



**THORNTON O'CONNOR**  
TOWN PLANNING

## **Building Lifecycle Report**

**Prepared in Respect of a Proposed Mixed-Use  
Development that Constitutes a Large-Scale  
Residential Development Application at**

**Belgard Square East, Belgard Road and Old  
Blessington Road, Tallaght, Dublin 24**

**Prepared on Behalf of Midsal Homes Limited**

November 2025

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## 1.0 INTRODUCTION

### 1.1 Planning Policy Context

This *Building Lifecycle Report* sets out the appropriate framework of responses and requirements that are required subsequent to the adoption of the '*Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*', (*Apartment Guidelines, 2025*). This is to adhere to the requisite legal and financial arrangements to support the effective and appropriate resourcing and maintenance for the operation of Apartment Developments.

Under the *Apartment Guidelines, 2025* there is a requirement to consider the long-term running costs for each resident, in addition to considering how proposals are compliant with the *Multi-Unit Developments Act, 2011*, which is required in the assessment of Apartment Developments. As such, Planning Applications are now required to produce a '*Building Lifecycle Report*' which sets out the long-term running and maintenance costs as they apply per residential unit at the time of making such a Planning Application. This Report must also demonstrate that the Applicant/Agent has considered measures and design choices which will aid in the effective management and reduction in costs to the benefit of future residents. Specifically, Section 6.2 of the *Apartment Guidelines, 2025* requires that Planning Applications for Apartment Developments 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."*

This Building Lifecycle Report responds appropriately to the requirements set out in Section 6.1 of the *Apartment Guidelines, 2025* and relates to the residential units and their associated ancillary spaces proposed as part of this Application.

### 1.2 Site Location, Description and Context

The subject site, which measures 1.19 Ha, is located at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24. The main development site (approximately 0.91 Ha) is generally bound: to the north by Old Blessington Road; to the east by Belgard Road (R113); to the south by McDonald's Restaurant property (D24 HW74); and to the west by Belgard Square East. The site also includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (approximately 0.28 Ha) for the provision of landscaping, 2 No. pedestrian crossings, accesses/junctions, minor road and footpath works, cycle infrastructure and water services infrastructure.



**Figure 1.1:** Aerial View with the Location of the Subject Site (Indicatively Outlined in Red)

(Source: Google Maps, Annotated By Thornton O'Connor Town Planning, 2025)

The site is brownfield, comprised of existing hardstanding and is 'infill' in nature. Its boundary treatments are principally block walls and railings to the north, east and west, and a blockwork wall to the south. A Beech hedge defines the outward face of the eastern boundary fronting Belgard Road. For further context of the subject site refer to (Figure 1.2) below.



**Figure 1.2: View of the Subject Site**

**(Source: Google Maps, Annotated By Thornton O'Connor Town Planning, 2025)**

The subject site is suitably located in South Dublin, in close proximity to a wide range of services, employment and educational facilities. In terms of general connectivity and accessibility, the site is located within a 400 m walk of the Tallaght Luas stop (6-minute walk), a 200 m walk to the Tallaght Retail Centre (2-minute walk) and a 250 m walk from The Square Shopping Centre (3-minute walk). The site is approximately a 6-minute walk from Sean Walsh Memorial Park, a 1-km walk to Tallaght Hospital (15-minute walk) and a 7-minute walk from the TU Dublin Tallaght Campus. Additionally, the subject site is encompassed by mixed use developments and residential areas, like the West Park Housing Development and the Cross West Apartments/Offices complex. For further explanation see Figure 1.3 below.

