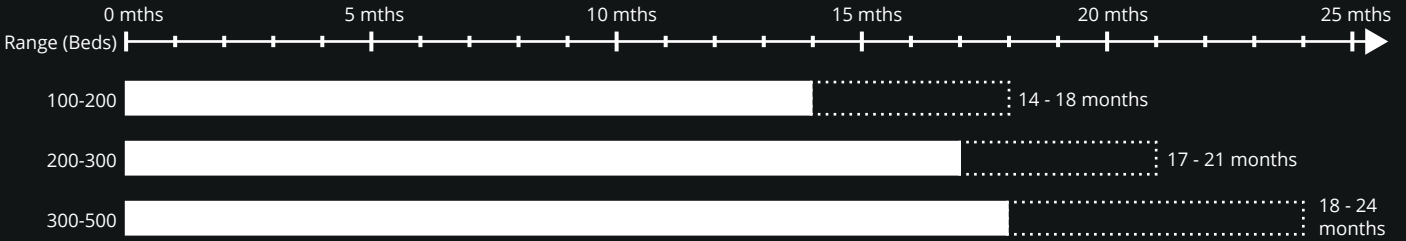


The benchmarking data has been collected from 471 projects from 2014 to 2023. Programmes with abnormal constraints have not been included in the benchmark data.

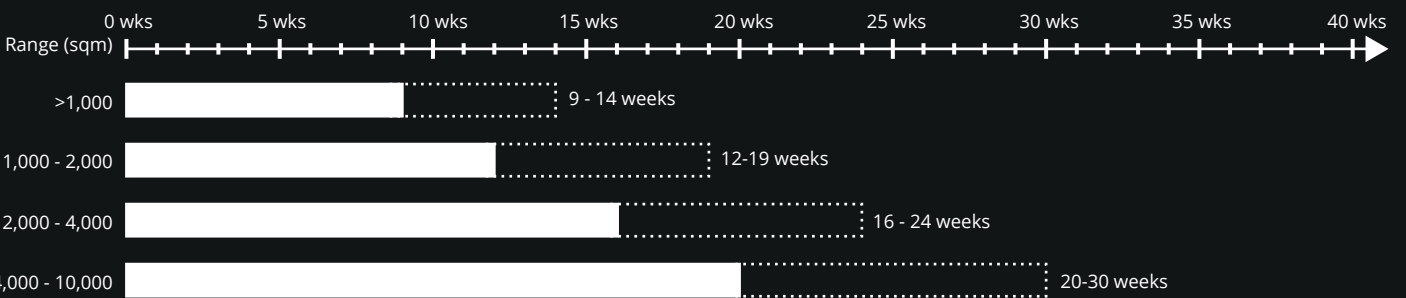
Key: Construction Duration Project Completion Range



