSFORT DEVELOPMENTS DROGHEDA LIMITED

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EXECUTIVE SUMMARY

1.0 EXECUTIVE SUMMARY – BUILDING LIFE CYCLE REPORT

Measures to effectively manage and reduce costs for the benefit of residents.

The following document reviews the specification set out for a proposed large-scale residential development (LRD) at Rathmullan, Co. Meath and explores the practical implementation of the design and material principles which have informed design of roofs, façades, internal layouts and detailing of the proposed development and building typologies.

Building materials proposed for use on elevations and in the public realm 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, as well as both soft and hardscape in the public, semi-public and private realm, and communal open space will contribute to lower maintenance costs for future residents and occupiers.

This report has been prepared on the basis of information available at planning stage. This report reflects the outline material descriptions contained within Niall D. Brennan Architects' (NDBA) LRD Design Statement and planning drawings received.

For any elements where information was not available, typical examples have been provided of building materials and services used for schemes of this nature and their associated lifespans and maintenance requirements. All information is therefore indicative subject to confirmation at detailed design stage.

As the building design develops this document will be updated and a schedule will be generated from the items below detailing maintenance and replacement costs over the lifespan of the materials and development constituent parts in a summary document. This will enable a robust schedule of building component repair and replacement costs which will be available to the property management company so that running, and maintenance costs of the development are kept within the agreed Annual operational budget, this will take the form of a Planned Preventative Maintenance Schedule (PPM) at operational commencement of the development.

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DESCRIPTION OF DEVELOPMENT

2.0 DESCRIPTION OF DEVELOPMENT

The proposed development comprises the following:

i. demolition/removal of all existing farm buildings/structures and associated hard standing on site;

ii. construction of a large-scale residential development (LRD) of 249 no. units comprising 170 no. two-storey houses (including 37 no. two-bedroom houses, 111 no. three-bedroom houses and 22 no. four-bedroom houses), 16 no. three-storey duplex buildings (accommodating 16 no. one-bedroom and 16 no. two-bedroom units) and a mix of 8 no. three-storey and 3 no. four-storey apartments blocks accommodating a total of 22 no. one-bedroom and 25 no. two-bedroom apartments);

iii. construction of a new vehicular entrance and access road off Rathmullan Road with associated junction works and associated internal access road network with pedestrian and cyclist infrastructure;

iv. provision of a three-storey creche facility (411sq.m) with external play areas at ground and second floor levels and vehicular/bicycle parking area; and,

v. all ancillary site and infrastructural works, inclusive of removal of existing vehicular entrances, general landscaping and public open space provision, vehicular parking provision (396 no. spaces in total), bicycle parking, boundary treatments, foul/surface water drainage, attenuation areas, provision of a pumping station and provision of an ESB substation, as necessary to facilitate the proposed development. Each house will be served by vehicular parking to the front and private amenity space in the form of a rear garden. Each duplex building will be served by vehicular parking to the front and private amenity space in the form of balcony/terrace spaces to the rear. Each apartment block will have shared access to adjoining car parking bays with communal amenity space and bicycle/bin stores provided to the rear and each apartment will be provided with private amenity space in the form of a balcony or terrace. The development includes provision of a landscaped area of public open space to the north of the site, with 2 no. pedestrian/cyclist connections (via the northern/eastern site boundaries) to Rathmullan Road which will be subsequently ceded to Meath County Council.

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INTRODUCTION

3.0 INTRODUCTION

Aramark Property were instructed by Earlsfort Developments Drogheda Limited, to provide a Building Lifecycle Report for their proposed large-scale residential development (LRD) at Rathmullan, Co. Meath.

The purpose of this report is to provide an initial 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 to effectively manage and reduce costs for the benefit of the residents. This is achieved by producing a Building Lifecycle Report.

This Building Lifecycle Report has been developed on foot of the revised guidelines for Planning Design Standards for Apartments - Guidelines for Planning Authorities (July 2025) issued under Section 28 of the Planning and Development Act, 2000 (as amended). Within the new guidelines, new guidance is being provided on residential schemes.

Section 6.2 of the Operation and Management of Apartment Developments (July 2025) requires that:

"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."

