Galway West Business Park

Technical & NZEB Due Diligence

FOR

Health Service Executive

October 2025

AECOM / 60557622

Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
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1. INTRODUCTION

1.1 Brief Details

PROPERTY:	Galway West Business Park
DATE OF INSTRUCTION:	16 September 2025
INSTRUCTED BY:	John Ruane on behalf of Health Service Executive,
INSTRUCTED TO:	David Coleman on behalf of AECOM Ireland Ltd

1.2 Overview

This report, prepared by AECOM for Health Service Executive, outlines the scope, methodology, and approach for conducting a Technical Due Diligence (TDD) assessment of the infrastructure associated with the stand alone building positioned on Galway West Business Park, Knocknamara, Galway, Ireland. The assessment is based on:

- A desktop review of documentation provided.
- A visual site inspection.

1.3 Purpose

The primary purpose of the Technical and NZEB Due Diligence report is to:

- Evaluate the technical and regulatory compliance of the building.
- Assess the feasibility of achieving NZEB status
- Identify potential risks or "red flags" that may impact the purchase
- Provide a structured, risk-based review to inform the client's understanding of the potential purchase.

1.4 Scope of Works

The scope includes a comprehensive review across multiple technical disciplines:

Building Fabric –An initial technical evaluation based on a desktop review of available design documentation, vendor specifications, site layout drawings, and a site inspection.

NZEB Feasibility – A desktop review of available information to provide a high-level informed view of the feasibility of the building reaching an BER rating of A or higher, and the likely cost of achieving this.

The methodology includes a red/amber/green risk rating system and culminates in a final report following a phased review and reporting process.

1.5 DOCUMENT REVIEW

Some documentation were provided such as the Opinion of Compliance, drawings, and available data from searches.

However, several critical documents and datasets were not available as a result, the assessments and recommendations presented in this report have been developed based on the information accessible during the site inspection and document review and should be considered in the context of these limitations.

1.6 Inspection Summary

Item	Description
Property Visit Date:	23rd September 2025
Property Contacts:	John Ruane (HSE) Programme Manager, GUH Major Capital Projects
Site Visit Details:	The site visit methodology consisted of a site walk of all areas of the site internally, the external perimeter and the external hardstanding.
Inspection Team:	Tom Wakefield
Weather at time of visits:	Sunny, with blue skies clearing, few scattered clouds with a temperature of approximately 12 Celsius.
Areas Visited:	The whole site, with exception to access to the roof areas.
Areas not visited:	Roof access was not possible, due to warning signs advising not to enter on to roof space.

1.7 Terms and Conditions

The appointment is governed by AECOM's standard terms and conditions (dated 28 July 2021) included.

We note that an amended appointment is under negotiation as of the date of this report and will be applicable once countersigned by both parties.

The addressees may rely on this report directly. Third party reliance is excluded.

As per typical standard technical due diligence / red flag reports these are non-invasive surveys as such areas of the building that were covered up, unexposed or inaccessible were not examined. No sampling or testing of materials will be undertaken. Any other specific site constraints will be noted in the individual report sections.

2. Property Overview

2.1. GENERAL DESCRIPTION

AECOM has been appointed by Health Service Executive to carry out a Technical Due Diligence (TDD) assessment for the proposed Galway West Business Park facility. The existing facility is a purpose built commercial industrial building, built circa 2012 and is currently vacant.



FIGURE 1 SITE LOCATION

2.2. Site Layouts

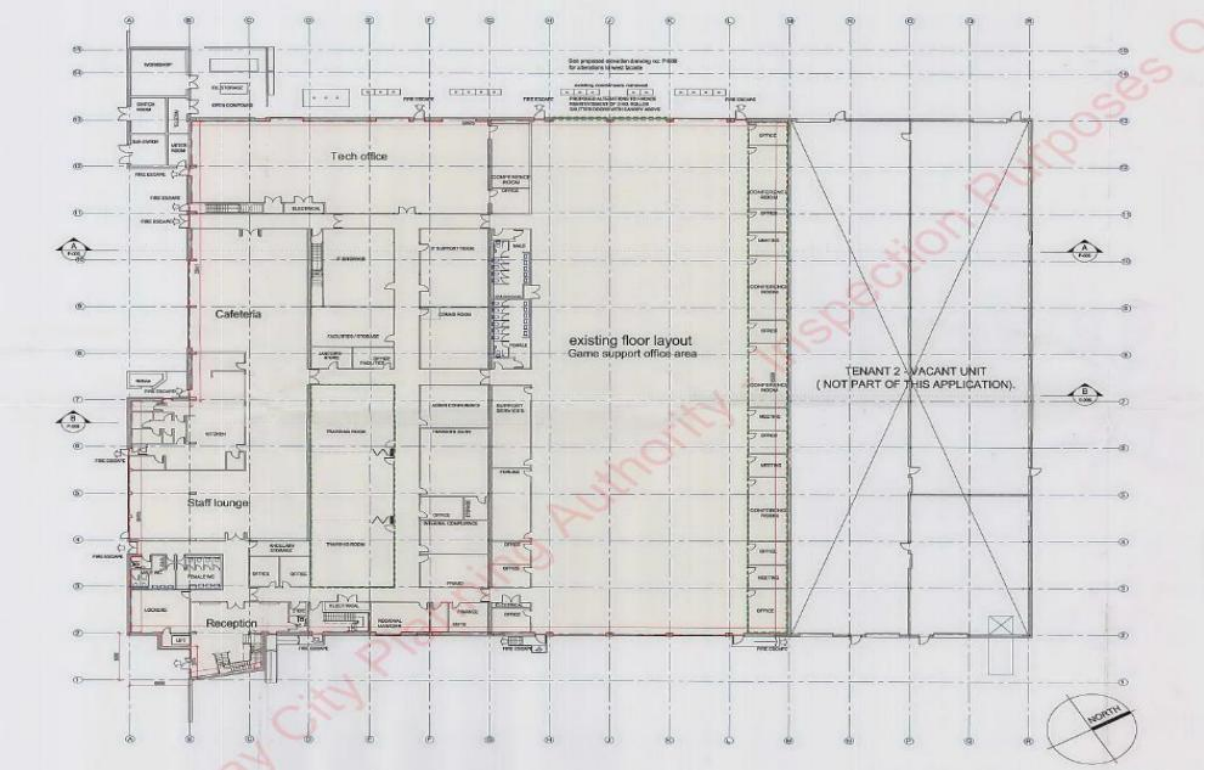


Figure 2 Existing Site Layout Ground Floor

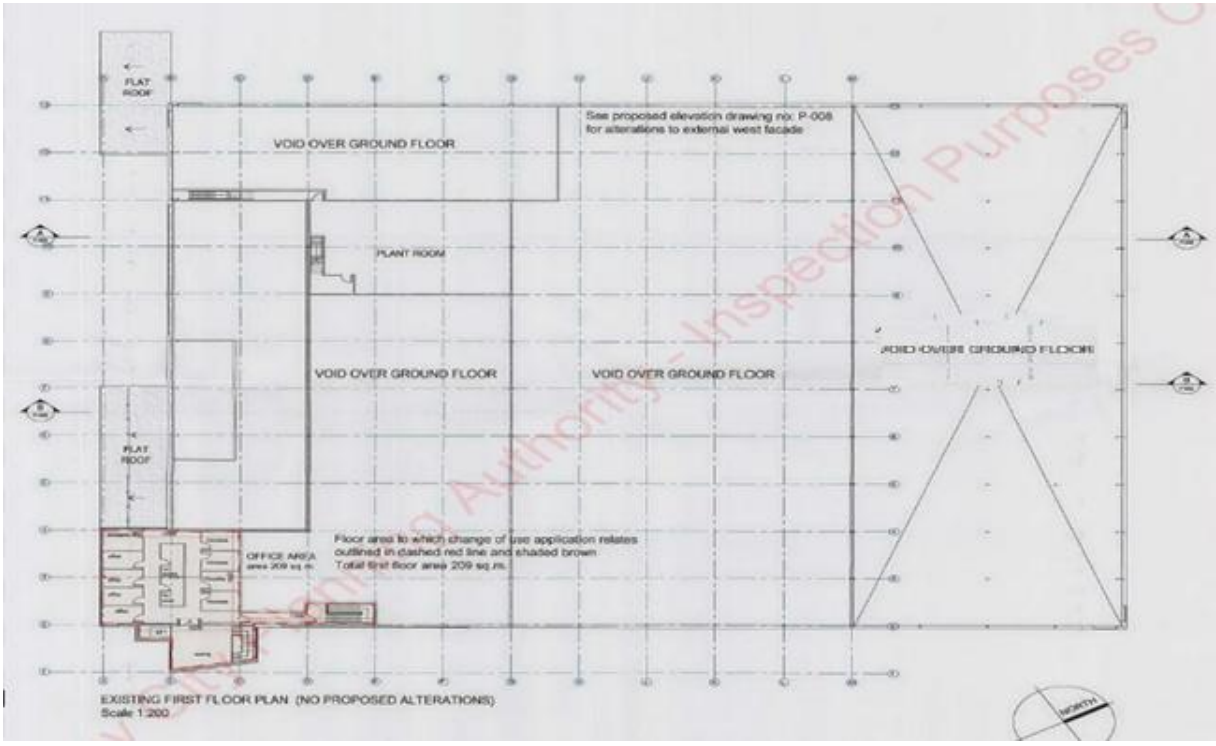


Figure 3 Site Layout First Floor

2.3. Site Description

Item	Summary
Site Address	Galway West Business Park, Knocknacarra, Co. Galway
Site Area	The site is within Galway West Business Park and has defined boundary lines , formed of roadways, vegetation and fence lines.
Ownership	From review of the records it appears that the property forms a leasehold whilst the surrounding land is held on a Freehold interest. The site comprises one Freehold folio (GY134375F), and one Leasehold folio (GY6404L). We would advise you to seek additional legal advice on site boundaries and clarifications on the Freehold, Leasehold interests and possible restrictions.
Property	The subject property consists of a multi-bay warehouse with ancillary office areas and a commercial kitchen, built around 2012.
Surrounds	The property is a standalone building set within its own boundary and surrounded by either hardstanding or vegetation.
Support Facilities	Reception, offices, lab, warehouse, welfare, commercial kitchen and circulation space.
Mechanical and Electrical	The assessment of the condition of key mechanical and electrical plant and equipment on site was from the perspective only of a Building Surveyor. None of the plant or equipment was physically tested during the inspection. Overall, the cooling, heating and ventilation plant and equipment was in a poor condition, heavily corroded and likely seized due to inactivity and environmental factors. As an initial high level provision we would allow for large scale replacement, subject to physical onsite testing.
Access & Transport	Access to Galway West Business Park is provided via the N6 national primary route, which links Galway City to Dublin and the wider national road network. The area also benefits from proximity to the N59 national secondary route, offering connections to Connemara and Mayo. Galway City is served by Ceannt Railway Station, providing regional and intercity rail services, while Shannon Airport lies approximately 85 kilometres to the south.
BER	The existing BER rating is defined as B3 rating.
Surrounding Land Use	Galway functions as the principal commercial, retail, and administrative hub of the west of Ireland, supporting a diverse mix of business, public sector, and service activities. The immediate surroundings of the business park include a blend of residential, retail, educational, and community uses, reflecting its suburban location within Knocknacarra.
Additional Planning Info	Permission for development to consist of a change of use from Technology Office Support to Light Industrial together with minor alterations to existing façade to include reinstatement of 2 no. roller shutter doors and ancillary site works. Permission to construct a 2.4m high security fence, four entrance gates and associated works, on the roadside boundary of their lands at subsites 1, 3, 4, 7 & 8 (Pl. Ref. No. 98/785 refers)

3. KEY FINDINGS OR RISKS

RAG Categories

The following section summarises some of the key findings of our review to date and the site inspection across several key headings. These findings are then rated for indicative purposes using the following categorisation:

Red / High:		A significant or material issue that may require resolution and may prevent the purchase or investment from proceeding.
Amber / Medium:		A material issue that may have financial or purchase risk consequences and should be resolved or monitored as part of the purchase or construction stages depending on the specific items or procedure.
Green / Low:		An aspect that appears to be substantially complete or compliant or for which a plausible response has been demonstrated, an no further action is required. Low risk does not mean risk free.

Summary Sections

Please refer to the detailed technical reports appended for details on the assessments and observations made by the individual teams. The following short summaries are intended as a snapshot of the key findings and areas to be discussed or reviewed further prior to progressing.

Please refer to the appended detail reports for details, assessments and specific commentary on key elements.

3.1. Technical

3.1.1. Scope of Review

The scope of the Assessment included:
Technical Assessment Review and Opine on:

1. Overall Condition and Observed Defects Following a thorough visual inspection, the building fabric has been assessed for defects, deterioration, and signs of distress. Observations include condition of external walls, windows, doors, and associated finishes, with commentary on severity and urgency of required intervention. Roofs from suitable vantage points.
2. Water Penetration and Moisture Management – Evidence of water ingress, damp, or condensation has been identified where present. The adequacy of roof coverings, rainwater goods, and drainage systems has been considered, with advice on mitigating potential moisture-related risks to the building fabric.
3. Thermal Efficiency and Insulation – The thermal performance of the building envelope has been reviewed, including assessment of insulation, thermal bridging, and potential heat loss paths. Recommendations are made with reference to energy efficiency, occupant comfort, and compliance with current standards.
4. Structural Interface and Movement – Observations of cracking, settlement, or differential movement in the fabric have been noted. The condition of expansion joints and interfaces between materials has been assessed to determine potential implications for integrity and performance.
5. Presence of Deleterious or Hazardous Materials – Where relevant, the survey considers the potential presence of harmful materials such as asbestos, harmful cladding components, or concrete deterioration. Further specialist testing is recommended where indicated.
6. Regulatory Compliance Considerations – A high-level review of compliance with statutory requirements, including Building Regulations, fire safety, and accessibility, has been undertaken, highlighting any observed non-compliance or areas requiring attention.
7. Maintenance History and Documentation Review – Available maintenance records, warranties, and repair histories have been reviewed. Commentary is provided on the alignment between documented interventions and the current condition of the fabric.
8. Risk Assessment and Cost are excluded. – The survey identifies potential risks associated with future deterioration or failure of fabric elements, it was the clients request for this element of the report to be uncosted.
9. Limitations, Assumptions, and Further Investigations – The survey acknowledges limitations of the inspection, including non-intrusive observation and restricted access areas. Assumptions are documented, and further specialist investigations or testing are recommended where appropriate to confirm findings.

