

Property Management Strategy Report

Large Scale Residential Development

**Lands at Kilwoghan Wood,
Crodaun, Celbridge,
Co. Kildare**

**On behalf of
Seattle Construction Limited**

August 2025



Planning & Development
Consultants

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1 INTRODUCTION

Our Client, **Seattle Construction Limited, Ardee House, River Road, Blanchardstown, Dublin 15, D15 HW26** has instructed **Brock McClure Consultants, 63 York Road, Dun Laoghaire, Co. Dublin**, to prepare this Property Management Strategy Report for a development proposal for a site of c.3.943ha located at Kilwoghan Wood, Crodaun, Celbridge, Co. Kildare.

This report is intended to describe the processes and practices to be implemented for the effective management of the proposed development.

Post construction, it is envisaged the new development will establish an Owners Management Company (OMC), which will enter into a contract directly with a Property Management Company for the ongoing management of the completed development. As with any residential scheme, the main challenge for the developer will be to maintain a secure, peaceful and attractive environment on a 24/7 basis while each resident in the development goes about their own business.

The intention of this report is to set out the management strategy for the scheme post construction, in order to demonstrate how once operational, the mechanics of the property management and public realm maintenance will work in practice and be maintained to the highest standards.

2 DESCRIPTION OF PROPOSED DEVELOPMENT

Seattle Construction Limited intend to apply to Kildare County Council for permission to amend a previously permitted Strategic Housing Development (SHD) (ABP 307100-20) by way of a planning application for a Large-Scale Residential Development (LRD) on an overall site of approx. 12.93 ha located on lands at Kilwoghan Woods in the townland of Crodaun, Celbridge, Co. Kildare. The proposed amendments relate to phase 2 (c.3.94ha) of the overall permitted development and will include amending 239 no. residential units.

(The overall total number of permitted 467 no. units in phases 1 and 2 remain unchanged).

The proposed development comprises a redesign of phase 2 to include:

- a) The construction of 2 no. 4-storey apartment blocks at the north of the site (81 no. units in total) to include a creche (351sqm – 94 children) with outdoor play area at ground floor;
 - i. Block A - 38 no. units consisting of 17 no. 1 bed and 22 no. 2 bed units
 - ii. Block B - 43 no. units consisting of 20 no. 1 bed and 23 no. 2 bed units
- b) 5 no. 3-storey apartment and duplex units to be located on the eastern boundary of the site;
 - i. Duplex C - 08 no. units consisting of 4 no. 2 beds and 4 no. 3 beds
 - ii. Duplex D - 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds
 - iii. Duplex E – 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds
 - iv. Duplex F – 20 no. units consisting of 10 no. 2beds, and 10 no. 3 beds
 - v. Duplex G – 18 no. units consisting of 4 no. 1 beds, 8 no. 2beds, and 6 no. 3 beds
- c) 76 no. terraced houses consisting of;
 - i. 48 no. 2 bed mid terrace units;
 - ii. 12 no. 3 bed end terrace units;
 - iii. 16 no. 3 bed end terrace dual frontage units
- d) 252 no. of car parking spaces which includes 2 no. car sharing spaces, 14 no. motorcycle spaces and 538 no. bicycle parking spaces will be provided for in phase 2.
- e) Amendments to the previously permitted open space in phase 2 to now provide 5,379sqm Public Open Space, 1,159 sqm Communal Open Space and 3,313 Amenity Space. Each of the units are afforded their own private open space in the form of private gardens, balconies or terraces.
- f) Amendments to internal residential access roads and cyclist/pedestrian paths to allow for the 4 arm entrance junction and a new shared pedestrian / cycle path through the site running north to south.
- g) All associated site development works, services provision, infrastructural and drainage works, internal access roads, home zones, cycle and pedestrian infrastructure, bin stores,

car and bicycle parking, public lighting, communal open spaces, private open space in the form of gardens, terraces and /or balconies, landscaping and boundary treatment works.

