

PROPERTY MANAGEMENT STRATEGY REPORT

GALWAY PORT LRD

MIXED USE
DEVELOPMENT

Sept 2025



CLIENT

THE LAND DEVELOPMENT
AGENCY (LDA)



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ABOUT US

Section 1 - About us

Aramark Property is the largest dedicated property and facilities management company in Ireland.

We have been providing clients with property management services and strategic advice across all classes of property for over 70 years.

Our property and facilities management team are supported by a multi-disciplinary team which includes a dedicated sustainability consultancy division, a building consultancy and professional services team, energy specialists and health & safety advisors.

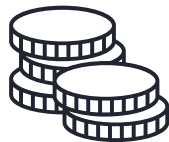
Aramark Property is one of a portfolio of companies that form Aramark Ireland.

The group is headquartered in Dublin and is part of the global Aramark Corporation, an international services group with an annual turnover of over \$18 billion. In Ireland, Aramark works across property, facilities, & food services including retailing as Avoca.



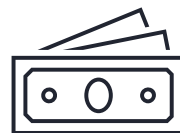
165+

EMPLOYEES



250M+

ANNUAL RENT
COLLECTED



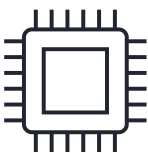
120M+

ANNUAL S/C
COLLECTION



10,000

RESIDENTIAL UNITS



75

INDUSTRIAL &
TECHNOLOGY
BUSINESS PARKS



100+

OFFICE BLOCKS



35+

RETAIL SHOPPING
CENTRES & RETAIL
PARKS



25+

LOGISTICS PARKS

Summary of Relevant Experience

Aramark Property is the largest dedicated property management provider in Ireland, with over 40 years' experience in residential, office, retail, and mixed-use developments. Some of our relevant case studies on major schemes that involve residential management would include:

- Beacon South Quarter
- One Lime Street
- OPUS
- Capital Dock

Our role within these developments includes the property management of the common areas, internal demises, and estate areas, as well as management of some individual stakeholder's properties. Each estate has several interested parties, and it is Aramark's role to maintain the estate and common areas to a high standard as well as meeting the requirements of the different interested parties.



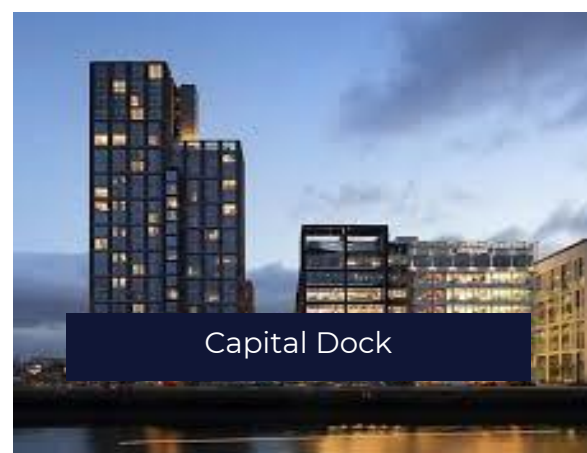
Beacon South Quarter OMC



One Lime Street



OPUS



Capital Dock

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MANAGEMENT STRATEGY SUMMARY

Section 2 – Management Strategy Summary

Aramark Property have been instructed by Land Development Agency to provide a report on the property management strategy for their proposed Large Residential Development (LRD) on Galway Port at Dock Road and Lough Atalia Road, Galway City,

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 residential occupiers in the development carry out their 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 residential and estate property management will work in practice and be maintained to the highest standards.

CGI of Proposed Development



Development Description

Galway City Council – The Land Development Agency intends to apply to Galway City Council for permission for a 'Large-Scale Residential Development' (LRD) at a site of 1.621 Ha in Galway Port at Dock Road and Lough Atalia Road, Galway City, and extending to include parts of both roads for road infrastructure works and water services infrastructure works.

The proposed development principally consists of: the demolition of the existing office / bus depot building (370.2 sq m) and ancillary building (26.0 sq m); the partial demolition of the existing ESB sub-station and ancillary building (67.4 sq m); the demolition of existing boundary walls at the south-west and north-west; and the construction of a mixed-use development.

The proposed mixed-use development primarily comprises: 356 No. residential apartments (172 No. 1-bed, 169 No. 2-bed and 15 No. 3-bed); crèche (255.9 sq m); 2 No. café/restaurant units (totalling 428.4 sq m); and 1 No. retail unit (156.0 sq m).

