

BUILDING LIFECYCLE REPORT



Proposed Development
at
Cairns Road, Sligo

for
Novot Holdings Limited

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i INTRODUCTION

The Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities (published in December 2020), include a requirement to provide details on the management and maintenance of any apartments that may be contained within housing developments.

The Guidelines state that consideration of the long-term running costs and manner of compliance of the proposal with the Multi- Unit Developments Act, 2011 are matters which should now be considered as part of any assessment of a proposed apartment development.

Section 6.13 of the guidelines requires that apartment applications 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’;*
- *‘...demonstrate what measures have been specifically considered by the proposer to effectively manage and reduce costs for the benefit of residents.’*

This Building Life Cycle Report document sets out to address the requirements of Section 6.13 of the Apartment Guidelines, and includes an assessment of long-term running and maintenance costs as they would apply on a per residential unit basis at the time of this application, as well as demonstrating what measures have been specifically considered by the applicant to effectively manage and reduce costs for the benefit of residents. It is broken into two sections as follows:

Section 1:

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

Section 2:

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

ii PROPOSED DEVELOPMENT

This report relates to the apartment/ duplex elements of the proposed development at Cairns Road in the south-eastern part of Sligo Town, Co. Sligo. The overall development will comprise the construction of a scheme comprising 74 No. residential units, comprising 50No. houses and 24No. apartments and duplex units.

The development description for this planning application is:

Novot Holdings Ltd., intend to apply for permission for development on a site which extends to c. 2.1ha on lands located on the Cairns Road, Sligo, Co. Sligo.

The development will consist of:

1) Construction of 74 no. residential units comprising:

- ***5 no. 1-bed own-door apartments,***
- ***19 no. 2-bed own-door apartments,***
- ***8 no. 3-bed terrace houses,***
- ***14 no. 3-bed semi-detached houses,***
- ***2 no. 4-bed terrace houses,***
- ***26 no. 4-bed semi-detached houses.***

2) Provision of all associated surface water and foul drainage services and connections with all associated site works and ancillary services.

3) Pedestrian, cycle, and vehicular access/egress with Cairns Road, and pedestrian and cycle access/egress with the adjoining Ardcairn residential estate.

4) Provision of public open space, communal open space, private open space, site landscaping, public lighting, refuse storage, resident and visitor car parking including electric vehicle charging points, bicycle parking, boundary treatments, and all associated site development works.

5) Demolition of existing bungalow dwellinghouse and outbuildings located to the north-east of the development site.

6) This application is accompanied with a Natura Impact Statement (NIS).

The 24No. apartment/ duplex units are located in 2No. Blocks within the overall development, namely Block H and Block J. Block H & Block J are located at the northern-eastern part of the site and are positioned adjacent to the site entrance at Cairns Road. Block H contains 12No. apartment/ duplex units comprising of 6 No. 2-Bed (4-Person) Apartments at Ground Floor Level and 6 No. 2-Bed (3-Person) Duplexes at Ground/ First Floor Levels. Block J contains 12No. apartment/ duplex units comprising of 6 No. 2-Bed (4-Person) Apartments at Ground Floor Level along with 1 No. 2-Bed (3-Person) Duplexes at Ground/ First Floor Levels and 5 No. 1-Bed Duplexes at Ground/ First Floor Levels.

The overall summary of apartment/ duplex units is as follows:

- 5 No. 1-Bedroom first floor apartment/ duplexes with own door access at ground floor level & own internal stairwell
- 7 No. 2-Bedroom (3-Person) first floor apartment/ duplexes with own door access at ground floor level & own internal stairwell
- 12No. 2-Bedroom (4-Person) ground floor apartments with own door access

All of the apartment/ duplex blocks are two storeys in height.

We note that all of the apartments/ duplex units are proposed to have direct own door access at ground level. There are no internal common stairwell/ lift/ circulation areas or any other internal common areas proposed in the apartment/ duplex blocks.