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EXTERNAL BUILDING FABRIC SCHEDULE

4.0 EXTERNAL BUILDING FABRIC SCHEDULE

4.1 Roofing

4.1.1 Pitched Roofs (Manufacturer / Supplier TBC during Tender Design Stage)

Location	All Buildings
Description	Roadstone Concrete Tile Roof.
Lifecycle	Average lifecycle of 80-100 years for tiled roofs. As used across the industry nationally, long lifecycle typically achieved by regular inspection and maintenance regime to ensure the upkeep of roofing tiles.
Required maintenance	Annual inspection internally and externally for slipped/cracked tiles, slates and flashings, leaks etc. Carry out localised repairs as required.
Year	Annual
Priority	Medium
Selection process	Tiled roofs are chosen for their aesthetic qualities. The materials used are durable and long-lasting with performance levels few other roofing materials can achieve. Pitched roofs by design ensure run-off of rainwater and therefore, less deterioration to roofing materials.
Reference	NDBA Architects' LRD planning drawings & design statement.

4.1.2 Flat Roofs (Manufacturer / Supplier TBC during Tender Design Stage)

Location	Apartment Bin Storage
Description	Reinforced concrete flat slab to Engineers' design and specification.
Lifecycle	While concrete has a high embodied energy, it is an extremely durable material. Concrete has a typical life expectancy of 80 years. Longer lifecycle achieved by regular inspection and maintenance regime.
Required maintenance	In general concrete requires little maintenance. Most maintenance is preventative: checking for hairline cracks, vegetation growth on facades, or other factors that could signal problems or lead to eventual damage.
Year	Annual
Priority	Low
Selection process	Concrete is a durable product which is chosen for its structural properties, aesthetic qualities, cost efficiency and rapid construction.
Reference	NDBA Architects' LRD planning drawings & design statement.

4.1.3 Roofs (Manufacturer / Supplier TBC during Tender Design Stage)

Location	Duplex Bike & Bin Storage
Description	Profile PVC Coated Metal Sheeting to Engineers' design and specification.
Lifecycle	Lifespan expectancy generally in excess of 40 years. As used across the industry nationally, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	Metal cladding requires little maintenance and is resistant to corrosion. It can contribute to lower ongoing maintenance costs in comparison to exposed porous materials which may be liable to faster deterioration. Long term cleaning requirements should be taken into consideration.
Year	Inspection annually; cleaning 5 yearly
Priority	Low
Selection process	Metal cladding protects the bins and bikes from rainwater and weathering. Metal cladding systems are also chosen for their aesthetic impact, durability and weathering properties.
Reference	NDBA Architects' LRD planning drawings & design statement.

4.1.4 Roofs (Manufacturer / Supplier TBC during Tender Design Stage)

Location	Apartment Bike Hangers
Description	Curved corrugated metal sheeting on galvanised steel frame.
Lifecycle	Lifespan expectancy generally in excess of 40 years. As used across the industry nationally, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	Metal cladding and steel frame requires little maintenance and is resistant to corrosion. It can contribute to lower ongoing maintenance costs in comparison to exposed porous materials which may be liable to faster deterioration. Long term cleaning requirements should be taken into consideration.
Year	Inspection annually; cleaning 5 yearly
Priority	Low
Selection process	Metal cladding and steel frame protects the bikes from rainwater. Are also chosen for their aesthetic impact, durability and weathering properties.
Reference	NDBA Architects' LRD planning drawings & design statement.

4.1.5 Flashings (Manufacturer / Supplier TBC during Tender Design Stage)

Location	All flashing locations
Description	Appropriate materials to be used for all flashing and counter flashings.
Lifecycle	Typical life expectancy of 70 years recorded for flashings. Recessed joint sealing requires regular inspections. Longer lifecycle achieved by regular inspection and maintenance regime to ensure upkeep of materials.
Required maintenance	Check joint fixings for flashing, ground survey annually and close-up inspection every 5 years. Re-secure as necessary.
Year	Ground level inspection annually and close-up inspection every 5 years
Priority	Medium
Selection process	Provided appropriate safety precautions are taken, lead is the recommended choice for large residential, commercial, or industrial builds. Lead is easily formed into the required shapes for effective weathering of building junctions according to standard Lead Sheet Association details.
Reference	N/A