The development has a total floor area of 32,096.0 sq m and is primarily proposed in 4 No. blocks (identified as A–D) that generally range in height from 6 No. to 13 No. storeys: Block A ranges from 6 No. to 9 No. storeys; Block B ranges from 6 No. to 11 No. storeys; Block C is 6 No. storeys; and Block D ranges from 6 No. to 13 No. storeys.

The proposed development also includes: new internal street and pedestrian network, including a one-way vehicular route at the north-western side of the site and new junctions with Dock Road at the south-west and with the access road from Lough Atalia at the north-west; upgrades to Lough Atalia Road and the access road from it at the north-west of the site, including the provision of a new toucan pedestrian/cycle crossing at Lough Atalia Road; upgrades to the footpath and road interface with Dock Road to the south-west; 37 No. car parking spaces; 1 No. set-down/delivery bay; 741 No. cycle parking spaces; hard and soft landscaping, including as public open spaces and communal amenity spaces; private amenity spaces as balconies and terraces facing all directions; boundary treatments; public lighting; bin stores; double sub-station; plant rooms; green roofs; rooftop lift overruns and plant; rooftop telecommunications, plant and enclosure at Block C; recladding of the existing sub-station and pumping station; and all associated works above and below ground.

An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

Figure 1: Existing Site Plan

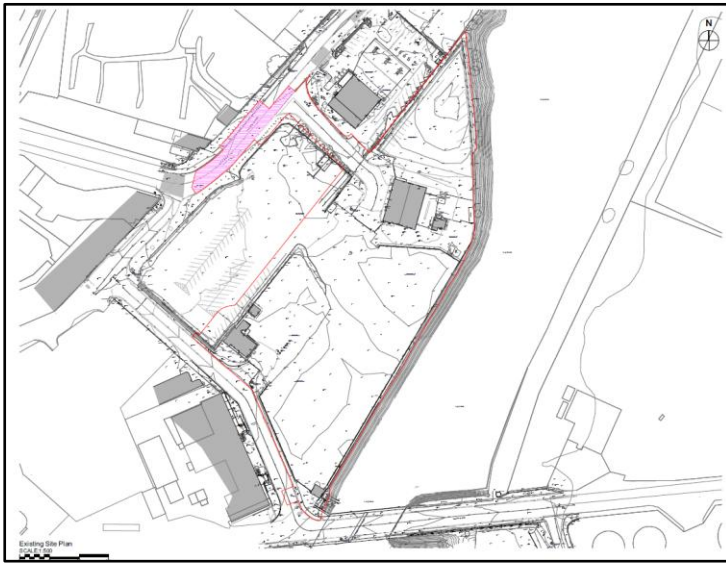


Figure 2: Proposed Site Layout Plan

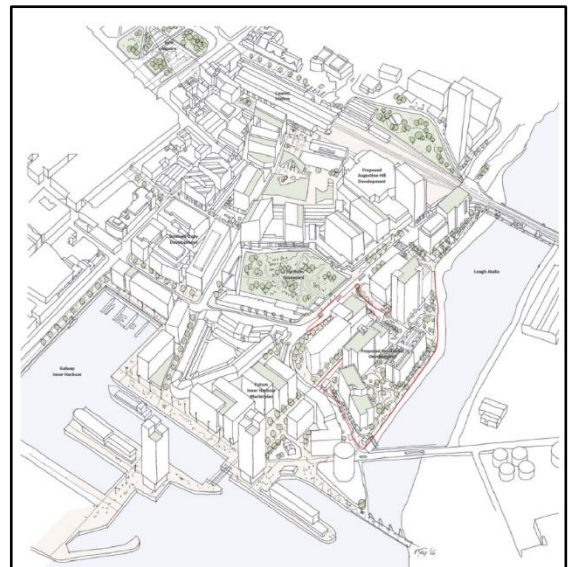


Figure 3: Site Accommodation

356 Unit Scheme														
2,162	Residential Unit Numbers						Residential Area		Residential Efficiencies		Non- Residential Area			Total Area
	Studio	1B2P	2B3P	2B4P	3B5P	Total	GIFA	NIA	Net/Gross	GIFA/Unit	Retail GIFA	Café GIFA	Creche GIFA	GIFA
LEVEL 00							460	0				428		888
LEVEL 01		6	1	4	1	12	971	764	79%	81				971
LEVEL 02		6	1	4	1	12	971	764	79%	81				971
LEVEL 03		6	1	4	1	12	971	764	79%	81				971
LEVEL 04		6	1	4	1	12	971	764	79%	81				971
LEVEL 05		6	1	4	1	12	971	764	79%	81				971
LEVEL 06		3	1	3		7	596	441	74%	85				596
LEVEL 07		3	1	3		7	596	441	74%	85				596
LEVEL 08		3	1	3		7	596	441						596
Subtotal		39	8	29	5	81	7,104	5,141	72%	88		428		7,532
LEVEL 00							503				156		256	915
LEVEL 01		6		5	1	12	990	768	78%	82				990
LEVEL 02		6		5	1	12	990	768	78%	82				990
LEVEL 03		6		5	1	12	990	768	78%	82				990