SECTION 1:

AN ASSESSMENT OF LONG-TERM RUNNING AND MAINTENANCE COSTS AS THEY WOULD APPLY ON A PER RESIDENTIAL UNIT BASIS AT THE TIME OF APPLICATION.

1.1 Long-Term Running Costs

The aim of the developer is to manage and minimise potential unnecessarily high running costs on a per residential unit basis. Novot Holdings Limited and associated firms have a proven track record in the delivery of high-quality homes and apartments/ duplexes and have applied their experience to ensure the provision of a development which will be well managed and easily maintained.

1.2 Establishment of an Owners' Management Company

In accordance with the MUD Act 2011, a property management company will be established (at the expense of the Applicant) to manage the apartment/ duplex blocks and their associated communal areas within the proposed development. All future owners of apartment/ duplex units within the development will be entitled members of the Owner's Management Company on completion of the sale of each apartment/ duplex unit. The Applicant will ensure that the Owner's Management Company (when being established) will have all the powers necessary to perform all the functions conferred on it by the MUD Act 2011.

Relevant parts of any common areas of the Apartment/ Duplex Blocks and any other relevant common communal open space areas associated directly with the apartment blocks within the development, will be transferred by deed (or otherwise) to the Owner's Management Company including:-

- Any right of way or access necessary for the reasonable use and enjoyment of the development.
- Any rights necessary to enable the owner of each apartment/ duplex unit to enjoy the quiet and peaceful occupation of the unit.
- All necessary amenities intended to be available for use in conjunction with the ownership and occupation of the apartment/ duplex units.

The Owners' Management Company will be responsible for the maintenance and management of all common/ communal areas for the apartment/ duplex blocks and shall have rights (as set out under Section 13 of the MUD Act 2011) to carry out repairs or maintenance to ensure the safe and effective occupation of the multi-unit development.

1.3 Property Management of the Common Areas of the development

A property management company will be employed at an early stage to ensure that all property management functions are dealt with and that the running and maintenance costs of the common areas are kept within the agreed Annual operational budget. The property management company will enter into a contract directly with the Owners Management Company (OMC) for the ongoing management of the built apartment. duplex elements of the development. This contract will be for a maximum period of 3 years and in the form prescribed by the PSRA.

The Property Management Company also has the following responsibilities for the apartment development once constructed:

- Timely formation of an Owners Management Company (OMC) – which will be a company limited by guarantee having no share capital. All future purchasers will be obliged to become members of this OMC.
- Preparation of annual service charge budget for the apartment/ duplex common/ communal areas.

- Fair and equitable apportionment of the Annual operational charges in line with the Multi Units Development Act 2011 (MUD Act);
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD Act - including completion of Developer OMC Agreement and transfer of common/ communal areas;
- Transfer of documentation in line with Schedule 3 of the MUD Act;
- Estate Management;
- Third Party Contractors Procurement and management;
- OMC Reporting;
- Accounting Services;
- Corporate Services;
- Insurance Management;
- Staff Administration;
- After Hours Services.

1.4 Annual Service Charge Budget

The Owners' Management Company shall, in accordance with the *Multi Unit Developments Act 2011*, establish and maintain a scheme in respect of annual service charges from which the company may discharge ongoing expenditure reasonably incurred on the insurance, maintenance (including cleaning and waste management services) and repair of the common/ communal areas and on the provision of common or shared services to the owners and occupiers of the apartment/ duplex units in the development. The Annual Service Charge shall not be levied until it has been considered by a General Meeting of the members. The Annual Service Charge will be based on anticipated expenditure expected to be incurred by the company to cover the following costs:-

- Insurance
- General Maintenance
- Repairs
- Utility Bills
- Waste Management
- Cleaning
- Gardening and Landscaping
- Security
- Legal services and accounts preparation
- Any other expenditure arising in connection with maintenance, repair and management of common areas

The Owners' Management Company will maintain sufficient and proper records of all expenditure incurred to enable appropriate verification and audits to be undertaken.