4.2 Rainwater Drainage (Manufacturer / Supplier TBC during Tender Design Stage)

Location	All buildings
Description	• *Rainwater outlets:* Suitable for specified roof membranes • *Pipework:* uPVC downpipes and gutters • *Below ground drainage:* To Engineers' design and specification • *Disposal:* To surface water drainage to Engineers' design • *Controls:* To Engineers' design and specification • *Accessories:* allow for outlet gradings, spigots, downspout nozzle, hopper heads, balcony and main roof outlets
Lifecycle	uPVC gutters and downpipes have an expected life expectancy of 40 years in rural and suburban conditions (25 years in industrial and marine conditions), this is comparable to cast iron of 50 years and plastic, less so at 30 years. As used across the industry nationally, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	As with roofing systems routine inspection is key to preserving the lifecycle of rainwater systems. Regular cleaning and rainwater heads and gutters, checking joints and fixings and regularly cleaning polyester coated surfaces (no caustic or abrasive materials).
Year	Annually, cleaning bi-annually
Priority	High
Selection process	As above, uPVC fittings compare well against cast iron (in terms of cost) and plastic (in terms of lifespan and aesthetic).
Reference	N/A

4.3 External Walls

4.3.1 Brick (Manufacturer / Supplier TBC during Tender Design Stage)

Location	Selected Façades plus Bike & Bin Storage
Description	Contrasting brickwork to select locations.
Lifecycle	Selected colour bricks have a high embodied energy; they are an extremely durable material. Brickwork in this application is expected to have a lifespan of 50-80 years. The mortar pointing however has a shorter lifespan of 25-50 years. Longer lifecycle achieved by regular inspection and maintenance regime (i.e. repointing).
Required maintenance	In general, given their durability, brickwork finishes require little maintenance. Most maintenance is preventative: checking for hairline cracks, deterioration of mortar, plant growth on walls, or other factors that could signal problems or lead to eventual damage.
Year	Annual
Priority	Low
Selection process	Aesthetic, lightweight, cost-efficient and low maintenance cladding option, indistinguishable from traditional brick construction.
Reference	NDBA Architects' LRD planning drawings & design statement.

4.3.2 Metal (Manufacturer / Supplier TBC during Tender Design Stage)

Location	Façades
Description	• uPVC clad window and door frames to selected colour. • Metal cladding to Duplex Unit Dormers. • Metal balustrades to Apartment Windows.
Lifecycle	Lifespan expectancy generally in excess of 40 years. As used across the industry nationally, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	Metal cladding requires little maintenance and is resistant to corrosion. It can contribute to lower ongoing maintenance costs in comparison to exposed porous materials which may be liable to faster deterioration. Long term cleaning requirements should be taken into consideration.
Year	Inspection annually; cleaning 5 yearly
Priority	Low
Selection process	Metal cladding protects the building's structure from rainwater and weathering. Metal cladding systems are also chosen for their aesthetic impact, durability and weathering properties.
Reference	NDBA Architects' LRD planning drawings & design statement.

4.3.3 Render (Manufacturer / Supplier TBC during Tender Design Stage)

Location	Façades
Description	K Rend or similar and approved render coat at selected locations.
Lifecycle	Renders in general are expected to have a lifecycle of circa 25 years. Longer lifecycle achieved by regular inspection and maintenance regime.
Required maintenance	Regular inspections to check for cracking and de-bonding. Most maintenance is preventative. Coloured render requires less maintenance than traditional renders.
Year	Annually
Priority	Medium
Selection process	Appropriate detailing will contribute to a long lifespan for this installation. Render is a durable and low-maintenance finish.
Reference	NDBA Architects' LRD planning drawings & design statement.

4.3.4 Concrete (Manufacturer / Supplier TBC during Tender Design Stage)

Location	Selected Areas
Description	• Precast Concrete Sills at selected locations. • Flat roof precast concrete slab (Bin Storage)
Lifecycle	While concrete has a high embodied energy, it is an extremely durable material. Concrete has a typical life expectancy of 80 years. Longer lifecycle achieved by regular inspection and maintenance regime.
Required maintenance	In general concrete requires little maintenance. Most maintenance is preventative: checking for hairline cracks, vegetation growth on facades, or other factors that could signal problems or lead to eventual damage.
Year	Annual
Priority	Low
Selection process	Concrete is a durable product which is chosen for its structural properties, aesthetic, cost efficiency and rapid construction.
Reference	NDBA Architects' LRD planning drawings & design statement.