3.1.2. Key Observations & Findings

TABLE 1 KEY OBSERVATIONS TECHNICAL

Ref.	Finding Type	Finding	Flag
01	Title	The premises is defined as leasehold within the Irish Land Registry, we would advise that the leasehold and any restrictions are reviewed and agreed with your legal team. We have not received any copies of the Leasing documentation to review.	
02	Steel Structure	There is what appears to be fire-resistant intumescent paint to the warehouse steel frames, in places this paint is flaking and requires a series of repairs to ensure the fire integrity is maintained.	
03	Mechanical and Electrical	The mechanical equipment throughout the building generally is in a poor condition. Heavily corroded with algae staining and growth noted to the outer casings. It appears to be left unused for prolong periods of time. Although not tested it could be assumed due to the visual condition that parts may have seized up and an overhaul of services to be considered. Damaged or impacted noted to AHU fins.	
04	Roof Structure	The roof appears to be functional at present but does require some repair works and it does exhibits typical signs of weathering and material degradation. There is a section of missing roof ridge covering. Leaving the opening exposed, revealing the insultation and increased risk of cut edge corrosion forming to the exposed edges. This should be addressed in the short term to fully weather tight the building. The upper roof was not accessed during the survey. This conclusion was based from videos and images provided by the client.	
05	Box Gutters	Internal water ingress and historic staining was noted adjacent to the internal pipework, indicating signs of historical leaks. Vegetation was noted within the box valley gutters. Allow for cleaning of all vegetation throughout the box gutters.	
06	Elevations	The profiled metal wall cladding appears generally serviceable, Impact damage noted to the external clad frame of the roller shutter doors.	
07	Regulatory Compliance	Non-compliant fire stopping was noted, with breaches around services penetrations between rooms. Damage was noted to previously installed fire battens.	

3.1.3. Recommendations

The survey identified that while the overall structural framework, including the steel portal frame, appears generally sound, there are several areas of deterioration attributed to prolonged exposure and lack of regular maintenance. Notable issues include missing roof ridge covers, flaking fire-resistant paint, and localized corrosion, particularly affecting the external cladding, metal doors, and hardware elements. Additionally, some internal finishes exhibit minor wear and historic signs of water ingress, suggesting that cosmetic upgrades and routine maintenance are warranted.

The survey also highlights significant concerns in the mechanical systems, which are in poor condition with evident corrosion, neglect, and indications of inactivity that could result in system failure. Fire safety deficiencies were noted, such as non-compliant fire doors, damaged fire stopping installations, and insufficient fire exit signage, which underscore the need for a dedicated fire risk and compartmentation review. Further, environmental factors such as vegetation overgrowth in gutters and around the boundaries raise additional caution.

The property is registered under Folio GY123456F which forms a Leasehold. The premises is defined as leasehold within the Irish Land Registry, we would advise that the leasehold and any restrictions are reviewed and agreed with your legal team. We have not received any copies of the leasehold to review.

We have not received any Fire Safety Certificate, Disability Access Certificate, Building Energy Rating for review and have requested copies as part of appendix A Request for Information. We understand that the building was constructed circa 2012, which would predate BCAR Certification which came into effect in 2014.

Overall, the report recommends immediate remedial works on key elements coupled with a planned programme of maintenance and detailed assessments, ensuring that both operational functionality and safety compliance are restored for potential acquisition.

3.2. NZEB Report

3.2.1. Scope of Review

The scope of the Assessment included:

To carry out the Part L compliance simulations, AECOM uses the industry standard <Virtual Environment> v.2025 software suite, from Integrated Environmental Solutions Ltd. The IES <VE> is an integrated suite of applications based around one 3D geometrical model. The modules used for this assessment are "SunCast" for solar shading analysis and "Apache-Sim" for thermal simulation calculations for Technical Guidance Document L (2022) Part L5(a) Primary Energy Use and CO_2 emissions assessments and Part L5(b) Renewable Energy Technologies.

SunCast generates shadows and internal solar insolation from any sun position defined by date, time, orientation, site latitude and longitude. This shading information is stored in a database and is used to take account of shading from surroundings in subsequent thermal simulation calculations.

Apache-Sim is a dynamic thermal simulation program based on first-principles mathematical modelling of the heat transfer processes within and around a building. It qualifies as a Dynamic Model in the CIBSE system of model classification and exceeds the requirements of such a model in many areas. The program provides an environment for the detailed evaluation of building and system designs, allowing them to be optimised with regard to comfort criteria and energy use. A three-dimensional thermal model of the building was created based on drawings provided (see Section A.3) supported by the use of desk based geospatial tools. The building fabric, HVAC servicing strategy, domestic hot water and lighting inputs were entered into each zone of the thermal model based on the inputs described in this report.

IES v.2025 contains an automatic function that creates the "reference" building thermal model based on the "actual" building geometry. These models are then used to generate the BER score and rating, as well as primary energy use and carbon emissions.

3.2.2. Key Observations & Findings

A baseline model was constructed in <Virtual Environment> v.2025 software suite, from Integrated Environmental Solutions Ltd. The baseline considers building geometry and fabric properties, solar shading spaces usage and HVAC system based on information available at the time of writing and detailed in Appendix A.

The baseline model was re-evaluated with a set of improvement measures to evaluate their effectiveness. The improvement options assessed are described as follows:

Option 1: Upgrading the HVAC plant to include a new Air Source Heat Pump (ASHP)

Option 2: Option 1 + Upgrading the lighting to modern LEDs and including occupancy sensors (PIR)

Option 3: Option 2 + Upgrading HVAC plant to a high performance ASHP and controls

Option 4: Option 3 + A roof-mounted photovoltaic array covering 50% of the south exposed roofs.

Option 5: Option 4 + Replacing the windows

Option 6: Option 5 + Improving the U-value of the walls and roof

Option 7: Option 3 + roof-mounted PV array covering 70% of the south exposed roofs.

Option 8: Option 3 + roof-mounted PV array covering 100% of the south exposed roofs.

The results of the analysis are summarised in the table below.

TABLE 2 SUMMARY OF REFURBISHMENT OPTIONS BER RESULTS

	Baseline	1	2	3	4	5	6	7	8
Primary Energy Use (kWh/m2/yr)	156.07	113.36	89.31	71.23	56.09	55.23	54.4	50.08	41.01
Carbon Emissions (kgCO2/m2/yr)	19.98	14.51	11.43	9.12	7.18	7.07	6.96	6.41	5.25
BER	0.98	0.71	0.56	0.45	0.35	0.35	0.34	0.31	0.26
Band	B3	B2	B1	A3	A3	A3	A3	A2	A2

Costings to achieve each banding

BER Band	Option	Scope Summary	Euro €	Summary Comment
B3	Baseline	Existing services & fabric (no upgrade)		
B2	Option 1	Upgrade HVAC to ASHP (standard performance)	350,000	Provision of Heat pumps to supply total local hot water heating requirement and replace gas fired heating, intention would be replace any gas fired radiant heating (warehouse heating system) with an LTHW equivalent run directly from the Heat pumps (heating distribution in fitout budget). Gas connection could be retained for redundancy / backup purposes. Subject to study and design assessment. AECOM have carried out an analysis for a similar system on a building in a Dublin Logistics park and can carry out an analysis on the proposed property post-acquisition alongside the sustainability team assessment report to follow. No allowance for existing gas boiler system replacement or associated pumps.
B1	Option 2	Add LED retrofit (whole GIA)	150,000	Assumed that the existing office layouts will be stripped back as part of future refurbishment project so this is a notional cost assessment assumed the full volume is treated as warehouse shell with minimal office component. This allowance is to upgrade to modern LED high bay

				lighting throughout minimising the energy usage per m2 for the space.
A3	Option 3	Smart heating metering (4 points)	25,000	Provision for smart metering points
-	Roof Fabric Upgrade	Rockwool inner liner + VCL (U-value upgrade)	500,000	AECOM have assumed that option 01-03 plus some roof fabric upgrades (see option 6 below) will achieve the Part L obligations of the current building regulations and hence meet the clients "NZEB" requirement. This allowance is based on the approx 5,500 – 6,000m2 roof area to be upgraded and allows for an indicative rockwool and vapour control system to be installed alongside the lighting upgrades and roof light replacement to support natural daylight and reduce lighting dependency.
A3	Option 4	PV array (50% south-facing roof)	150,000	Detailed calculations and design study to be carried out, based on an indicative 100kw system and assumes a PV system and grid only. Assumes any electrical upgrade works to main electrical distribution system or building panels will be carried out as part of building refurb package as will any roof covering repainting or repairs recommended before PV panels are installed. These PV panels are included both for NZEB credits but also as a power supply to run the ASHP as it is unknown if there are power availability constraints in the local area.
A3	Option 5	Upgrade glazing (U 1.6 W/m²K, g 0.50)		n/a currently (subject to detailed study)
A3	Option 6	Upgrade walls & roof insulation		n/a currently (subject to detailed study)
A2	Option 7	Increase PV coverage to 70%		n/a currently (subject to detailed study)

A2	Option 8	Increase PV coverage to 100%		n/a currently (subject to detailed study)
–	Enhancement	Smart lighting controls (whole GIA)	75,000	Location sensing, auto dimming, daylight sensing etc
–	Enhancement	LTHW distribution (warehouse heating)	Excl	Possible overlap with the refurbishment project scope which will likely be replacing all existing systems due to quality and defects as per Building Survey report therefore no provision is included here as part of the NZEB upgrades *(ASHP are included above as the source of the heating based on renewables in lieu of fossil fuels.* Could be circa €200k in addition to ASHP provision.
		Subtotal	1,250,000	
	15%	Design team Fees	190,000	
	10%	Contingency	150,000	
	20%	Contractor prelims associated with the above enhancements	250,000	
		Total	1,800,000	

3.2.3. Recommendations

Results show that improving the HVAC to include a high performance ASHP, improving the lighting design to include high efficiency LED fittings with occupancy sensors and daylight dimming controls, separate lighting and HVAC metering could be successful in achieving a BER band of A3.

The results show that including a PV array covering 70% and 100% of the south facing pitched roofs can help in achieving a further improved BER band of A2. However, it is seen that improving the fabric of the building has little impact on the BER score and band.

Should the use of the building or general HVAC strategy change, the BER rating may differ from those presented in this assessment. Therefore, as the project progresses, further BER modelling should be performed to ensure the targeted BER score, and band are achieved. Costs are noted within the table below.

APPENDIX A Building Condition Survey Report

Galway West Business Park, Knocknacarra, Co. Galway

Building Condition Survey Report

Project number: 60557622

October 2025

Delivering a better world

Quality information

Prepared by	Approved by	Verified by
		
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Revision	Revision date	Details	Authorized	Name	Position
1	03.10.2025	DRAFT	TW	Thomas Wakefield	Associate
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SECTION 1

EXECUTIVE SUMMARY

Executive Summary

Brief Details

The report, prepared by AECOM Ireland Ltd for the Health Service Executive, outlines the Building Condition survey and NZEB sustainability review for a light industrial property located in Knocknacarra. The subject property consists of a multi-bay warehouse with ancillary office areas and a commercial kitchen, built around 2012. During the site inspection on 23 September 2025, the survey identified that while the overall structural framework, including the steel portal frame, appears generally sound, there are several areas of deterioration attributed to prolonged exposure and lack of regular maintenance. Notable issues include missing roof ridge covers, flaking fire-resistant paint, and localized corrosion, particularly affecting the external cladding, metal doors, and hardware elements. Additionally, some internal finishes exhibit minor wear and historic signs of water ingress, suggesting that cosmetic upgrades and routine maintenance are warranted.

The survey also highlights significant concerns in the mechanical and electrical systems, which are in poor condition with evident corrosion, neglect, and indications of inactivity that could result in system failure. Fire safety deficiencies were noted, such as non-compliant fire doors, damaged fire stopping installations, and insufficient fire exit signage, which underscore the need for a dedicated fire risk and compartmentation review. Further, environmental factors such as vegetation overgrowth in gutters and around the boundaries raise additional caution.

The property is registered under Folio GY123456F which forms a Leasehold. The premises is defined as leasehold within the Irish Land Registry, we would advise that the leasehold and any restrictions are reviewed and agreed with your legal team. We have not received any copies of the leasehold to review.

We have not received any Fire Safety Certificate, Disability Access Certificate, Building Energy Rating for review and have requested copies as part of appendix A Request for Information. We understand that the building was constructed circa 2012, which would predate BCAR Certification which came into effect in 2014.

Overall, the report recommends immediate remedial works on key elements coupled with a planned programme of maintenance and detailed assessments, ensuring that both operational functionality and safety compliance are restored for potential acquisition.

This summary should be read in conjunction with the full report text.

Scope of Instruction

The report is written in accordance with the agreed AECOM fee proposal dated 16 September 2025

Date of Inspection

A site Inspection was undertaken on 23rd September 2025 and the weather at the time was sunny, with blue skies clearing, few scattered clouds with a temperature of approximately 12 Celsius.

Limitations of Inspection

Limitations and exclusions are outlined in Appendix B.

Use of Report

This report is for the use only of the party to whom it is addressed and shall be used for no other purposes without the written consent of AECOM. No responsibility is accepted for any third party who may use or rely on the whole, or any part of the contents of this report.

Neither the whole, nor any part of this report, or any reference thereto, may be included in any document or statement, nor published or reproduced in any way, without any prior approval in writing as to the form or context in which it appears.

INTRODUCTION

Property Location

The subject property is located in Knocknacarra, County Galway, situated in the West of Ireland. The facility provides light industrial set on an estate and accessed off the Rahoon Road. The location is approximately 4. kilometres West of Galway City centre.

Access to Galway West Business Park is provided via the N6 national primary route, which links Galway City to Dublin and the wider national road network. The area also benefits from proximity to the N59 national secondary route, offering connections to Connemara and Mayo. Galway City is served by Ceannt Railway Station, providing regional and intercity rail services, while Shannon Airport lies approximately 85 kilometres to the south and offers a broad range of international and domestic flights. Galway functions as the principal commercial, retail, and administrative hub of the west of Ireland, supporting a diverse mix of business, public sector, and service activities. The immediate surroundings of the business park include a blend of residential, retail, educational, and community uses, reflecting its suburban location within Knocknacarra.



Figure 1 Front Elevation



Figure 2 Site Location

SECTION 2

Property Description

The subject property comprises a substantial, industrial building, set and positioned on its own detached site. The building comprises a multi-bay warehouse with ancillary offices, commercial kitchen and support facilities. The site is located on the edge of Galway City Centre, circa 4km to the west of the city centre. The site occupies a broadly rectangular plot, bounded by residential, retail, educational, and industrial, reflecting its suburban location.

Since the building has been developed and has had multiple uses and tenants, the building has a versatile layout which can be easily adapted to suit operational needs and requirements. The building is believed to have been originally constructed circa 2012.

The warehouse comprises steel portal frame construction with profiled metal cladding to the elevations and roofs incorporating translucent GRP rooflights. Floors are power-floated concrete slabs. The office areas comprises of glazed curtain walling and blockwork, internally finished with suspended ceiling and painted plastered walls.

The ground floor is a combination of warehouse and office facilities comprising a combination of cellular and open offices, amenity, and support spaces, together with a substantial open-plan warehouse area. The principal entrance is located to the front of the building and leading directly into a reception area, which is supported by adjacent meeting rooms and ancillary spaces. There is a staff lounge and welfare facilities, including WCs and a locker area, providing suitable amenities for building occupants.

The building benefits from a commercial kitchen which is centrally positioned and accessible from both the reception and the main office areas. The western portion of the ground floor is subdivided into a series of cellular offices, including a large technical office and several meeting rooms, as well as storage and plant spaces. The north-eastern section of the building is demised as a large warehouse bays.

The first floor is considerably smaller in area, being limited to the south-western corner of the building. This level comprises a suite of office accommodation, including several individual offices, a meeting room, and supporting ancillary spaces with a kitchenette. The remainder of the first floor is open to the ground floor below, forming a double-height void over the main open-plan warehouse areas.

