

BUILDING LIFECYCLE REPORT

NAAS RACECOURSE
LARGE-SCALE
RESIDENTIAL
DEVELOPMENT

NAAS RACECOURSE,
NAAS, COUNTY KILDARE

APRIL 2026



CLIENT

BALLYMORE DEVELOPMENTS
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 the proposed Large-scale Residential Development (LRD) comprising 234 units consisting of dwelling houses, duplex and triplex units, apartments plus a childcare facility, refuse storage and ESB substation at Naas Racecourse, Naas, Co. Kildare. It explores the practical implementation of the design and material principles which have informed design of roofs, facades, 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 Reddy Architecture + Urbanism's LRD Architectural 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:

- 234 no. residential units, comprising 115 no. houses, 21 no. apartments within a three-storey apartment block, 80 no. own-door apartments within duplex-type buildings and 18 no. own-door apartments within triplex-type buildings together with ancillary public, communal and private open space; landscaping and play areas; internal roads and footpaths; car and bicycle parking; refuse storage; drainage infrastructure; utilities and services (including 2 no. ESB kiosks); and all associated site and ancillary works. The proposed development also includes a childcare facility with associated outdoor play space, set-down area and parking.
- Transport and connectivity infrastructure includes the construction of an extension to Gallops Avenue connecting the existing Gallops Avenue to Tipper Road; upgrades to the existing section of Gallops Avenue (including cycle infrastructure and junction improvements), junction and traffic management works at Dublin Road and Tipper Road, provision for future vehicular access connections to adjoining lands, a new pedestrian connection to Kingsfurze Avenue and provision for a future pedestrian connection along the western boundary to Kingsfurze Avenue.
- The development also includes site clearance, demolition of an existing shed, removal of sections of existing boundary treatments, undergrounding of existing overhead lines, public lighting and all associated infrastructural works.



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INTRODUCTION

3.0 INTRODUCTION

Aramark Property were instructed by Ballymore Developments Limited, to provide a Building Lifecycle Report for their proposed Large-scale Residential Development (LRD) consisting of residential units on lands extending to c. 8.7 hectares located to the west of Naas Racecourse, Naas, Co. Kildare.

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, updated guidance is being provided for 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 Roof Structure (Manufacturer / Supplier TBC)

<i>Location</i>	Houses, Duplexes, Triplexes, Apartments and Childcare Facility.
<i>Description</i>	- Concrete roof tile in selected colour. - Corrugated or similar metal roof in selected colour (Childcare Facility).
<i>Lifecycle</i>	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.
<i>Required maintenance</i>	Concrete tiles and metal roofs require little maintenance and are resistant to corrosion. Tiles and metal roof 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.
<i>Year</i>	Inspection annually; cleaning 5 yearly.
<i>Priority</i>	Low.
<i>Selection process</i>	Concrete tiles and metal roofs generally protect the building's structure from rainwater and weathering. Both roof finishes are chosen for their aesthetic impact, durability and weathering properties.
<i>Reference</i>	Reddy Architecture's LRD planning drawings and design statement.

4.1.2 Flashings

<i>Location</i>	All flashing locations
<i>Description</i>	Appropriate materials to be used for all flashing and counter flashings.
<i>Lifecycle</i>	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.
<i>Required maintenance</i>	Check joint fixings for flashing, ground survey annually and close-up inspection every 5 years. Re-secure as necessary.
<i>Year</i>	Ground level inspection annually and close-up inspection every 5 years
<i>Priority</i>	Medium
<i>Selection process</i>	Alternatives to lead has longest life expectancy of comparable materials such as copper (60 years) and zinc (50 years). 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.
<i>Reference</i>	N/A

