

SHD PLANNING APPLICATION
SITE SPECIFIC AND OPERATIONAL
MANAGEMENT PLAN REPORT

RESIDENTIAL DEVELOPMENT at Sector 3, Aikens Village,
Stepaside, Co. Dublin *for*
Ironborn Real Estate Limited

AUGUST
2022



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SITE SPECIFIC AND OPERATIONAL MANAGEMENT PLAN REPORT

INTRODUCTION

Site Specific Management Plan

The residential development at the Ironborn Project, Sector 3, Aikens Village, Stepside will be managed by an on-site management team with on-site block/estate managers. It is likely that there will also be onsite security presence.

Development Facilities & Operational Management Strategy

As shown in the Site Plan and Facilities Plans, there is adequate provision of residential amenities and services to enhance the occupiers experience. There will be on site management Resident Services and Amenities in Blocks C (918 sq.m.), Block G (537 sq.m.) and the basement to include:

- Managed Lobby / Reception areas
- Resident lounge;
- Games room;
- Cinema room;
- Gym
- Exercise Studios for Yoga etc
- Work-zones for residents
- Co-working Space
- Management offices;
- Storage/cleaning rooms facilities
- Basement Car spaces with Visitor Surface Level Spaces
- Electric Car charging point facilities
- Car Club facilities
- Adequate Cycle parking at surface and basement levels

Building Operational & Management Strategy

Fire Safety Policy and Procedures

- A step by step guide of what to do in the event of a fire will be provided to the Residents.
- The on-site manager will instruct an independent and comprehensive Fire Risk Assessment to be complete prior to occupation of the building. Notices will be display in high traffic areas advising of the fire action policy.
- On-site management will ensure Fire Protection Equipment is provided following the recommendation from the independent survey.

- The fire alarm panel will be maintained by the appointed manager and serviced in accordance with manufacturer guidelines. Each unit will have its own fire alarm system.
- Dry and wet risers will be maintained by the Operator in accordance with manufacturer guidelines.

Health and Safety

The management team will instruct an independent and comprehensive General Risk Assessment to be completed by an appointed surveyor prior to occupation of the building.

Building Management System (BMS)

The BMS will be maintained by the appointed contractor in accordance with manufacturer guidelines.

Security

Residents will have a 24-hour on-call system provided by a local firm, but all areas of the development will be secure and well-lit at all entrances, supplemented by appropriate CCTV coverage and recording mechanism.

Landscaping

The manager will appoint an experienced landscaping contractor to maintain all landscaped and courtyard areas on site including any roof terraces.

Access Control/CCTV

Each Resident will be provided with a door entry fob registered to their name and address. In the event a Resident loses their door entry fob, these can be instantly cancelled to prevent any unauthorised access to the development. CCTV will be in operation in key circulation areas as part of the overall security strategy.

Waste Management – Refuse disposal and recycling

There are designated bin stores situated in the buildings which is to be routinely inspected to ensure the area is clean, secure and free from hazards. This location is accessible and requires that residents take all waste and recycling to this location for disposal.

Out of Hours Security/Emergency management

The Development will be staffed during out of hours periods. These staff members will be trained security staff who will have a competent knowledge and understanding of on-site emergency procedures.

Cleaning

The management team will be responsible for the management of cleaning and service contractors such as pest control, cleaning and exterior window cleaning for the residential common areas where appropriate. All external soft landscaped areas will be communal amenity space and as such will be maintained by the appointed contractor. The common areas and amenity spaces will be kept clean, presentable which will be subject to annual maintenance contracts and service level agreements.

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SITE PLAN - SITE LAYOUT

Large grain apartment blocks of 2/3/4/5/6 storey height with a landmark 7 (8 above ground) storey element, are arranged around two main courtyard areas over podium level. The two main courtyard areas define the edge of the main central public open space of the proposal, which falls gently from the northern boundary on Thornberry Road to the southern boundary on Village Road. A block of 4 storeys in height encloses the main open space at the southern end, with visual and pedestrian permeability maintained through it.

-  Main Site Entrance
-  Proposed Buildings
-  Public Open Space - Central Open Space
-  Public Open Space - Arrival & Northern Plaza
-  Communal Open Space
-  Proposed Main Pedestrian Links
-  Proposed Vehicular/Bicycle Access
-  Potential future connections
-  Application Site



PROPOSED SITE LAYOUT PLAN

Note:
Red line shown for site identification only, refer to site plans for application site boundary

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BASEMENT PLAN

Two basements are proposed, one under each of the courtyards, providing car, motorbike and bicycle parking and bin stores for residents - all directly accessed through stair and lift cores within each of the blocks (AB-D and FG-J).