LEVEL 04		6		5	1	12	990	768	78%	82				990
LEVEL 05		6		5	1	12	990	768	78%	82				990
LEVEL 06		6		6		12	968	742	77%	81				968
LEVEL 07		6		6		12	968	742	77%	81				968
LEVEL 08		3		4		7	627	445	71%	90				627
LEVEL 09		3		4		7	627	445	71%	90				627
LEVEL 10		3		4		7	627	445	71%	90				627
Subtotal		51		49	5	105	9,271	6,657	72%	88	156		256	9,683
LEVEL 00		2	1	3		6	900	391	43%	150				900
LEVEL 01		6	1	5		12	945	738	78%	79				945
LEVEL 02		6	1	5		12	945	738	78%	79				945
LEVEL 03		6	1	5		12	945	738	78%	79				945
LEVEL 04		6	1	5		12	945	738	78%	79				945
LEVEL 05		6	1	5		12	945	738	78%	79				945
LEVEL 06							20							20
Subtotal		32	6	28		66	5,643	4,081	72%	86				5,643
LEVEL 00		3	1			4	813	219	27%	203				813
LEVEL 01		5	1	3	1	10	829	640	77%	83				829
LEVEL 02		5	1	3	1	10	829	640	77%	83				829
LEVEL 03		5	1	3	1	10	829	640	77%	83				829
LEVEL 04		5	1	3	1	10	829	640	77%	83				829
LEVEL 05		5	1	3	1	10	829	640	77%	83				829
LEVEL 06		6	2	2		10	775	586	76%	78				775
LEVEL 07		6	2	2		10	775	586	76%	78				775
LEVEL 08		6	2	2		10	775	586	76%	78				775
LEVEL 09		1	2	2		5	488	337	69%	98				488
LEVEL 10		1	2	2		5	488	337	69%	98				488
LEVEL 11		1	2	2		5	488	337	69%	98				488
LEVEL 12		1	2	2		5	488	337	69%	98				488
Subtotal		50	20	29	5	104	9,237	6,523	71%	89				9,237
TOTAL		172	34	135	15	356	31,256	22,404	72%	88	156	428	256	32,096
Percentages		48.3%	9.6%	37.9%	4.2%									
Target mix		50%	10%	35%	5%									

03

APPOINTMENT OF PROPERTY MANAGING AGENT

Section 3 - Appointment of Property Managing Agent & Associated Responsibilities

Proposed Management Company Structure

It is the developer's intention that the development will be run by a management company which will in turn appoint a property management agent to manage the common area and estate of the development.

The purpose of this management company will be to establish a controlling entity that will assume ownership over the development post construction phase. This will ensure the estate common areas, public realm and shared areas of the development are retained as the legal responsibility of this Management Company.

The constitution of the management company is drafted by legal counsel and the shareholding will be calculated by the apportionment of the buildings and tenants that occupy the scheme. The management company will retain control of all shared areas and external public realm. Each owner / tenant will be legally contracted to contribute to the service charge regime through leasing and sale arrangements established.