4.2 Rainwater Drainage (Manufacturer / Supplier TBC)

<i>Location</i>	All buildings
<i>Description</i>	• <i>Rainwater outlets:</i> Suitable for specified roof membranes • <i>Pipework:</i> Cast aluminium and uPVC rainwater goods • <i>Below ground drainage:</i> To Engineers' design and specification • <i>Disposal:</i> To surface water drainage to Engineers' design • <i>Controls:</i> To Engineers' design and specification • <i>Accessories:</i> allow for outlet gradings, spigots, downspout nozzle, hopper heads, balcony and main roof outlets
<i>Lifecycle</i>	Metal 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.
<i>Required maintenance</i>	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).
<i>Year</i>	Annually, cleaning bi-annually
<i>Priority</i>	High
<i>Selection process</i>	As above, metal fittings compare well against cast iron (in terms of cost) and plastic (in terms of lifespan and aesthetic).
<i>Reference</i>	N/A

4.3 External Walls

4.3.1 Brick (Manufacturer / Supplier TBC)

<i>Location</i>	Facades
<i>Description</i>	Contrasting light and dark tone brickwork to select locations.
<i>Lifecycle</i>	When permanently exposed to coastal environments, selected bricks have a high embodied energy and 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>Required maintenance</i>	In general, given their durability and longevity, brickwork finishes require little maintenance. However, where sea salt build-up on brickwork is visible, routine brushing with controlled wash-down required as part of maintenance regime. Most maintenance is preventive: checking for hairline cracks, deterioration of mortar, plant growth on walls, or other factors that could signal problems or lead to eventual damage.
<i>Year</i>	Annual
<i>Priority</i>	Low
<i>Selection process</i>	Aesthetic, lightweight, cost-efficient and low maintenance cladding option, indistinguishable from traditional brick construction.
<i>Reference</i>	Reddy Architecture's LRD planning drawings & design statement.

4.3.2 Metal (Manufacturer / Supplier TBC)

<i>Location</i>	Facades
<i>Description</i>	• Powder coated aluminium clad window and door frames to selected colour. • Metal balustrade/railings to selected colour. • External Handrails (Duplex + Triplex Units).
<i>Lifecycle</i>	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.
<i>Required maintenance</i>	Metal 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.
<i>Year</i>	Inspection annually; cleaning 5 yearly.
<i>Priority</i>	Low.
<i>Selection process</i>	Metal protects the building's structure from rainwater and weathering. Metal cladding systems are also chosen for their aesthetic impact, durability and weathering properties.
<i>Reference</i>	Reddy Architecture's LRD planning drawings & design statement.

4.3.3 Timber (Manufacturer / Supplier TBC)

<i>Location</i>	Facades (Childcare Facility).
<i>Description</i>	Timber Doors to selected finish.
<i>Lifecycle</i>	While selected timber has a low embodied energy, it is a durable material naturally resistant to rot, pests, and fire. As used nationwide, typically longer lifecycles are achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	In general, timber doors require little maintenance. Most maintenance is preventative: checking for cracks, splits, monitor for fading (UV damage) or moisture issues (mould/rot), and fasteners corrosion or other factors that could signal problems or lead to eventual damage.
<i>Year</i>	Annual.
<i>Priority</i>	Low.
<i>Selection process</i>	Selected timber is a durable product which is chosen for its structural properties, aesthetic, durability and weathering properties.
<i>Reference</i>	Reddy Architecture's LRD planning drawings & Design Statement.

4.3.4 Render (Manufacturer / Supplier TBC)

<i>Location</i>	Facades.
<i>Description</i>	Selected render finish to select locations.
<i>Lifecycle</i>	Renderers in general are expected to have a lifecycle of circa 25 years. Longer lifecycle achieved by regular inspection and maintenance regime.
<i>Required maintenance</i>	Regular inspections to check for cracking and de-bonding. Most maintenance is preventative. Coloured render requires less maintenance than traditional renders.
<i>Year</i>	Annually.
<i>Priority</i>	Medium.
<i>Selection process</i>	Appropriate detailing will contribute to a long lifespan for this installation. Render is a durable and low-maintenance finish.
<i>Reference</i>	Reddy Architecture's LRD planning drawings & design statement.