1.5 Sinking Fund

It is expected that a sinking fund allowance will account for future major maintenance and upgrade costs. A 10-year Planned Preventative Maintenance (PPM) strategy will determine the level of sinking fund required.

The Owners' Management Company shall establish a building investment fund (referred to under the MUD Act as a '*sinking fund*') for the purpose of discharging expenditure reasonably incurred on:-

- Refurbishment
- Improvement
- Maintenance of non-recurring nature
- Advice from suitably qualified persons relating to refurbishment, improvement and maintenance.

The owner of each unit in the multi-unit apartment/ duplex blocks within the development shall be obliged to make payments to the sinking fund. The obligation to establish a sinking fund and to make contributions to such a fund shall apply on the passing of a period of 3 years since the first transfer of ownership. The contributions made towards the sinking fund shall be held in a separate account and in a manner which identifies these funds as belonging to the sinking fund (i.e. these funds shall not be used for refurbishment, improvement and non-reoccurring maintenance). Any such expenditure will need to be certified by the OMC Board and approved by a meeting of OMC members in accordance with the MUDS act.

This service charge budget includes an allowance for a Sinking Fund and this allowance is determined following the review of the Building Investment Fund (BIF) report prepared for the OMC. The BIF report once adopted by the OMC, determines an adequate estimated annual cost provision requirement based on the needs of the development over a 30-year cycle period. The BIF report will identify those works which are necessary to maintain, repair, and enhance the premises over the 30-year life cycle period, as required by the *Multi Unit Development Act 2011*.

In line with the requirements of the MUD Act, the members of the OMC will determine and agree each year at a General Meeting of the members, the contribution to be made to the Sinking Fund, having regard to the BIF report produced.

A sample format of the typical BIF report is set out in Appendix B.

Note: the detail associated with each element heading i.e. specification and estimate of the costs to maintain/ repair or replace, can only be determined after detailed design and the procurement/ construction of the development and therefore the figures provided are estimates.

**SECTION 2:
MEASURES SPECIFICALLY CONSIDERED BY THE PROPOSER TO EFFECTIVELY
MANAGE AND REDUCE COSTS FOR THE BENEFIT OF RESIDENTS.**

The following are an illustration of the energy measures that are planned for the units to assist in reducing costs for the occupants.

2.1 Building Design:

Measure	Description	Benefit
Daylighting to apartments	Where possible, as outlined in ' <i>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities</i> ' to have regard for quantitative performance approaches to daylight provisions 'outlined in guides like the BRE guide ' <i>Site Layout Planning for Daylight and Sunlight</i> ' (2nd edition) or BS 8206-2: 2008 – ' <i>Lighting for Buildings – Part 2: Code of Practice for Daylighting</i> ' when undertaken by development proposers which offer the capability to satisfy minimum standards of daylight provision'. The Daylight & Sunlight Assessments prepared by Douglas Wallace Consultants as per the BRE guidance note that all apartment/ duplex unit will meet the required daylighting criteria.	Reduces the requirement, and therefore expense, for continuous artificial lighting.
Dual Aspect Apartments	100% of the units within the proposed development are dual aspect thereby maximising the availability of sunlight and cross ventilation.	Minimising heating costs and the need for mechanical ventilation.
Floor to ceiling heights	Floor to ceiling height standards are provided in accordance with the 2020 Apartment Guidelines, which have the effect of maximising daylighting and ventilation.	Minimising heating costs and the need for mechanical ventilation.
No internal common areas	The apartment/ duplex blocks have been designed so that all units have own door access from ground level. Therefore, there are no shared internal common areas or stairwell/ Lifts/ Corridors.	Eliminates the requirement, and therefore expense, for continuous maintained, running costs and upkeep of internal common areas
Safety & Security	All aspects of the proposed development have been designed to maximise passive surveillance to open space & communal areas.	Minimise costs associated with theft, vandalism and anti-social behaviour.