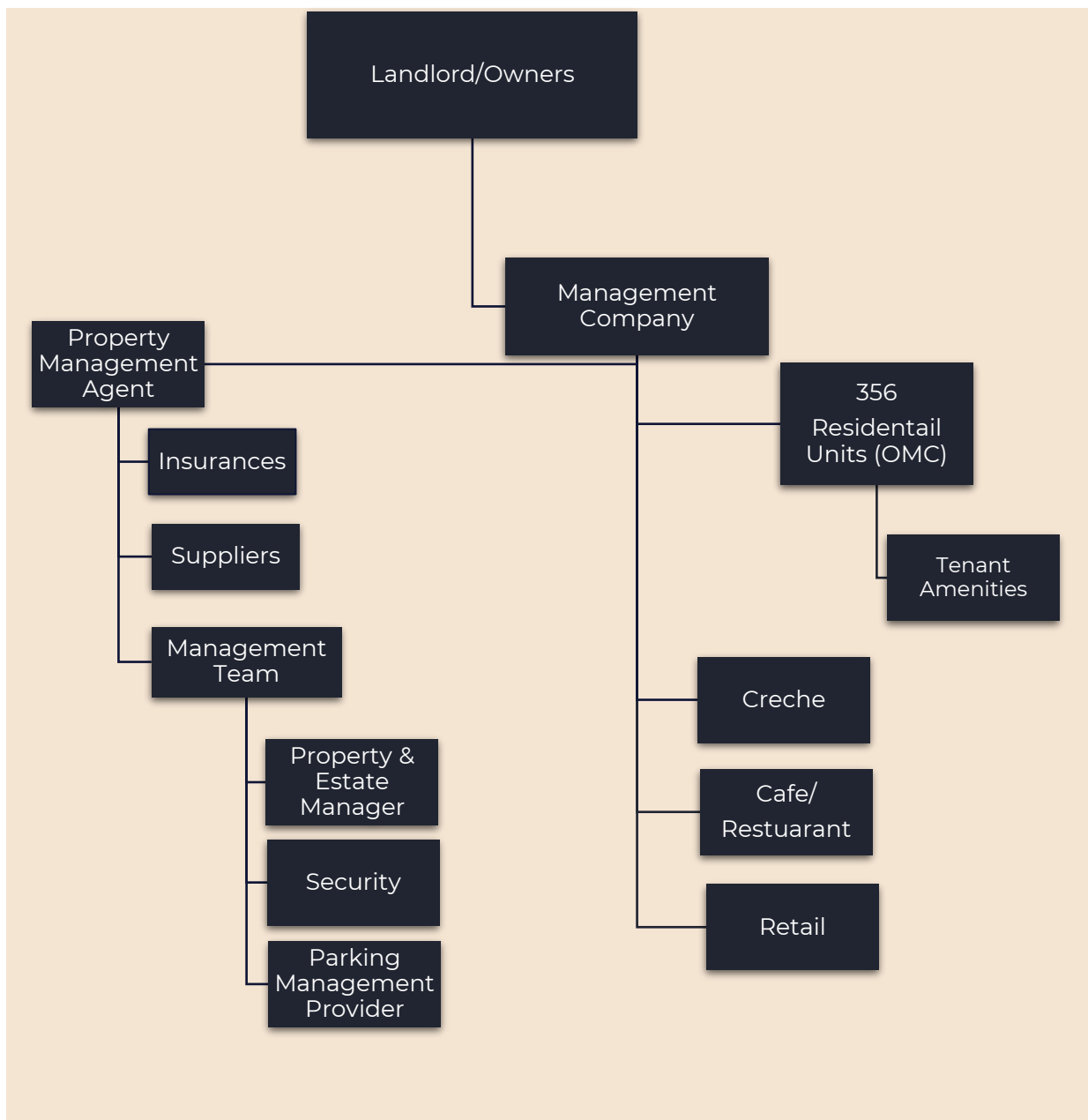


Legal Entity

The Management Company will be formed as a separate legal entity for the sole purpose of management of the shared common areas, including all roads and open space areas. The entity will be formed prior to the sale of any of the blocks or units within the development so as the structure and legal entity is set out prior to any sale.

In order to effectively maintain the development, the Management Company will then be responsible for appointing an independent property management agent to manage the development.

Figure 4: Proposed Structure – Hierarchy of Title



04

MANAGEMENT PLAN

Section 4 –Management Plan

Overall Management of the Estate

The overall management of the Estate will take into consideration all of the various elements and the factors effecting the maintenance and upkeep of the common areas of the estate. Each element will contribute to the estate and where applicable their own block management. The cost will be determined in a fair and equitable manner.

Delivery & Service Management Plan

There are several factors to be considered in the management of the development including

- Access
- Loading Bay
- Drop Off Zones
- Parking (Car, Motorcycling & Bicycle)
- Delivery Management
- Fire Tender Access

Management / Concierge Offices

The development will have a designated management office, this office will focus on the on security, surveillance of vehicular & pedestrian access, waste marshalling area, parcel deliveries, car parking, events management, and community engagement.

