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# Dundrum Central Mental Hospital, Dublin 16

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Management Strategy Report for:  
The Land Development Authority and Dún Laoghaire  
Rathdown County Council



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## 1. Introduction

Savills have been requested by the Land Development Agency to provide a report for the property management strategy for their proposed residential development at Dundrum Road, currently occupied by the Central Mental Hospital.

The aim of this report is to set out the management strategy for the development, including its community areas / facilities, public spaces, residential amenities and apartments, upon completion and move-in of the first residents. It will explain how the development will be operated and how the management and maintenance teams will integrate ensuring that the development is maintained to the highest of standards. A key challenge for a development of this scale is to ensure that it is kept to the highest standards and remains safe for residents and local users. This will be the main priority for the management team.

### Development Description

The development will consist of the construction of a residential scheme of 934 no. dwellings on an overall site of c. 9.7 ha. The development will consist of the demolition of existing structures associated with the existing use (3,677 sq m), including:

- Single storey former swimming pool / sports hall and admissions unit (2,750 sq m);
- Two storey redbrick building (305 sq m);
- Single storey ancillary and temporary structures including portacabins (618sq m);
- Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance;
- Demolition of section of porch and glazed screens at Gate Lodge building (4 sq m);
- Removal of walls adjacent to Main Hospital Building;
- Alterations and removal of section of wall to Walled Garden.

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south);
- Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access;
- Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of

section, widening of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access;

- Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of c. 94,058 sq m (c. 93,980 sq m excluding retained existing buildings), will consist of 934 no. residential units comprising:

- 926 no. apartments (consisting of 342 no. one bedroom units; 98 no. two bedroom (3 person) units; 352 no. two bedroom (4 person) units; and 134 no. three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10) and Basements in Blocks 03 and 04), together with private balconies and private terraces) and communal amenity open space provision (including courtyards) and ancillary residential facilities;
- 6 no. three bedroom duplex apartments located at Block 02, together with private balconies and terraces.
- 2 no. 5 bedroom Assisted Living Units and private rear gardens located at Block 02.

The development will also consist of 4,380 sq m of non-residential uses, comprising:

- Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 sq m);
- 1 no. restaurant unit (266 sq m) located at ground floor level at Block 03;
- 3 no. retail units (1,160 sq m) located at ground floor level at Blocks 03 and 07;
- 1 no. medical unit (288 sq m) located at ground floor level at Block 02;
- A new childcare facility (716 sq m) and associated outdoor play area located at lower ground and ground floor level at Block 10;
- A management suite (123 sq m) located at ground floor level at Block 10; and
- A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 sq m) located at ground and first floor level at Block 06.

Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access of Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car

parking (524 no. spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; SuDS measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.



Figure 1 – Masterplan Site Map

## Schedule of Residential and Commercial Units

Block	Apartment					Duplex		Houses	Total
	Studio	1 Bed	2 Bed 3p	2 Bed	3 Bed	2 Bed	3 Bed	5 Bed	
Block 2	0	35	10	28	23		6	2	104
Block 3		52	26	52	26				156
Block 4		31	17	32	12				92
Block 5		56	2	43	13				114
Block 6		17	4	12	4				37
Block 7		78	24	110	6				218
Block 8				2	22				24
Block 9					16				16
Block 10		73	15	73	12				173
<b>Total</b>	<b>0</b>	<b>342</b>	<b>98</b>	<b>352</b>	<b>134</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>934</b>
Percentage	0%	37%	10%	38%	14%	0%	1%	0%	100%

Figure 2 – Schedule of Residential Accommodation

On entering the scheme from the Dundrum Road, the gate lodge will be converted into a café. A medical centre will also be provided in block 2 which is to the east along with a restaurant unit in block 3 towards the centre of the site. Additionally, there will be 1,749 sq m of community space across block 6 with further retail units in block 3 and two retail units in block 7. Block 10 has a creche / management suite and summary of the schemes commercial units is provided below.