All application documentation and information is available for public viewing at the following website (www.kilwoghandrivephase2lrd.ie)



Figure 1 - Proposed Site Layout Plan - Phase 2

2.1 Residential Mix

The residential element of the development consists of 239 units as follows:

Type	1 bed units	2 bed Units	3 bed Units	Total	Quantum Proposed
Mid – Terrace Houses	-	48	-	48	20.1%
End Terrace Houses	-	-	12	12	5%
Dual Frontage	-		16	16	6.7%
Duplex C	-	4	4	8	3.4%
Duplex D	4	8	6	18	7.5%
Duplex E	4	8	6	18	7.5%
Duplex F	-	10	10	20	8.4%
Duplex G	4	8	6	18	7.5%
Apartments	37	44	-	81	33.9%
Houses					
TOTAL	49	130	60	239	100%

Table 1 – Housing Mix Proposed

The development also provide for 1 no. childcare facility located on ground floor level of Block B. In addition, a total of 252 no. surface car parking spaces is proposed consisting of 104 no. spaces for the houses and 148 no. provided for the apartments, duplex's and creche.

A total of 540 no. bicycle parking spaces is proposed for the development consisting of 448 no. long term bicycle parking spaces for the residential units, 10 no. secure long term bicycle parking spaces for the creche. A further 82 short term secure bicycle parking spaces have been provided for the apartments and duplexes. Finally 15 no. motorcycle spaces are also proposed.

2.2 Schedule of Accommodation

Type	Beds (Persons)	Description	Storeys	Internal Ground Floor Area (sqm)	Internal First Floor Area (sqm)	Internal Second Floor Area (sqm)	Internal Gross Floor Area (sqm)	Overall Net Floor Area (sqm)	Number of Units
Houses									
House Type H - 2 Bed Mid Terraced	2 (4)	Mid Terraced	2	41.6	41.6	n/a	83.2	3993.6	48
House Type I - 3 Bed End Terraced	3 (5)	End Terraced	2	52.2	52.2	n/a	104.4	1252.8	12
House Type J - 3 Bed Dual Frontage	3 (5)	Dual Frontage	2	54.6	54.6	n/a	109.2	1747.2	16
TOTAL Houses								6993.6	76

Block A&B Apartments									
Apartment Type 1A - 1 Bed	1 (2)	Apartment	1	52.0	n/a	n/a	52.0	1196.0	23
Apartment Type 1B - 1 Bed	1 (2)	Apartment	1	51.3	n/a	n/a	51.3	359.1	7
Apartment Type 1C - 1 Bed	1 (2)	Apartment	1	49.3	n/a	n/a	49.3	345.1	7
Apartment Type 2A - 2 Bed	2 (4)	Apartment	1	76.9	n/a	n/a	76.9	1076.6	14
Apartment Type 2B - 2 Bed	2 (4)	Apartment	1	77.6	n/a	n/a	77.6	1164.0	15
Apartment Type 2C - 2 Bed	2 (4)	Apartment	1	82.8	n/a	n/a	82.8	652.4	8
Apartment Type 2D - 2 Bed	2 (4)	Apartment	1	84.8	n/a	n/a	84.8	593.6	7
TOTAL Block A&B Apt.								5396.8	81

Duplex C,D,E,F & G Apartments									
Apartment Type 1D - 1 Bed	1 (2)	Apartment	1	52.9	n/a	n/a	52.9	317.4	6
Apartment Type 1E - 1 Bed	1 (2)	Apartment	1	52.8	n/a	n/a	52.8	316.8	6
Apartment Type 2E - 2 Bed	2 (3)	Apartment	1	69.8	n/a	n/a	69.8	209.4	3
Apartment Type 2F - 2 Bed	2 (3)	Apartment	1	69.7	n/a	n/a	69.7	209.1	3
Apartment Type 2G - 2 Bed	2 (4)	Apartment	1	88.2	n/a	n/a	88.2	1940.4	22
Apartment Type 2H - 2 Bed	2 (4)	Apartment	1	89.4	n/a	n/a	89.4	894.0	10
Apartment Type 3A - 3 Bed	3 (5)	Apartment	2	78.1	49.7	n/a	127.8	2811.6	22
Apartment Type 3B1 - 3 Bed	3 (5)	Apartment	2	80.8	56.4	n/a	137.2	548.8	4
Apartment Type 3B2 - 3 Bed	3 (5)	Apartment	2	80.8	51.1	n/a	131.9	791.4	6
TOTAL Duplex C,D,E,F & G Apt.								8938.9	82
TOTAL Block & Duplex Apt.								13435.7	163