4.3.5 Concrete (Manufacturer / Supplier TBC)

<i>Location</i>	Facades.
<i>Description</i>	Concrete Barge Gable and Capping.
<i>Lifecycle</i>	While concrete has a moderate to 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.
<i>Required maintenance</i>	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.
<i>Year</i>	Annual.
<i>Priority</i>	Low.
<i>Selection process</i>	Concrete is a durable product which is chosen for its structural properties, aesthetic, cost efficiency and rapid construction.
<i>Reference</i>	Reddy Architecture's LRD planning drawings & Design Statement.

4.4 External Windows & Doors (Manufacturer / Supplier TBC)

<i>Location</i>	Facades.
<i>Description</i>	• Full height, mixture of clear and obscure glazed windows with Powder Coated Aluminium coated frames to select finish. • All 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.
<i>Lifecycle</i>	Aluminium 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.
<i>Required maintenance</i>	Check surface of windows and 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.
<i>Year</i>	Annual.
<i>Priority</i>	Medium.
<i>Selection process</i>	Aluminium is durable and low maintenance with an average lifespan of 30-40 years. Alu-clad timber windows compare favourably when compared to the above, extending timber windows typical lifespan of 35-50 years by 10-15 years.
<i>Reference</i>	N/A

4.5 Balconies

4.5.1 Structure

<i>Location</i>	Apartment Unit Facades.
<i>Description</i>	• Concrete balcony system to engineer's detail, or • Powder-coated steel frame balcony system to engineer's detail. • Thermally broken farrat plate connections to main structure of building.
<i>Lifecycle</i>	• Metal structure has a typical life expectancy of 70 years dependent on maintenance of components. • Precast concrete structures have a high embodied energy; however, it 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.
<i>Required maintenance</i>	Relatively low maintenance required. Check balcony system as per manufacturer's specifications. Check all hardware components for wear. Check elements for signs of wear and/or weathering. Check for structural damage or modifications.
<i>Year</i>	Annual.
<i>Priority</i>	High.
<i>Selection process</i>	Engineered detail; designed for strength and safety.
<i>Reference</i>	N/A

4.5.2 Balustrades and Handrails (Manufacturer / Supplier TBC)

<i>Location</i>	Apartment Unit Balconies
<i>Description</i>	• Powder-coated aluminium frame balcony system to engineer's design and specification. • Fixing in accordance with manufacturer's details.
<i>Lifecycle</i>	• General metal structure has a typical life expectancy of 35 - 50 years dependent on maintenance of components. • Longer lifecycle is achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Annual visual inspection of connection pieces for impact damage or alterations.
<i>Year</i>	Annual.
<i>Priority</i>	High.
<i>Selection process</i>	Metal will have a longer lifespan and require less maintenance than timber options (10-20 years).
<i>Reference</i>	N/A

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INTERNAL BUILDING FABRIC SCHEDULE

5.0 INTERNAL BUILDING FABRIC SCHEDULE

5.1 Floors

5.1.1 All Buildings

<i>Location</i>	Interior
<i>Description</i>	- Timber laminate / parquet flooring, or - Carpet covering.
<i>Lifecycle</i>	- Laminated / parquet timber flooring has an expected life expectancy of 25-35 years dependent on use. 10-15 year lifespan for carpet. Likely requirement to replace for modernisation within this period.
<i>Required maintenance</i>	Visual inspection. Sweep clean regularly ensuring to remove any dirt. Clean up spills immediately and use only recommended floor cleaners.
<i>Year</i>	Annual.
<i>Priority</i>	Low.
<i>Selection process</i>	Materials chosen for aesthetics, durability and low maintenance.
<i>Reference</i>	N/A

