

Blessington, Co. Wicklow

Property Management Strategy Report

Proposed Mixed-Use Development at Blessington, Co. Wicklow

Section 34 LRD Application - Oct 2024



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1.1 Report Overview

Deady Gahan Architects have been appointed to produce this Property Management Strategy Report to accompany the Large-Scale Residential Development (LRD) planning application to Wicklow County Council for the proposed development at Blessington, Co. Wicklow.

The aim of this document is to ensure a successful development is achieved not only up to the schemes development, but in the long term after completion of construction. This report provides a detailed management strategy to ensure a high management standard is achieved to benefit the future residents on the scheme.

This report will run in tandem with and reference the 'Building Life-Cycle Report' which will be submitted alongside this document.

1.2 Proposed Development

It is proposed that the site will accommodate a total of 269 no. residential units and 3no commercial spaces in the form of a medical centre, pharmacy and coffee shop. The scheme is divided into a residential area, and a mixed-use area with Later Living Units and commercial uses.

The layout approach taken is to provide 3no commercial spaces and a large mix of dwellings ranging from; 1/2/3 bed apartment units, 2 bed bungalow units, 2/3/4 bed townhouse units, 3/4 bed semi-detached units as well as 4 bed detached units. The apartment units that are proposed are a mix of standard and later living units. This proposed mix will provide a good range of residential units to meet the varying requirements of the end user and satisfy the housing requirements of the area.

BLESSINGTON - RESIDENTIAL SITE						
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	No. of Units	%
F5/F7	shallow semi-detached / detached	4 bed	7	156.2	10	4.3%
F4	townhouse corner	4 bed	7	154.0	2	0.9%
F2/F3	shallow semi-detached	3 bed	5	104.1	12	5.1%
F1	townhouse corner	3 bed	5	102.6	7	3.0%
D1	townhouse end	3 bed	4	91.7	51	21.9%
E1	townhouse mid	2 bed	3	73.3	103	44.2%
LM 2/4/6/8/10	FF/SF duplex apartments	3 bed	5	118.7	24	10.3%
LM 1/3/5/7/9	GF apartments	1 bed	2	57.1	24	10.3%
Total No. of Units					233	100.0%

BLESSINGTON - MIXED-USE SITE						
Unit Type	Description	No. of Bedroom	No. of Bed Space	Unit Area (sq.m.)	No. of Units	%
X	Accessible Apartments	1 bed	2	53.3	12	33.3%
Y	Accessible Apartments	2 bed	4	80.8-81.5	12	33.3%
A1/A2	Edge House - 2 storeys	2 bed	4	84.2	5	13.9%
J1/J2	Bungalow	2 bed	4	81.7	2	5.6%
K1/K2	Bungalow	2 bed	3	68.1	5	13.9%
Total No. of Units					36	100.0%
Plus 3no commercial spaces at GF of mixed-use building (total 399sqm)						

OVERALL SITE SCHEDULE - RESIDENTIAL & MIXED-USE SITE COMBINED		
Site Area (red line boundary)	6.05 HA	
Developable Area <i>(site area minus the upgrade works on the public road and the open space zoned lands)</i>	5.35 HA	
Total No. of Units	No. 269	
Density	50.3 units/HA	
Open Space	15% (plus additional space provided to offset the reduced garden sizes on the Mixed-Use site)	
Standard Houses	185	68.8%
Apt/Duplex Units	48	17.8%
Later Living Units	36	13.4%
4 bed	12	4.5%
3 bed	94	34.9%
2 bed	127	47.2%
1 bed	36	13.4%
* Please refer to TOC's planning report for information on the Compact Growth density calculation for the site		

2.0 Establishment of an Owners Management Company and Responsibilities

The applicant has placed the future long term running and maintenance costs of both the internal and external communal areas as a central component in the design process. Among other documents, they have utilised the recommendations as set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2023) to inform these costs.

As per section 6.13 of Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities – The Multi-Unit Developments Act, 2011 (MUD Act) sets out the legal requirement for the “Establishment of an Owners Management Company (OMC)”. Common areas of the development are to be transferred to the OMC. Such common areas include external walls, footpaths and landscaped areas. These all contribute to the overall long term running and maintenance costs. It will ultimately be the OMC, or those engaged by the OMC that will have responsibility for the long term running and maintenance costs as examined at design stage. All apartments will also be under the OMC.

As stated in the Building Life-Cycle Report, the OMC will engage a Property Management Company (PMC), as a matter of priority, to carry out the ongoing management of the completed development. The contract between the OMC and the PMC will be for a maximum period of c. 3 years and in the form prescribed by the PSRA. The Property Management Company will have the responsibility for dealing with all property management functions including the maintenance and running costs of the above mention common areas and that same adhere to the agreed Annual Operational Budget.