There is also a dedicated plant room at this level, located towards the north-western corner, providing access for maintenance and servicing of building systems. The first floor is accessed via a stair core adjacent to the main entrance. The roof access is via the first floor plant room, consisting of a cat ladder through an extract vent.

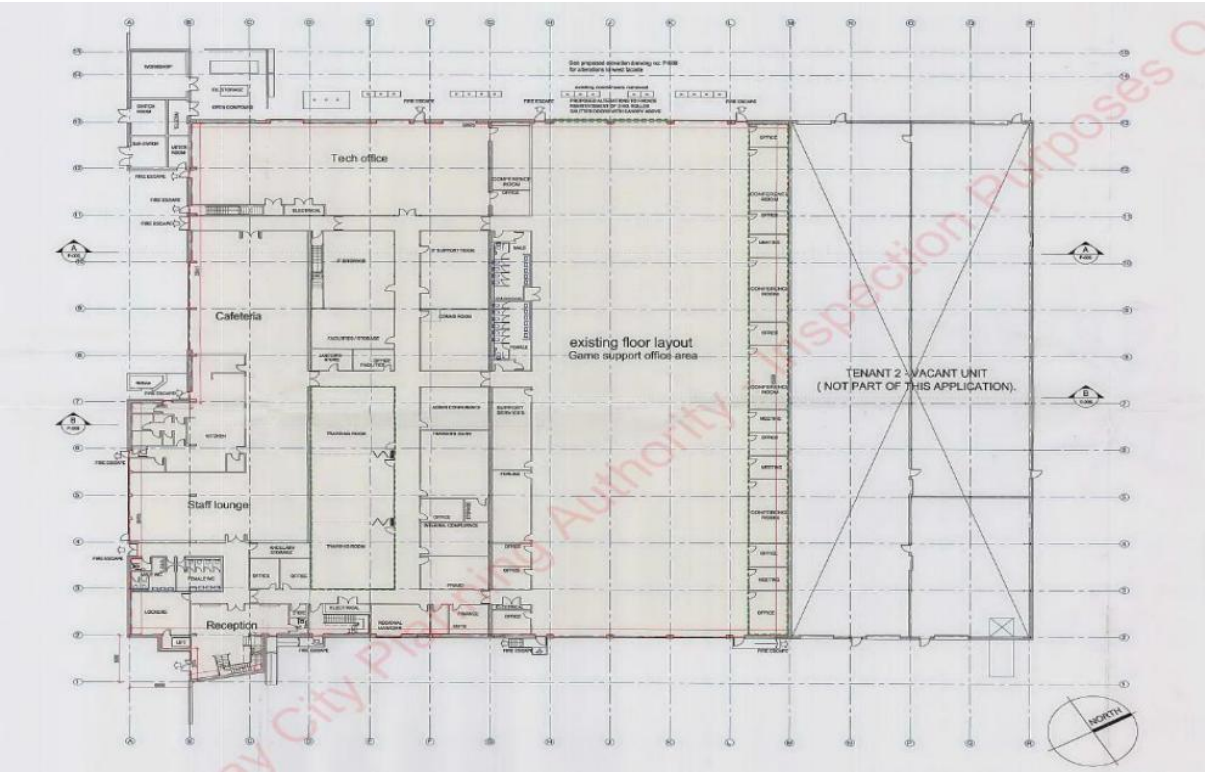


Figure 3 Site Layout – Ground Floor Plan (Galway CoCo Planning portal)

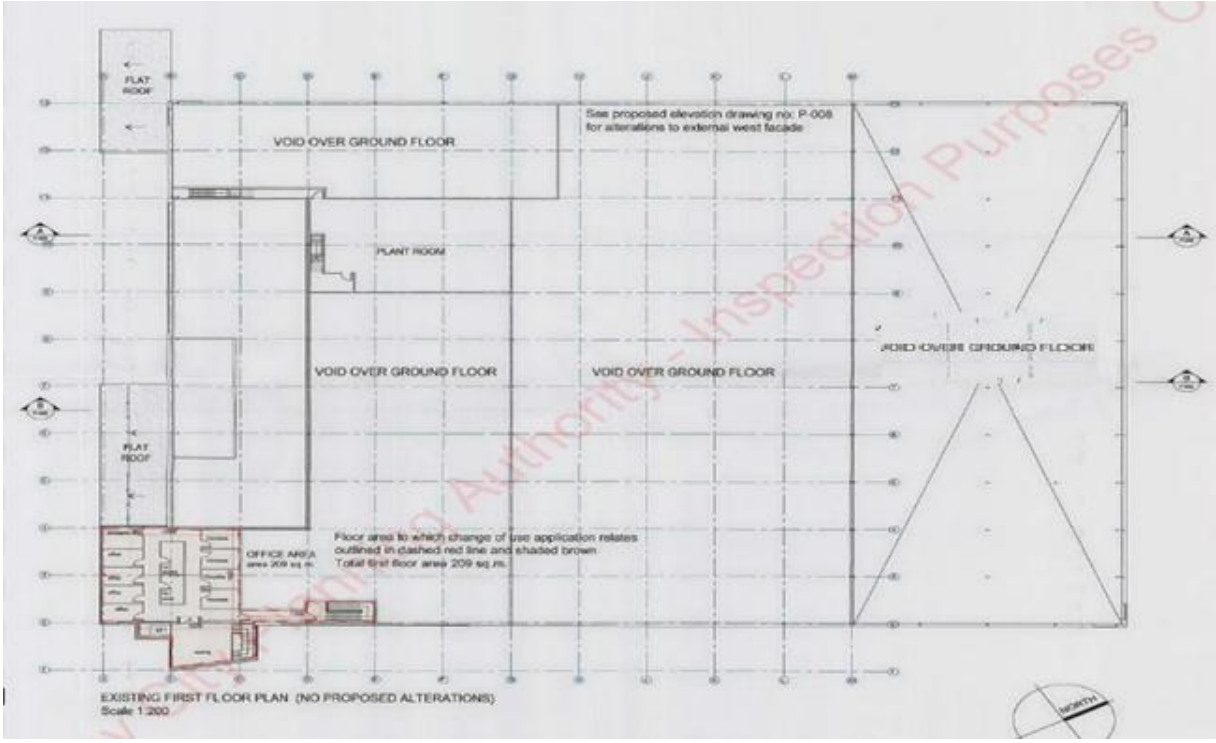


Figure 4 Site Layout – First Floor Plan – (Galway CoCo Planning Portal)

Key Findings / Risk Items

The table below sets out the principal findings from our inspection and reviews to date. We draw your attention to the following definitions and indicators, which may be found throughout this report:

Red / High: Immediate Action / Works required that could prevent a transaction or cause immediate and severe deterioration of the element/property in the Short Term.

Amber / Medium: Action / Clarification / Further Information required to enable the transaction to progress or for defects/issues to be further assessed & to put forward remedial action/repairs for action in the Medium Term.

Green / Low: No Further Action required other than general planned building maintenance in order to maintain the element/property.

Ref.	Description	RAG Rating
	TITLE	
1	The premises is defined as leasehold within the Irish Land Registry, we would advise that the leasehold and any restrictions are reviewed and agreed with your legal team. We have not received any copies of the Leasing documentation to review.	
	BUILDING FABRIC EXTERNAL	
2	The roof appears to be functional at present but does require some repair works and it does exhibits typical signs of weathering and material degradation. There is a section of missing roof ridge covering. Leaving the opening exposed, revealing the insultation and increased risk of cut edge corrosion forming to the exposed edges. This should be addressed in the short term to fully weather tight the building.	
3	Internal water ingress and historic staining was noted adjacent to the internal pipework, indicating signs of historical leaks. Vegetation was noted within the box valley gutters. Allow for cleaning of all vegetation throughout the box gutters.	
4	The profiled metal wall cladding appears generally serviceable, Impact damage noted to the external clad frame of the roller shutter doors.	
5	Growth and vegetation is heavily overgrown to the rear of the property. It has caused algae staining to the rear elevation.	
6	The security entrance gates that are to either side of each elevation were tested but didn't open at the time of the inspection.	
7	Efflorescence staining was noted to the brickwork, this was noted at high level to the front elevation brickwork.	
8	There was no safe access to the roof at the time of the inspection, with signage attached to the roof access ladder noting fragile roof in places. The comments regarding the roof in this report are from photos of the roof condition provided by the client.	
9	The grp roof lights appeared to have algae and vegetation growth covering the lights.	
10	The rainwater downpipes comprise of metal downpipes with a factory finished seal, the downpipes some of the downpipes have impact damage	

	BUILDING FABRIC INTERNAL	
11	Non-compliant fire stopping was noted, with breaches around services penetrations between rooms. Damage was noted to previously installed fire battens.	
12	The doors and locks have signs of corrosion and delamination. Some locks were seized and unopenable.	
	FIRE SAFETY	
12	There is what appears to be fire-resistant intumescent paint to the warehouse steel frames, in places this paint is flaking and requires a series of repairs to ensure the fire integrity is maintained.	
13	Non-compliant fire stopping was noted, with breaches around services penetrations between rooms. Damage was noted to previously installed fire battens.	
	BUILDING SERVICES	
14	The mechanical and electrical equipment throughout the building generally is in a poor condition. Heavily corroded with algae staining and growth noted. It appears to be left unused for prolong periods of time. Although not tested it could be assumed due to the visual condition that parts may have seized up and an overhaul of services to be considered.	
15	The AC extract within the front warehouse area is leaking and causing water ponding to the warehouse floor.	
16	The light switches did not work in every room, it is likely that the bulbs had gone, in these areas the inspection was carried out by torch light.	
	STATUTORY CONSENTS	
17	We have not been provided with Disability Access Certificate or Fire Safety Certificate information to establish compliance with statutory consents. A copy of these statutory consents to be provided to your legal advisors prior to closing of the transaction.	

SECTION 3

BUILDING FABRIC & CONDITION

BUILDING FABRIC & CONDITION - Externally

Roof

A series of photographs were provided by the client to facilitate a remote assessment of the main roof, as safe physical access was not possible at the time of inspection due to concerns regarding fragile roof signage attached to the access ladders. The roof is accessed via a cat ladder positioned adjacent to the first floor plant room.

The images confirm that the subject property is covered by a profiled metal sheet roof system, incorporating translucent roof lights and multiple service penetrations, typical of industrial buildings of this type. The roof is supported by a steel portal frame, and the photographs reveal a generally uniform appearance.

The roof has the presence of several vent and plant penetrations, as well as upstands and flashings at key junctions. The ridge flashing is missing within the images provided and there are exposed edges which will likely lead to the development of cut edge corrosion at the termination of the metal sheets.

The lower roof to the front elevation was viewed from the vantage point of the first floor office window. The roof is showing signs of weathering and wear.

In summary, the roof appears to be functional at present but does require some repair works and it does exhibits typical signs of weathering and material degradation. It is recommended that a close-up inspection be undertaken when safe access can be arranged, to confirm the extent of corrosion, assess the effectiveness of previous repairs, and inform a programme of planned preventative maintenance, including treatment of corroded edges and recoating where necessary.

The roof was viewed only from the footage taken from the photos and videos provided by the vendor.



Figure 5 (General view of roof AOV)



Figure 6 (General view of roof)



Figure 7 (evidence of vegetation growth to gutters)



Figure 8 (view along ridge of warehouse)



Figure 9 (section of missing ridge covering)



Figure 10 (general view of roof)



Figure 11 (Singe ply membrane to lower roof section)



Figure 12 (Singe ply membrane to lower roof section)

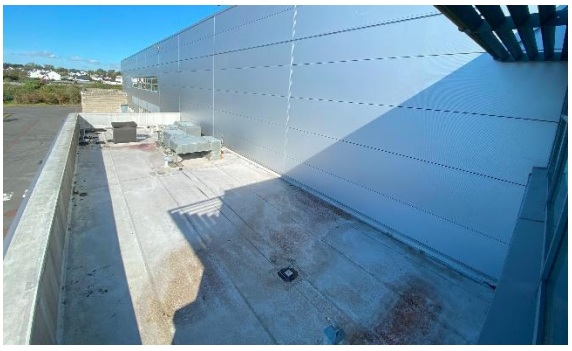


Figure 13 (Singe ply membrane to lower roof section)



Figure 14 (Singe ply membrane to lower roof section)



Figure 15 (Roof access ladder)



Figure 16 (access not permitted to roof)

Walls and Cladding - Facades

The building comprises a variety of external finishes, including insulated profiled metal cladding, glazed curtain walling to the reception entrance, and blockwork elevations. The materials used are consistent with standard industrial construction, offering both functional and aesthetic durability.

Inspection of the external envelope identified the following observations:

- Metal Cladding Condition: The profiled metal wall cladding appears generally serviceable; however, minor impact damage and low-level denting was observed, likely resulting from operational vehicle or equipment contact. While not structurally significant at present, these defects may compromise the protective coating and should be monitored for progression.
- Vegetation and Environmental Staining: Areas of staining to the external cladding were visible, notably towards the upper sections of the warehouse elevations. This staining is likely due to environmental factors or organic material accumulation and appears to be superficial. Cleaning of affected areas may improve visual appearance and assist in early detection of future issues. This is mostly found to the rear elevation.
- Curtain Walling and Reception Glazing: The main reception entrance is finished in aluminium-framed glazed curtain walling, which appears in fair condition with no significant defects evident from visual inspection. Frames and seals should continue to be inspected periodically as part of standard maintenance.
- Blockwork Elevations: The external blockwork to the front elevation and at low level to the side and rear elevations presents in satisfactory condition, with no major cracking or displacement evident. There are signs of white efflorescent staining to the brickwork at high level. Window reveals, cills, and other junctions appear adequately sealed.
- Localised areas of mortar requiring repointing.
- Loading Bays and Surrounding Fabric: The loading bay areas exhibit signs of operational wear, including corrosion to dock leveller frames and concrete upstand damage from repeated vehicle contact. These are typical in logistics environments and should be addressed through ongoing maintenance to prevent further deterioration.

In summary, the external façades and wall finishes are generally in acceptable condition for their age and use, but localised defects are present. These include low-level cladding impacts, staining, and loading bay wear, which should be subject to routine inspection and planned maintenance. Preventative measures, such as protective barriers and regular cleaning, may assist in prolonging the life expectancy of the external envelope.



Figure 17 (Front and side elevations)



Figure 18 (Side elevation)



Figure 19 (Front elevation)

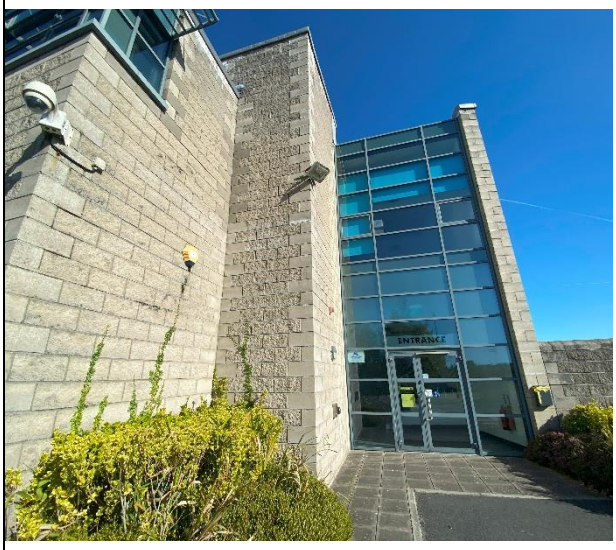


Figure 20 (Front elevation)



Figure 21 (side elevation)



Figure 22 (side elevation)



Figure 23 (side elevation)



Figure 24 (side elevation)



Figure 25 (Front elevation efflorescent to brickwork)



Figure 26 (Front elevation)



Figure 27 (rear elevation corner)



Figure 28 (Vegetation staining to rear elevation)

External Doors, Windows and Joinery

The property is fitted with a combination of aluminium-framed double-glazed windows, curtain walling, aluminium personnel doors, final exit fire doors and roller shutter doors to the warehouse envelope. These components are typical for an industrial unit of this type and age, and generally provide a durable and low-maintenance external envelope.