4.4 External Windows & Doors (Manufacturer / Supplier TBC during Tender Design Stage)

Location	Façades
Description	• Mixture of clear and obscure glazed windows and sliding/French doors with uPVC coated frames to select finish. • Painted Hardwood Main Entrance Doors. • All uPVC units to be double glazed with thermally broken frames. • All opening sections in windows to be fitted with suitable restrictors. Include for all necessary ironmongery; include for all pointing and mastic sealant as necessary; fixed using stainless steel metal straps screwed to masonry reveals; include for all bends, drips, flashings, thermal breaks etc.
Lifecycle	uPVC has a typical lifespan of 30-40 years. As used nationwide, typically longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	Check surface of windows and sliding/French doors regularly so that damage can be detected. Vertical mouldings can become worn and require more maintenance than other surface areas. Lubricate at least once a year. Ensure regular cleaning regime. Check for condensation on frame from window and ensure ventilation.
Year	Annual
Priority	Medium
Selection process	uPVC is durable and low maintenance with an average lifespan of 30-40 years.
Reference	N/A

4.5 Balconies

4.5.1 Structure

Location	Façades
Description	• Concrete balcony system to engineer's detail.
Lifecycle	• Precast concrete structures have a high embodied energy and is an extremely durable material. Concrete frame has a typical life expectancy of 80 years. • As used across the industry nationally, longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	Relatively low maintenance required. Check balcony system as per manufacturer's specifications. Check elements for signs of wear and/or weathering. Check for structural damage or modifications.
Year	Annual
Priority	High
Selection process	Engineered detail; designed for strength and safety.
Reference	N/A

4.5.2 Balustrades and Handrails (Manufacturer / Supplier TBC during Tender Design Stage)

Location	Residential Apartment
Description	Painted Mild Steel Metal Balustrade / Handrailing system including fixings in accordance with manufacturer's details.
Lifecycle	General metal item has a lifespan of 35-45 years. As used across the industry nationally, long lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	Annual visual inspection of connection pieces for impact damage or alterations.
Year	Annual
Priority	High
Selection process	Metal option will have a longer lifespan and require less maintenance.
Reference	N/A

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INTERNAL BUILDING FABRIC SCHEDULE

5.0 INTERNAL BUILDING FABRIC SCHEDULE

5.1 Floors

5.1.1 Residential Apartments Common Areas

Location	Entrance Corridors
Description	• Selected anti-slip porcelain floor tile complete with inset matwell. • Selected loop pile carpet tiles.
Lifecycle	• 20-30 years lifespan for floor tiles in heavy wear areas. Likely requirement to replace for modernisation within this period also. • 10–15-year lifespan for carpet. Likely requirement to replace for modernisation within this period also.
Required maintenance	Visual inspection with regular cleaning, intermittent replacement of chipped / loose tiles
Year	• Annual for floor tiles. • Quarterly inspection and cleaning of carpets as necessary
Priority	Low
Selection process	Durable, low maintenance floor finish. Slip rating required at entrance lobby, few materials provide this and are as hard wearing. Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
Reference	N/A

Location	Stairwells, landings / half landings
Description	Selected carpet covering. Approved anodised aluminium nosings to stairs.
Lifecycle	• 10–15-year lifespan for carpet. Likely requirement to replace for modernisation within this period also. • 20-year lifespan for aluminium nosings.
Required maintenance	Visual inspection with regular cleaning.
Year	Quarterly inspection and cleaning as necessary.
Priority	Low
Selection process	Using carpet allows flexibility to alter and change as fashions alter and change providing enhanced flexibility.
Reference	N/A

Location	All wet areas (e.g., WC's)
Description	Selected anti-slip ceramic floor tile.
Lifecycle	Lifespan expectation of 20-25 years in heavy wear areas, likely requirement to replace for modernisation within this period also.
Required maintenance	Visual inspection, intermittent replacement of chipped / loose tiles.
Year	Annual
Priority	Low
Selection process	Slip rating required at entrance lobby, few materials provide this and are as hard wearing.
Reference	N/A

5.2 Walls

5.2.1 Residential Apartments Common Areas

Location	Entrance Corridors / Stairs
Description	Selected paint finish with primer to skimmed plasterboard.
Lifecycle	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	Regular maintenance required and replacement when damaged.
Year	Bi-annually
Priority	Low
Selection process	Decorative and durable finish.
Reference	N/A