Use	Size Sq M
Café (Gate Lodge)	78
Restaurant	266
3 Retail Units	1,160
Medical Unit	288
Childcare Facility	716
Management Suite	123
Community Centre	<u>1,749</u>
	<b>4,380</b>

Figure 3 - Schedule of Accommodation – Non- Residential Spaces

## 2. Summary of Relevant Experience

Savills has extensive experience in the residential market managing developments similar to the intended development at the site on the Dundrum Road.

Sites of similar scale include:

- Rostrevor Place, Rathgar, Dublin 6
- U Hansfield, Dublin 15
- Fernbank, Dublin 14
- The Lookout, Dalkey, Co. Dublin
- 8<sup>th</sup> Lock, Finglas, Dublin 11

Savills role in these developments is to manage the development to ensure upkeep of common areas and general maintenance, as well as to manage the tenants. On the tenant management side, tenants are given one point of contact throughout the process, from initial viewing to occupation. The dedicated property manager will deal with all aspects of the tenancies including, but not limited to, contract queries, monitoring of rental payments, issuing of lease renewals and rent reviews and general day-to-day queries. The block management team deliver smart, reliable solutions. Savills have a dedicated Operations Management Platform that allow collaboration between property owners and onsite management to allow for the best development management. In a scheme of owner occupiers, the dedicated property management team will be responsible for the upkeep and running of communal facilities as well as common areas and general maintenance. Their role will be similar to that of a property manager in a rental development, without the other tasks of handling tenants, renewing tenancy agreements, etc. Owner's will pay towards an operational budget for the development / block upkeep and the property manager will be responsible for the collecting of this as well as managing the yearly management budget.



*Figure 4 – The Lookout, Dalkey, Co. Dublin*



*Figure 5 – 8th Lock, Finglas, Dublin 11*

### 3. Appointment of Property Managing Agent & Associated Responsibilities

It is optimal to appoint a property management agent prior to the completion of the development in order to ensure that all the necessary procedures and policies are in place for completion, ensuring no delays when the first residents take up occupation.

The property management agent is appointed to oversee the management of the development and the common areas (internal and external) to ensure that the development is well maintained to a high level.

The property manager will have the responsibility of preparing the annual budget and to ensure that all the necessary funds relating to the annual budget are received.

#### Amenity Considerations & Management

The proposed development has been designed to establish a new community, creating much needed homes and amenities along with associated public spaces and social infrastructure. The design provides extensive open space for both residents and the wider neighbourhood, integrating features of the existing site such as the walled garden and creating points of connection with the surrounding neighbourhood to improve connectivity for both those looking to access the amenities within the site but also transverse the site using the cycle and pedestrian access routes proposed.

A number of commercial and community spaces are provided for in the design, these are provided throughout the development across the various blocks as indicated by Figure 6.





*Figure 6 – Site Map showing location of Non-Residential spaces.*

The creche will provide a valuable service to children of residents, but local area residents will also be able to avail of its services. The location of the Management Suite at Block 10 allows ease of access for all residents as it is located close to the entrance along one of the two main access roads.

A community facility with multipurpose hall is proposed in Block 6 providing much needed facilities to the neighbourhood. The design will facilitate community and sporting groups, creating the potential for synergies with existing groups and providing space for both new and existing community and sports groups to come together to enjoy the space and support the development of an integrated community. This building also provides showers and changing rooms as well as a referee's room for the local football team at Rosemount Football Club, which is located directly south of the wall from the site, utilising land in the ownership of Dun Laoghaire Rathdown County Council Parks Department. This building also provides some office space as well as multi-functional community rooms which will lend themselves to a variety of uses.

This is envisaged to be operated as a publicly accessible community centre, open to the public and operated on a similar basis to other community centres which are successfully operating within the county. Subject to agreement we would expect the centre to be run by an appointed board of management with appropriate representation providing safe, accessible and affordable space to cater for a diversity of community related activities. The design of the community centre in Block 6 has been undertaken collaboratively with DLRCC Community and Cultural Development Department, with specific design guidelines and facility provisions incorporated. DLRCC & LDA are committed to creating a sustainable, publicly accessible, community centre at this location.