It is envisioned that the mixed-use scheme with Later Living Units located to the south of the site will be included within the Owners Management Companies responsibility but this section of the development could also be managed as a separate entity if required.

The appointed Property Management Company also has other responsibilities including the following:

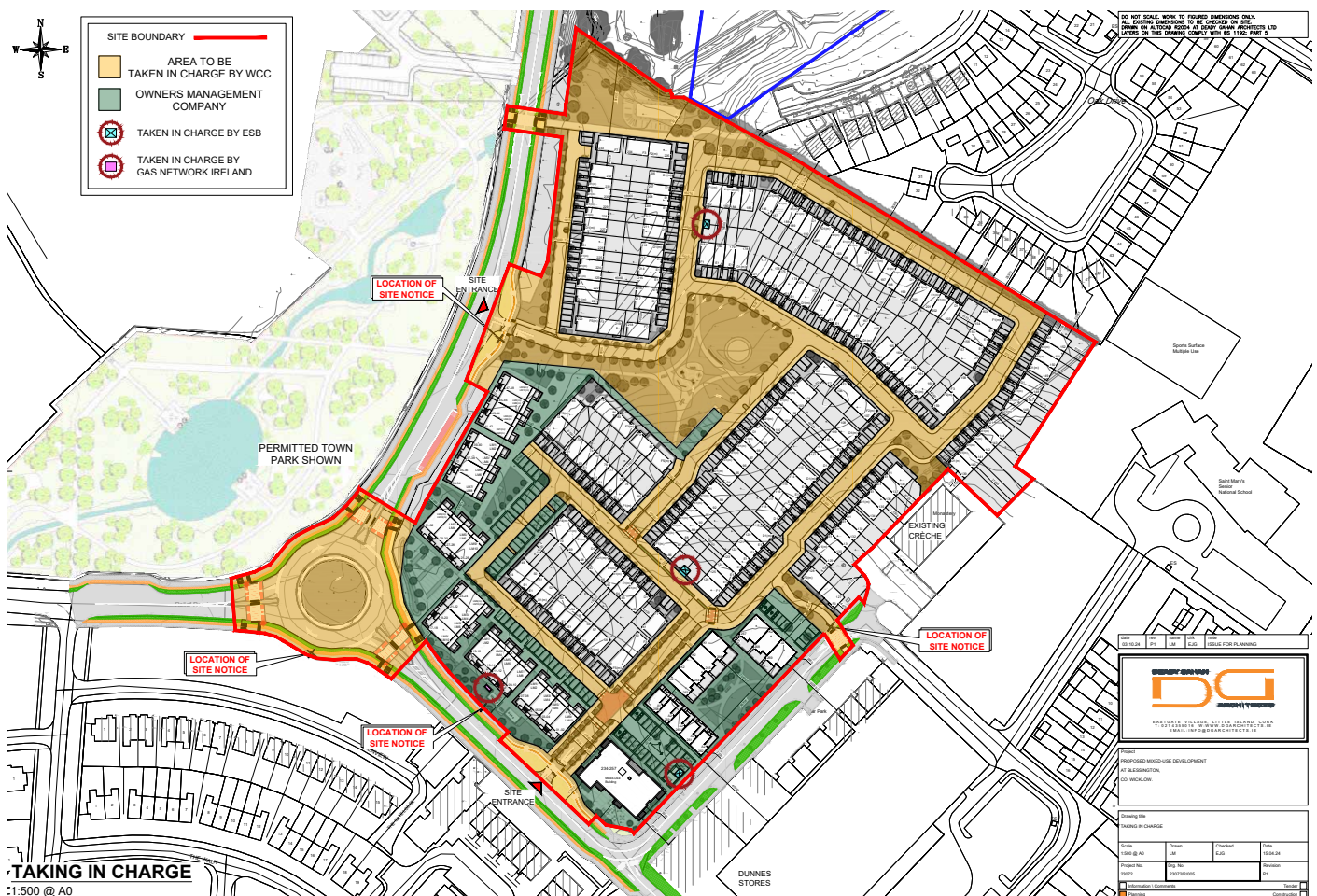
- The preparation of an annual service charge budget relating to the common areas of the development.
- Fair and equitable apportionment of the annual operational charges in line with the MUD Act.
- Transfer of documentation in line with Schedule 3 of the MUD Act.
- Estate Management and the procurement/management of third party contractors for the upkeep of common areas.
- Engagement of independent legal representation on behalf of the OMC in keeping with the MUD Act - including completion of Developer OMC Agreement and transfer of the common areas.
- Staff administration.
- Insurance management.
- Accounting services.