Observations from the inspection are as follows:

- Aluminium Windows and Doors: The office accommodation is served by aluminium-framed windows and doors with a factory-applied powder-coated finish, but are weathered and corrosion is present. These are generally in serviceable condition with no significant defects observed to glazing or frame alignment. However, localised corrosion.
- Curtain Walling: The double-height entrance glazing to the main reception comprises aluminium curtain walling which presents in good condition with no apparent distortion, cracking, or water ingress visible at the time of inspection. Sealant joints and drainage channels should continue to be maintained as part of routine servicing. There is solar and sun bleaching noted to the frame.
- External Doors: Personnel doors to the office and warehouse areas are of aluminium construction with powder-coated finishes. These were visually corroded and the handles and security fixings were sealed and unusable in some instances due to environmental factors. We would allow for new handles and locks throughout, replacing locked that have seized up. Seals around some doors were damaged.
- Roller Shutter Door: A large-format roller shutter door is provided for vehicular access to the warehouse . The door curtain and guide tracks appear intact. The doors were not tested but the frame did have visible signs of spot corrosion or and areas of impact damage.

In summary, the windows and doors across the facility are largely in satisfactory functional condition, though attention is drawn to access controls, locks, handles and corrosion.



Figure 29 (Front elevation windows)



Figure 30 (Front elevation entrance door)



Figure 31 (Side elevation final exit fire door)



Figure 32 (Side elevation roller shutter doors)



Figure 33 (Side elevation curtain walling)

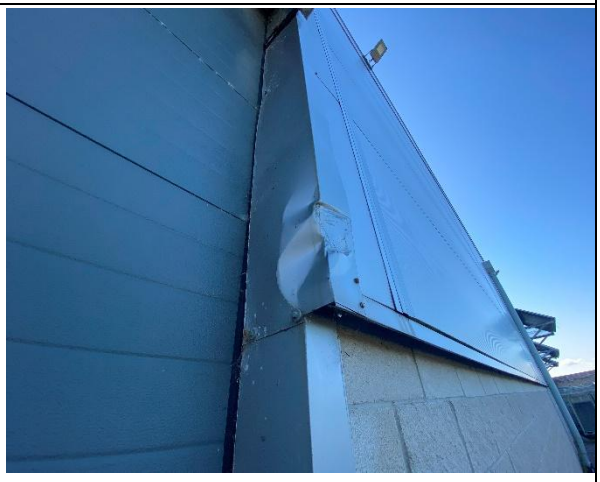


Figure 34 (Impact damage to roller shutter frames)



Figure 35 (Seized and corroded handle lock)



Figure 36 (Spot corrosion to handle)



Figure 37 (Loose seal to door surround)



Figure 38 (Extensive corrosion to door)

1.7.1 Gutters, downpipes and drainage systems

The roof drainage system comprises a series of parapet box gutters and valley gutters, serving the multiple roofs across the site. The gutters are of pressed metal construction with capping flashings at junctions and eaves transitions. The valley gutters lead to internal discharge pipes and finally outwards to an aluminium down pipe and to the waste water drainage system.

Internal water ingress and historic staining was noted adjacent to the internal pipework, indicating signs of historical leaks. The downpipes do have dents to the aluminium. There is a central water gulley that runs through the hardstanding adjacent to the roller shutter doors. The drain has vegetation growth protruding through the grates. This growth should be cleared as part of a preventative maintenance regime to prevent any long-term impact or damage caused by the vegetation.

It was noted to the box valley within the roof structure vegetation growth, which should be cleared though planned preventative maintenance schedule.



Figure 39 (Side elevation downpipe)



Figure 40 (Side elevation downpipe, with vegetation surrounding outlet)



Figure 41 (Internal drainage pipework, historic water staining to brickwork)



Figure 42 (Vegetation growth to drainage channel)

Fire Safety Observations

At the time of writing we have not been provided with the FSC Approved drawings of Grant or associated conditions for review. A review of the fire safety compliance documentation would be required to comment fully on compliance with the approved fire safety strategy. During this survey, we have noted the following observations in relation to fire safety and potential breaches. This section is written from the perspective of a Building Survey and notes non-compliances, this is a non-exhaustive list.

- It was noted that fire doors in some instances where non-compliant, this includes smoke seals damaged. Gaps around fire doors in excess of 4mm, impact damage to doors. Some of the doors when tested with a closer test, did not fall back into the rebate. We would recommend a full fire door survey.
- Fire stopping has been installed and was noted that fire battens and fire compartments around services and ducting have been retrospectively installed. In some instances, these fire battens were damaged causing an opening within the compartment wall breaching the line of compartmentation. This was noted within the upstairs services room. We would recommend a full compartmentation survey conducted in line with the Fire Strategy.
- Wall mounted fire extinguishers were noted throughout the building. Some were missing maintenance records and check dates. We would recommend a review is picked up as part of ongoing maintenance.
- Wall mounted break glass points, standalone fire suppression units, smoke extract vents, and kitchen extract fire suppression was noted during the inspection.
- While fire exit signage is present, the fire signage was limited and visibility could be improved.



Figure 43 (Breach within fire compartmentation)



Figure 44 (Fire alarm panel)



Figure 45 (No maintenance record on fire extinguisher)



Figure 46 (Wall hung fire extinguisher)



Figure 47 (Fire suppressant)

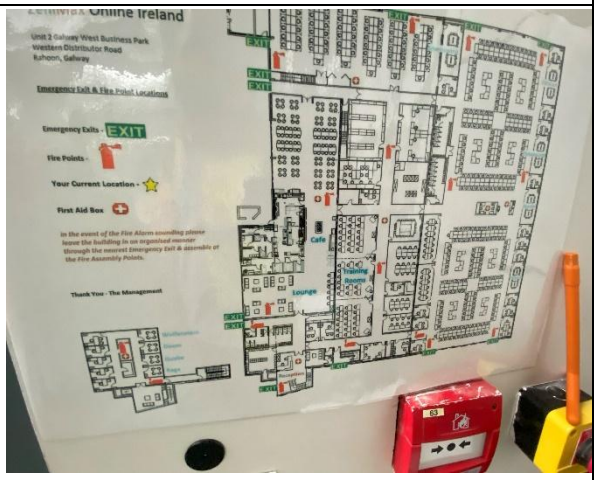


Figure 48 (Fire plan wallmounted)



Figure 49 (Break glass fire point)



Figure 50 (Kitchen vent extract with fire suppression)



Figure 51 (Impact damage to fire doors)

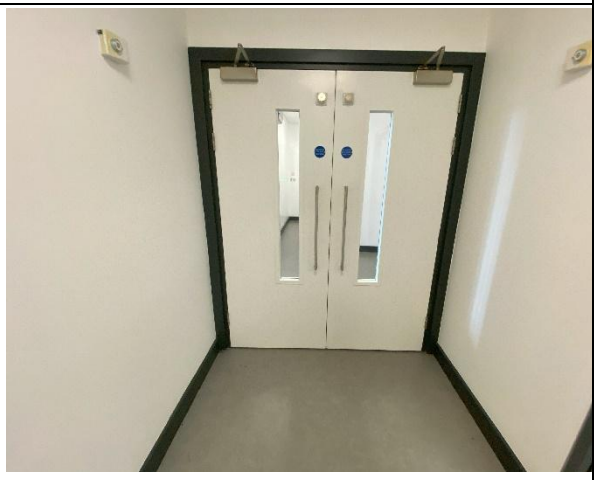


Figure 52 (Gaps to frame of fire doors)



Figure 53 (Fire door frame)



Figure 54 (Fire door rating)



Figure 55 (Gaps to fire door surrounds)



Figure 56 (Fire door not closing flush into rebate)



Figure 57 (Final exit fire door)



Figure 58 (Fire door hinges)

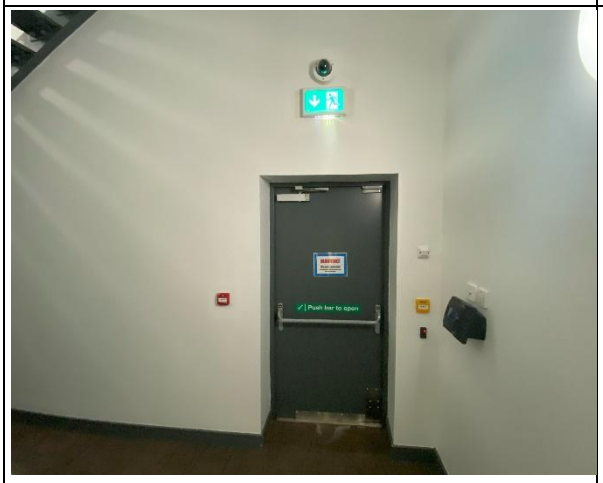


Figure 59 (Final exit fire door)



Figure 60 (Smoke extract vent controls)

External Areas, and Boundaries

The site includes predominantly tarmacadam surface treatments to support vehicle access, parking, and servicing operations. These wrap around the perimeter of the building envelope. To the rear the vegetation is heavily overgrown, and the surface covering has vegetation sprawling the pathways. The site boundaries are made up of palisade metal fencing and two secure entrance gates to either side of the building.

Key observations from the site inspection are as follows:

- Tarmacadam Access Roads: The primary access route to the front elevation and staff parking areas is surfaced in tarmac. This is generally in a serviceable condition; however, evidence of edge fretting and minor surface wear was observed in localised areas.
- Vegetation, trees, bushes, shrubs and weeds are growing excessively to the rear of the building. This is blocking the pathway and in some instances causing growth the adjacent elevation.
- Hardstanding at Loading Bays: The hardstanding adjacent to the loading bays appears to be a mix of tarmac and concrete, laid to falls. No significant ponding or settlement was observed at the time of inspection. Surface wear consistent with vehicle traffic is evident but does not appear to compromise performance at present. There is vegetation growth throughout which will need to be maintained and managed once in occupation.
- The loading bay and service areas are protected with two motorised gates, that are positioned to each side of the building footprint. At the time of inspection the motors within the security gates were not operating.

In summary, the hardstanding and surface areas across the facility are functionally adequate but present several localised issues including edge wear, vegetation growth, and reapplication of white lining to car parking areas. These conditions are typical of high-use logistics environments and should be addressed as part of routine maintenance planning to ensure ongoing safe and efficient operation

Key observations on the boundaries are as follows:

- Metal Palisade Fencing: Sections of the perimeter, particularly around the operational yard and rear service areas, are enclosed by galvanised steel palisade fencing. This fencing type is typical for industrial premises and provides an appropriate level of physical security and demarcation. The fencing was noted to be generally intact and upright, with no significant distortion or breaches observed at the time of inspection. Periodic maintenance such as rust treatment and minor alignment adjustments may be required to maintain its effectiveness.
- Vegetation and Roadside Hedges: Along the site boundary, the site abuts adjoining properties, where boundary definition is achieved through both fencing and mature vegetative strip comprising hedgerows, bushes, and informal growth. However, it should be subject to routine trimming and maintenance to avoid overgrowth, which could impede sightlines or encroach on public or operational areas.



Figure 61 (Side elevation motorized sliding security gate)



Figure 62 (Front elevation car park.



Figure 63 (Site entrance)



Figure 64 (Site entrance)



Figure 65 (Rear elevation path)

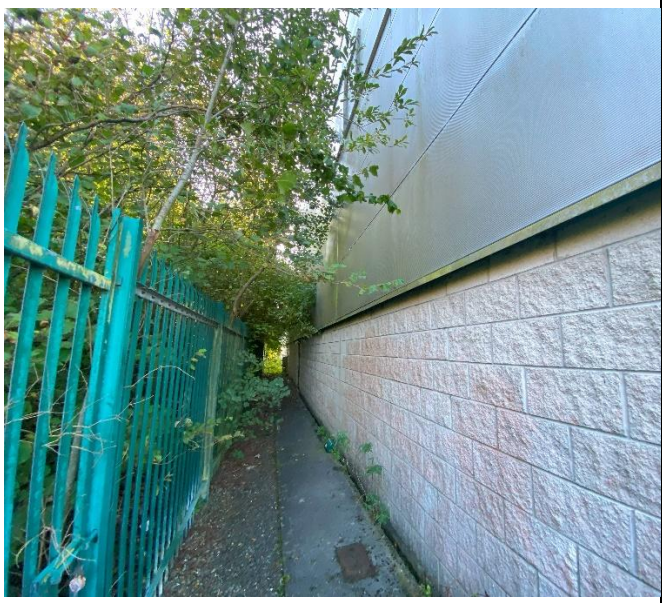


Figure 66 (Rear elevation path)



Figure 67 (Side elevation boundary)



Figure 68 (Rear elevation vegetation growth)

SECTION 4

BUILDING FABRIC & CONDITION – Internally

Internal Finishes – Office, Commercial Kitchen and Circulation areas

The building provides a number of office areas, meeting rooms, commercial kitchen, kitchenettes, circulation space, storage rooms and partitioned areas that is laid out across both the ground and first floor. The reception area of the building is located directly behind the double-height glazed curtain walling. The space is configured as an entrance and waiting area with staircase creating access to the first floor office area.

- Floor finishes comprise vinyl flooring, carpet floor and tiles, all appearing in serviceable condition with minor wear consistent with use.
- Walls are painted and plastered, generally presenting in reasonable decorative order.
- Ceilings are of the suspended grid variety, incorporating mineral fibre ceiling tiles, consistent with the finish throughout the upper floor.
- No significant defects were visible at the time of inspection; however, access was limited due to lack of lighting restricting visibility to torch light in some areas.

First Floor – Office and Conference Room Areas
The upper floor comprises a cellular offices and a larger conference room, and kitchenette, accessed via the central stair. The space is finished with:

- Carpet floor coverings throughout, with minor impressions and signs of use.
- Painted plastered walls, generally well maintained.
- Suspended ceilings with mineral fibre tiles, several of which were observed to exhibit historic damp staining. The pattern and extent suggest prior water ingress, likely resolved, but the stained tiles had not been replaced at the time of inspection. No active leaks were apparent during the survey.

Commercial Kitchen to ground floor – The building benefits from a commercially fitted out kitchen to the ground floor, comprising of cooker, extract vents, service counters, washing areas, and service counters.

In summary, the building is presented in generally satisfactory condition, appropriate for office and reception use. Historic ceiling tile staining should be investigated further to confirm the underlying cause has been addressed.