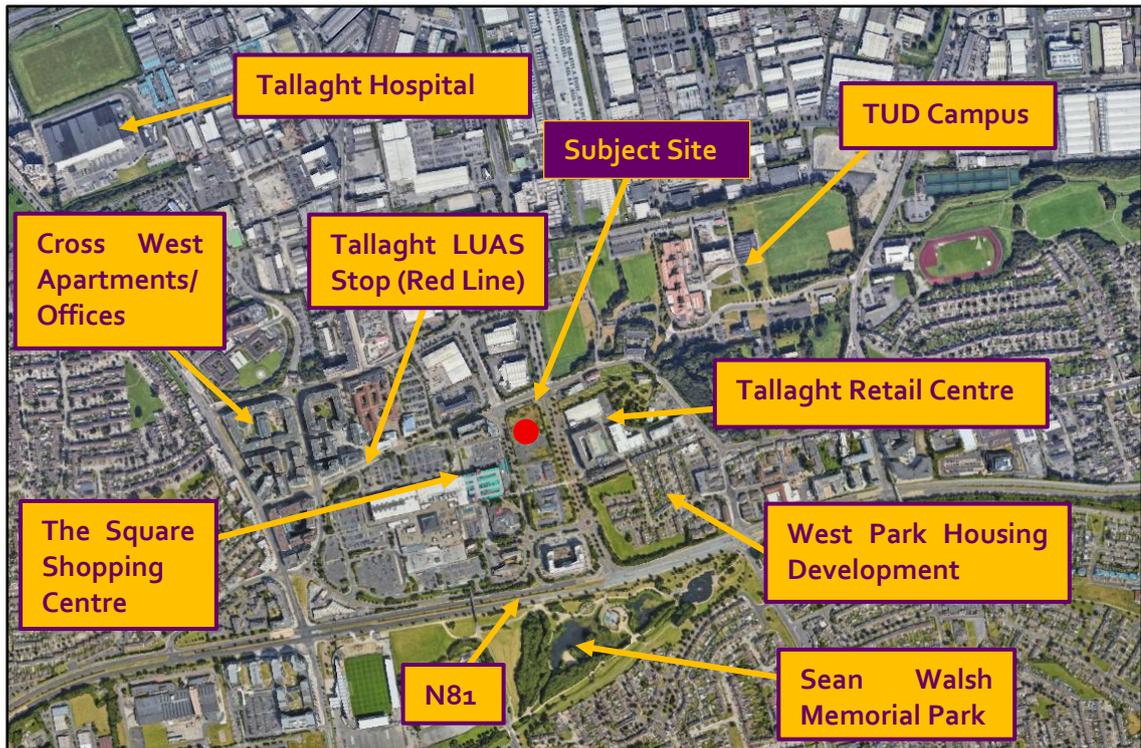


Figure 1.3: Site Context Map with the Indicative Location of the Subject Site Indicated By Red Star

(Source: Google Maps, Annotated By Thornton O'Connor Town Planning, 2025)

### 1.3 Description of the Proposed Development

The proposed development is described in the Statutory Notices as follows:

*"Midsal Homes Limited intends to apply for permission for a Large-Scale Residential Development (LRD) at a site of approximately 1.19 Ha at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24. The main development site (approximately 0.91 Ha) is generally bound: to the north by Old Blessington Road; to the east by Belgard Road (R113); to the south by McDonald's Restaurant property (D24 HW74); and to the west by Belgard Square East. The site also includes parts of the carriageways and verges of Belgard Square East, Belgard Road and Old Blessington Road (approximately 0.28 Ha) for the provision of landscaping, 2 No. pedestrian crossings, accesses/junctions, minor road and footpath works, cycle infrastructure and water services infrastructure.*

*The proposed development principally comprises: the demolition and removal of existing boundary walls and railings on the main development site's eastern, western and northern sides; and the construction of a mixed-use development in 2 No. blocks (Block A to the south and Block B to the north) with a gross floor area of 23,540 sq m (excluding basement of 275 sq m) and ranging in height from 1 No. to 7 No. storeys (with mezzanine level) over basement.*

*The development includes a total of 199 No. residential dwellings (6 No. studios, 47 No. 1-bed, 98 No. 2-bed and 48 No. 3-bed) in the 2 No. blocks, with Block A comprising 49 No. 'senior living' apartment units and Block B comprising 150 No. 'standard' apartment units. The development also includes 2,123 sq m of non-residential floor space, with the*

following uses proposed: 4 No. retail units (totalling 331 sq m); 4 No. class 1 / class 2 commercial units (totalling 387 sq m); a bicycle sales and repair shop (81 sq m); an off-licence (64 sq m); a bar (151 sq m); a café (87 sq m); a medical centre (210 sq m); a dental practice (72 sq m); a pharmacy (195 sq m); a beauty/health salon (195 sq m); and a crèche (350 sq m) with external play area.