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

5.1.2 All Buildings

<i>Location</i>	Selected Wet Areas
<i>Description</i>	Selected anti-slip porcelain floor tile.
<i>Lifecycle</i>	20-30 years lifespan for floor tiles in heavy wear areas. Likely requirement to replace for modernisation within this period.
<i>Required maintenance</i>	Visual inspection with regular cleaning, intermittent replacement of chipped / loose tiles.
<i>Year</i>	Annual for floor tiles.
<i>Priority</i>	Low.
<i>Selection process</i>	Durable, low maintenance floor finish. Slip rating required at entrance, few materials provide this and are as hard wearing.
<i>Reference</i>	N/A

5.2 Walls

5.2.1 All Buildings

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

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

5.2.2 All Buildings

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

5.3 Ceilings

<i>Location</i>	All Buildings
<i>Description</i>	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.
<i>Lifecycle</i>	2-10 years for finishes; 40 years for plasterboard. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	Regular maintenance required and replacement when damaged.
<i>Year</i>	Bi-annually.
<i>Priority</i>	Low.
<i>Selection process</i>	Decorative and durable finish.
<i>Reference</i>	N/A

5.4 Internal Handrails & Balustrades

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

5.5 Carpentry & Joinery

5.5.1 Internal Doors and Frames

<i>Location</i>	All Buildings.
<i>Description</i>	- 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 EN 13501 (Fire Tests). Timber saddle boards. - Brushed aluminium door ironmongery or similar
<i>Lifecycle</i>	30 years average expected lifespan. Longer lifecycle achieved by regular inspection and maintenance regime to ensure the upkeep of materials.
<i>Required maintenance</i>	General maintenance in relation to impact damage plus general wear and tear.
<i>Year</i>	Annual.
<i>Priority</i>	Low, unless fire door High.
<i>Selection process</i>	Industry standard.
<i>Reference</i>	N/A

5.5.2 Skirtings & Architraves

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

5.5.3 Window Boards

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

06

BUILDING SERVICES



6.0 BUILDING SERVICES

6.1 Mechanical Systems

6.1.1 Mechanical Plant

<i>Location</i>	Residential Houses.
<i>Description</i>	Space Heating is proposed to consist primarily of either Air Source Heat Pumps (ASHP) or Exhaust Air Heat Pumps, (EAHP) both complete with time and temperature controls and oversized Panel Radiators. Further details to be provided by the Mechanical & Electrical (M&E) Consultants at detailed design stage.
<i>Lifecycle</i>	• Annual Maintenance / Inspection of Heating System. • Annual Maintenance of Air Source or 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.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Annually.
<i>Priority</i>	Medium.
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Residential Apartments / Duplex / Triplex Units.
<i>Description</i>	Space Heating is proposed to consist primarily of either Air Source Heat Pumps (ASHP) or Exhaust Air Heat Pumps, (EAHP) both complete with time and temperature controls and oversized Panel Radiators. Further details to be provided by the Mechanical & Electrical (M&E) Consultants at detailed design stage.
<i>Lifecycle</i>	• Annual Maintenance / Inspection of Heating System. • Annual Maintenance of Air Source or 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.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Annually.

<i>Priority</i>	Medium.
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Childcare Facility.
<i>Description</i>	Space Heating is proposed to consist primarily of either Heat Pump Air-Conditioning. (HPAC) Further details to be provided by the Mechanical & Electrical (M&E) Consultants at detailed design stage.
<i>Lifecycle</i>	• Annual Maintenance / Inspection of Air-Conditioning System. • 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.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Annually.
<i>Priority</i>	Medium.
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.1.2 Soils and Wastes

<i>Location</i>	All Areas / Kitchens / Bathrooms, etc.
<i>Description</i>	Soils and Wastes Pipework – uPVC above basement and High-Density Polyethylene (HDPE) in basement.
<i>Lifecycle</i>	• 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.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Annually.
<i>Priority</i>	Medium.
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.1.3 Water Services