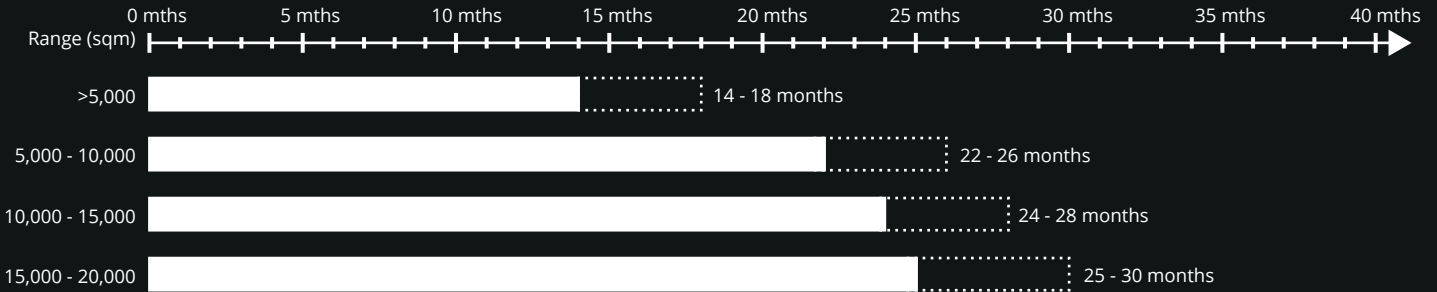
**STUDENT ACCOMMODATION**



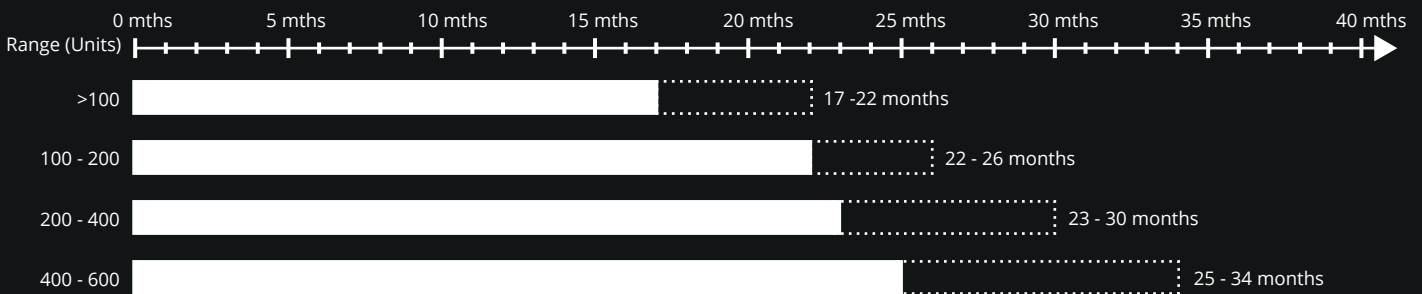
**COMMERCIAL OFFICE - FIT OUT (CAT B)**



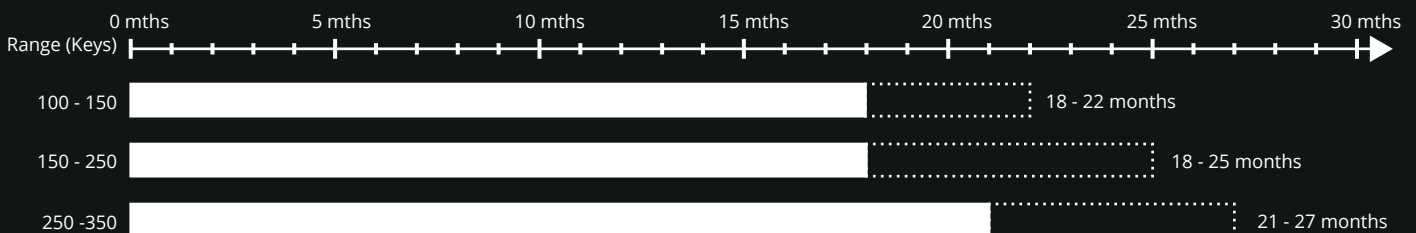
**COMMERCIAL OFFICE - NEW BUILD (SHELL AND CORE - CAT A)**



**APARTMENTS (INCL. BASEMENTS)**

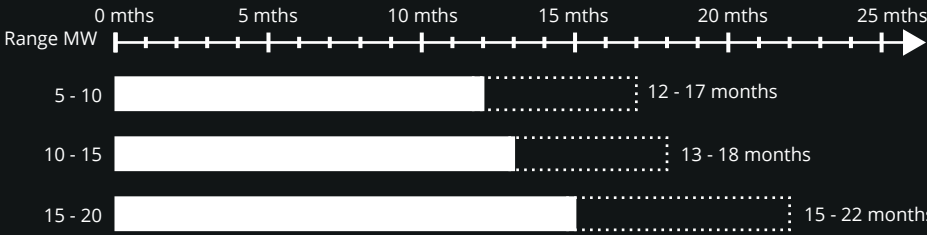


**HOTELS/APARTHOTELS**





**DATA CENTRES\***



\* Assumes utilities and power is in place  
\*\* Assumes Client Direct Orders placed on Large Plant prior to start on site



**OVERALL DURATIONS**

Overall construction durations did not change significantly in 2023 for a 2nd year in a row. Our analysis shows certainty for construction stage programmes.

