

24 April 2025

Planning Department
Dublin City Council
Civic Offices
Wood Quay
Dublin 8

Dear Sir/Madam,

**Re: Large Scale Residential Development at Carlisle, Kimmage -
Operational Management Statement**

We refer to the Large Scale Residential Development application for the above site.

On behalf of the application, 1 Terenure Lands Ltd., we note that an Owner's Management Company (OMC) will be established pursuant to the Multi-Units Developments Act, 2011, for the development.

A property management company will be appointed by the OMC to manage and maintain the development. The property management company will be responsible for all aspects of estate management including the common areas, the external facades and roof spaces.

Management Strategy

A detailed management strategy that encompasses all facets of the development will be generated prior to the practical completion of the development. This strategy will include items such as the fire strategy, security, out of hours procedures, lift maintenance, cleaning, water management, health and safety, and pest control.

To maintain a good quality living environment, all communal areas of the buildings, will be cleaned regularly and monitored via CCTV.

The development will be fully compliant with all relevant Fire and Health & Safety regulations. Routine and reactive maintenance will be carried out on site by qualified staff with appropriate health and safety training, whilst more technical works and planned preventive maintenance may be outsourced and supported by appropriately qualified contractors.

In addition, the OMC will have responsibility for the following:

- Preparation of an annual service charge budget for the development's common areas.
- Fair and equitable apportionment of the annual operational charges in line with the MUD Act 2011.

Lioncor.ie + 353 1 518 0900

Lioncor Developments Ltd. is registered in Ireland No. 611037 VAT No: IE3545523EH Registered Office: 1st Floor, Block E, Iveagh Court, Harcourt Road, Dublin 2, D02 YT22 Directors C Blackburn, L Dempsey, D Howell, J Maxwell, A McCormack, J Monk, A Musolas, M White

- Accounting & Corporate Services
- Insurance Management
- After Hours Services

Response to LRD Opinion Item Number 4 (i)

Item Number 4 i) states:

Details in relation to the future management and maintenance of the public open spaces on the site should be submitted.

Response

The OMC will have responsibility for protecting and enhancing the open space. The scope of responsibility for the management of the public open space will include:

- Ensuring all paths are accessible, including the maintenance and levelling of paths, ensuring there are no obstacles or risks to the public.
- Identifying existing trees that require works and remediating accordingly.
- Securing any areas to protect existing nesting grounds and habitat.
- Maintenance/upkeep of wayfinding signage.
- Maintenance/upkeep of seating.

John Cooney
Head of Development Management