- 5 Location and Number of Electric Vehicle Charging Points
- Secure Bicycle Spaces - Sheffield stands
- Secure Bicycle Spaces - Stacked stands
- Surface Visitor Bicycle Spaces
- Cargo Bicycle Spaces
- Outline of Upper Level of Proposed Buildings
- Car Parking Spaces: Surface/ Undercroft
- Motorcycle Spaces - Undercroft
- Disabled Car Parking Spaces
- Bin Stores
- Stair and Lift Core
- Residential/Amenities
- Plant Room

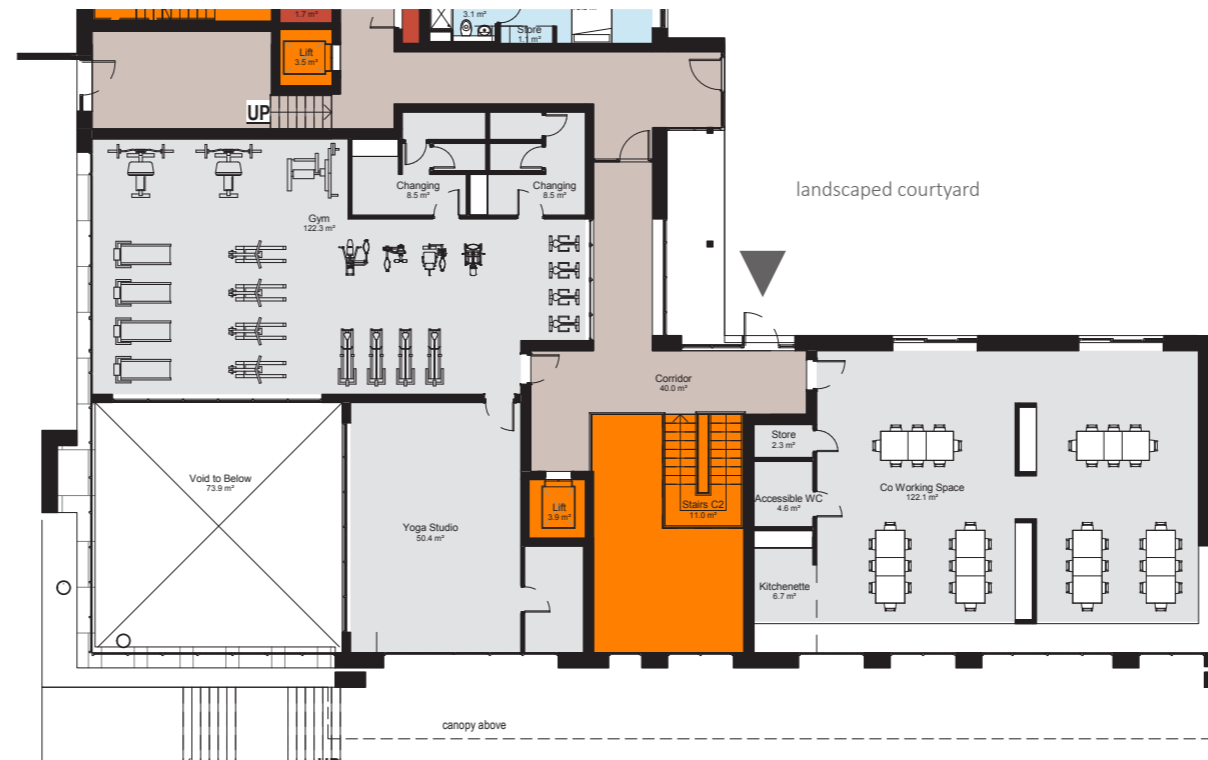


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COMMUNAL FACILITIES - BLOCK C

Block C provides communal facilities at the south-west corner of the building, forming an active street edge to the scheme main access entrance, by the Village Road.

The residents' amenities are organised on two levels: ground and first floor Level with total internal floor area of 882 sq.m. The facilities include an entrance reception/resident's lounge/office/and cinema, accommodated at the ground floor level. Gym, yoga studio, changing rooms and co working space are accommodated at first floor level.