The development also comprises: an undercroft car park accessed via a new entrance/exit at Belgard Square East which provides 58 No. car parking spaces; a gated service lane to the south of Block A, with entrances/exits off Belgard Square East and Belgard Road; 2 No. pedestrian/cycle crossings, at Belgard Square East and Belgard Road; continuation of the northbound cycle lane from Belgard Road onto Old Blessington Road; alteration to the median and northbound right turn at Belgard Road onto Abberley Square; cycle parking; internal communal amenity spaces for the senior living units; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; 2 No. sub-stations; plant/operational rooms; bin stores; public lighting; blue roofs; rooftop PV arrays; lift overruns and rooftop opening vents atop both blocks; 4 No. 0.3 m diameter microwave link dishes mounted on 2 No. steel support poles affixed to the Block B lift overrun, all enclosed in radio-friendly GRP shrouds; and all associated works above and below ground."

### 1.3.1 Key Statistics

The principal details pertaining to the proposed development are set out in Table 1.1 below:

<b>Total Site Area</b>	1.19 Ha (11,928 sq m)
<b>Developable/Net Site Area</b>	0.91 Ha (9,071 sq m)
<b>No. Units</b>	Total: 199 No Block A: Senior Living 49 No. Block B: 'Standard' 150 No.
<b>Public Open Space</b>	1,463 sq m (16.1% of net site area and 12.3% of gross site area)
<b>Non-Residential Floor Area</b>	2,123 sq m
<b>Communal Open Space</b>	1,701 sq m (Block A – Senior Living: 303 sq m (internal and external) and Block B – Residential: 1,398 sq m (external only))
<b>Height</b>	1–7 No. storeys
<b>Plot Ratio (Based on Net Site Area)</b>	2.4:1
<b>No. of Car-Parking Spaces</b>	58 No. (including 3 No. disabled spaces)
<b>No. of Cycle-Parking Spaces</b>	557 No. (Short-Stay: 412 and Long-Stay: 145)
<b>Proposed % of Dual Aspect Units</b>	55%

**Table 1.1: Proposed Development – Key Statistics**

## **2.0 ASSESSMENT OF LONG-TERM RUNNING AND MAINTENANCE COSTS**

### **2.1 Management Company and Common Areas**

A Building Management Team will be appointed to the development to ensure that all relevant costs that relate to the internal and external common areas of the subject site are appropriately managed. The Building Management Team will be responsible for ensuring that maintenance and running costs are kept within agreed running budgets. Additionally, the Building Management Team will be responsible for the annual operational charges as set out in the *Multi-Unit Developments Act, 2011*.

### **2.2 Service Charge Budget**

In accordance with the *Multi-Unit Developments Act, 2011*, a Service Charge Budget, which will cover items such as cleaning, landscaping, external lighting, building heating and hot water systems, refuse management, utility bills, insurances, maintenance of mechanical/electrical lifts/life safety systems, building security and property management fees within the development's common areas, will be compiled for the development. The Service Charge Budget will also provide allowances for a Sinking Fund.

### 3.0 MEASURES TO MANAGE AND REDUCE COSTS

#### 3.1 Treatments, Materials and Finishes

Selected to complement the materials of the existing residential development in the locality, the proposed external envelope of the apartment building is principally a light coloured brick, with robust factory finished windows and doors. These materials will not require regular ongoing maintenance and will thus reduce ongoing maintenance costs, whilst the utilisation of robust factory finished windows and doors will also reduce ongoing maintenance costs. The floor to ceiling glazing will require some maintenance as they will need to be kept clean.