Location	Wet areas (e.g. WC's)
Description	Selected ceramic wall tile to plasterboard (moisture board to wet areas).
Lifecycle	Typical life expectancy of 35-40 years, less in wet room areas to 20-25 years.
Required maintenance	Bi-annual inspection to review damage, local repairs as necessary, particular detailed inspection in wet room areas.
Year	Annually
Priority	Medium
Selection process	Wet room application requires moisture board and tiling.
Reference	N/A

5.3 Ceilings

Location	Common Areas
Description	Selected paint finish with primer to skimmed plasterboard ceiling on metal frame ceiling system. Acoustic ceiling to lift core and apartment lobbies. Moisture board to wet areas.
Lifecycle	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	Regular maintenance required and replacement when damaged.
Year	Bi-annually
Priority	Low
Selection process	Decorative and durable finish
Reference	N/A

5.4 Internal Handrails & Balustrades

Location	Residential Apartments Stairs & landings
Description	Mild steel painted balustrade and handrail.
Lifecycle	Over 40 years typical lifecycle. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	Regular inspections of holding down bolts and joints
Year	Annually
Priority	High
Selection process	Hard-wearing long-life materials against timber options
Reference	N/A

5.5 Carpentry & Joinery

5.5.1 Internal Doors and Frames

Location	All buildings
Description	• Selected white primed and painted/varnished solid internal doors, or hardwood veneered internal doors. • All fire rated doors and joinery items to be manufactured in accordance with B.S. 476 (Fire Tests). Timber saddle boards. • Brushed aluminium door ironmongery or similar
Lifecycle	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	General maintenance in relation to impact damage and general wear and tear
Year	Annual
Priority	Low, unless fire door High
Selection process	Industry standard
Reference	N/A

5.5.2 Skirtings & Architraves

Location	All buildings
Description	Painted timber / Medium-density fibreboard (MDF) skirtings and architraves
Lifecycle	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
Required maintenance	General maintenance in relation to impact damage and general wear and tear
Year	Annual
Priority	Low
Selection process	Industry standard
Reference	N/A

5.5.3 Window Boards

Location	All Buildings
Description	Painted timber / Medium-density fibreboard (MDF) window boards
Lifecycle	30 years average expected lifespan
Required maintenance	General maintenance in relation to impact damage and general wear and tear
Year	Annual
Priority	Low
Selection process	Industry standard
Reference	N/A

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BUILDING SERVICES

6.0 BUILDING SERVICES

6.1 Mechanical Systems

6.1.1 Mechanical Plant

Location	Residential Apartments / Dwellings
Description	Space Heating is proposed to consist of either Centralised Heating powered by Air Source Heat Pumps (ASHP) and / or Combined Heat and Power (CHP) generators, or localised high efficiency Exhaust Air Heat Pumps. (EAHP) within each dwelling. Corridor Space Heating is proposed to consist of Electric Panel Radiators. Further details to be provided by Mechanical & Electrical (M&E) Consultant at detailed design stage.
Lifecycle	• Annual Maintenance / Inspection to Heating System • Annual Maintenance of Exhaust Air Heat Pumps • Annual Maintenance / Inspection to Heating and Water Pumps. • Annual Maintenance / Inspection to Water Tanks. • Annual Maintenance / Inspection to Water Booster - sets. • Annual Maintenance / Inspection to DHS Tanks. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage. • Replacement of equipment at End of Life (EOL) to be determined at detailed design stage.
Required maintenance	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
Year	Annually
Priority	Medium
Selection process	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
Reference	N/A

6.1.2 Soils and Wastes

Location	All Areas / Kitchens / Bathrooms etc
Description	Soils and Wastes Pipework – uPVC and High-Density Polyethylene. (HDPE)
Lifecycle	• Annual inspections required for all pipework within landlord areas. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
Year	Annually
Priority	Medium
Selection process	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
Reference	N/A