Communal Facilities - First Floor Plan



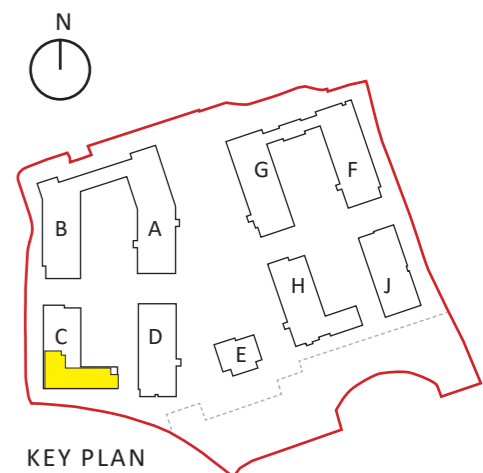
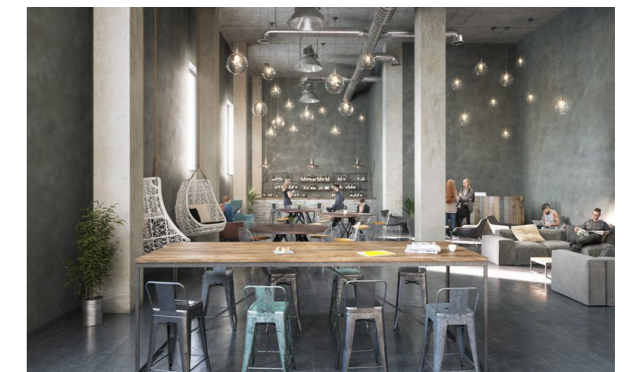
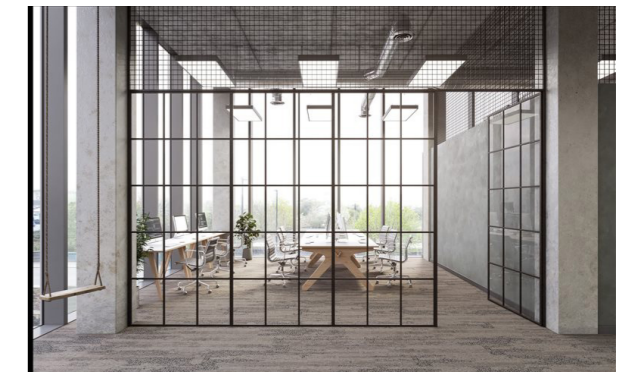
Communal Facilities - Ground Floor Plan

Communal Facilities Internal Floor Areas

Ground Floor Level:	sq.m	First Floor Level:	sq.m
Reception	156.4	Gym	134.9
Resident's Lounge	132.4	Yoga Studio	44.5
Manager's Office	12.3	YS Store	11.5
Post Room	15.0	Changing rooms (female)	14.8
Games Room	20.9	Changing rooms (male)	14.8
Cinema	61.1	Accessible Changing	6.9
Store Rooms	18.1	Co Working Space	123.4
WC (disabled)	4.5	Kitchenette	5.7
WC (female)	8.5	Circulation (corridor)	28.9
WC (male)	8.3		
Circulation (incl/ stairs, lift, corridor)	60.2		
Ground Floor - Total NIA	497.7 sq.m	First Floor - Total NIA	385q.m
Block C Facilities - Total NIA	882.7q.m	Block C Facilities - Total GIA	918.7 sq.m



3D Sketch View from south-east



KEY PLAN

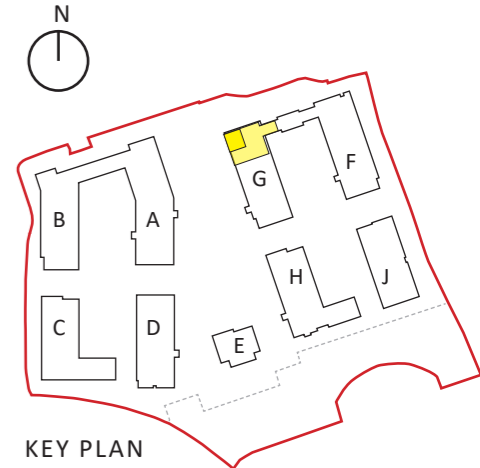
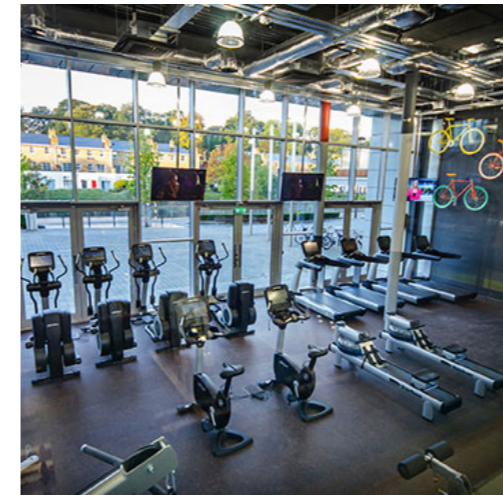
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COMMUNAL FACILITIES - BLOCK G

Communal Facilities are provided in two of the scheme's blocks: Block G (537 sq.m.) and Block C (918.7 sq.m.).