Apartment Block A	Excluding: Apartments and Crèche / Including: circulation, lobby, stair and lift core, shafts, Bin Store & Bicycle Store, Booster Water Tank and Pump Set Room	634.4	n/a
Apartment Block B	Excluding: Apartments / Including: circulation, lobby, stair and lift core, shafts, Bin Store & Bicycle Store, Booster Water Tank and Pump Set Room	670.2	n/a
Crèche - 84 Children (Block A)		351.0	n/a
TOTAL Overall		22064.9	239

Apartment Block A & B Schedule			
1 beds	17	20	37
2 beds	21	23	44
Total	38	43	81
Dual Aspect Apartments	17	20	37
Dual Aspect Apartments (%)	44.7%	46.5%	45.7%
Apartments 10% larger than min	21	24	45
Apartments 10% larger than min (%)	55.3%	55.8%	55.6%
Communal Open Space required	232	261	493
Communal Open Space provided	234	262	496

Duplex Apt. Block Schedule						
1 beds	0	4	4	0	4	12
2 beds	4	8	8	10	8	38
3 beds	4	6	6	10	6	32
Total	8	18	18	20	18	82
Dual Aspect Apt.	8	18	18	20	18	82
Dual Aspect Apt. (%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Apt. 10% larger than min	8	18	18	20	18	82
Apt. 10% larger than min (%)	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Communal Open Space req.	64	128	128	160	128	608
Communal Open Space prov.	71	148	145	181	131	663

Other Buildings on Site Schedule			
Type	Number of Units	Floor Area (sqm)	Total Floor Area (sqm)
ESB Kiosk	2	5.72	11.44
Pump Station Kiosk	1	2.4	2.4
Pump Station Wet Kiosk	1	0.18	0.18
TOTAL Overall			14.02

Average Dual Aspect provision for Apartments
84.5%

Site Schedule		Hectares	sq.m.
Phase 2 Gross Site Area		4.18	41795
Phase 2 Net Developable Site Area		3.94	39434
Area owned by KCC		0.24	2361
Phase 1 & 2 Overall Granted Site Gross Area		12.93	129300
Phase 1 & 2 Overall Net Developable Site Area		10.74	107450
Density Units/Ha			60.7
Plot Ratio			0.56
Site Coverage			26.8%
Area of buildings to be demolished			n/a

Unit Breakdown			Number	Percentage
Block & Duplex Apartments				
1 Bed Apartment			49	20.5%
Total			49	20.5%
2 Bed Apartment			82	34.3%
Total			82	34.3%
3 Bed Apartment			32	13.4%
Total			32	13.4%
Houses				
2 Bed Mid Terraced			48	20.1%
Total			48	20.1%
3 Bed End Terraced			12	5.0%
Total			12	5.0%
3 Bed Dual Frontage			16	6.7%
Total			16	6.7%
TOTAL Overall			239	100.0%

Car Parking Allocation			
Type	Number of Units	Number of car parking spaces	Spaces per unit
In Curtilage			
House Type H - 2 Bed Mid Terraced	48	48	1.00
House Type I - 3 Bed End Terraced	12	24	2.00
House Type J - 3 Bed Dual Frontage	16	32	2.00
On Street			
Block A & B Apartments	81	49	0.60
Duplex C,D,E,F & G Apartments	82	92	1.12
Crèche	1	7	7.00
Visitors (included and located in Phase 1)	n/a	12	n/a
Of which are accessible spaces	n/a	7	4.7%
Of which are EV enabled spaces*	n/a	15	10.1%
Of which are car share spaces (driveyou)	n/a	2	1.4%
TOTAL	240	252	1.05

*Note: all on street and incurtilage parking will be ducted for future EV charging