Description of Measure	Benefit
Consideration is given to the requirements of the Building Regulations, including <i>BS 7543: 2015, 'Guide to Durability of Buildings and Building Elements, Products and Components'</i> , which provides guidance on the durability, design life and predicted service life of buildings and their components.	Ensures that the long-term durability and maintenance of materials is an integral part of the design and specification of the proposed development.
Brick to building envelope.	Highly durable with low maintenance and has a lifespan of 50–80 years.
Fibre cement panels to building envelope and balcony/terrace screening.	Durable and low maintenance material.
Installation of robust factory finished double glazed windows and doors.	Does not require regular replacement.
Installation of floor to ceiling glazing.	Requires ongoing maintenance as they will need to be kept clean.

**Table 3.1: Treatments, Materials and Finishes of Apartment Building**

#### 3.2 Building

The proposed development comprises of the construction of a mixed-use development in 2 No. blocks (Block A to the south and Block B to the north) with a gross floor area of 23,540 sq m (excluding basement of 275 sq m) and ranging in height from 1 No. to 7 No. storeys (with mezzanine level) over basement. The development includes a total of 199 No. residential dwellings (6 No. studios, 47 No. 1-bed, 98 No. 2-bed and 48 No. 3-bed) in the 2 No. blocks, with Block A comprising 49 No. 'senior living' apartment units and Block B comprising 150 No. 'standard' apartment units with associated balconies.

As shown on the enclosed plans and particulars prepared by Donnelly Turpin Architects, the design of the residential units adheres to the relevant development management standards. Furthermore, they have been designed such that they can be easily adapted to suit changing needs, with the proposed development complying with the Building Regulations Technical Guidance Documents K and M.

The proposed development also comprises 1,701 sq m of communal amenity space in the form of a landscaped podium at first floor level for Block B and 3 No. internal and external space in Block A. These will provide for active and passive forms of recreation and socialisation. The proposed development has been respectfully designed having due regard

to both the characteristics of the subject site and its surrounding context, with a maximum height of 7 No. storeys.

### 3.3 Construction Methodology

The building's structure will be decided in coordination with the Building Contractor and Design Team. The chosen materials for the façades will include 'texture' cream/light coloured buff brickwork, powder coated metal finishes, including aluminium windows and sills, security screens, balustrades, rainwater goods and fibre cement panels.

The roof will comprise of a blue roof and SuDS design, which has an average lifespan of 25-35 years. Robust detailing and maintenance can extend its lifecycle. The roof acts as a stormwater attenuation system, reducing maintenance of rainwater goods, increasing biodiversity, and providing thermal and sound insulation properties. Robust, high-quality anti-slip materials will be used for specified paving areas/terraces to ensure longevity and user safety. For roof terraces and balconies, lightweight slabs will be used, offering a long-lasting surface with considerably less maintenance compared to timber decking. Rainwater goods will consist of cast aluminium/ uPVC downpipes with rainwater outlets suitable for specified roof membranes.

Windows and doors will have aluminium frames and openings, with a typical lifespan of 30-40 years. Regular cleaning and maintenance can further extend their lifespans. Handrails and balustrades will be made of stainless steel and glass. Glass typically lasts 25-45 years, while the metal can last up to 70 years depending on maintenance. Regular visual inspections of connection pieces are necessary to ensure a longer lifespan.

Internal finishes will consist of selected paint finish with primer on skimmed plasterboard, achieving a lifespan of 5-10 years for finishes and 40 years for plasterboard. Regular maintenance is required for cleaning and plasterboard replacement in the event of damage.

### 3.4 Material Specification

Longevity, durability and low maintenance were key principles underpinning the selection of materials. Due regard was notably had to guidance and best practice principles in the selection of materials to ensure long-term durability and low maintenance of materials. As illustrated on the enclosed plans and particulars prepared by Donnelly Turpin Architects, the proposed external envelope of the apartment building is a mix of light coloured brick, pre-cast stone and metal features.