Onsite Operations Management Team

The Onsite Operations Management Team will be primarily responsible for the following:

- Management and implementation of the parking and mobility strategy.
- Management of lease agreements and operational budgeting for the effective management of the development.
- Management of contractors and other requirements of efficient building and estate operation.
- Co-ordination of resident events and engagement.

Community Liaison

The development will be run in a proactive manner which works with the local community to develop strong and constructive relationships with its nearest neighbors including residential, commercial, and local community representatives.

A dedicated community liaison officer will be appointed as part of the management structure responsible for engagement with the local authorities, including local ambulance & emergency, gardai, fire support services. This liaison officer will ensure a direct and clear line of communication.

The Community Liaison officer will be responsive to and place a huge emphasis on building strong community support and relationships and will use a mix of both formal and informal liaison and communication with neighbors to ensure a harmonious and positive experience both during the construction works, and with our residents who will form an important part of the local community.

Security

The security measures proposed are:

- Entrances will be secure, and residents will require a fob to gain access to the buildings, thus ensuring that only authorised persons have access.
- Residents will be issued with a fob when they first arrive, and these will all be individually registered and strictly controlled.
- The door entry system will require residents to meet their visitors at the main door.

Waste Management

Similarly, tracking has been completed for refuse collection vehicles, confirming that bin trucks can efficiently access all refuse storage areas associated with each residential block. This includes the commercial waste storage area located beneath Block A, serving the café/restaurant and retail units.

To support efficient waste collection operations, the layout also allows for the provision of temporary bin staging areas during collection periods. These ensure a smooth and unobstructed process without compromising pedestrian movement or the visual quality of the public realm.

05

AMENITY CONSIDERATIONS

Section 5 – Amenity Considerations

COMMUNAL OPEN SPACE

The proposed development incorporates a diverse and well-considered open space strategy, designed to promote community interaction, play, and relaxation for all age groups. The layout follows a courtyard arrangement, prioritising pedestrian movement by directing vehicular access to the perimeter of the site. This approach enhances safety and walkability within the heart of the development. At the core of the scheme is a south-facing public open space, offering generous sunlight exposure and views towards Lough Atalia. This central space is animated by the presence of a café, activating the plaza and creating a vibrant social hub for both residents and visitors.

The development also includes communal open space, specifically designed to accommodate the needs of different age groups. A playground for younger children is centrally located, offering a secure and engaging environment for families. To the south, play facilities for older children are integrated into the open space, ensuring age-appropriate recreation across the site. Additionally, a dedicated teenage play area—featuring a one-on-one basketball zone—is located towards the northern corner of the site, adjacent to the promenade, providing a more active, informal recreational space with views over the water.

A new public square is positioned at the southwest corner of the site, acting as a civic focal point and main arrival area for the development. With a southwest facing aspect, this space is ideal for outdoor seating, informal gatherings, and community events. It also serves as the primary access point to both the communal spaces and the waterfront promenade, strengthening the connection between the residential core and the broader public realm.

Communal Amenity Space		5	6	7	9	
Requirements		860	204	945	135	2,144.0
Public Open Space		15%				2,431.5
		of Site Area			Req.	4,575.50
Communal Open Space Block A						388.0
Communal Open Space Block B&C						1,095.0
Communal Open Space Block C						200.0
Communal Open Space Block D						498.0
Public Open Space						5,422.0
					Provided	7,603.00

Figure 5 Landscape Proposal



CHILDCARE FACILITY

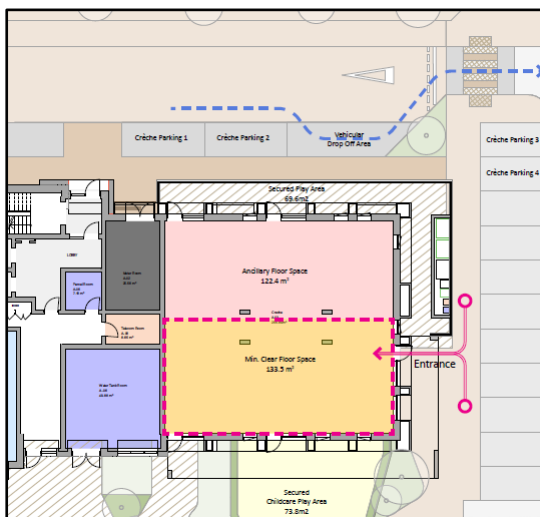
The childcare facility is centrally located within the development, enhancing local amenity provision and supporting the principles of the '15-minute city' and walkable neighbourhoods by ensuring accessibility for all residents.