Bicycle Parking Allocation			
Type	Number of Units	Required	Provided
Long term (secure bicycle parking) with secure bicycle lockup			
House Type H - 2 Bed Mid Terraced	48	not specified	96
House Type I - 3 Bed End Terraced	12	not specified	24
House Type J - 3 Bed Dual Frontage	16	not specified	32
Apartment Block A (min. 59 spaces)	38	1 space per bedroom	63
Apartment Block B (min. 66 spaces)	43	1 space per bedroom	67
Duplex C,D,E,F & G Apartments	82	1 space per bedroom	164
Crèche	1	1 space per 5 staff	2
Sub-Total	240		448
Short term (secure bicycle parking) / Visitors Bicycle Parking			
Apartment Block A	38	1 visitor space per 2 apt.	19
Apartment Block B	43	1 visitor space per 2 apt.	21.5
Duplex C,D,E,F & G Apartments	82	1 visitor space per 2 apt.	41
Crèche	1	1 space for 20 children	10
Sub-Total	164		92
Total Bicycle Parking Spaces			540

Motorcycle / Car Parking		
Number of Apartment car parking spaces Blocks A & B and Duplex C, D, E, F & G	Required *	Provided
148	14.8	15

*1 per 10 car parking spaces

TOTAL GFA on Site	
APARTMENT BLOCK A *	3526.3
APARTMENT BLOCK B*	3526.1
DUPLEX BLOCK C	885.2
DUPLEX BLOCK D	1623.7
DUPLEX BLOCK E	1623.7
DUPLEX BLOCK F	2181.2
DUPLEX BLOCK G	1623.7
7teno HOUSES	6993.4
All Service Buildings	14.0
TOTAL	21997.5

*Including: circulation, lobby, stair and lift core, shafts, Bin Store & Bicycle Store, Crèche & Retail Space

TOTAL GFA EXTERNAL on Site	
APARTMENT BLOCK A *	3840.4
APARTMENT BLOCK B*	3840.4
DUPLEX BLOCK C	1023.8
DUPLEX BLOCK D	2080.7
DUPLEX BLOCK E	2080.7
DUPLEX BLOCK F	2499.3
DUPLEX BLOCK G	2080.7
7teno HOUSES	8507.2
All Service Buildings	14.0
TOTAL	25967.2

Waste Bin Store (weekly waste collection)			
Unit Name	Number of bins provided		Total
	1100 L / 660 L	240 L / 140 L	
Apartment Block A	5 / 0	0 / 4	9
Apartment Block B	5 / 0	0 / 4	9
Duplex D Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex E Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex G Apartment Block - Corner Unit	0 / 1	1 / 2	4
Duplex C,D,E,F & G - Other Units	0 / 0	3 / 0	3 (per Duplex Apt.)
Crèche (Apartment Block A)	3 / 0	0 / 3	6
Houses	0 / 0	2 / 1	3 (per House)

Public, Communal and Private Space Schedule			
	Hectares	sq.m.	%
Phase 2 Public Open Space (10% required)	0.54	5379	13.7
Phase 2 Communal Open Space Apt. Block A&B, Duplex Block C,D,E,F & G	0.12	1159	2.9
Phase 2 Private Space - Houses 2560 sq.m. required - *CGSG	0.33	3313	8.4
Phase 2 Amenity Space - Duplex & Blocks 1101 sq.m. required - *CGSG	0.15	1530.3	3.9
Phase 1 & 2 Overall Site Open Space	1.53	15286	14.2
Public Park Space	2.07	20682	19.3

*Compact Growth Settlements Guidelines

Part V - Phase 1 & Phase 2 Schedule of Accommodation - 467 units overall (100%)			
Type	Unit Numbers	Unit Numbers	Number of Units
Phase 1*			
B2 - 4 Bed Semi-Detached House	83		1
B3 - 4 Bed Semi-Detached House	94		1
G2 - 3 Bed Duplex Apartment	86, 88, 90, 92, 94		5
TOTAL Phase 1	1.5%		7
Phase 2**			
1A - 1 Bedroom Apartment	02, 05, 07, 10, 13, 18, 21, 24, 29, 32, 35		11
1B - 1 Bedroom Apartment	14, 25, 36		3
1C - 1 Bedroom Apartment	12, 23, 34, 42		4
2A - 2 Bedroom Apartment	03, 06, 16, 19, 27, 30, 38		7
2B - 2 Bedroom Apartment	01, 06, 11, 17, 22, 28, 33, 43		8
2C - 2 Bedroom Apartment	04, 09, 20, 31		4
2D - 2 Bedroom Apartment	15, 26, 37		3
TOTAL Phase 2	8.5%		40
TOTAL Overall Phase 1 & 2	10.0%		47