2.2 Landscape Design

The Landscape Masterplan for the proposed development has been carefully laid out and designed to maximise the amenity of future residents, while at the same time ensuring that future maintenance will be minimised. The following specific cost reducing elements are noted:-

Measure	Description	Benefit
Site Planning	The landscape design and site layout has been designed to respond to site conditions and influence the masterplan in order to create a unique user experience. There are a variety of spatial typologies and scales which have been programmed to cater for a number of user groups and activities such as play for toddlers and older children, exercise, seating areas and areas for community gatherings.	Both the physical and visual connection to landscape provides positive impact on health and wellbeing of the community. The creation of spaces on larger and smaller scales caters for individual activities or groups and thus encourages residence to engage with the natural environment and one another.
Soft Landscape	The landscaped public spaces at grade level will incorporate dense planting. There will also be a soft landscaped green buffer zones to boundaries. All proposed planting species have been selected based on their suitability for their location. Native plants have been included where suitable to assist in improving urban biodiversity and diversify the pollination ability within Ireland in accordance with the All-Ireland Pollination Plan. All planting will be provided with the suitable depth of topsoil and will provide adequate growing space for planting. All landscaping will be implemented and maintained in accordance with the maintenance and management schedule.	The soft landscaping is appropriate to the location and will be able to be maintained and managed at reasonable cost. It will have a net gain for biodiversity, provide a changing landscape to follow the seasons and thus create interest and positive impacts on residence. Soft landscape areas drain more naturally and recharge the water table while creating habitat.
Hard Landscape	The selection of hard landscape materials is determined by function but also to provide a cohesive palette of materials throughout. Materials are chosen for durability, but where practical are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape, in order to minimise the impact of hard landscape surfaces. Furniture and equipment (e.g. play, exercise, fencing etc.) will be durable and robust with multifunctional uses with soft pour at play and exercise areas.	The use of robust high quality paving materials is intended to provide materials that reduce the need for ongoing maintenance costs. Other materials such as for play, seating, fencing etc. are sustainable and robust material types that are designed to reduce the frequency and need for repair and maintenance over time.
Site Layout & Accessibility	High quality landscaping both hard surface (for the cycle /car parking and pavements) and soft landscaping with planting and trees. The landscaping will be compliant with the requirements for Part M / K of the Technical Guidance Documents and will provide level access and crossings for wheelchair users and pedestrians with limited mobility.	Plenty of room for cycles and pedestrians along with car spaces provide a good balance between pedestrians and car users. Wheelchair user-friendly.

	Designated car parking areas for the adjoining units reduces the travel distances for visitors with reduced mobility.	
Routine Maintenance Programme	The establishment early on of a routine maintenance programme incorporating tree and shrub pruning will develop a well established and robust soft landscape element and will also minimise damage to the hard landscaping element (that might be caused by unmanaged tree / shrub growth).	Minimise future landscape maintenance and repair costs.
Maintenance & Management	Maintenance and management requirements have been considered through the design process. Complex planting arrangements have been omitted thus avoiding onerous maintenance and management requirements	Estate maintenance costs reduced
Balconies & openable windows	Use of balconies & openable windows allow individuals to clean windows themselves	Reduces the cost and reliance on 3rd party contractors for cleaning & maintenance.
Sustainability & Biodiversity	<p>Sustainability and ecology conservation aspects of the proposed development include the retention of trees and hedgerows along site boundaries and the use of native trees where possible across the site.</p> <p>Other species have been carefully selected for compatibility with the size of available spaces which is an important factor in long term management of the development. The overall objective is to enhance the biodiversity potential of the site in addition to providing seasonal interest and variety.</p> <p>Judiciously placed flowering shrub and groundcover planting have been included to further promote biodiversity (pollinator species attracting insects and birdlife).</p>	Enhanced sustainability of long-term estate management