Access and parking for the crèche have been carefully integrated into the internal street layout, with a designated, safe collection and drop-off zone provided for parents and staff. This ensures a convenient and secure approach to the facility. A total of four car parking spaces and two cycle parking spaces have been allocated for crèche use, located in close proximity to the entrance to support ease of access and encourage active travel.

The facility will be of high architectural quality, incorporating thoughtful design elements such as a canopy at the entrance to provide shelter from the elements and create a safe, welcoming environment for families. The canopy also serves to reduce direct overlooking of adjacent residential units.

In compliance with the Galway City Development Plan and relevant national guidelines, an outdoor play area has been provided at 55% of the gross floor area—equating to 140.74m². This requirement is met through the provision of two protected outdoor play zones, measuring 73.8m² and 69.6m², respectively. Both areas are designed to ensure safety, sunlight access, and separation from car parking and service areas.

The facility will be fully designed and constructed in accordance with all relevant regulations and statutory requirements, including the Child Care (Pre-School Services) Regulations 2006, and in consultation with relevant agencies such as TUSLA, HSE Environmental Health Officers, the Galway City and County Childcare Committee, and the Chief Fire Officer.



Crèche Size (sq m)	255.9
Gross Floor Area per Childcare	5
Capacity	51

Age	Proportion of Children by Age	Children per Staff	Staff Required	
0	7.3	3	2.4	
1	7.3	3	2.4	
2	7.3	5	1.5	
3	7.3	6	1.2	
4	7.3	8	0.9	
5	7.3	8	0.9	
6	7.3	8	0.9	
	51		10.3	
Total Capacity			Total Staff	

06

SUMMARY OF SERVICE CHARGE BUDGET

Section 6 – Summary of Service Charge Budget

The operational service charge budget will cover all aspects of the estate and common area management. Please see a brief overview of the services we would anticipate would be covered:

Management Costs	<ul style="list-style-type: none"> This aspect of the budget would cover any direct management of the estate. This includes the managing agent's costs, any on site staffing costs, the company audit fee and any other consultancy works that may be required.
Utilities	<ul style="list-style-type: none"> Any costs incurred for water usage (from any water feature or watering of the landscaping), electricity (public lighting etc.) and gas (if any). Energy conservation has been incorporated into the design in many ways. Measures such as LED lighting systems including a specification that all internal common light fittings, where safely practical, have been designed to include passive infra-red sensors (PIR's).
Soft Services	
Security / Community Safety	<ul style="list-style-type: none"> This element of the budget will allow for any security guarding or patrol requirements that may be required outside of the onsite staff teams working hours. It will also make a provision for the maintenance and repair to any security systems including CCTV, access control systems amongst others. Given the scale of the development it would be advisable to provide for a 24/7 security service which will be based within the development. This would allow for patrols within the development and the management of the CCTV cameras and access controls for shared areas. The scheme will provide some public open space for the community towards the entrance with an attractive ground floor activity. CCTV will be provided throughout the scheme and managed by FM and adequate lighting to all areas. A fob key electronic access system will be used for secure access for all residents and other stakeholders as required to the community/cultural spaces. The scheme will provide lighting to all areas and will comply with all the minimum requirements of Part M access lighting. The lighting will be suitable for all landscaped areas and to all journeys to

	<p>the apartment entrance whether pedestrian or from the secured basement car and cycle parking spaces. Internal lighting will be provided 24/7 to all internal common areas.</p> <ul style="list-style-type: none"> • The open landscaped areas will have ample lighting with the residents having the ability to overlook all areas creating natural surveillance. The landscaping will be maintained by the property management company to avoid any overgrowth and to maintain a pleasant atmosphere. • The onsite team will liaise with all local departments to create any specific emergency response plans to the site and wider community. Fire drills will be carried out by the onsite and communicated to residents. • The management team will liaise with residents and keep a continued communication and assist in organising workshops regarding community safety in conjunction with local authorities and policing. • The onsite team will liaise with all local departments to create any specific emergency response plans to the site and wider community including liaising with local policing.
CCTV	<ul style="list-style-type: none"> • Location: CCTV will be in operation in key circulation areas as part of the overall security strategy. • Monitoring: All CCTV systems shall be configured such that they form one site wide system that can be remotely monitored from the management office. • Maintenance: Provision will be in place for camera maintenance and routine checks in accordance with manufacturer guidelines. • GDPR compliance will be paramount.
Cleaning	<ul style="list-style-type: none"> • The cleaning of the external and internal common areas will be covered under this section. It is vitally important that the common areas are kept as clean as possible, and any vandalism or graffiti is addressed as quickly as possible. • The maintenance schedule will be put in place and will ensure common areas are checked and cleaned daily. • Any common furniture, water feature, sculpture and litter bins will form part of the cleaning and maintenance protocols which will be defined by the appointed agents.