3.0 Communal Amenity and Areas to be Taken in Charge

Within each neighbourhood cluster, there is a shared landscape for residents to enjoy and cultivate. This, along with the open spaces and landscaped areas, promotes an interactive and neighbourly environment for both residents and visitors. These areas have been further enhanced and detailed by the work of Ilsa Rutger Landscape Architecture.

The below 'Taking in Charge' drawing (no. 23072/P/005) illustrates the areas which are to be taken in charge by Wicklow County Council, the ESB, and Gas Network Ireland, along with the areas which will be under the responsibility of the Owners Management Company (in green).

Both the communal internal (within the Mixed-Use building) and external amenity areas indicated in green on the drawing below indicate the approximate area which is to be managed by the OMC, including the communal parking areas and EV charging spaces.



4.0 Residents Service Charge Budget

The long term running and maintenance costs on a per residential unit basis are reflected in the annual service charge payable by each residential unit. The compiling of the service charge budget is one of the key responsibilities of the Property Management Company, which in turn, must be agreed with the Owners Management Company by means of a general meeting of the members concerned.

Section 18 (3) of the The Multi-Unit Developments Act, 2011 (MUD Act) breaks the service charge budget down into the following categories:

- a) Insurance
- b) General maintenance
- c) Repairs
- d) Waste management
- e) Cleaning
- f) Gardening and landscaping
- g) Concierge and security services
- h) Legal services and accounts preparation
- i) Other expenditure arising in connection with the maintenance, repair and management of the common areas anticipated to arise

The MUD act also stipulates the establishment of building investment fund (sinking fund) as part of the service charge budget. This sinking fund covers reasonable expenditure incurred on the refurbishment, improvement and maintenance of a non-recurring nature or advice from a suitably qualified person in relation to same. A Building Investment Fund report should be prepared and regularly updated by the OMC to help determine the annual contribution to sinking fund. Section 19 (5) of the MUD Act apportions a nominal figure of €200 per unit for the sinking fund or *“such other amount as may be agreed by a meeting of the members as the contribution in respect of the year concerned”*.



Apartment units within the Mixed-Use Building

Other services not mentioned above that would be covered by the Service Charge Budget include;

- Water management and associated services.
- Fire Evacuation Strategies and signage.
- Health and Safety including the establishment of protocols and a safety handbook.
- Access Control systems for the Apartments within the Mixed-Use Building
- Utilities
- Any CCTV required for maintaining the safety and security of the scheme.
- Maintenance of Mixed-Use Building Roof and PV Panels.







5.0 Parking Strategy

CAR PARKING

A variety of parking configurations helps us provide a strong sense of place and livable, pedestrian priority streets, while reducing the impact of cars within the overall scheme. Each unit in the development has provision for car parking.

There are a total number of 341 car parking spaces allocated within the development. The communal and disabled car parking spaces located within the scheme will fall under the responsibility of the management company. As part of the communal parking space strategy, which serve the own-door access apartment/duplex units, the apartment units within the Mixed-Use building, the Later Living Units and the commercial spaces, 12no have been allocated for EV parking (located within 2no EV charging hubs). All dwellings with in-curtilage parking will be pre-wired for future EV charging.

The management company will be responsible for ensuring a thorough and robust management strategy for the communal parking areas is maintained and enforced.