<i>Location</i>	Residential Houses.
<i>Description</i>	Water Heating is proposed to consist primarily of either Air Source Heat Pumps (ASHP) or Exhaust Air Heat Pumps, (EAHP) both complete with 200 litre Hot Water Cylinders for Domestic Hot Water. Further details to be provided by the Mechanical & Electrical (M&E) Consultants at detailed design stage.
<i>Lifecycle</i>	• Annual Maintenance / Inspection of Air Source or Exhaust Air Heat Pumps. • Annual Maintenance of Hot Water Cylinders. • Annual inspections required for all pipework. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Inspections, including legionella testing to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Annually.
<i>Priority</i>	High.
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Residential Apartments / Duplex / Triplex Units.
<i>Description</i>	Water Heating is proposed to consist primarily of either Air Source Heat Pumps (ASHP) or Exhaust Air Heat Pumps, (EAHP) both complete with 200 litre Hot Water Cylinders for Domestic Hot Water. Further details to be provided by the Mechanical & Electrical (M&E) Consultants at detailed design stage.
<i>Lifecycle</i>	• Annual Maintenance / Inspection of Air Source or Exhaust Air Heat Pumps. • Annual Maintenance of Hot Water Cylinders. • Annual inspections required for all pipework. • Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Inspections, including legionella testing to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Annually.
<i>Priority</i>	High.
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.1.4 Ventilation Services

<i>Location</i>	Residential Houses / Apartments / Duplex / Triplex Units.
<i>Description</i>	Ventilation is proposed to consist of Demand Controlled Mechanical Ventilation with Heat Recovery (MVHR) and CO ₂ controls or Mechanical Extract Ventilation (MEV) via the Exhaust Air Heat Pumps (EAHP) to M&E Design. • Cooker Hoods shall be installed in the kitchens.
<i>Lifecycle</i>	• 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.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Annually.
<i>Priority</i>	Medium.
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.2 Electrical / Protective Services

6.2.1 Electrical Infrastructure

<i>Location</i>	Switch rooms / Risers.
<i>Description</i>	Maintenance of Electrical Switchgear.
<i>Lifecycle</i>	• Annual Inspection of Electrical Switchgear and switchboards. • Thermographic imaging of switchgear 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.
<i>Required maintenance</i>	Annual / Every three years to be included as part of Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Annually.
<i>Priority</i>	High.
<i>Selection process</i>	All equipment to meet and exceed Electricity Supply Board (ESB), IS10101:2020 + AC2:2025 National Rules for Electrical Installations), Chartered Institution of Building Services Engineers of Ireland (CIBSE) recommendations and be code compliant in all cases.
<i>Reference</i>	N/A

6.2.2 Lighting Services internal

<i>Location</i>	All Areas – Internal.
<i>Description</i>	Lighting – Light-Emitting Diode (LED) throughout with Presence detection in circulation areas and locally controlled in apartments.
<i>Lifecycle</i>	• 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.
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required per above remedial works.
<i>Year</i>	Annually / Quarterly.
<i>Priority</i>	High.
<i>Selection process</i>	All equipment to meet requirements and be in accordance with the 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.
<i>Reference</i>	N/A

6.2.3 Lighting Services External

<i>Location</i>	All Areas – External.
<i>Description</i>	Lighting – All Light-Emitting Diode (LED) with Vandal Resistant Diffusers where exposed.
<i>Lifecycle</i>	• 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.
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required as per the Planned Preventative Maintenance (PPM) schedule.
<i>Year</i>	Annually / Quarterly.
<i>Priority</i>	High.
<i>Selection process</i>	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.
<i>Reference</i>	N/A

6.2.4 Protective Services – Fire Alarm

<i>Location</i>	All areas – Internal.
<i>Description</i>	Fire Alarm.
<i>Lifecycle</i>	- Quarterly Inspection of panels and 25% testing of devices as per IS3218:2024 requirements. - Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual / Quarterly Inspections certification as required as per the Planned Preventative Maintenance (PPM) schedule.
<i>Year</i>	Annually / Quarterly.
<i>Priority</i>	High.
<i>Selection process</i>	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.3218:2024 and the Fire Certificate.
<i>Reference</i>	N/A