6.1.3 Water Services

Location	Residential Apartments / Dwellings
Description	Water Heating is proposed to consist of either Centralised Heating powered by Air Source Heat Pumps (ASHP) and / or Combined Heat and Power (CHP) generators, or localised high efficiency Exhaust Air Heat Pumps (EAHP) within each dwelling for Domestic Hot Water. Further details to be provided by Mechanical & Electrical (M&E) Consultant at detailed design stage.
Lifecycle	• Annual Maintenance / Inspection of Exhaust Air Heat Pumps (EAHP). • Annual Inspection required of all pipework within landlord areas. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
Year	Annually
Priority	High
Selection process	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
Reference	N/A

6.1.4 Ventilation Services

Location	Residential Apartments / Dwellings
Description	Demand Controlled Mechanical Supply and Extract Ventilation with Heat Recovery (MEVHR) to M&E Design. • Continuous mechanical extract system within each dwelling incorporating Heat Recovery (MVHR) and CO_2 controls. • Cooker Hoods shall be installed within the kitchen areas.
Lifecycle	• Annual inspection of extract fan / and grilles • Annual Inspection of operation of fan and boost / setback facility if provided on units. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme
Year	Annually
Priority	Medium
Selection process	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
Reference	N/A

6.2 Electrical / Protective Services

6.2.1 Electrical Infrastructure

Location	Switch rooms / Risers
Description	Maintenance of Electrical Switchgear
Lifecycle	• Annual Inspection of Electrical Switchgear and switchboards. • Thermographic imaging 50% of Medium Voltage (MV) Switchgear Annually and Low Voltage (LV) switchgear every 3 years. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Annual / Every three years to be included as part of Development Planned Preventative Maintenance (PPM) Programme
Year	Annually
Priority	High
Selection process	All equipment to meet and exceed Electricity Supply Board (ESB), IS10101:2020, Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommendations and be code compliant in all cases.
Reference	N/A

6.2.2 Lighting Services internal

Location	All Areas – Internal
Description	Lighting – Light-Emitting Diode (LED) throughout with Presence detection in circulation areas and locally controlled in residential apartments.
Lifecycle	• Annual Inspection of All Luminaires • Quarterly Inspection of Emergency Lighting. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Annual / Quarterly Inspections certification as required per above remedial works.
Year	Annually / Quarterly
Priority	High
Selection process	All equipment to meet requirements and be in accordance with the current National Standards Authority of Ireland (NSAI) Irish Standard for Emergency Lighting I.S.3217:2013 + A1 2017, Building Regulations Technical Guidance Document Part M and Disability Access Certificate (DAC) Requirements.
Reference	N/A

6.2.3 Lighting Services External

Location	All Areas – External
Description	Lighting – All Light-Emitting Diode (LED) with Vandal Resistant Diffusers where exposed.
Lifecycle	• Annual Inspection of All Luminaires • Quarterly Inspection of Emergency Lighting • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Annual / Quarterly Inspections certification as required as per the Planned Preventative Maintenance (PPM) schedule.
Year	Annually / Quarterly
Priority	High
Selection process	All equipment to meet requirements and be in accordance with the current National Standards Authority of Ireland (NSAI) Irish Standard for Emergency Lighting I.S.3217:2023, Building Regulations Technical Guidance Document Part M and Disability Access Certificate (DAC) Requirements.
Reference	N/A

6.2.4 Protective Services – Fire Alarm

Location	All areas – Internal
Description	Fire alarm Installations
Lifecycle	• Quarterly Inspection of panels and 25% testing of devices as per IS3218:2013 + A1 2019 requirements. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Annual / Quarterly Inspections certification as required as per the Planned Preventative Maintenance (PPM) schedule.
Year	Annually / Quarterly
Priority	High
Selection process	All equipment to meet requirements and be in accordance with the current National Standards Authority of Ireland (NSAI) Irish Standard for Fire Alarm Installations I.S.3218:2013 + A1 2019 and the Fire Certificate.
Reference	N/A

6.2.5 Protective Services – Fire Extinguishers

Location	All Areas – Internal
Description	Fire Extinguishers and Fire Blankets
Lifecycle	Annual Inspection
Required maintenance	Annual with Replacement of all extinguishers at year 10
Year	Annually
Priority	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Selection process	All fire extinguishers must meet the requirements of the National Standards Authority of Ireland (NSAI) Irish Standard for Portable Fire Extinguishers I.S 291:2015 + A1 2022 in relation to the selection, commissioning, installation, inspection and maintenance of portable fire extinguishers.
Reference	N/A