Total No. CAR PARKING SPACES	No. 341	of which 267no are for the standard residential units and 74no are communal spaces (10no for the commercial units and 64no for the apartments/LLU's)
Standard Residential Units Parking	No. 267	of which 245no are within curtilage & 22no are allocated to units but are not within curtilage
Communal Parking	No. 74	10no for the commercial units and 64no for the apartments/LLU's
Accessible Parking Spaces	No. 4	5% of the 74no communal spaces
EV Parking Spaces	No. 12	in the form of 2no EV charging hubs (with 6no charging spaces each)
Dwellings with in curtilage parking, pre-wired for future EV		
The parkings spaces have been assigned as follow:		
HOUSING:		
- 2-bed = no. 1.0 space x 103 = 103		
- 3-bed = no. 2.0 space x 70 = 140		
- 4-bed = no. 2.0 space x 12 = 24		
OWN DOOR ACCESS APARTMENTS:		
- 1-bed = no. 1.0 space x 24 = 24		
- 3-bed = no. 1.0 space x 24 = 24		
LATER LIVING UNITS:		
- 1 & 2-bed = no. 0.45 space x 36 = 16		
COMMERCIAL SPACES:		
spaces provided for the 3no commercial units = 10		
PARKING KEY		
	EV Parking hubs (12no spaces within 2no hubs) these provide EV charging facilities for the apartments/LLU's/commercial spaces and residential units with off-curtilage assigned parking	
	Communal parking spaces (74no space - including the 12no EV spaces) 10no for the commercial spaces and 64no for the apartments/LLU's	
	Standard residential units with off-curtilage assigned parking (22no spaces)	
	Standard residential units with in-curtilage parking (245no spaces) pre-wired for future EV	
BIN STORES	No. 2	for apartment building units & commercial space
 BIN STORE (1)	External communal bin store for apartment building residential units	
 BIN STORE (2)	Commercial unit bin store located within GF footprint of apartment building	
The houses & own door access apartments either have direct access to their private amenity space for bin storage or they have small private bin areas to the front of the unit		
BIKE SPACES		
Total No. BIKE SPACES	No. 414	bike spaces
COMMUNAL BIKE STORE X 6no (22-24no spaces each)	No. 136 secure bike spaces	
INDIVIDUAL BIKE STORE X 139no (2no spaces each)	No. 278 secure bike spaces	
The communal bike spaces are for the upper own door access duplex-apartments and the apartment building units		
APARTMENTS: (upper own door access duplex-apartments and the apartment building units)		
- 1-bed = no. 1.5 bike spaces x 12 = 18.0		
- 2-bed = no. 2.5 bike spaces x 12 = 30.0		
- 3-bed = no. 3.5 bike spaces x 24 = 84.0		
132no spaces required - 136no spaces provided		
STANDARD HOUSING/LATER LIVING HOUSES/GF OWN DOOR ACCESS APARTMENTS:		
- 1-bed = no. 1.5 bike spaces x 24 = 36		
- 2-bed = no. 2 bike spaces x 115 = 230		
266no spaces required - 278no spaces provided		
(NOTE - detached, semi-detached & end townhouse units don't require dedicated bike spaces because they have direct access to their private amenity space for bike storage)		
8no visitors bike spaces have been allocated in the southern plaza for the 3no commercial spaces		

CYCLE PARKING

End townhouse, semi-detached and detached units have direct access to their private amenity spaces and will use this area for bike storage. Adequate, secure cycle provisions for the other units on the site are also provided at a rate of 1 space per bedroom plus 0.5 visitor spaces per unit for the apartment units, and 1 no. bike space per bedroom for the standard housing and Later Living units (located within the curtilage of the units). Communal secure bike stores to serve the upper own door duplex units and the apartment units located within the Mixed-Use building are allocated in various locations around the scheme.

The communal bike stores located throughout the scheme will fall under the responsibility of the management company where they will ensure they are securely maintained and kept in good condition.

Please refer to the Mobility Management Plan prepared by DBFL for further details on car and bicycle parking.

BIKE PARKING SCHEDULE	
2 Bed Mid Townhouse Units <i>(1 space per bedroom) - 206no. bike spaces required</i> <i>*Detached, Semi-detached and End Townhouse units have direct access to allocated GF private amenity space and can utilise this for bike storage.</i>	
T1	103 X 2no. spaces (Secure) Total = 206no. spaces **Meets standards set out in the 'Sustainable and Compact Settlements' Guidelines 2024
1 Bed GF Apartments <i>(1 space per bed + 1 space per 2 Apt units)</i> <i>-36no. bike spaces required</i>	
T2	48no. spaces provided (Secure)
3 Bed Duplex Apartments <i>(1 space per bed + 1 space per 2 Apt units)</i> <i>-84no. bike spaces required</i>	
T3	88no. spaces provided (Secure)
2 Bed Later Living Units <i>(1 space per bedroom)</i> <i>-24no. bike spaces required</i>	
T4	24no. spaces provided (Secure) **Meets standards set out in the 'Sustainable and Compact Settlements' Guidelines 2024
1 & 2 Bed Later Living Apartment Units <i>(1 space per bed + 1 space per 2 Apt units)</i> <i>-48no. bike spaces required</i>	
T5	48no. spaces (Secure)
TOTAL BIKE PARKING PROVIDED = 414no.	

**The apartments meet the standards set out in the 2023 Apartments Guidelines



2 TIER SYSTEM IMAGE



KEY PLAN (BIKE STORE LOCATIONS)

6.0 Conclusion

In conclusion, this Property Management Strategy Report highlights the key components in order to ensure the various aspects of the Communal Amenity Spaces, apartments within the Mixed-Use building and the apartment/duplex units within this development will be managed and maintained to a high standard once building works are completed.

Accompanied by the 'Building Life-Cycle Report', this document focuses on the future usage of the development with the installment of a management strategy to benefit both the initial and future end users of the scheme and the wider community.