*Phase 1: 228 units total

**Phase 2: 239 units total

3 DEVELOPMENT MANAGEMENT

3.1 Property Management Company Appointment

The Owners Management Company will engage a suitably qualified Property Management Company at an early stage of the development to ensure that all property management functions are dealt with for the development and to ensure that all costs associated with and pertaining to the common areas within the site and buildings are kept within the agreed budgets while also ensuring that the development is properly managed, with effective and appropriately resourced maintenance and operations regimes.

The Property Management Company will use best practice policies and procedures to oversee the management of the entire development. The operation of a highly visible management regime is one of the key objectives of the development and is in line with good estate management practices. The Estate Director will be responsible for the overall management of the development and their key responsibilities will be; team management, health and safety, risk management, mobility management, implementation of estate policies and procedures, tenant management, security, cleaning and maintenance.

The following responsibilities will be undertaken by the Management Team once the development is completed:

- Development Management;
- Third part contractor procurement and management;
- Preparation of service charge budget for common areas on an annual basis;
- Responsible for annual operational charges as per the Multi Development Unit Act (MUD Act);
- Preparation of the Building Investment Fund;
- Management of staff;
- Insurance Management;
- Waste Management;
- Management Reporting;
- Accounts Services;
- Commercial Services;
- After hours services.

3.2 Service Charge & Sinking Fund

It will be necessary to construct a service charge matrix and each unit will contribute to this based on their apportionment. Each unit will be legally contracted to contribute to the service charge regime through selling arrangements established. Every element of the development has their own specific use and requirements and these interests will be managed by a professional well-established property management company with a proven track record in schemes of a similar structure.

The Service Charge Budget will be compiled in accordance to the Multi Unit Development (MUD) Act and will typically cover the following items:

- Insurance;
- General Maintenance;
- Repairs;
- Waste Management;
- Cleaning;
- Landscaping;
- Concierge and Security Services;
- Legal Services;
- Accounts Preparation;

- Property Management Fees;
- Other Expenditures.

As per the outlined requirements in the MUD Act, the Service Charge Budget will also include the allowance of a Sinking Fund. This fund will allow for major maintenance and upgrade costs that may come in the future. This contribution will be agreed annually and reported in the Building Investment Fund report which is prepared by the management team.

3.3 Building Maintenance

It is proposed that the maintenance of the development will be managed by a suitably qualified Maintenance Manager who will ensure that all maintenance works is undertaken in accordance with servicing requirements. It will be the responsibility of the Property Management Company to ensure all maintenance works are undertaken when required and to the required standard.

3.4 Postal Deliveries

Post boxes will be situated within the entrance lobby of each apartment block. Postal services will have access to these lobby areas only. Residents will be able to receive their post via individual lockable post boxes.

3.5 Landscaped Communal Open Spaces

There is ample communal and public open space between the apartment blocks and duplexes including children's play catered for. These features promote community interaction, enhancing wellbeing, socialising and development of relationships between neighbours. Given the proposed communal garden design, it will be essential for an appropriate maintenance schedule to be devised and implemented by the managing agents, with particular focus on the planting scheme as envisaged by the landscape architects being maintained and enhanced as the scheme develops. There will also be a schedule of maintenance in place for cleaning of hard surfaces, garden features etc. throughout the communal garden areas and open spaces. The landscape maintenance schedule will include annual contracts that specify weekly visits by the external contractors and this service will be closely managed and tailored to suit the scheme specifics to ensure a high standard is upheld.

3.6 Building Operational Management

3.6.1 Residential Waste Management – Refuse disposal and recycling

An 'Operational Waste Management Plan' (OWMP) has been prepared by DNV. The Property Manager will coordinate the waste management requirements of the OWMP to ensure residents adopt the attitudes and strategies outlined in the plan. The management team will aid in the success of this and provide regular maintenance of the bin stores as outlined in the OWMP.

