

14/08/2025

To Whom it May Concern

Re: 3 TAU Units @ Tig Mo Chroi, Glenamuck South, Co. Dublin: Part L 2022 - Major Renovation

Dear Sirs,

As the original buildings are existing structures the works to be carried out fall under the Major Renovation Section of Part L 2022 i.e. Regulation 7 and Section 2; as the surface area of the proposed extension exceeds 25% of the original i.e.

Each Unit has:

The Heat Loss Envelope Area of the original dwelling: 187.62m²

The Heat Loss Envelope Area of the proposed Extension: 201.3m²

Note that DEAP does not generate an EPC, CPC or RER under major renovation consideration. Therefore, we have attached detailed dwelling reports derived from DEAP to determine the primary annual energy usage to demonstrate compliance with Part L.

As you can see each dwelling unit has achieved a cost optimal level with an energy performance lower than the 125 kWh/m² /yr when calculated in DEAP as set out in Table 7 (Column 2) as per Section 2.3.3 of Part L 2022.

Further for existing building undergoing major renovation the following applies and has been considered in the DEAP detailed report:

Regulation 5

(b) Where a heat generator is being replaced in an existing building, where technically and economically feasible, self-regulating devices shall also be installed.

In Summary:

- Unit 1 – BER Grade of A2 & Primary energy consumption post works: 42.74 kWh/m² /yr
- Unit 3 – BER Grade of A2 & Primary energy consumption post works: 42.66 kWh/m² /yr
- Unit 4 – BER Grade of A2 & Primary energy consumption post works: 42.66 kWh/m² /yr

Yours sincerely,