6.2.6 Protective Services – Apartment Sprinkler System (Where Applicable by Fire Cert)

Location	Residential Apartments
Description	Apartment Sprinkler System
Lifecycle	Weekly / Annual Inspection
Required maintenance	Weekly Check of Sprinkler Pumps and plant and annual testing and certification of plant by specialist.
Year	All
Priority	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Selection process	The Apartment sprinkler system shall be installed in accordance with European Standard BS EN 12845:2015 – Fixed firefighting systems. Automatic sprinkler systems. Design, installation, and maintenance.
Reference	N/A

6.2.7 Protective Services – Dry Risers (Where Applicable by Fire Cert)

Location	Common Area Cores of Residential Apartments.
Description	Dry Risers
Lifecycle	Weekly / Annual Inspection
Required maintenance	Visual Weekly Checks of Pipework and Landing Valves with Annual testing and certification by specialist.
Year	Annually
Priority	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Selection process	The system shall be installed in accordance with the Irish Standard IS 391:2020: EN – Fire Hydrant System Equipment & Effective Fire Safety in the Design, Management and Use of Buildings.
Reference	N/A

6.2.8 Protective Services – Standby Generators

Location	Lower Ground Level
Description	Standby Diesel Generator to Provide Backup Supply for Life Safety Systems
Lifecycle	Quarterly / Annual Inspection. Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage
Required maintenance	Run the Generator (typically on no-load, Verify Automatic Transfer Switch Operation). Verify that the Unit runs with No Alarms or Warnings. Ensure Adequate Fuels Levels.
Year	Quarterly / Annually
Priority	Medium.
Selection process	The equipment shall meet and exceed the CIBSE Guide M Lifecycle Expectancies.
Reference	N/A

6.2.9 Fire Fighting Lobby Ventilation (To Fire Consultants Design and Specification)

Location	Common Area Lobbies
Description	Smoke Extract / Exhaust Systems
Lifecycle	• Regular Tests of the system • Annual inspection of Fans • Annual inspection of automatic doors and Automatic Opening Vents (AOV) • All systems to be backed up by life safety systems.
Required maintenance	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
Year	Weekly / Annually
Priority	Medium
Selection process	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
Reference	N/A

6.2.10 Sustainable Services

Location	Residential Apartments / Dwellings
Description	Exhaust Air Heat Pumps (EAHP)
Lifecycle	• Annual Maintenance of Exhaust Air Heat Pumps. (EAHP) • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
Year	Annually
Priority	Medium
Selection process	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
Reference	N/A

Location	Car Charging
Description	Electric Car Charging infrastructure within the development to comply with planning conditions and supporting the Part L / NZEB requirements. Full Details to be provided at detailed stage.
Lifecycle	• Annual Inspection • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Annual Service Inspections to be included as part of the Development Planned Preventative Maintenance (PPM) Programme
Year	Annually
Priority	Medium
Selection process	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered

	Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
Reference	N/A

Location	Roof
Description	Photovoltaic (PV) Solar Panel Thermal Array on roof supporting the Part L / NZEB requirements. Full Details to be provided at detailed stage.
Lifecycle	• Quarterly Clean • Annual Inspection • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
Required maintenance	Quarterly / Annual Service Inspections to be included as part of the Development Planned Preventative Maintenance (PPM) Programme
Year	Annually
Priority	Medium
	All equipment to be detailed as part of the detailed design section of the development. This equipment will be selected in conjunction with the design and management team to meet and exceed the Chartered Institution of Building Services Engineers of Ireland's (CIBSE) recommended lifecycles.
Reference	N/A

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APPENDIX 1

7.0 APPENDIX 1 – SCHEDULE FOR COSTS EVALUATION

7.1 Schedule for Cost Evaluation

The Schedule for Costs Evaluation provides a framework to allow costs per building, quantified from the development, to be applied. At detailed design stage, schedule of areas and quantity of items is provided by the Architect and Quantity Surveyor to allow quantification of the lifecycle replacement costs during the lifespan of the building.

Further to this, once detailed design is confirmed, annual cost of maintenance will also be calculated to be included with the schedule, to complete the overall costs evaluation.

The schedule will be modified to suit when developer's Architect and Quantity Surveyor provide requisite schedules of areas and quantity and cost of items for the development.