These materials will notably not require ongoing maintenance and as such will reduce ongoing maintenance costs, whilst the utilisation of robust factory finished windows and doors will also reduce ongoing maintenance costs. The proposed floor to ceiling glazing will require some maintenance as they will need to be kept clean.

### 3.5 Landscaping

Quality, durable and low maintenance were key principles underpinning the selection of landscape materials. A diverse scheme of native and naturalised trees, shrubs and flowering perennials, which tend to be most resilient to the climate of Ireland, has been selected. Hard landscape materials will include play equipment on rubber safety surface, timber seating,

communal table and chairs, light grey granite setts to road, and steel bicycle stands. The furniture selected will be made of robust, widely available materials that are easily maintained. Soft landscape materials will include buffer hedge planting, herbaceous and shrub planting, ornamental shrubs, and grassed areas. The maintenance and management of the proposed landscape is provided in the enclosed *Landscape Design Report* prepared by Studio Glasú.

The aim of the landscape proposal is not only to create a beautiful landscape of open spaces in terms of form, pattern, materiality, geometry and tactility, but to ensure the landscape performs well overtime.

### 3.6 Waste Management

#### 3.6.1 Construction and Demolition Waste Management

A *Resource and Waste Management Plan* has been prepared by AWN Consulting and is submitted herewith. The enclosed plan demonstrates how the construction and demolition phase of the development will comply with EU, National and Regional Waste Legislation.

#### 3.6.2 Operational Waste Management

As regards operational waste, the proposed development has been designed to maximise the quantity of domestic waste recycled and minimise the generation of unsegregated domestic waste in accordance with the relevant objectives of *South Dublin County Development Plan 2022-2028* and *A Waste Action Plan for a Circular Economy: Ireland's National Waste Policy 2020-2025*. Accordingly, an *Operational Waste Management Plan* has been prepared by AWN Consulting and is submitted herewith.

The design of the apartment units provides sufficient internal kitchen space for the storage of mixed domestic waste, green recyclable waste and organic waste. The waste will be subsequently disposed of in a communal waste storage area and collected by a private waste collection operator.

### 3.7 Human Health and Wellbeing

At the forefront of the design of the proposed development has been the health and wellbeing of future residents. As set out in Table 3.2 below, the following have been considered in the design of the proposed development:

Measure	Description	Benefit
Natural Daylight	The design, separation distances and layout of the residential units, 55% of which are dual aspect, has been designed to optimise the ingress of natural light to the dwellings to ensure good levels of natural light are provided.	Reduces reliance on and thus costs associated with artificial lighting.
Accessibility	The apartment units have been designed such that they can be easily adapted to suit changing needs, with the proposed development complying with Technical	Reduces the level of adaption and associated costs which may be necessitated by the

Measure	Description	Benefit
	Guidance Documents K and M. All 49 No. senior living units have been designed in accordance with the principles of universal design.	future circumstances of a resident(s).
Security	The layout of the proposed development has been designed to ensure the passive surveillance of areas of open space.	Reduces the potential for anti-social behaviour.
Private Open Space	The proposed private open space provision for the apartment units is in accordance with the standards set out in the <i>Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025</i> .	Facilitates interaction with the outdoors, thus increasing potential health benefits.
Natural Amenity	The proposed development comprises 1,463 sq m of public open space and 1,701 sq m of communal open space.	Facilitates socialisation and interaction among residents, resulting in improved wellbeing.  Proximity and use of parks promote a healthy lifestyle.