2.3 Energy & Carbon Emissions

Measure	Description	Benefit
BER Certificates	<p>A Building Energy Rating (BER) certificate will be provided for each dwelling in the proposed development which will provide detail of the energy performance of the dwellings. A BER is calculated through energy use for space and hot water heating, ventilation, and lighting and occupancy. It is proposed to target an A2/A3 rating for the apartments this will equate to the following emissions:</p> <ul style="list-style-type: none"> • A2 – 25-50 kwh/m2/yr with CO2 emissions circa 10kgCO2/m2 year • A3 – 51-75 kwh/m2/yr with CO2 emissions circa 12kgCO2/m2 /year 	A BER rating is a reduction in energy consumption and running costs
Fabric Energy Efficiency	<p>The U-values being investigated will be in line with the requirements set out by the current regulatory requirements of the Technical Guidance Documents Part L, '<i>Conservation of Fuel and Energy Buildings other than Dwellings</i>'.</p> <p>Thermal bridging at junctions between construction elements and at other locations will be minimised in accordance Paragraphs 1.2.4.2 and 1.2.4.3 within the Technical Guidance Documents Part L.</p>	Lower U-values and improved air tightness is being considered to help minimise heat losses through the building fabric, lower of energy consumption and thus minimise carbon emissions to the environment.
Glazing and Opening Windows to all areas.	High levels of glazing and opening windows will facilitate natural daylighting and ventilation.	Minimising the need for artificial lighting costs and the mechanical ventilation.
External Lighting	<p>Energy efficient external lighting will be provided throughout the development to ensure a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing flora and fauna.</p> <p>Each light fitting shall be controlled via an individual Photoelectric Control Unit (PECU). The operation of the lighting shall be on a dusk-dawn profile</p>	Having PECU allows for the optimum operation of lighting which minimizes costs

2.4 Low Energy Technologies Considered

Measure	Description	Benefit
Exhaust air heat pump	An exhaust air heat pump system is under consideration for heating, hot water and ventilation of the apartment/ duplex units.	Heat pumps operate with efficiencies >400%. Exhaust air heat pumps utilise extract air as the air source for the heat pump. This will re-cycle the heat from the dwelling's ventilation system. These machines are ideal for apartments and more compact air-tight low energy or passive homes. Air is drawn through ducts to the heat pump from the bathrooms, utility and kitchen areas. The cold waste air is discharged to outside through another duct, and condensation to a drain. Additional heat generated internally from lighting, people and domestic appliances is also utilised through heat recovery from outgoing exhaust air.
Low energy LED Lighting	Shall be designed and specified in accordance with the BER requirements in each unit and in the common/ communal areas in accordance with Part L.	Lower consumption of energy and therefore lower carbon emissions.
Central extract/ demand-controlled ventilation	Central extract and demand-controlled ventilation will be considered to provide ventilation with low energy usage.	Central extract ventilation provides continuous ventilation with low energy usage. Central extract operates at a low trickle speed constantly and ramp up in response to an increase in humidity from wet areas. Demand control ventilation incorporates automated wall vents which open/close dependent on internal humidity conditions.
PV Solar Panels	PV Solar Panels are being considered which converts the electricity produced by the PV system (which is DC) into AC electricity. The panels are typically placed on the South facing side of the buildings for maximum heat gain and in some instances, can also be used to assist the heating system.	PV Solar Panels offer the benefit of reducing fossil fuel consumption and carbon emissions to the environment. They also reduce the overall requirement to purchase electricity from the grid.
ECAR Charging Points	Ducting shall be provided from a local landlord distribution board to designated E-car charging car park spaces. This will enable the management company the option to install E-car charging points within the car parking areas to cater for E-car demand of the residents. This system operates on a single charge point access card. A full re-charge can take from one to eight hours using a standard charge point.	Providing the option of E-car charging points will allow occupants to avail of the ever-improving efficient electric car technologies.