## External Amenity Space

Extensive public open space is provided for within the design providing a variety of spaces for leisure, play areas and civic amenity, all of which have been designed to respect the original parkland and grounds while retaining as many of the existing trees and landscaped features as possible. Communal amenity space is provided for each block at podium level. Maintenance of external amenity space for each apartment block will be the responsibility of

the management company with public open space, largely proposed to be taken in charge and under the management of the Dun Laoghaire Rathdown County Council parks and roads Department. Areas not taken in charge by the local authority will be managed by the management company.

A schedule of maintenance will be put in place to ensure the upkeep of these spaces and landscape maintenance plans will be developed in accordance with habitat and biodiversity goals set out in the application.

## Management of Estate Community & Amenities

The management of the estate will be carried out with the use of Management offices and onsite estate manager when appropriate. In the case of the development being owner occupied, a service charge will be created to cover associated costs with management as well as covering items including general repairs and maintenance, landscaping upkeep, lift maintenance, security systems (cameras, fobs, etc.), and cleaning (windows, common areas refuse, etc.). Any residents' amenities available on site will also be covered under the service charge. The above amenities and services will be included within the rents paid by tenants in a rental scenario.

### A. Management Offices

The management company will be responsible for the management of the residents within the development as well as the overall estate including security, pedestrian / cyclist access points, waste areas, parcel delivery, car parking, events and community and stakeholder engagement. The management company will also be responsible for tenant management of the commercial units on site.

The estate management team has several responsibilities, outlined below:

- Management and implementation of parking and mobility strategy, act as Mobility Manager for the development.
- Management of lease agreements and operational budget for the effective management of the common areas.
- Management of contractors and other requirements of efficient building and estate management.
- Co-ordination of stakeholder and community events and engagement.

- Ensuring that appropriate behaviour standards for residents are upheld, creating a secure and safe environment.
- Management of delivery strategies to ensure full access to facilitate deliveries for all stakeholders as required.

## B. Heating

A centralised heating scheme per block is proposed to meet the space heating and domestic hot water requirement for the development. The centralised heating scheme is intended to be made up of heat pump(s).

The heat network will be heated by the heat pumps in a centralised location. Hot water is distributed through a heat network, providing space heating and domestic hot water for the complete development. A heat interface unit is located within each dwelling, within this unit a plate heat exchanger transfers the heat from the heat network to the dwellings internal space and domestic hot water system. A management company or a third party ESCO company will bill individually for heat consumed.

This system has many advantages for the development:

- It can provide Part L compliance and meet renewable targets from a centralised location.
- Most system maintenance can be carried out without access to the individual apartments (some maintenance will be required for HIUs).
- Reduces space requirement for plant within the units when compared to individual heating systems.
- Space heating can also be met in common areas by the communal heating system removing the requirement for additional HVAC system and reducing maintenance.
- Future proofs the development for any district heating network that may come online in the Dundrum area in the future.

## C. Security and Access

The scheme has been designed to create a safe neighbourhood, using passive surveillance through the positioning of retail, commercial and play spaces throughout the site. Appropriate public lighting is proposed throughout the development including along the key access routes through the site.

Security will be a key component of the management strategy, particularly in the early stages of the complete development. The aim of this is to make both residents and surrounding locals feel secure with the addition of a large-scale development.

Access to each apartment block will be controlled appropriately using fob access at entrance lobbies with intercom systems allowing individual apartments manage guest access. Access control will be installed for resident bin and bike stores as well as for access to secure car parks and communal open spaces.

## 4. Parking & Mobility Management

### Site Location & Context

The proposed development is located in an accessible area with significant amenities within the surrounding neighbourhood and access to multiple forms of public transport including Dublin Bus routes and the LUAS. The design of the scheme seeks to create a vibrant and sustainable place to live which will also give priority to pedestrians and cyclists routes and create safe routes through the site which are for pedestrians and cyclists only, encouraging active travel and use of public transport to reduce carbon emissions.

