

Planning Compliance  
Land Use, Planning & Transportation Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24

By Email  
16<sup>th</sup> September 2024

Dear Sir/Madam,

**Re: CONDITION 14 – DEVELOPMENT OF 58 AGE FRIENDLY RESIDENTIAL UNITS AT LANDS LOCATED TO THE EAST OF TAY LANE, NEWCASTLE ROAD, RATHCOOLE, DUBLIN 24- REF SD22A/0342**

I write on behalf of Riverside Projects Ltd in respect of Ref SD22A/0342.

We wish to confirm that Riverside Projects Ltd propose to commence the development permitted under Ref SD22A/0342 and to discharge the following condition as required prior to commencement.

**Condition 14**

Management Company.

A. Prior to the commencement of development the applicant/owner shall submit the following for the written agreement of the Planning Authority: (i) A plan clearly identifying and dimensioning the external common areas of the development to be retained in private ownership by an owners' management company (OMC) under the Multi-Unit Developments Act 2011, or other acceptable legal entity prior to the occupation of the [first residential unit], and this plan shall also clearly identify and dimension any areas of the approved development intended to be offered for taking in charge by the Council, and; (ii) A detailed building lifecycle report which shall include an assessment of long term running and maintenance costs as they would apply on a per residential unit basis at the time of approval of the development, as well as demonstrating what measures have been specifically considered by the developer to effectively manage and minimise costs for the benefit of all potential residents. The said external common areas of the development to be retained in private ownership indicated in the plan required shall not be taken in charge by the Council and shall instead be maintained in perpetuity by an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011.

B. Continued membership of an Owners' Management Company set up for this purpose pursuant to the Companies Acts, 1963 as amended and the Multi-Unit Developments Act 2011 shall be compulsory for all owners for the time being of property within the development.

C. No development shall take place under this permission until the applicant, owner or developer has lodged for the written agreement of the Planning Authority: (i) A copy of the Certificate of Incorporation of the said Company responsible for the external common areas of the development to be retained in private ownership has been lodged with the Planning Authority in respect of the plan required above.

D. Any changes to the status or nature of the Owners' Management Company shall be notified to the Council forthwith. E. The Owners' Management Company shall hold insurance for public liability risk at all times for all areas under its control or responsibility.

**Response:**

(A-D) Please find enclosed a letter from Cluid Housing confirming that Cluid Housing is to acquire the entire Development for its own single use and will be responsible for the management of the Development in its entirety.

We trust the information provided is satisfactory to discharge this condition.

Yours sincerely,



David Campbell  
Project Manager

**Riverside Projects Ltd**