6.2.5 Protective Services – Fire Extinguishers

<i>Location</i>	All Areas – Internal.
<i>Description</i>	Fire Extinguishers and Fire Blankets.
<i>Lifecycle</i>	Annual Inspection.
<i>Required maintenance</i>	Annual with Replacement of all extinguishers at year 10.
<i>Year</i>	Annually.
<i>Priority</i>	Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Selection process</i>	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.
<i>Reference</i>	N/A

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

<i>Location</i>	Common Area Lobbies.
<i>Description</i>	Smoke Extract / Exhaust Systems.
<i>Lifecycle</i>	- Regular Tests of the system. - Annual inspection of Fans. - Annual inspection of automatic doors and Opening Vents. (AOV) - All systems to be backed up by life safety systems.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance Programme.
<i>Year</i>	Weekly / Annually.
<i>Priority</i>	Medium.
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

6.2.7 Sustainable Services

<i>Location</i>	Residential Houses
<i>Description</i>	Air Source Heat Pumps (ASHP) or Exhaust Air Heat Pumps (EAHP)
<i>Lifecycle</i>	- Annual Maintenance of Air Source Heat Pumps (ASHP) or Exhaust Air Heat Pumps. (EAHP) - Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Residential Apartments / Duplex / Triplex Units.
<i>Description</i>	Air Source Heat Pumps (ASHP) or Exhaust Air Heat Pumps (EAHP)
<i>Lifecycle</i>	- Annual Maintenance of Air Source Heat Pumps (ASHP) or Exhaust Air Heat Pumps. (EAHP) - Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of Development Planned Preventative Maintenance (PPM) Programme
<i>Year</i>	Annually
<i>Priority</i>	Medium
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

<i>Location</i>	Car Charging.
<i>Description</i>	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.
<i>Lifecycle</i>	- Annual Inspection. - Cost for replacement equipment to be updated on completion of design matrix of equipment at detailed design stage.
<i>Required maintenance</i>	Annual Service Inspections to be included as part of the Development Planned Preventative Maintenance (PPM) Programme.
<i>Year</i>	Annually.
<i>Priority</i>	Medium.
<i>Selection process</i>	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 (CIBSE) recommended lifecycles.
<i>Reference</i>	N/A

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CONCLUSION & CONTACT DETAILS

7.0 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.

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APPENDIX 1

8.0 APPENDIX 1 – SCHEDULE FOR COSTS EVALUATION

Schedule for Cost Evaluation

The Schedule for Costs Evaluation provides a framework to allow costs per apartment, 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 include 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, 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, and many specific commentaries, 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	Staircases / 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	Staircases / 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	Select Locations				€ -	13.5%		25	€ -	13.5%		
Buffer Vessel	External Main Board	Select Locations				€ -	13.5%		15	€ -	13.5%		
Main Board	Landlord Boards	Select Locations				€ -	13.5%		30	€ -	13.5%		
Electrical Boards	Replacement Cold Water Mains Water and Fire Tanks	Various Levels				€ -	13.5%		20	€ -	13.5%		
Water Tanks	Booster Pumps associated with the above	Select Locations				€ -	13.5%		35	€ -	13.5%		
Booster Pumps	Lift Replacement	All Cores				€ -	13.5%		30	€ -	13.5%		
Lifts	Car Park, External, Staircases	Various				€ -	13.5%		40	€ -	13.5%		
Lighting - Landlord	Landlord Fire Alarm	Various				€ -	13.5%		20	€ -	13.5%		
Fire Alarm	Apartment Boards	Apartment				€ -	13.5%		20	€ -	13.5%		
Apartment Boards	Heat Interface Unit	Apartment				€ -	13.5%		20	€ -	13.5%		
Apartment HUI	Ventilation Heat Recovery Unit	Apartment				€ -	13.5%		20	€ -	13.5%		
Apartment HRU	External Lighting	Site				€ -	13.5%		20	€ -	13.5%		
Site Lighting													