The sampled schedule attached lays out all Building Fabric and Building Services Elements, associated specification and locations. These are then quantified as cost per unit, alongside maintenance costs with VAT rate, and broken into Annual Costs for the eventual end user of the property.

SAMPLE - Life Cycle Costs

Summary of Costs

Element - Building Fabric	Specification	Location(s)	Areas / Quantity	Cost Per Unit	Maintenance Cost	Total Cost	VAT Rate	VAT Inclusive Cost	Anticipated Life Span (Yrs)	Annual Cost	Vat Rate	Vat Inclusive Cost	Comments
Floor Finishes	Carpet	Staircores / Common Areas				€ -	13.5%		12		13.5%		
Floor Finishes	Tiles	Common Areas / Apartments				€ -	13.5%		25		13.5%		
Floor Finishes	Timber	Apartment				€ -	13.5%		12		13.5%		
Wall Finishes	Paint	Staircores / Common Areas				€ -	13.5%				13.5%		
Wall Finishes	Paint	Common Areas / Apartments				€ -	13.5%				13.5%		
Wall Finishes	Paint	Apartment				€ -	13.5%				13.5%		
Roof Coverings	Concrete Roof Tile	Roof				€ -	13.5%		25		13.5%		
Common Area Doors	TBC	Multiple Locations				€ -	13.5%		30		13.5%		
Apartment Doors	TBC	Multiple Locations				€ -	13.5%		30		13.5%		
External Doors	TBC	Multiple Locations				€ -	13.5%		20		13.5%		
Windows	TBC	Apartments				€ -	13.5%		60		13.5%		
External Cladding	TBC	External				€ -	13.5%		60		13.5%		
External Walls	TBC	External				€ -	13.5%		60		13.5%		
Loose furniture	Loose furniture	Apartments				€ -	23.0%		12		23.0%		
Fixtures and Fittings	Kitchens, Wardrobes, etc	Apartments				€ -	13.5%		12		13.5%		
White Goods	Kitchen Appliances	Apartments				€ -	23.0%		7		23.0%		
External Furniture	Seats, Tables, Playground	External				€ -	13.5%		20		13.5%		
Balcony	Flooring, Handrail, Balustrade, etc	External				€ -	13.5%		20		13.5%		
Element - Building Services													
Distribution Network	Pipework Distribution	Select Locations				€ -	13.5%		60	€ -	13.5%		
Gas Fired CHP / ASHP	Gas Fired CHP Units	Select Locations				€ -	13.5%		15	€ -	13.5%		
Gas Fired Boilers		Select Locations				€ -	13.5%		25	€ -	13.5%		
Buffer Vessel		Select Locations				€ -	13.5%		15	€ -	13.5%		
Main Board	External Main Board	Select Locations				€ -	13.5%		30	€ -	13.5%		
Electrical Boards	Landlord Boards	Various Levels				€ -	13.5%		20	€ -	13.5%		
Water Tanks	Replacement Cold Water Mains Water and Fire Tanks	Select Locations				€ -	13.5%		35	€ -	13.5%		
Booster Pumps	Booster Pumps associated with the above	Select Locations				€ -	13.5%		30	€ -	13.5%		
Lifts	Lift Replacement	All Cores				€ -	13.5%		40	€ -	13.5%		
Lighting - Landlord	Car Park , External , Staircores	Various				€ -	13.5%		20	€ -	13.5%		
Fire Alarm	Landlord Fire Alarm	Various				€ -	13.5%		20	€ -	13.5%		
Apartment Boards	Apartment Boards	Apartment				€ -	13.5%		20	€ -	13.5%		
Apartment HIU	Heat Interface Unit	Apartment				€ -	13.5%		20	€ -	13.5%		
Apartment HRU	Ventilaiton Heat Recovery Unit	Apartment				€ -	13.5%		20	€ -	13.5%		
Site Lighting	External Lighting	Site											

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CONCLUSION & CONTACT DETAILS

8.0 CONCLUSION & CONTACT DETAILS

Building materials proposed for use on elevations and in the public realm 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, as well as both soft and hardscape in the public, semi-public and private realm, and communal open space will contribute to lower maintenance costs for future residents and occupiers.

Contact Details

Darren Davidson
Managing Director
E: Davidson-darren@aramark.ie
M: +353 83 450 8794
D: +353 1 871 5494
W: www.aramarkproperty.ie

Aramark Key Service Lines

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