The bins stores are located at ground floor level of the individual buildings. Residents will be responsible for segregation and delivery of their own waste bags to the bin stores. The Property Manager will inspect the bin stores on a daily basis to ensure they are secure and free from hazards. It is expected that collections will take place on a twice weekly basis for each of the residential waste streams. This will be assessed as operations are up and running.

3.7 Mechanical & Electrical Systems Maintenance & Management

The Property Manager will be responsible for maintenance and servicing of the Mechanical and Electrical (M&E) equipment which is fundamental to the running of the development. The Property Manager will ensure that a maintenance contract is in place for each system with a suitable

contractor and routine maintenance are checks carried out in accordance with manufacturer guidelines.

The developer will provide commissioning certificates and warranty arrangement with the equipment manufacturer. A full asset register will be compiled in advance of building handover and servicing contracts will be in place prior to completion.

3.8 Fire, Health & Safety Strategy

The Property Manager will instruct an independent and comprehensive Risk Assessment to be completed by an approved surveyor prior to occupation. The Property Manager will effectively manage risk and to comply with statutory requirements to protect the health and safety of the occupants of the development. The Operator will complete a risk register upon receipt of the Fire Risk and General Risk Assessments.

Residents will receive a step by step guide of the evacuation procedures in the event of a fire. Fire detection & alarm / life safety systems and equipment will be regularly serviced and maintained.

3.9 Cleaning

The Property Manager will be responsible for the management of services contractors for critical elements such as pest control, cleaning and exterior window cleaning for the common residential areas.

3.10 Vacant Apartment Management

Where an apartment is vacant, the Property Manager will follow their internally agreed voids process. Prior to occupation, it is considered best practice to ensure the apartments are flush tested on a weekly basis to prevent bacteria build up within the pipework. This is responsibility of the Property Manager.

3.11 Residential Fittings and Equipment Maintenance & Repair

Provisions can be made for apartments to be fitted with a kitchen containing a hob, oven, microwave oven, fridge freezer, dishwasher, sink and cooker hood. All apartments will have a utility/store room containing a heat recovery unit provision provided for washing machine & dryer or a washer-dryer.

3.12 Residents and Landlord Storage

A number of store rooms are located throughout the development mainly for use by the Management Company in their daily management of the development. Ground floor stores for use by residents will house a number of secure storage lockers. The Property Manager will be responsible for maintaining the storage areas. Individual users will be liable should they choose to store their personal belongings in the lockers provided. Clear signage will be displayed outlining owner's liability.

3.13 Security

Security Access will be given to Residents by means of the access fobs or key codes to the individual blocks. In addition, the development will be monitored by the Management Team to ensure that a

high level of security is maintained which give the Residents a heightened sense of security and reduce potential costs associated with antisocial behaviour. Lighting of the site will also provide an added sense of security with the Management Team ensuring that all lights are maintained, and bulbs are changes when required.

3.14 Parking & Mobility Management

The development has provided for 252 no. car parking spaces and 540 no. bicycle parking spaces. Resident vehicular parking and a short term bike parking will be located at surface level. In addition, there are 15 no. motorcycle spaces proposed.

The proposed development will offer occupants travelling to and from the subject site alternative modes of transport other than the need to rely on a car, including 2 no. club car/car sharing spaces. Developing in an area that has strong public transport nodes offers users the opportunity to travel to and from the site using alternative modes of transport.

3.15 Bicycle Storage

As noted previously Incorporated within the design a total of 540 no. bicycle spaces are proposed. This provision consists of the provision of 448 secure bicycle within the buildings at ground floor level with an additional 92 no. surface spaces. Not only does this promote the use of bicycles and the health and wellbeing that comes with this use, but it also adds the security and peace of mind in knowing that it residents can store their bicycles securely.

The Property Manager will be responsible for maintaining the bike storage areas. Individual users will be liable should they choose to store their bicycles in the cycle parking spaces provided. Clear signage will be displayed outlining owner's liability.

3.16 Car Sharing

It is envisaged that there will be 2 no. Car Share (drive you) spaces in the development, providing an additional transportation option for Residents.

4 CONCLUSION

The operational management plan is a comprehensive statement aimed at ensuring the efficient and effective functioning of the development. In the event of planning permission being granted, all details of the Operational Management Plan will be confirmed during the detailed design, construction and handover stages of the development.