Figure 69 (Office areas)



Figure 70 (Main entrance stairway)



Figure 71(Front reception desk)



Figure 72 (First floor office area)



Figure 73 (Historic staining to ceiling tile)



Figure 74 (First floor office)



Figure 75 (Commercial kitchen)



Figure 76 (Commercial kitchen)

Internal Finishes – Warehouse

The warehouse comprises a series of interconnected industrial bays with large and expansive open areas. The structure is of steel portal frame construction with power-floated concrete ground floor slabs, metal profiled cladding to walls, and metal roof coverings incorporating translucent rooflights throughout.

Condition Observations:

- The structural steel frame is generally sound across all sections. However, localised corrosion was noted to some cross-bracing members.
- Flaking to the painting to the steels was noted, it should be reviewed to if this is fire retarded paint work, that might need to be remediated.
- There are isolated areas at low level of damp staining and water ingress noted. The cause should be investigated and appropriate remedial action taken to rectify.
- There are the previous user/tenants operational equipment, fixings and stock noted remaining throughout the premises.



Figure 77 (Warehouse general view)



Figure 78 (Internal view of roller shutter doors)

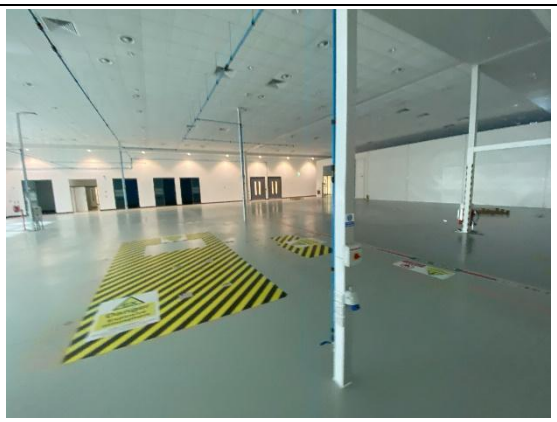


Figure 79 (Warehouse general view)



Figure 80 (Warehouse general view)



Figure 81 (Paint flaking to steel frame)

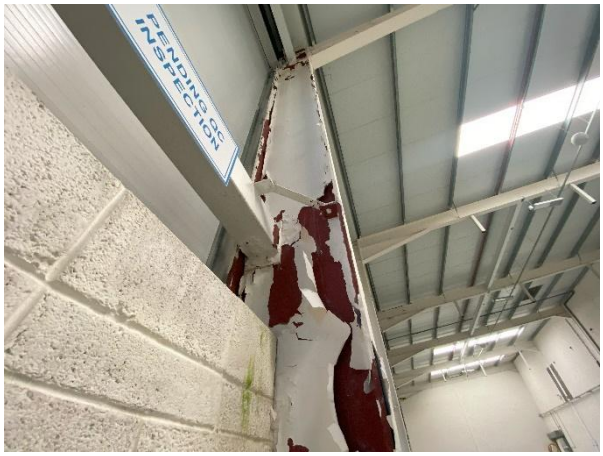


Figure 82 (Paint flaking to steel frame)



Figure 83 (Damp staining to the warehouse brickwork at low level)

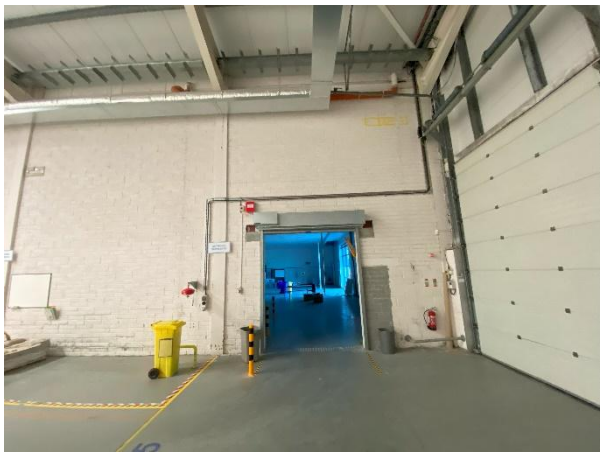


Figure 84 (General view of door way between the two warehouses)



Figure 85 (General view of warehouse wall)



Figure 86 (General view of warehouse wall)



Figure 87 (Leaking AC unit causing pooling of water to operational floor)



Figure 88 (General view of operational space)

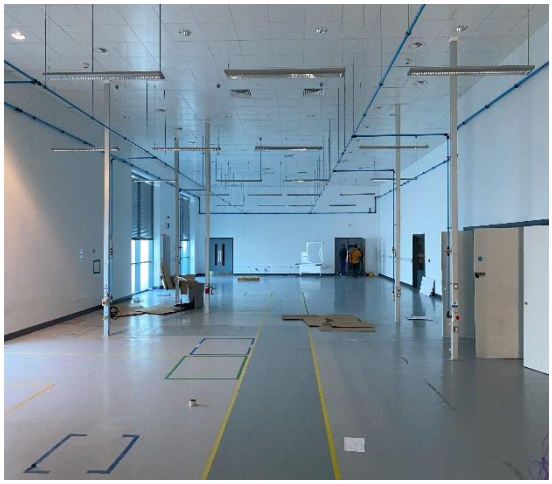


Figure 89 (General view of operational space)



Figure 90 (Ceiling view of operational space)



Figure 91 (General view of warehouse)



Figure 92 (Warehouse ceiling and GRP panels.

Sanitary Fittings

Sanitary facilities are provided in locations across the site providing male, female and accessible toilet facilities.

During the inspection, toilet blocks were found to be in a generally in a fair condition, with shower amenities available within some of the toilet blocks. Fixtures and fittings appeared operational at the time of the survey,

- Wall and floor finishes were in a reasonable condition for the age and use.
- Fixtures, including basins, WCs, and associated ironmongery, and showers were functional.
- No obvious leaks or active water ingress was noted; however, some instances of a build up of grime accumulation in several areas.
- Minor staining to ceiling tiles.

The sanitary accommodation is considered to be in a satisfactory condition for current use by staff and visitors under the existing operational model. While some elements appear dated, they remain functional and serviceable. Future cosmetic or hygienic improvements could be considered to align with contemporary standards, but no urgent action is required at present



Figure 93 (Typical view of showers)



Figure 94 (Typical view of toilets)

Mechanical and Electrical Installations

The assessment of the condition of key mechanical and electrical plant and equipment on site was from the perspective only of a Building Surveyor. None of the plant or equipment was physically tested during the inspection. Overall the plant and equipment was in a poor condition, heavily corroded and likely seized due to inactivity and environmental factors. As an initial high level provision we would allow for large scale replacement, subject to physical onsite testing. The Mechanical and Electrical units reviewed comprises of the following. This is not an exhaustive list of plant and equipment onsite.

- Outdoor Condensing Units (Air Conditioning) Multiple split-system air conditioning condensing units located externally. The units exhibit significant corrosion, dirt accumulation, and evidence of inactivity. Finned coils are bent and blocked, likely reducing operational efficiency. Overall, the condition is poor, with a probable risk of seized compressors or fans.
- Chiller Large Condenser Large packaged condenser unit, to provide chilled water or refrigerant for building cooling has corrosion, dirt, and possible coil damage. The unit is in poor condition with a high likely risk of mechanical failure and seizing.
- Pump Set and Pipework Circulating pump and associated pipework to circulate water or other fluids in HVAC or process systems. Corrosion is present on pipework and pump casing. Insulation is missing or damaged. The condition is poor, with a likelihood of seized or inefficient operation.
- Internal Electrical Panel consisting of a distribution Electrical control panel with labelling. Controls and distributes power to mechanical plant. The panel appears in particular poor condition.
- Large Air Handling Unit (AHU) provides ventilation, heating, and cooling to the building. Corrosion, dirt, and possible damage to casing and ductwork. The condition is poor, with likely compromised performance.
- Ductwork and Internal Plant that distributes conditioned air. Ductwork appears dirty and corroded. Insulation may be missing or damaged.
- The main Plant Room is located to the first floor and this comprises of HVAC systems, pumps, water heaters, valves, and pipework.
- Ceiling-Mounted Cassette AC Units are positioned throughout the buildings circulation and offices areas to provide indoor cooling through the ceiling cassette air conditioning unit. The grille are in some instances dirty, and ceiling tiles show signs of staining from historic water leaking. The condition was not physically tested but it could have reduced airflow and reduced efficiency due to lack of maintenance.

- There are wall mounted Thermostat Control Panels noted for manual adjustment and climate control internally.
- There are a number of Electrical Distribution Board internally located throughout the building comprising of internal distribution board with circuit breakers.
- A number of the light fitting and switches were not in operational use during the inspection. This led to some areas of the building being inspected via torch light.

The mechanical and electrical plant and equipment across the site are in a generally poor state of repair, with widespread evidence of corrosion, neglect, and inadequate maintenance. Many systems are likely to be non-operational or at significant risk of failure, presenting both operational and safety concerns. The current condition of the assets indicates that substantial remedial works will be required to restore reliability and compliance. Immediate attention to inspection, cleaning, and replacement of critical components is strongly recommended to mitigate risks and ensure the ongoing functionality of the building services. We would recommend undertaking testing, commissioning and balancing of the systems to either confirm or deny the findings from the visual inspection.



Figure 95 (HVAC unit)



Figure 96 (Damage to heat exchanger fins)



Figure 97 (Heavily weathered condenser Unit)



Figure 98 (Extensive corrosion to condenser unit)

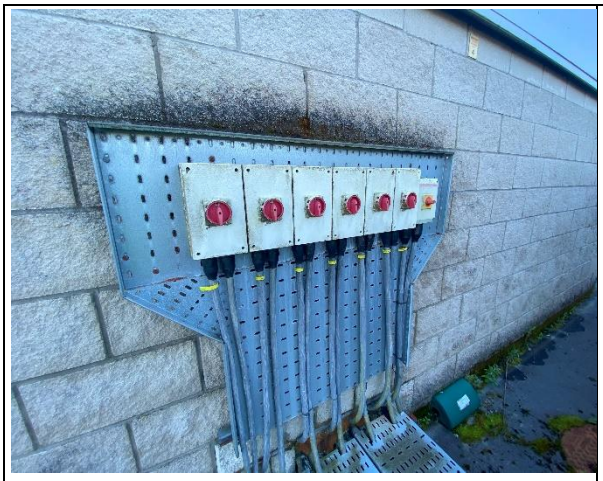


Figure 99 (Wall mounted isolation switches)



Figure 100 (Extensive weathering to HVAC)



Figure 101 (Extensive weathering and corrosion to housing)

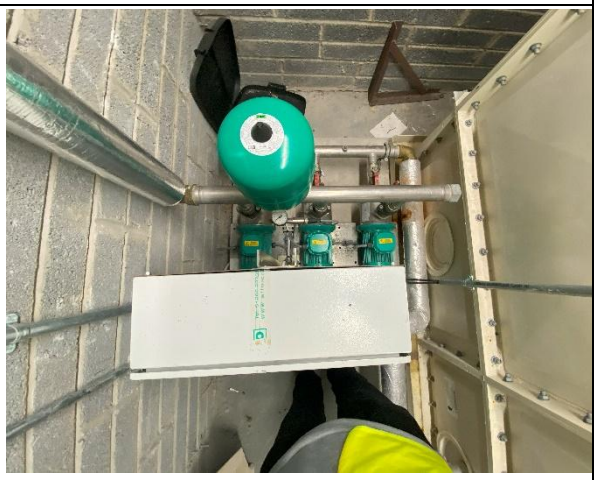


Figure 102 (Water tank pumps)



Figure 103 (Water storage tank)



Figure 104 (Main gas supply inlet)



Figure 105 (HVAC unit showing signs of corrosion)



Figure 106 (Air Handling Unit based in plant room)

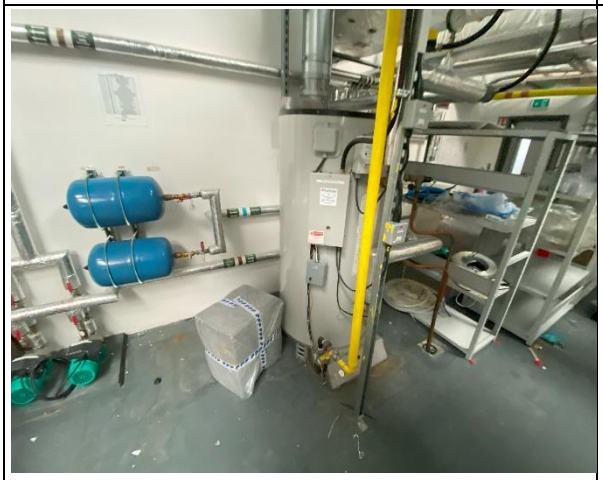


Figure 107 (Hot water tank and pumps within plant room)



Figure 108 (Electrical board within plant room)



Figure 109 (Electrical distribution board)



Figure 110 (Ceiling mounted cassette outlet)



Figure 111 (Electrical Distribution Board)



Figure 112 (Wall mounted ACU control)



Figure 113 (Electrical Distribution Board)



Figure 114 (Extensive corrosion to metal housing)

SECTION 5

STATUTORY COMPLIANCE & OTHER MATTERS

STATUTORY COMPLIANCE & OTHER MATTERS

Planning Regulations

A review of the local planning authority's records has identified two relevant planning permissions associated with the subject property. Permission Ref. 16110, granted on 8 July 2016, approved a change of use from Technology Office Support to Light Industrial, along with minor façade alterations and reinstatement of two roller shutter doors. Permission Ref. 301857, granted on 10 September 2018, approved the construction of a 2.4m high security fence, four entrance gates, and associated boundary works. No evidence of adverse planning issues or enforcement actions has been noted.

Planning Ref:	Status:	Development Description:	Approval Date
16110	Granted	Permission for development to consist of a change of use from Technology Office Support to Light Industrial together with minor alterations to existing façade to include	Approved 8/07/2016

		reinstatement of 2 no. roller shutter doors and ancillary site works	
301857	Granted	Permission to construct a 2.4m high security fence, four entrance gates and associated works, on the roadside boundary of their lands at subsites 1, 3, 4, 7 & 8 (Pl. Ref. No. 98/785 refers)	10/9/2018

Land Registry Titles

We have examined the title information sourced from Landdirect.ie. Our investigation confirms that the property is registered in a leasehold interest. We would advise you to seek further legal advices on if there are any encumbrances attached to the leasehold. From review of the records it appears that the property forms a leasehold whilst the surrounding land is held on a Freehold interest. The site comprises one Freehold folio (GY134375F), and one Leasehold folio (GY6404L). Detailed information from the folio records is provided below.

We would advise you to seek additional legal advice on site boundaries and clarifications on the Freehold, Leasehold interests and possible restrictions.