2.5 Materials/ Material Specification.

In compliance with the provisions of Part D of the Building Regulations, all materials sourced for the proposed development will be *“fit for the use for which they are intended and for the conditions in which they are to be used”*. In addition, all materials sourced for the proposed development will:-

- (a) bear a CE Marking in accordance with the provisions of the Construction Products Regulation;
- (b) comply with an appropriate harmonised standard or European Technical Assessment in accordance with the provisions of the Construction Products Regulation; or
- (c) comply with an appropriate Irish Standard or Irish Agrément Certificate or with an alternative national technical specification of any State which is a contracting party to the Agreement on the European Economic Area, which provides in use an equivalent level of safety and suitability.

By using high quality materials throughout the development (as per the standards referred to above), will minimise future maintenance and repair costs for future residents while also increasing the life-cycle expectancy of the proposed development.

Also, in compliance with Part D and in the interests of ensuring the proper use of all such materials (as referred to above), all workmanship during the construction phase of the proposed development will comply with all relevant standards. That is to say that all persons engaged during the construction process will be vetted to ensure that they are competent and possess the sufficient training and have the relevant levels of experience and knowledge appropriate to the nature of the work he or she is required to perform and having particular regard to the size and complexity of any such works.

The practical implementation of the Design and Material principles has informed design of building facades, internal layouts and detailing of the proposed apartment buildings.

The proposed envelope of the apartment/ duplex buildings is a mix of high quality brick and durable render finishes, with high-performance double or triple-glazed aluminium / uPVC windows. The proposed roofs are slate finished pitched roofs. These materials proven in an Irish environment over many centuries are considered durable and would not require regular replacement or maintenance.

It is expected that a sinking fund allowance will account for future major maintenance and upgrade costs. A 10-year Planned Preventative Maintenance (PPM) strategy will determine the level of sinking fund required.

The Apartment/ Duplex Buildings are designed in accordance with the Building Regulations, in particular Part D ‘Materials and Workmanship’, which includes all elements of the construction. The Design Principles and Specification are applied to both the apartment units and the common parts of the building and specific measures taken include:

Measure	Description	Benefit
Implementation of the Design and Material principles to the design of the proposed development.	Materials have been selected with a view to longevity, durability and low maintenance with Consideration given to Building Regulations and include reference to BS 7543:2015 ‘Guide to Durability of Buildings and Building elements, Products and Components’.	Longevity, durability and low maintenance of materials.
Brickwork & Sand/ Cement render to the envelope	A range of complimentary brickwork and render weathering finishes have been selected to enhance the public realm through the creation of distinctive character areas. The robust materials have been chosen for their longevity and solid characteristics, to endure for the lifetime of the buildings.	Requires minimal maintenance and does not require regular replacement

Installation of factory finished aluminium/ uPVC windows and doors	Fenestration has been designed with optimum thermal and daylighting factors considered. The necessity for thermally efficient windows and doors to meet a dwellings' energy requirements is essential for a whole-envelope approach to building fabric design. Frame colours have been proposed to compliment overall building / location character.	Requires minimal maintenance and does not require regular replacement
Installation of factory finished glass balcony Railings & masonry balcony walls	Apartment buildings are provided with private amenity spaces in the form of balconies and ground floor terraces. The balustrading and finish to these elements is designed for strength and protection in the first instance, while detailed design will ensure that these elevational elements provide a pleasing aesthetic.	Security and protection are paramount while ease and access to maintenance are achieved.

2.6 Waste Management

Waste Management Plans have been prepared for both the construction and operational phases of the proposed development to ensure that the management of waste is undertaken in accordance with current legal and industry standards. These waste management plans aim to provide a robust strategy for storing, handling, collecting and transporting the wastes generated by the proposed development, with a strong emphasis on maximising recycling, reuse and recovery of waste with diversion from landfill, wherever possible.

