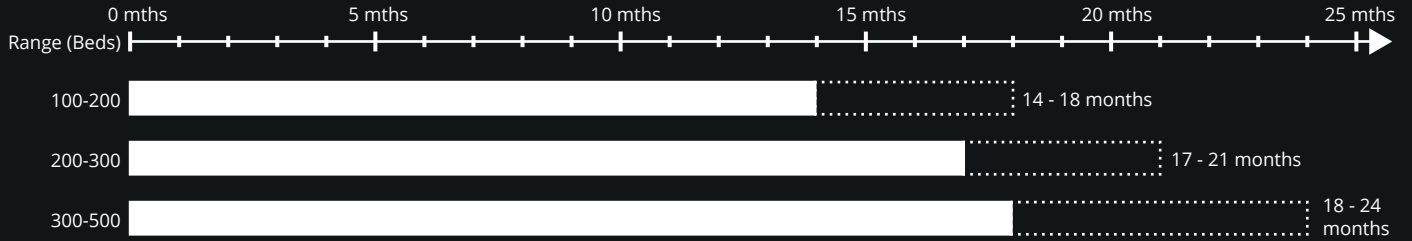


The benchmarking data has been collected from 596 projects from 2014 to 2025. Programmes with abnormal constraints have not been included in the benchmark data.

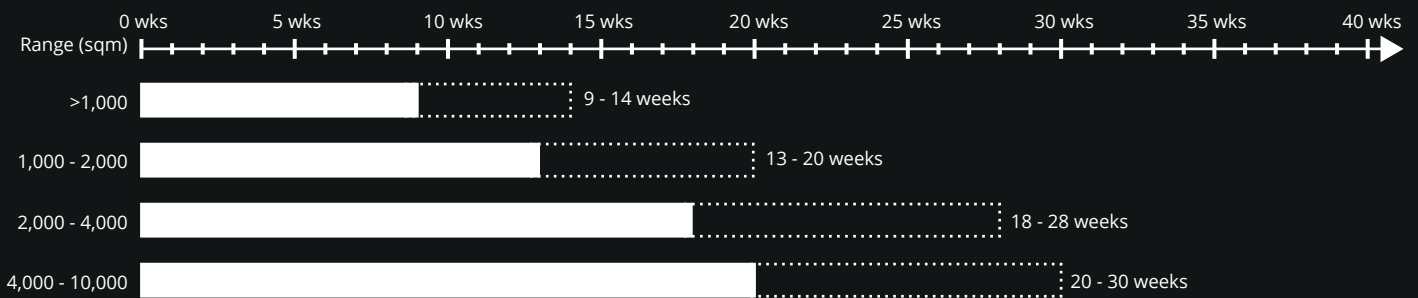
Key: Construction Duration Project Completion Range