A key element of the design is the provision of pedestrian and cycle linkages on the west, north and south sides of the lands, as outlined in Figure 8. These will serve as both amenity routes and access routes to the greater Dundrum and Windy Arbour area. As amenity routes, they will form part of long-distance amenity routes which can connect cyclists from Bird Avenue, through Mulvey Park and the site onto Rosemount Green and Dundrum south or east to Goatstown Road. This is in line with the Dundrum Local Area Plan 2023 as the Dundrum Road provides poor cycle and pedestrian facilities, linking Dundrum Town Centre with Milltown. The new route is highlighted in figure 7.



Figure 7 – Masterplan Strategy – Movement Diagram

## Mobility Management Strategy

A Mobility Management Plan (MMP) is provided as an appendix to the Traffic and Transport Assessment submitted with the application. The purpose of the Mobility Management plan is to establish a formal mobility and traffic management plan dealing with transport modal shift and accessibility. A number of proposals are included in the plan covering cycling, parking, traffic management and bus services and the main initiatives of the LDA / DLRCC to achieve this are outlined as follows:

- To maximise the permeability and efficiency of the design to facilitate connectivity with existing infrastructure.
- To improve accessibility to public transport and active nodes of transport.
- To reduce reliance on private cars and therefore reduce transport emissions.
- To work closely with the Local Authority, the National Transport Authority, Irish Rail, Dublin Bus, Transport Infrastructure Ireland, Bus Éireann and all other relevant

stakeholders in a partnership model to promote an increased uptake in public transport.

Active mobility is a primary aim of the LDA / DLRCC for this development. Residents' accessibility to public transport services in the area along with the extensive cycle networks will facilitate a reduced reliance on private cars. The allocation of parking spaces for residents is provided in the application throughout the development in addition to the provision of spaces for car sharing services and visitors. Electric Vehicle charging points and stations will be provided for both cars and bikes to encourage the use of greener forms of transport. The management company will act as Mobility Manager for the site to deliver the Mobility Management Plan.

## Bicycle Spaces

Cycle routes are proposed throughout the development, with access through the main access points along the Dundrum Road as well as through Rosemount Green and Annville Park.

There will be 2,288 bicycle spaces located throughout the development, which will be divided between bicycle spaces for residents and communal spaces for visitors, as well as standard stacking bicycle spaces, there will be Sheffield stands and space for storage or cargo bikes and trailers. This will encourage use of bicycles as a green form of transport and to encourage residents to utilise this means of transport as opposed to the use of a car.

## Parking Management Strategy

Car parking is located throughout the development within each block, catered for in either podium/under-croft, and off-curtilage parking. There is a total of parking 466 car parking spaces with 58 proposed visitor / creche / retail.



Figure 9 – Ground Floor Parking plan

The management company will actively manage car parking as part of the Mobility Management Plan. Car parking will be allocated to residents as part of lease / sales agreements.

To avoid abuse of parking facilities and the abandonment of cars, the property management company would recommend introducing a clamping regime and fob system where appropriate. This can be tailored by the management agent to suit the development and parking structure that will be in place. A clamping company will be contracted to carry out this work on behalf of the managing agent.

Visitor spaces will be provided for in the development to allow residents of the local area to avail of the retail providers. Parking signage will clearly indicate a set period for parking so that these spaces will not be used on a long-term basis and management of this will be enforced to prevent any abuse of this system.

## 5. Conclusion & Contact Details

Savills have considered the details and plans of the proposed development. Based on our Savills have set out in this report how the overall management of the scheme can be successfully achieved to the highest of standards for the benefit of the residents but also the surrounding neighbourhood.

The end result of the implementation of the Management Strategy will be a vibrant, positive neighbourhood which is well managed and maintained, and puts resident's wellbeing and amenity at the heart of it's objectives.

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