To ensure that future residents of the proposed development will be able to obtain competitive tenders for waste collection by authorised contractors (thereby minimising future service charges), the following specific elements have been incorporated into the overall design:

Measure	Description	Benefit
Construction & Demolition Waste Management Plan & Operational Waste & Recycling Management Plan	A Construction & Demolition Waste Management Plan and an Operational Waste & Recycling Management Plan will be prepared by the developer and submitted to Sligo County Council prior to commencement of the development.	The reports demonstrates how the scheme has been designed to comply with best practice
Storage of non-recyclable waste and recyclable household Waste	Inclusion of a number of covered & locked bin storage areas located in proximity to each apartment/ duplex blocks. Domestic waste management strategy: Grey, Brown and Green bin distinction. Competitive tender for waste management collection.	Easily accessible by all residents and minimises potential littering of the scheme
Composting	Addition of organic waste bins to be provided throughout the development	Helps to reduce waste charges and the amount of waste going to landfill.
Additional Recycling Centre	Additional recycling centre to be provided within the associated housing scheme.	Helps to reduce waste charges and the amount of waste going to landfill.

2.7 Human Health and Well Being

Measure	Description	Benefit
Natural Daylight	The design, separation distances and layout of the apartments/ duplexes have been optimised for the ingress of natural daylight/sunlight to the proposed dwellings to provide good levels of natural light.	Reduces reliance on artificial lighting thereby reducing costs.
Accessibility	All units, including access and egress, will comply with the requirements of Part M/ K	Reduces the level of adaptation, and associated costs, potentially necessitated by resident
Private & Communal Amenity Space	Provision of private amenity spaces in the form of gardens, balconies and communal areas for apartment/ duplex buildings provide compliant areas for the external enjoyment of dwellings and also allow a space for play / interaction.	Facilitates interaction with outdoors, increasing health benefits.
Security	The scheme is designed to incorporate good passive surveillance with the following security strategies likely to be adopted: <ul style="list-style-type: none"> • Secure bicycle storage areas for each apartment; • Routine access fob audits • Controlled access points between communal and public amenity areas 	Access to all residents to reduce the risk of crime, littering within the scheme and reduction of potential waste charges.
Natural Amenity	A number of green spaces proposed throughout the scheme, connecting to a large and central public amenity area the centre of the site	Facilitates community interaction, socialising and play – resulting in improved well-being

2.8 Transport and Accessibility

Measure	Description	Benefit
Proximity to Sligo town centre	The site is within the urban area of Sligo town, a major regional town in the north-west of the country.	The proximity and ease of access to the town centre and all its range of social, commercial, recreational and community amenities contributes to reducing the reliance on the private motor vehicle for all journey types
Access to Public Transport.	<p>Bus Services:</p> <p>The nearest Bus stop is 350m to the north on Cairns Road (Bus Stop ID: 520971) which is serviced by the S1 Sligo Town frequent bus service</p> <p>Rail Services:</p>	The availability, proximity and ease of access to public transport services contributes to reducing the reliance on the private motor vehicle for all journey types

	Sligo Train Station is the terminus point of the main Sligo – Dublin rail service and is approximately a 2.9km walk from the site.	
Permeable Connections	<p>There is provision of dedicated pedestrian and cycle infrastructure within the site. The upgrading and provision of new high-quality pedestrian and cyclist facilities form part of the works within the development site. These connect with existing adjoining paths on the wider urban network at both Cairns Road (to the north-east) & Ardcarne (to the north-west), subsequently providing convenient access to local services including shops, schools, restaurants and medical facilities.</p> <p>A new pedestrian and cycle connection is proposed to the north-west of the development to link the site to the adjacent Ardcarne estate and will allow for the creation a new pedestrian and cycle link through the site which will allow for the wider urban scale connection of Cairns Road in the east to Pearse Road further to the west.</p>	<p>Ensures long-term attractiveness of walking, and cycling to a range of local facilities.</p> <p>This strong infrastructure ensures that there will be a balance of transport modes used by future residents of the proposed development.</p>
Bicycle Storage	The provision of high-quality secure bicycle parking facilities, for both short term and long-term parking requirement	Accommodates the uptake of cycling and reducing the reliance on the private motor vehicle.