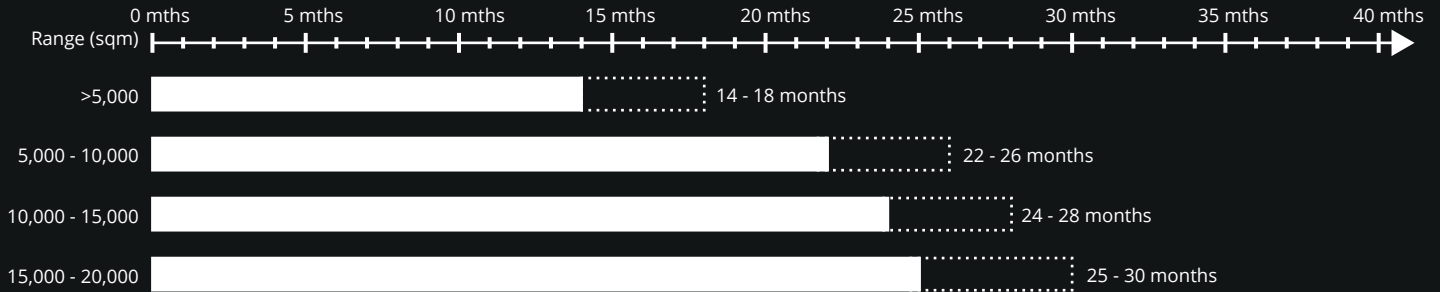
### STUDENT ACCOMMODATION



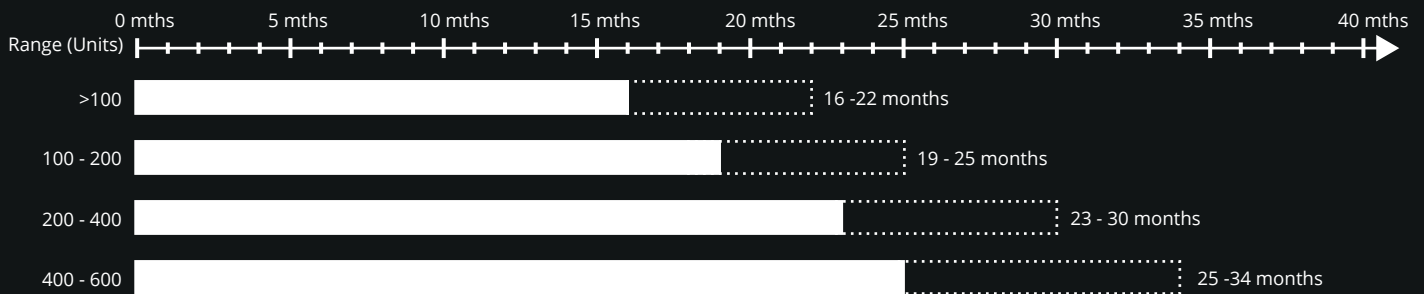
### COMMERCIAL OFFICE - FIT OUT (CAT B)



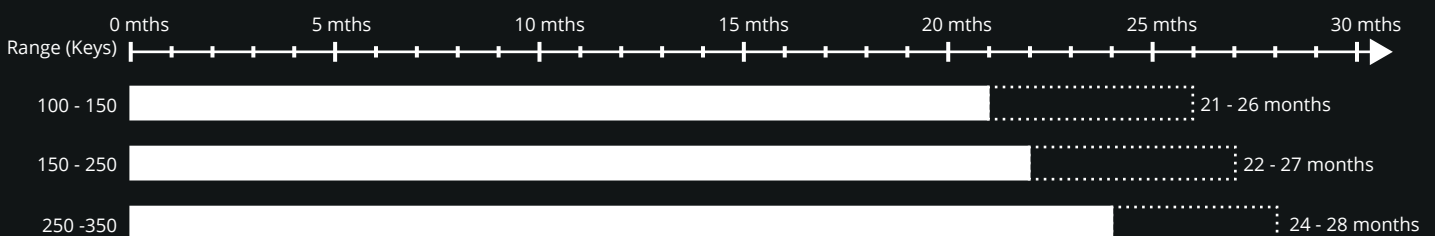
### COMMERCIAL OFFICE - NEW BUILD (SHELL AND CORE - CAT A)