The Communal Facility is located in the north west corner of Block G on Thornberry Road. With access entrance at first floor level (Thornberry Road/ podium level), the facilities are organised on two levels: first and ground floor of Block G.

Reception, manager's office, parcel store and accessible wc are situated at the entrance level with stair access to the ground floor facilities. There a breakout space, yoga studio and changing rooms are accommodated, alongside, a gym, meeting room and co working space organised around a sunken courtyard accessible from the landscape podium courtyard.



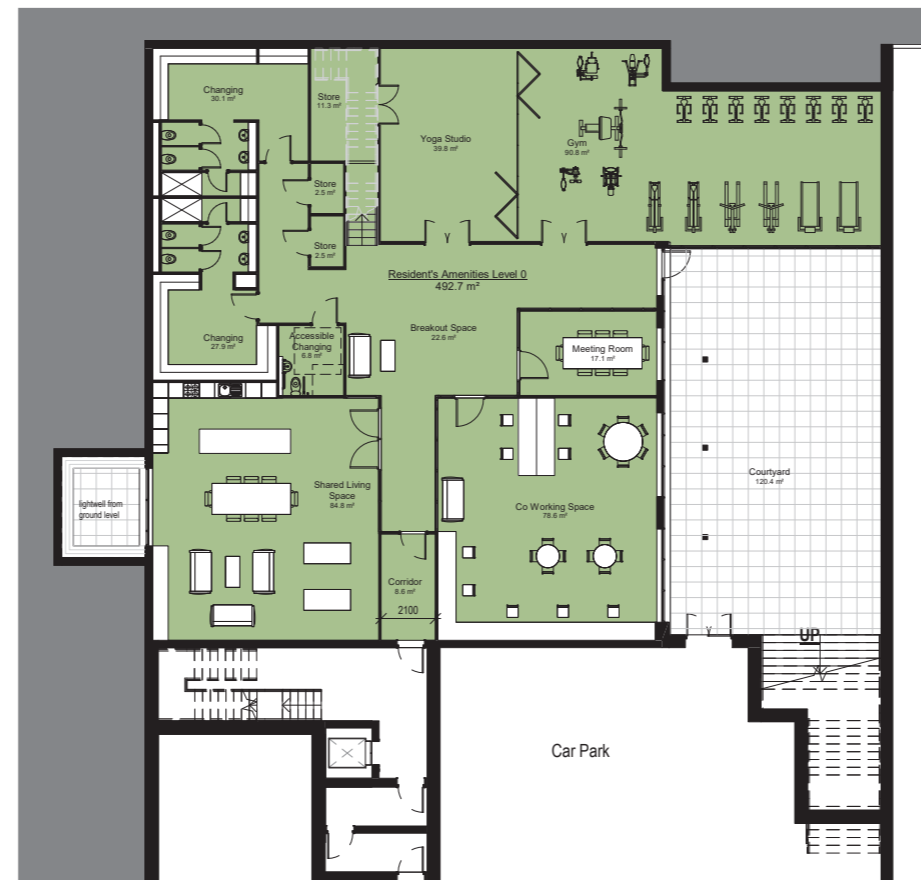
Communal Facilities - Floor Areas

First Floor (Entrance) Level 1:	sq.m
Reception	41.5
Parcel Store	2.8
Facilities L1 - Total GIA	44.3sq.m

Ground Floor (Basement) Level 0:	sq.m
Breakout space	22.6
Meeting room	17.1
Co working space	78.6
Gym	90.8
Yoga Studio	39.8
Store 1	11.3
Accessible WC/Changing	6.8
Changing - Female	30.1
Changing - Male	27.9
Store 2	5.0
Shared Living Space	84.8

Facilities L0 - Total GIA 492.7 sq.m

Block G Facilities - Total GIA 537.0sq.m



Residents' Amenities - Ground/Basement Floor Plan (Level 0)

Residents' Amenities - First Floor Plan (Main Entrance Level 1)