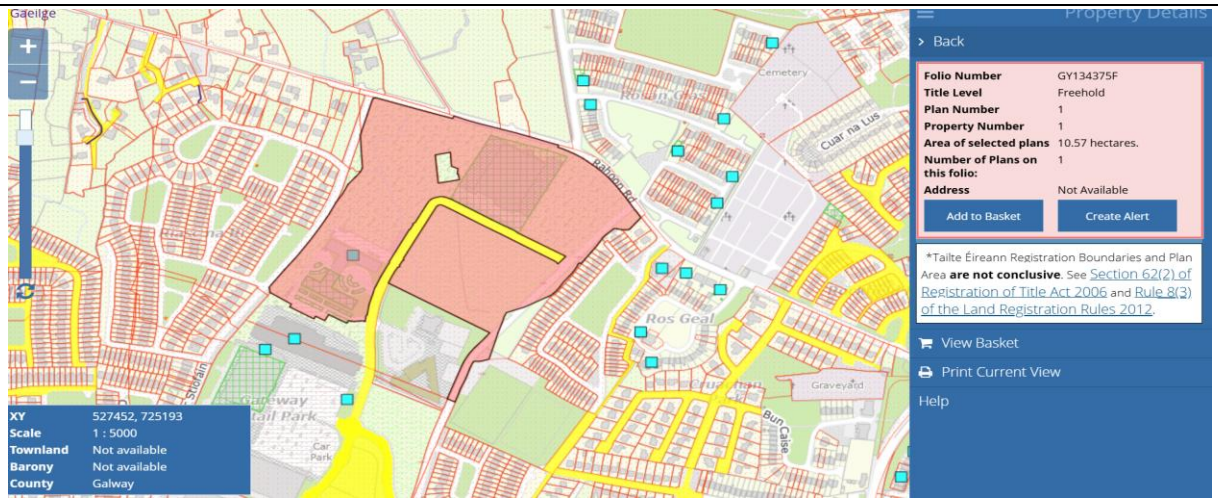


Figure 116 (Freehold title plan details)

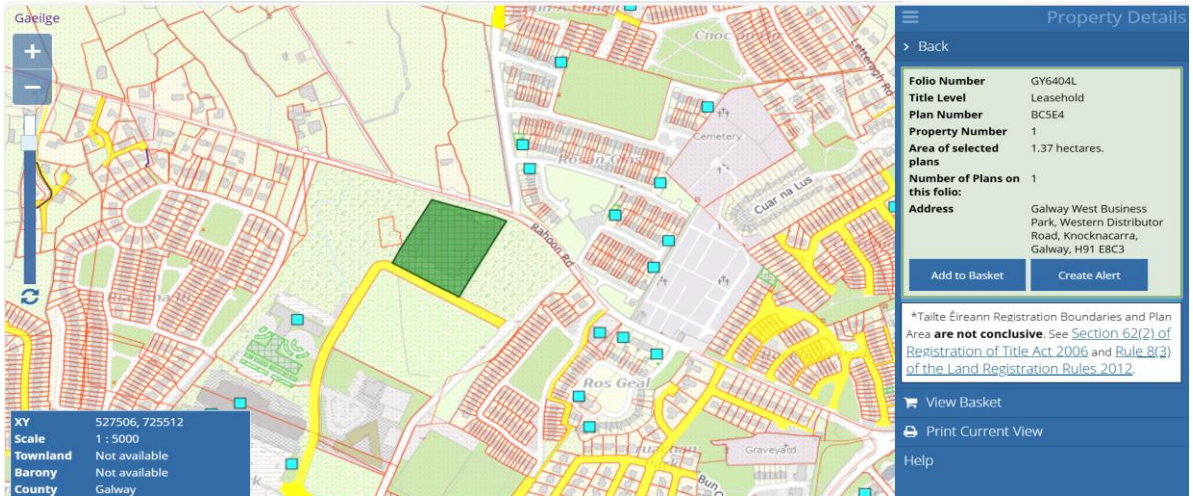


Figure 117 (Leasehold title plan details)

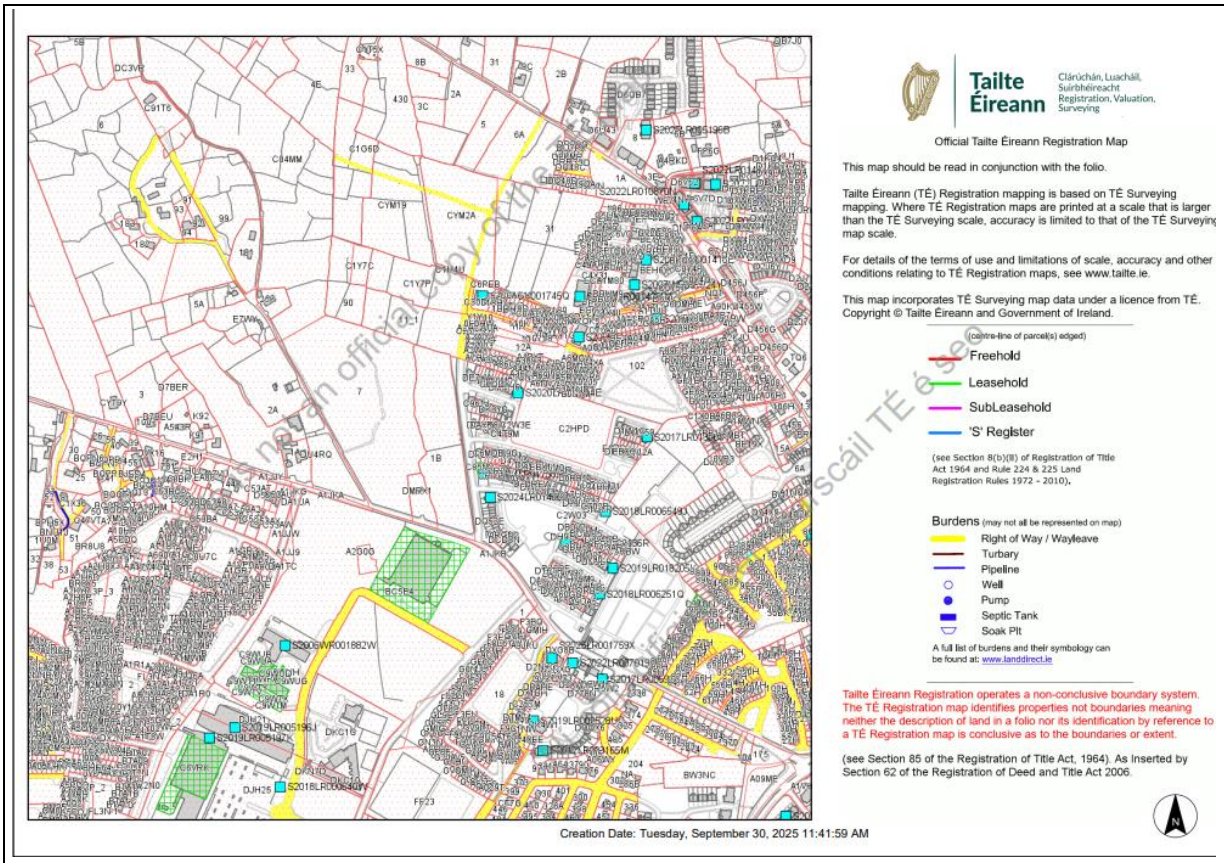


Figure 116 (Leasehold title plan)

BUILDING CONTROL REGULATIONS

The Building Control Regulations 1997-2014, and the Building Control Act 1990 and 1997 are the applicable Building Control legislation.

The Building Control Act 1997 provided for a system of self-certification, under which the Contractor and Architect/Engineer certified that the building was, in their opinion, "substantially compliant" with Building Regulations.

The Building Control Act provided a mechanism for self-certification of compliance by the developer's team with particular onus on the architect.

The self-certification system was amended by Building Control (Amendment) Regulations 2014. Under Legislation, Certificates of Compliance for the Design and Completion of a building, must be prepared and signed by the Assigned Certifier, Builder and members of the Design Team to confirm compliance with the building regulations.

BCAR applies to new building works, material alterations or material change of use that commenced after 31 March 2014. We understand the building was constructed before in implementation of BCAR Regulations, however we have not received any certification documentation for review.

Your legal advisors should request the respective outstanding certification documentation.

Fire Safety Certificates

Legislation regarding fire safety is through the Fire Services Act 1981 -2003, the Building Control Act 1997 and the Building Regulations Technical Guidance Documents Part B (2006).

Under the Fire Services Act 1981 and subsequently 2003, the 'duty of care' in respect to fire safety in buildings rests with the owner/occupier. Under Section 19 of the Safety Health and Welfare at Work Act 2005, owner/occupiers are required to carry out fire risk assessments and the implementation of the recommendations contained therein.

We have not yet been provided with a copy of the FSC Documentation for the building.

FSC Ref:	FSC Type:	FSC Description:	Conditions:
TBC	TBC	No information received.	TBC

Disability Access Certificates

A Disability Access Certificate (DAC) is required for new buildings and buildings which have a material alteration or material change of use since 01 January 2010.

This has been requested from the vendor but not yet received.

DAC Ref:	DAC Type:	DAC Description:	Conditions:
TBC	TBC	No information received.	TBC

Building Energy Rating Certificates

Building Energy Rating (BER) Certificates indicate a building's energy efficiency and are required for property being sold or rented. They use a scale from A for the most efficient to G for the least efficient showing the primary energy usage and CO^2 emissions. BER certification has been provided for the commercial and retail units in blocks B and E.

We have not yet been provided with a copy of the BER Certificate for the Building, however the marketing brochure indicates the building is a B3.

APPENDIX A – LIMITATIONS AND EXCLUSIONS

This Technical Due Diligence (TDD) Report has been prepared in accordance with the RICS Guidance Note *"Technical Due Diligence of Commercial Property"* (1st edition, 2020, or as subsequently updated).

A visual inspection only was undertaken of the property. The exterior of any buildings was inspected from ground level only. Other than where noted specifically within the report body the inspection excludes parts of the building that are covered, unexposed or inaccessible. Therefore, no advice will be given as to, nor responsibility accepted for the condition of such areas. It should not be assumed that covered, unexposed or inaccessible areas are free from defects.

The surveys were limited to a surface examination of accessible parts of the property. The reports will describe the form of construction and condition of the building elements, drawing attention to visible defects in design and construction and where appropriate, recommendation will be given from the need for repair and/or replacement/renewal. Should it become apparent from the survey that any opening up works are desirable or necessary to comment further on matters arising that is not included in the scope of this instruction.

The reports exclude comments upon minor defects associated with normal wear and tear of the building, or defects in finishing's except where such matters have a bearing upon the general condition of the property and the potential purchaser or tenant's interest thereof. Routine testing for purposes of compliance with current legislation will also be excluded. Specialist inspections and testing of engineering services are excluded and their condition will be assessed visually and with regard to available maintenance documentation.

All references to size, height and areas are approximate and will be based either on visual assessment or documents provided by the vendor.

No calculations have been carried out to confirm the adequacy of the existing structural members, where observed during the inspection.

No formal enquiries were made to the Local Authority to obtain historical information, existing user rights, proposed use, town planning, road widening, legal interest, fire certificate, effluent agreement, party wall agreements/issues, extent of ownership (boundaries, boundary disputes rights of light, sunlight and daylight etc.), prescriptive rights, easements, servitudes and wayleaves and the client's solicitor should undertake these enquiries and searches.

AECOM Ireland Limited has not reviewed the legal documentation provided, which may include agreements for sale or purchase, development agreements, finance agreements, agreements to lease, consultancy agreements, building contract and/or contractor/supplier contracts including any associated warranties, third party rights schedules and bonds, AECOM Ireland Limited has not reviewed these documents from a legal or technical perspective and separate legal advice should be sought.

The proximity of the site to neighbouring uses that might be prejudicial to the normal use of the subject building has not been reported on. It will be assumed that the potential purchaser has considered location of airports (flight paths), power stations, nuclear facilities, train stations, railways, motorways (noise) and made judgement of such matters with regard to the purchase.

In the case of leasehold premises, AECOM were provided with details of repairing covenants contained within the relevant lease to enable general advice to be given as to the obligations and liabilities in relation to the building under consideration, but a full lease review was not undertaken.

Reference to construction description, materials and products and engineering services etc. are based on visual assessment or design information provided for review. AECOM did not review any relevant as built information including structural, architectural and M&E drawings, O&M manuals and

Health & Safety files etc as these were not made available at the date of inspection unless a specific service document or similar has been referenced in a technical report none have been provided.

No testing of components of the structure or taking of samples and materials for analysis to establish their make-up and consideration as to whether they may prove prejudicial to the use or value of the building was undertaken.

AECOM were not requested to determine the use of deleterious or excluded materials in the construction including the following and cannot comment in this regard:

High alumina cement concrete (HACC) in structural elements.

Wood wool slabs in permanent formwork or in structural elements.

Calcium chloride additives for use in reinforced concrete.

Asbestos or asbestos containing products as defined in the Asbestos Regulations 1987 or any statutory modifications

Aggregates used in reinforced concrete which do not comply with British Standard 822 1992 and aggregates for use in concrete which do not comply with the provisions of British Standard 8110:1985: Unwashed sea aggregates.

Lead, lead paint or any materials containing lead which may be ingested, inhaled or absorbed, except where a copper alloy fittings containing lead are specifically required in drinking water pipework by any relevant statutory authority and lead or lead based flashings.

Urea Formaldehyde foam or other materials which may release vapour in quantities which may be hazardous with reference to the limits set from time to time by the Health & Safety Executive.

Calcium chloride or calcium silicate bricks or tiles.

Vermiculite, unless it is established as being fibre free.

Any other products containing Cadmium as referred to in the Environmental Protection (Control of Injurious Substances (No. 2) Regulations 1993. Any timber treated with pentachlorophenols or lindene.

Insulation materials where chloro-fluoro-carbons (CFC's) or hydro-fluoro-carbons (HFC's) are used in their manufacturer or application which have ozone depletion potential greater than zero.

Hardwoods unless taken from sources, which are, regulated and managed in a sustainable way.

Radio-active materials.

Particle boards not compliant with BS 5669.

MDF not compliant to BS 1142.

Polychlorinated biphenyl.

Materials which are generally composed of mineral fibres, either man made or naturally occurring, which have a diameter of 3 microns or less and length of 200 microns or less or which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented.

Any other substances which are known to be deleterious at the time of use.

Advice regarding condition will be given on the assumption that such materials are not present, however, where it is believed deleterious materials may be present, we will advise of our suspicion and a course of action which could be taken to verify their presence, please refer to the specific technical reports for any such references.

With respect to materials that may have a bearing on the potential purchasers' ability to obtain insurance on the building or the potential issue of high insurance premiums, AECOM were not engaged to advise concerning materials at which the time of survey, that may be considered as

contentious in terms of risk profile to the insurance industry, on the basis that the information is widely publicised and is within the public domain and any purchaser should satisfy themselves to this extent.

The main elements of structure were visually assessed for their overall adequacy based on typical experience and will not be subject to a structural design appraisal. No excavation or exposure of foundations or other load bearing elements was undertaken.

AECOM did not visually or otherwise inspect below ground drains via inspection chambers, accessible manholes or the like. It will therefore be assumed the drains are in good condition and free from defects, unless there is specific anecdotal evidence to indicate a problem warranting further investigation which would be noted in the relevant technical section of this report or appendix if observed.

AECOM will not comment on issues regarding the potential effects of electromagnetic forces, compatibility, radiation or other non-visible spectrum forces with respect to potential effects on health of occupants due to the proximity of pylons, electrical sub stations and the like, although proximity to the subject property will be noted. AECOM will not comment on the potential effects of non-visible spectrum forces with respect to sensitivity of equipment contained in the building or the purchasers intended use of the building with regard to equipment generally unless a specific reference to an issue is noted within the appended technical reports.