### APARTMENTS (INCL. BASEMENTS)

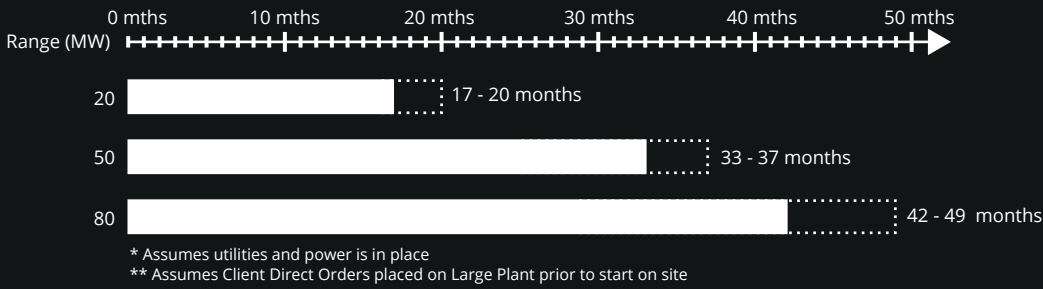


### HOTELS/APARTHOTELS





**DATA CENTRES\***



**OVERALL DURATIONS**

Overall construction durations have not changed significantly in the last 3 years. Programme certainty has been evident in our analysis. While the availability labour is impacting some contractors and sectors, larger contractors with consistent supply chains are seeing little effects on programme from labour shortages, availability of materials, price inflation and global threats.

We see this changing as 2026 progresses, with the capacity of the industry as a whole likely to be tested. The surge in activity of the commercial market and the need to expedite commencements on residential and large scale infrastructure projects will play a factor. The industry is close to capacity at the moment and with increased activity across all major sectors, we anticipate that capacity of design teams and contractors will be tested in 2026.



**KEY PROGRAMME RISKS**

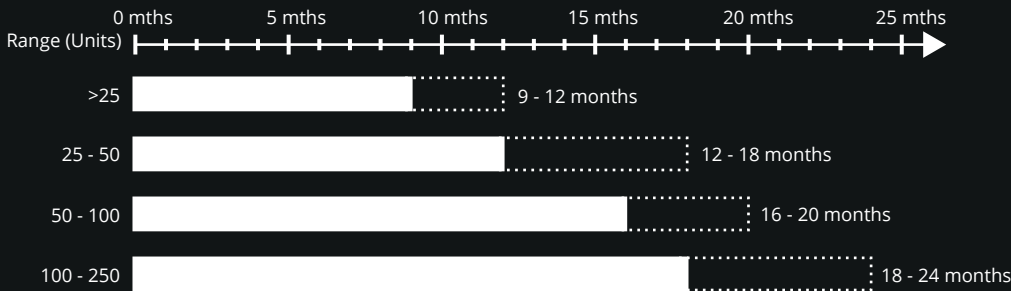
- Utility connections
- BCAR process and compliance with regulations
- Boundary agreements
- Insolvencies
- Ground Conditions
- Site logistics / constraints



**LOGISTICS & WAREHOUSING**

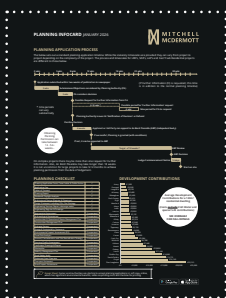


**HOUSING**



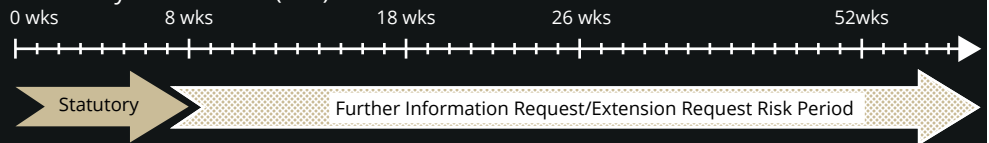
**STATUTORY APPLICATIONS**

**PLANNING APPLICATION PROCESS**



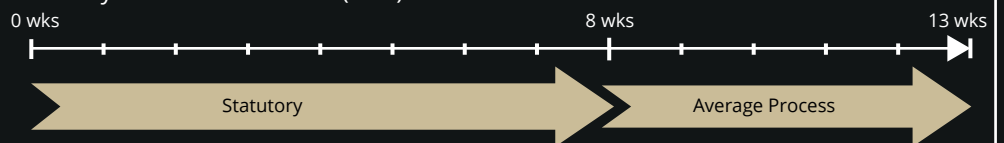
Click to follow link to Planning Infocard on soft copy

**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.

**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