**Table 3.2: Design Measures**

### 3.8 Energy and Carbon Emissions

As set out in the *Building Regulations Technical Guidance Document L 2022 Conservation of Fuel and Energy – Dwellings*, all new residential buildings should be designed and constructed to be “Nearly Zero Energy Buildings”:

*“A building shall be designed and constructed so as to ensure that the energy performance of the building is such as to limit the amount of energy required for the operation of the building and the amount of carbon dioxide (CO<sub>2</sub>) emissions associated with this energy use insofar as is reasonably practicable.”*

For new dwellings, the “Nearly Zero Energy Buildings” Performance Requirements shall be met by:

*“providing that, the nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby”.*

An *Energy Efficiency and Climate Change Adaptation Design Statement* prepared by Renaissance Engineering is submitted herewith and demonstrates how the proposed development will minimise energy consumption and carbon emissions. In order to reduce the energy consumption of the development and ensure compliance with the *Building Regulations Technical Guidance Document L 2022 Conservation of Fuel and Energy – Dwellings*, the utilisation of the following is currently being considered for the dwellings:

### ***High Performance U-Values***

High Performance U-Values minimise heat loss through the fabric of a building, reducing energy consumption and thus minimising carbon emissions to the environment. The U-Values being evaluated will, at minimum, be in line with those required by the *Building Regulations Technical Guidance Document L 2022 Conservation of Fuel and Energy – Dwellings*.

### ***Air Tightness***

The number of air infiltration areas will be reduced by limiting air permeability. This will allow the buildings to retain conditioned fresh air and further reduce their energy demands and carbon emissions.

### ***PV Solar Panels***

The utilisation of solar panels as a means of providing a renewable source of energy for the dwellings is proposed. Photovoltaic systems can provide energy in the form of heat energy to provide a complementary heating source for the hot water requirements of a unit, or as a renewable electricity source to provide a complementary electricity source to the proposed mains infrastructure to the unit.

### ***Thermal Transmittance***

To avoid excessive heat losses and local condensation problems, there will be reasonable care taken to ensure continuity of insulation and to limit local thermal bridging. The Accredited Construction Details and NEAP Guidance will be implemented to assess the buildings thermal bridging performance.

## **3.9 Transport and Accessibility**

The subject site is located at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24. The N81 is a national secondary road connecting Dublin to Tullow, Co. Carlow, passing through Tallaght, Brittas, Blessington, Rathvilly, and Tullow. The N81 is the only major national road emanating from Dublin that is a national secondary rather than national primary road. It also provides fast and easy access for people living in and commuting to Dublin City and suburbs.

The M50 Motorway is located approximately 2.7 kilometres from the subject site, or a 5-9 minute drive (depending on traffic), which can be accessed via the N81. The M50 offers an extensive number of routes and destinations in Dublin and beyond through both national and regional roads.

In addition to the aforementioned outstanding road accessibility, the subject site is served by excellent public transport with many bus stops located nearby. The N181 is identified as a Quality Bus Corridor, providing an extensive number of bus route options. Old Blessington Road, Belgard Square West and within the Square Town Centre provide numerous bus stops also. The closest bus stop to the subject site is Stop 4436, Old Blessington Rd, Tallaght, located 100 metres west of the site (1-minute walk), providing bus routes heading to and from the subject site.

Furthermore, the N11 provides excellent cycle infrastructure in proximity to the subject site. There is 2 No. cycle lane on either side of the NR113, clearly indicated by road markings along both sides of the road, and can be easily accessed from the subject site.

It is evident that the subject site benefits from an outstanding level of accessibility, considering its location and associated easy and fast access in and around Dublin. More information regarding transport and accessibility is provided in the *Traffic and Transport Assessment Report* prepared by NRB Consulting Engineers which is submitted herewith.

#### 4.0 CONCLUSION

We submit that this Building Lifecycle Report provides considerable detail regarding the building lifecycle of the proposed development for the consideration of the Planning Authority.

The proposed development will be constructed to a high standard and will be in compliance with all relevant policies and guidelines which seek to provide for energy efficient and liveable multi-unit development that will reduce maintenance costs for residents over time.

In consideration of the above we trust that South Dublin County Council will be satisfied with the details of this Building Lifecycle Report which are in accordance with Section 6.0 of the *Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025*.