The assessment of radioactive materials is excluded. This includes assessing of potential harmful effects arising from exposure to Radon, a naturally occurring phenomenon to many parts of the UK & I.

Contaminated land and environment pollution possibly represent the biggest liability to a potential purchaser, the legislation based around the principle 'the polluter pays'. This in practice is usually the owner at the time the contamination/pollution is identified. The risk to a purchaser can therefore be significant whether or not it is subsequently discovered that the site is contaminated of has a pollution issue (both in terms of potential enforcement of remediation by statutory bodies and the effect on value of the property on future sale or redevelopment). An environmental phase 01 report is being prepared for the purchaser, and they are to refer the findings noted therein, AECOM accept no liability whatsoever for the consequences of any matters relating to land contamination and associated environmental matters, including the legislative requirements arising from relevant legislation.

AECOM have not commented with regard to the risk of the site from flooding.

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AECOM is entitled to rely upon all information given to them and consider it to be accurate.

APPENDIX B – Refurbishment Options - NZEB Analysis Report

Galway West Business Park

Refurbishment Options - NZEB Analysis

Health and Safety Executive

October 2025

Delivering a better world

Quality information

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Executive Summary

This report discusses potential retrofit options for an industrial building and their effect on the Building Energy Rating (BER) band under Irish Part L 2022.

A baseline model was constructed in <Virtual Environment> v.2025 software suite, from Integrated Environmental Solutions Ltd. The baseline considers building geometry and fabric properties, solar shading spaces usage and HVAC system based on information available at the time of writing and detailed in Appendix A.

The baseline model was re-evaluated with a set of improvement measures to evaluate their effectiveness. The improvement options assessed are described as follows:

- Option 1: Upgrading the HVAC plant to include a new Air Source Heat Pump (ASHP)
- Option 2: Option 1 + Upgrading the lighting to modern LEDs and including occupancy sensors (PIR)
- Option 3: Option 2 + Upgrading HVAC plant to a high performance ASHP and controls
- Option 4: Option 3 + A roof-mounted photovoltaic array covering 50% of the south exposed roofs.
- Option 5: Option 4 + Replacing the windows
- Option 6: Option 5 + Improving the U-value of the walls and roof
- Option 7: Option 3 + roof-mounted PV array covering 70% of the south exposed roofs.
- Option 8: Option 3 + roof-mounted PV array covering 100% of the south exposed roofs.

The results of the analysis are summarised in the table below.

TABLE 3 SUMMARY OF REFURBISHMENT OPTIONS BER RESULTS

	Baseline	1	2	3	4	5	6	7	8
Primary Energy Use (kWh/m2/yr)	156.07	113.36	89.31	71.23	56.09	55.23	54.4	50.08	41.01
Carbon Emissions (kgCO2/m2/yr)	19.98	14.51	11.43	9.12	7.18	7.07	6.96	6.41	5.25
BER	0.98	0.71	0.56	0.45	0.35	0.35	0.34	0.31	0.26
Band	B3	B2	B1	A3	A3	A3	A3	A2	A2

Results show that the Nearly Zero Energy Building (NZEB) target of a BER band of A3 can be achieved by implementing Option 3. Further improvement to the BER can be achieved with the subsequent improvement measures described by Options 4-8. However, results for Options 5 and 6 show only minor improvement to the BER. For reference, the 'A' bands correspond to the BER scores: A3 < 0.50, A2 < 0.34, A1 < 0.17. Hence, these results show that a further 35% improvement in BER from Option 8 (or 83% from the baseline) would be required to achieve A1.

Should the use of the building or general HVAC strategy change, the BER rating may differ from those presented in this assessment. Therefore, as the project progresses, further BER modelling should be performed to ensure the targeted BER score, and band are achieved.

Introduction

The industrial building is located in Galway and is proposed to be retrofitted in order to achieve an improved BER rating under Part L Ireland 2022. The purpose of this analysis was to assess a series of potential improvement measures to improve the BER rating. The baseline energy model was created according to the information available at the time of the assessment, the details of which are described in Appendix A. The improvement options are described as follows:

- Option 1: Upgrading the HVAC plant to standard Air Source Heat Pump (ASHP):
  - Improving the heating SCOP to 2.5
  - Improving the cooling SEER to 4.5
  - Including ventilation heat recovery with 75% efficiency
  - Improving the system level SFP to 1.80W/l/s, and the terminal level SFP to 0.30W/l/s
  - Separate HVAC and lighting metering and power factor correction between 0.9 and 0.95.
- Option 2: Option 1 + Upgrading the lighting to LEDs and including occupancy sensors (PIR):
  - Improving the lamp efficacy to 115lm/W
  - Including daylight dimming in all office spaces
  - Including absence sensing in all office spaces, and presence sensing in all circulation spaces
- Option 3: Option 2 + Upgrading the HVAC plant to high performance (improving upon the upgraded in Option1):
  - Improving the heating SCOP to 3.5
  - Improving the cooling SEER to 6.5
  - Improving the ventilation heat recovery to 85% efficiency
  - Improving the variable speed pumping sensors to multiple in the system
  - Improving the system level SFP to 1.60W/l/s, and the terminal level SFP to 0.20W/l/s
  - Including demand control ventilation with CO_2 sensors in all office spaces
- Option 4: Option 3 + Including a photovoltaic (PV) array:
  - Covering 50% of the south facing pitched roof area (the south facing pitched roof area is highlighted in Figure 1)
  - Assuming monocrystalline panels with 20.1% efficiency, southwest orientation, and 0° inclination (details in Appendix A)
- Option 5: Option 4 + Upgrading the glazing specification:
  - Improving the U-value to 1.60W/m^2.K, the g-value to 0.50, and the visible light transmittance to 0.70.
- Option 6: Option 5 + Upgrading the walls and roof fabric:
  - Adding insulation to the walls and roof to improve the U-values to 0.18W/m^2.K and 0.15W/m^2.K respectively.
- Option 7: Option 3 + Including a larger PV array: [1]
  - Covering 70% of the south facing roof area
- Option 8: Option 3 + Including a larger PV array: [1]

- Covering 100% of the south facing roof area

[1] the improvements to the fabric in Options 5 and 6 did not show significant improvement, so these improvements were not followed through to Options 7 and 8.

Modelling Methodology

To carry out the Part L compliance simulations, AECOM uses the industry standard <Virtual Environment> v.2025 software suite, from Integrated Environmental Solutions Ltd. The IES <VE> is an integrated suite of applications based around one 3D geometrical model. The modules used for this assessment are "SunCast" for solar shading analysis and "Apache-Sim" for thermal simulation calculations for Technical Guidance Document L (2022) Part L5(a) Primary Energy Use and CO_2 emissions assessments and Part L5(b) Renewable Energy Technologies.

SunCast generates shadows and internal solar insolation from any sun position defined by date, time, orientation, site latitude and longitude. This shading information is stored in a database and is used to take account of shading from surroundings in subsequent thermal simulation calculations.

Apache-Sim is a dynamic thermal simulation program based on first-principles mathematical modelling of the heat transfer processes within and around a building. It qualifies as a Dynamic Model in the CIBSE system of model classification and exceeds the requirements of such a model in many areas. The program provides an environment for the detailed evaluation of building and system designs, allowing them to be optimised with regard to comfort criteria and energy use. A three-dimensional thermal model of the building was created based on drawings provided (see Section A.3) supported by the use of desk based geospatial tools. The building fabric, HVAC servicing strategy, domestic hot water and lighting inputs were entered into each zone of the thermal model based on the inputs described in this report.

IES v.2025 contains an automatic function that creates the "reference" building thermal model based on the "actual" building geometry. These models are then used to generate the BER score and rating, as well as primary energy use and carbon emissions.

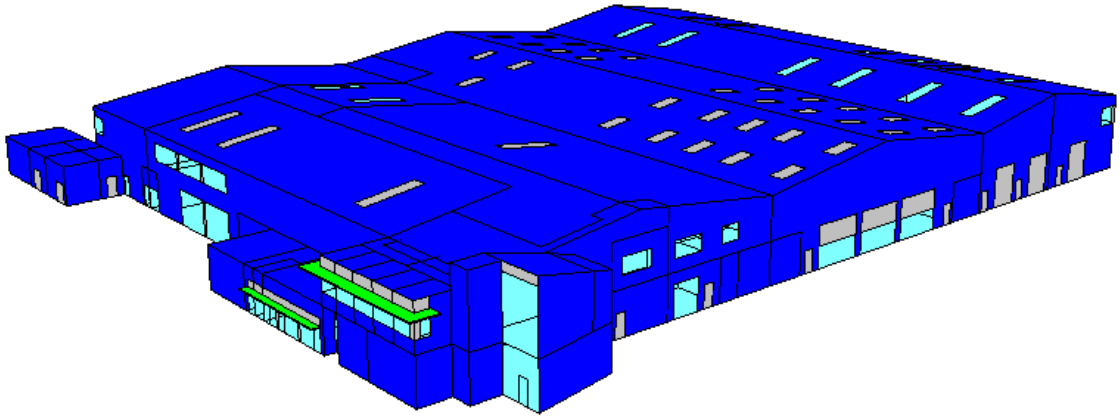


FIGURE 4 ACTUAL MODEL

Results

The results of the analysis are presented in Table 1 and Figure 2.

TABLE 4 SUMMARY OF REFURBISHMENT OPTIONS BER RESULTS

	Baseline	1	2	3	4	5	6	7	8
Primary Energy Use (kWh/m2/yr)	156.07	113.36	89.31	71.23	56.09	55.23	54.4	50.08	41.01
Carbon Emissions (kgCO2/m2/yr)	19.98	14.51	11.43	9.12	7.18	7.07	6.96	6.41	5.25
BER	0.98	0.71	0.56	0.45	0.35	0.35	0.34	0.31	0.26
Band	B3	B2	B1	A3	A3	A3	A3	A2	A2

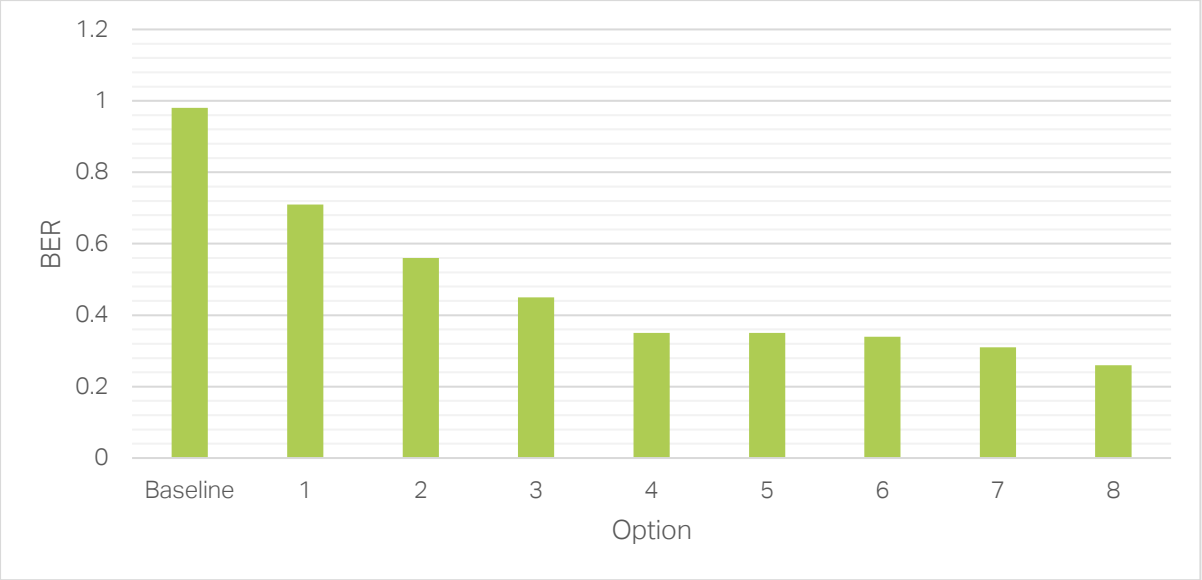


FIGURE 5 BER RESULTS

Costs

The below options and steps are indicative based on the existing building physics model of the proposed buildings and the steps needed to achieve NZEB.

The below key assumptions should also be noted

- Baseline assumed as Ber B3 based upon legacy agent brochures obtained
- NZEB compliance is noted as equivalent to Part L compliance under current building regs
- For purposes of scaling the enhancements and for comparison to your sample new build facility this targeted as equivalent to an A3 rating
- BER ratings are used to calculate the energy usage bands per m2 with the sustainability team modelling the enhancements below need to climb the ladder to NZEB and these give an indicative energy usage saving until we reach the required benchmark
- The sustainability team have provided for internal use only and subject to quality assessment 8 steps to go from baseline to an A1 or highly efficient building (in excess of NZEB).
- The second key assumption for the purposes of the cost assessment below is that the building is stripped back to shell for comparison to your sample new build facility *(no ventilation or cooling requirements)*
- Strip out / refurbishment etc all excluded from this assessment and deemed part of the fitout / capital works budget.
- Below costs are NZEB only enhancements on top of a separate refurbishment / fitout budget.
- We have assumed a baseline upgrade will consist of
    - Options 1-3
    - + option 4 PV (both for NZEB credits and as power supply for ASHP in case there are local area constraints on supply)
    - + Partial Option 6 (roof fabric enhancement only).
- These budgets exclude any other legacy or upgrade works that may need to be accounted for as part of the existing shell upgrade / repairs and is a theoretical exercise only to identify the allocation needed to bring the existing facility to an NZEB equivalent status for comparison to a new build assessment.
- Specific air tightness assessment are excluded pending further detail.
- Below assumption avoids need for glazing or fabric replacement but this will need to be verified in the design phase.

The below is subject to detailed assessments and studies and we recommend that the sustainability and MEP teams are engaged post-acquisition to model the relevant upgrades for the ASHP and PV systems as this will inform the strategy for the heating and cooling loads as well as the industrial loads for the laundry and the kitchen facilities.

It should also be noted that we have assumed that there is space at ground level for the ASHP and have not allowed for any roof upgrades for the plant.

Rockwool inner liner and vapour system is indicative and subject to further study but has been included based on a similar scheme to the former IBM plant in west Dublin that we are aware of.

We have also carried out an indicative study on a Dublin warehouse near the airport which was done to look at replacing the gas boiler system with ASHP and installing LTHW ceiling emitters for space heating.