2.9 Management

Measure	Description	Benefit
Resident Information Packs	<p>Once a purchaser completes their sale, a homeowner box will be provided which will include:</p> <ul style="list-style-type: none"> • Homeowner manual – this will provide important information for the purchaser on details of their new property. It typically includes details of the property such as MPRN and GPRN, Information in relation to connect with utilities and communication providers, contact details for all relevant suppliers and User Instructions for appliances and devices in the property. • A Residents Pack prepared by the Developer which will typically provide information on contact details for the Managing agent, emergency contact information, transport links in the area and a clear set of rules and regulations. 	Residents will be as informed as possible so that any issues can be addressed in a timely and efficient manner.

APPENDICES:

APPENDIX A – ITEMS INCLUDED IN A TYPICAL BUILDING INVESTMENT FUND (BIF)

The BIF table below illustrates what would be incorporated for the calculation of a Sinking Fund.

Ref	Element	Life Expectancy (Years)	Cost
1.0	Roofs		
1.1	Replacement of flat roof covering including insulation to warm roof build ups.	20	
1.2	Replacement of pitched roof slates	40	
1.3	Replacement parapet details	20	
1.4	Replacement/ repairs to fascias	20	
2.0	Elevations		
2.1	Repairs & preparation for decorations of rendered areas .	20	
2.2	Replace exit/ entrance doors	25	
2.3	Replace rainwater goods	25	
2.4	Recoat powder coated finishes to balconies	15	
2.5	Periodic replacement and overhauling of external fixings	10	
2.6	Replace balcony floor finishes	25	
3.0	Mechanical & Electrical Services		
3.1	Replace external light fittings (at entrances)	15	
3.2	Replace security access control installation	15	
3.3	External mains water connection	15	
3.4	Electrical mains and sub mains distribution	20	
3.5	Emergency lighting	20	
3.6	Overhaul and/or replace waste pipes, stacks & vents	20	
4.0	Exterior		
4.1	External boundary treatments - recoat powder coated finishes to railings	40	
4.2	Replace external signage	15	
4.3	Replace cobble-lock areas	20	
4.4	15-year cutback & thinning of trees & general overhaul of the landscaping	15	
4.5	Replace CCTV provision	10	
4.6	External handrails and balustrade	15	
4.7	Replace Bicycle Storage compounds & stands	25	

APPENDIX B – FABRIC REQUIREMENTS – BUILDING REGULATIONS PART L

Table 1: Fabric U Values Part L 2021

Table 1 Maximum elemental U-value (W/m²K)^{1,2}

Column 1 Fabric Elements	Column 2 Area-weighted Average Elemental U- value (Um)	Column 3 Average Elemental U-value – individual element or section of element
Roofs	0.16	0.3
Pitched roof	0.16	
- Insulation at ceiling	0.20	
- Insulation on slope		
Flat roof		
Walls	0.18	0.6
Ground floors ³	0.18	0.6
Other exposed floors	0.18	0.6
External doors, windows and rooflights	1.4 ^{4,5}	3.0

Notes:

1. The U-value includes the effect of unheated voids or other spaces.
2. For alternative method of showing compliance see paragraph 1.3.2.3.
3. For insulation of ground floors and exposed floors incorporating underfloor heating, see paragraph 1.3.2.2.
4. Windows, doors and rooflights should have a maximum U-value of 1.4 W/m²K.
- 5 The NSAI Window Energy Performance Scheme (WEPS) provides a rating for windows combining heat loss and solar transmittance. The solar transmittance value g perp measures

APPENDIX C – PHASES OF THE LIFE CYCLE BS7573:2015

Figure 4 Phases of the life cycle