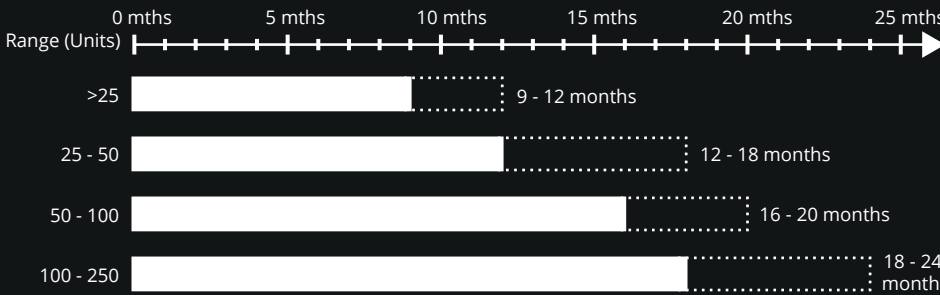
Availability of labour, supply chain constraints and a stabilisation of inflation has had less of an impact on construction durations in 2023. The ongoing wars/geopolitical situation and potential impact on supply chains need to be continuously monitored. A focus on ESG on both refurbishments and new builds will need to be considered going forward.



**LOGISTICS & WAREHOUSING**



**HOUSING**



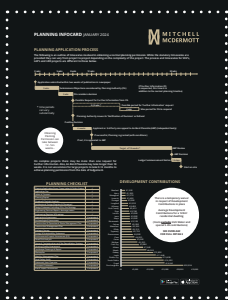
**KEY PROGRAMME RISKS**

- BCAR Process and compliance with regs
- Utility Connections
- Early Procurement
- Insolvencies
- Boundary agreements
- Ground Conditions



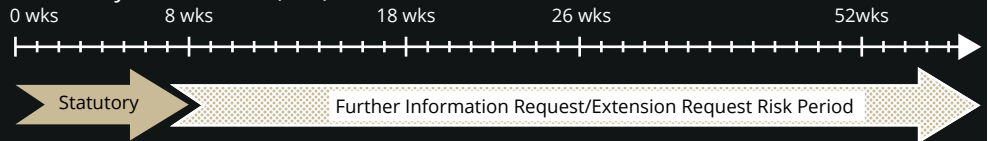
**STATUTORY APPLICATIONS**

**PLANNING APPLICATION PROCESS**



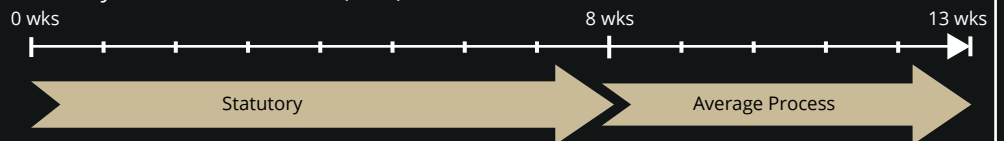
Click to follow link to Planning Infocard on soft copy

**Fire Safety Certification (FSC)**



The FSC approval process timelines vary greatly with the complexity of projects and the number of additional information requests from Fire Officers. The above duration is indicative, due to the large volume of FSC Applications currently in process with Building Control Authorities decision turnaround for the entire FSC process can take between 6 months and 1 year for complex projects. Online submissions are now accepted.

**Disability Access Certification (DAC)**



The Local Authority tend to issue a decision on applications within the 8 week statutory period, subject to conditions. However when queries are taken into account this can take longer.



**Anthony McDermott**  
Director  
086 303 2603

amcdermott@mitchellmcdermott.com



**Ronan Tynan**  
Director  
086 772 1256

rtynan@mitchellmcdermott.com



**Paul Mitchell**  
Director  
086 834 5444

pmitchell@mitchellmcdermott.com