Breakdown Table of Costs

BER Band	Option	Scope Summary		
B3	Baseline	Existing services & fabric (no upgrade)		
B2	Option 1	Upgrade HVAC to ASHP (standard performance)	350,000	Provision of Heat pumps to supply total local hot water heating requirement and replace gas fired heating, intention would be replace any gas fired radiant heating (warehouse heating system) with an LTHW equivalent run directly from the Heat pumps (heating distribution in fitout budget). Gas connection could be retained for redundancy / backup purposes. Subject to study and design assessment. AECOM have carried out an analysis for a similar system on a building in a Dublin Logistics park and can carry out an analysis on the proposed property post-acquisition alongside the sustainability team assessment report to follow. No allowance for existing gas boiler system replacement or associated pumps.
B1	Option 2	Add LED retrofit (whole GIA)	150,000	Assumed that the existing office layouts will be stripped back as part of future refurbishment project so this is a notional cost assessment assumed the full volume is treated

				as warehouse shell with minimal office component. This allowance is to upgrade to modern LED high bay lighting throughout minimising the energy usage per m2 for the space.
A3	Option 3	Smart heating metering (4 points)	25,000	Provision for smart metering points
-	Roof Fabric Upgrade	Rockwool inner liner + VCL (U-value upgrade)	500,000	AECOM have assumed that option 01-03 plus some roof fabric upgrades (see option 6 below) will achieve the Part L obligations of the current building regulations and hence meet the clients "NZEB" requirement. This allowance is based on the approx 5,500 – 6,000m2 roof area to be upgraded and allows for an indicative rockwool and vapour control system to be installed alongside the lighting upgrades and roof light replacement to support natural daylight and reduce lighting dependency.
A3	Option 4	PV array (50% south-facing roof)	150,000	Detailed calculations and design study to be carried out, based on an indicative 100kw system and assumes a PV system and grid only. Assumes any electrical upgrade works to main electrical distribution system or building panels will be carried out as part of building refurb package as will any roof covering repainting or repairs recommended before PV panels are installed. These PV panels are included both for NZEB credits but also as a power supply to run the ASHP as it is unknown if there are power availability constraints in the local area.
A3	Option 5	Upgrade glazing (U 1.6 W/m²K, g 0.50)		n/a currently (subject to detailed study)

A3	Option 6	Upgrade walls & roof insulation		n/a currently (subject to detailed study)
A2	Option 7	Increase PV coverage to 70%		n/a currently (subject to detailed study)
A2	Option 8	Increase PV coverage to 100%		n/a currently (subject to detailed study)
–	Enhancement	Smart lighting controls (whole GIA)	75,000	Location sensing, auto dimming, daylight sensing etc
–	Enhancement	LTHW distribution (warehouse heating)	Excl	Possible overlap with the refurbishment project scope which will likely be replacing all existing systems due to quality and defects as per Building Survey report therefore no provision is included here as part of the NZEB upgrades *(ASHP are included above as the source of the heating based on renewables in lieu of fossil fuels.* Could be circa €200k in addition to ASHP provision.
		Subtotal	1,250,000	
	15%	Design team Fees	190,000	
	10%	Contingency	150,000	
	20%	Contractor prelims associated with the above enhancements	250,000	
		Total	1,800,000	

Conclusions

Results show that improving the HVAC to include a high performance ASHP, improving the lighting design to include high efficiency LED fittings with occupancy sensors and daylight dimming controls, separate lighting and HVAC metering could be successful in achieving a BER band of A3.

The results show that including a PV array covering 70% and 100% of the south facing pitched roofs can help in achieving a further improved BER band of A2. However, it is seen that improving the fabric of the building has little impact on the BER score and band.

Should the use of the building or general HVAC strategy change, the BER rating may differ from those presented in this assessment. Therefore, as the project progresses, further BER modelling should be performed to ensure the targeted BER score, and band are achieved.

Model Inputs

B.1 Location

- Site location: Galway, Ireland
- Orientation: as shown below

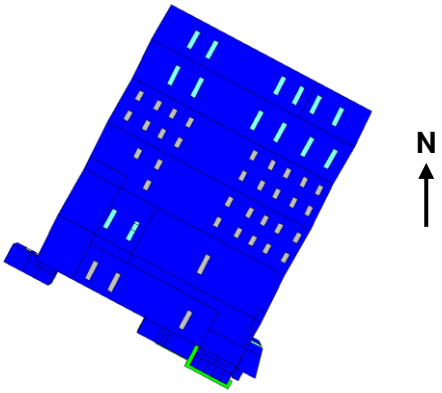


FIGURE 6. BUILDING ORIENTATION

B.2 Weather Data

The CIBSE weather tape for Dublin (DublinIWEC) has been used for this assessment.

B.3 Building Form

The IES model has been created from the pdf plans provided in the 2025 Avison Young 'Broker's Opinion of Value' report. Due to the limited architectural information, reasonable assumptions for dimensions of doors, windows, storey heights, and positioning of rooflights have been made, using visual approximations taken from Google Earth and site images.

B.4 Building Air Permeability

The HSE West building model assumes an air pressure test result of $10m^3/m^2.hr$ at 50Pa, to match the limiting value for Part L Ireland (2008), which was the approved document at the time of original construction.

B.5 Building Usage and NCM Activities

The NCM methodology requires that each room within the thermal model to be assigned a specific "building type" and activity. The following images illustrate the NCM activities assigned to each room in the building.

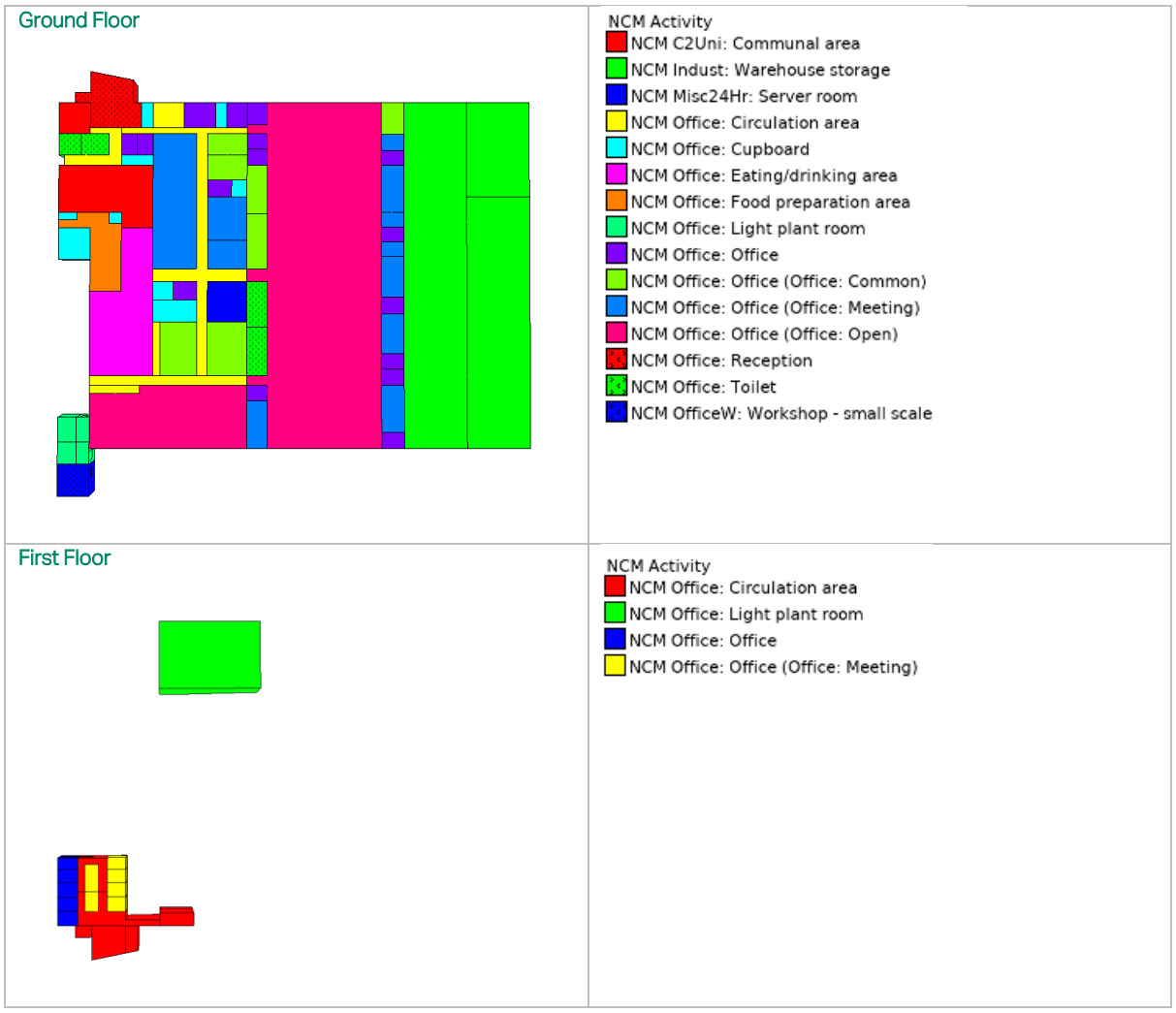


FIGURE 7. NCM ACTIVITIES ASSIGNED TO THE MODEL

B.6 Construction Details

TABLE 5. DESCRIPTION OF THE PERFORMANCE OF THE BUILDING FABRIC

Construction element	U-value (W/m²K)	G-value	Light transmittance	Frame ratio
External wall	Baseline & Option 1-5, 7-8 = 0.27 Option 6 = 0.18	-	-	-
Roof - pitched	Baseline & Option 1-5, 7-8 = 0.20 Option 6 = 0.15	-	-	-
Roof - flat	Baseline & Option 1-5, 7-8 = 0.22 Option 6 = 0.15			
Ground floor	0.25	-	-	-
Personnel doors - opaque	2.20	-	-	-
Vehicle doors	1.50			
Spandrel panels	Baseline & Option 1-4, 7-8 = 2.20 Option 5-6 = 1.60			
Windows, Glazed doors and rooflights	Baseline & Option 1-4, 7-8 = 2.20 Option 5-6 = 1.60	Baseline & Option 1-4, 7-8 = 0.72 Option 5-6 = 0.50	Baseline & Option 1-4, 7-8 = 0.76 Option 5-6 = 0.70	0.10

B.7 Heating, Ventilation and Air Conditioning Systems

The following table sets out the systems applied to the IES models. The fan coil system is assumed in all office, communal, eating/drinking, food preparation, and reception spaces as detailed in Section B.5. All other spaces are assumed to be unconditioned.

TABLE 6: HVAC SYSTEMS ASSIGNED TO THE IES MODEL

	SYSTEM NAME:	FAN COIL UNIT (FCU)
	NCM System Type:	Fan coil systems
Heating	Heating Generator Fuel:	Electricity
	Heat Source:	Heat pump (electric): air source
	Heating Generator Seasonal Efficiency:	Baseline = 2.0 Option 1-2 = 2.5 Option 3-8 = 3.5
	Ventilation Heat Recovery Effectiveness (%):	Baseline = 0% Option 1-2 = 75% Option 3-8 = 85%
Cooling	Cooling Mechanism:	Air Conditioning
	Cooling Fuel:	Electricity
	Seasonal EER:	Baseline = 2.0 Option 1-2 = 4.5 Option 3-8 = 6.5
Auxiliary Energy	Air Supply Mechanism:	Centralised balanced A/C or mech vent system
	MVHR Specific Fan Power (W/l/s):	Baseline = 2.0

		Option 1-2 = 1.8 Option 3-8 = 1.6
	Terminal Specific Fan Power (W/l/s)	Baseline = 0.5 Option 1-2 = 0.3 Option 3-8 = 0.2
	Pump Type:	Baseline = Constant speed Option 1-2 = Constant speed Option 3-8 = Variable speeds with multiple pressure sensors
	Demand controlled ventilation	Baseline = No Option 1-2 = No Option 3-8 = Based on CO_2 sensors, Speed control (only offices)

Local extract ventilation of 6ACH is applied to the toilet spaces, with an assumed local extract fan SFP of 0.5W/l/s.

B.8 Domestic Hot Water

TABLE 7: PERFORMANCE OF THE DHW SYSTEM

	HSE West
Heat Source	Direct or storage electric heater
Generator SCOP	1.00
Storage Volume (l)	None
Insulation Thickness (mm)	N/A
Secondary Circulation Loop?	None
Circulation Losses (W/m)	N/A
Loop Length (m)	N/A
Pump Power (kW)	N/A
Time switch control on DHW pump?	N/A

B.9 Lighting

The following section describes the performance of the lighting and automatic lighting control strategy applied in the models. It is assumed that the parasitic power associated with the automatic lighting control system is 0.1W/m², and that there is no time-switch control on the parasitic load.

TABLE 8: LIGHTING APPLIED TO THE BASELINE IES MODEL FOR HSE WEST

Space Name	Design Lux Level (lux) [2]	Lamp efficacy (lm/W) [1]		Local Manual Switching		Daylight Dimming		Automatic Occupancy Control	
		Baseline & Option 1	Option 2-8	Baseline & Option 1	Option 2-8	Baseline & Option 1	Option 2-8	Baseline & Option 1	Option 2-8
Stores	50	65	115	Yes	Yes	No	No	None (FOC=1.00)	None (FOC=1.00)
Eating/Drinking	150	65	115	Yes	Yes	No	Yes	None (FOC=1.00)	MAN-ON-AUTO-OFF (FOC=0.82)
Circulation	100	65	115	Yes	No	No	No	None (FOC=1.00)	AUTO-ON-OFF (FOC=0.90)
Server	100	65	115	Yes	Yes	No	No	None (FOC=1.00)	None (FOC=1.00)
Meeting Room	400	65	115	Yes	Yes	No	Yes	None (FOC=1.00)	MAN-ON-AUTO-OFF (FOC=0.82)
Toilet	200	65	115	Yes	Yes	No	No	None (FOC=1.00)	None (FOC=1.00)
Office	400	65	115	Yes	Yes	No	Yes	None (FOC=1.00)	MAN-ON-AUTO-OFF (FOC=0.82)
Kitchen	500	65	115	Yes	Yes	No	No	None (FOC=1.00)	None (FOC=1.00)
Communal Area	150	65	115	Yes	Yes	No	Yes	None (FOC=1.00)	MAN-ON-AUTO-OFF (FOC=0.82)
Warehouse	300	65	115	Yes	Yes	No	No	None (FOC=1.00)	None (FOC=1.00)
Plant	200	65	115	Yes	Yes	No	No	None (FOC=1.00)	None (FOC=1.00)
Reception	200	65	115	Yes	Yes	No	Yes	None (FOC=1.00)	MAN-ON-AUTO-OFF (FOC=0.82)
Workshop	300	65	115	Yes	Yes	No	No	None (FOC=1.00)	None (FOC=1.00)

[1] Display lighting has been assumed to have the same efficiency as the general lighting.

[2] Lux levels are the default NCM template values

B.10 Management feature

The following management feature are applied to the HSE West IES models.

- Power factor correction:
  - Baseline: PFC < 0.90
  - Option 1-8: 0.90 < PFC < 0.95
- Lighting metering:
  - Baseline: no lighting metering
  - Option 1-8: lighting metering included
- HVAC metering:
  - Baseline: no HVAC metering
  - Option 1-8: HVAC metering included, and warns of out-of-range values

B.11 Renewable energy systems

The photovoltaic array proposed are described in the table below.

TABLE 9. PROPOSED PV SPECIFICATION

Roof Mounted PV Panels	
Array area (m^2)	Baseline & Option 1-3 = 0 m^2 Option 4-6 = 1,360 m^2 Option 7 = 1,900 m^2 Option 8 = 2,715 m^2
Orientation	Southwest
Inclination	0° from horizontal [1]
Shading Factor	1.00
PV Type:	Monocrystalline Silicon
Module Nominal Efficiency:	20.1%

[1] The solar panels would be mounted flush to the low-pitched roof, to match its slope. Since the angle of inclination of the roof is estimated to be approximately 7°, the closest available angle in the simulation software is 0°, which only provides options in 15° increments.

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