	<ul style="list-style-type: none"> Window cleaning and external façade cleaning carried out 2 – 4 times per annum using boom lift, cherry picker, abseiling or reach and wash system where appropriate. Any common areas with furniture and litter bins will form part of the cleaning and maintenance protocols.
Waste Management	<ul style="list-style-type: none"> Bin stores will be regularly inspected to ensure the area is clean, secure and free from hazards. The residents will take all waste and recycling to this location for disposal. Facilities and guidance to residents will be provided to ensure high levels of recycling/brown bin recycling and reduction of waste. Residents will be required to segregate waste within their own units. This will be closely monitored by the onsite resident's management team. Signage will be posted on or above the bins to show which wastes can be put in each receptacle. Residents will be informed by the management company where they are required to deposit their waste and fobs/keys for access to their dedicated storage areas will be provided. Collections frequency and designated collection points to be confirmed.
Health & Safety	<ul style="list-style-type: none"> The Management Team, post-handover, will design a health and safety strategy and Occupiers' Handbook that will ensure the development has the utmost health and safety standards which ensure the wellbeing of the residents and the staff/contractors that will be managing the development. The Handbook will contain protocols for the times of operation, weather events, planned shutdowns of the water etc. The amenity areas will be the focal point of the development and will have a specific health and safety focus. The Management Team will work with the insurance surveyors to ensure that this policy is suitable for an area with use of this nature. There will be an individual set of risk assessments and method statements relating to any outdoor areas.
Health & Safety	<ul style="list-style-type: none"> This document will also govern the protocols for contractors visiting site to carry out works. A comprehensive General Risk Assessment to be completed by an appointed surveyor prior to occupation of the building.
Hard Services	

M & E	<ul style="list-style-type: none"> An allowance will also be made for any maintenance required on plant and equipment. This includes the servicing and management of any pumps, lifts, gates and any other items of plant located within the external and internal common areas. There will also be a budget for general repairs which will cover basic works such as lighting repairs and any rectification to areas of the common areas that may become damaged or dilapidated.
Open Spaces & Landscaping	<ul style="list-style-type: none"> Based on the landscape plans received, the communal areas will be of the forefront of management's maintenance priorities. As permitted under ABP-306569-20 public amenity open space is a significant feature of the overall scheme which includes the 'river walk' and public plaza, connecting to Parkgate Street and the River Liffey. As such, it will be essential for an appropriate maintenance schedule to be devised and implemented. There will also be a schedule of maintenance in place for cleaning of hard surfaces, garden features throughout the communal garden areas, terraces and open amenity 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. A policy document will be developed around this process and issued to all residents of the overall estate.
Communal Outdoor Amenity Areas & Roof Terraces	<ul style="list-style-type: none"> The outdoor communal amenity areas would allow outdoor events, such as barbecues, outdoor dining experiences, and other events. These would be organised by the on-site team to the benefit of residents. Attendance at all community events will be organised and controlled centrally through the onsite management team, with the assistance of the on-site security team. Access to communal terrace areas would ideally have the capability of being time restricted e.g., 9.00am to 11.00pm daily and with CCTV coverage fed back to the management offices. This would allow the managing agent to control who has access to each communal terrace and to restrict access to certain times if needed.
Building Management System (BMS)	<ul style="list-style-type: none"> The Building Management System will be maintained in accordance with manufacturer guidelines.

Access Control	<ul style="list-style-type: none"> • Provision for all electronic access control systems including access control devices that control barriers to bicycle storerooms and entrance doors will be made. • Keys / Fobs: Residents will also be provided with their access fob for their apartments; the on-site Management Team will retain one set of keys for inspection and access purposes. Visitors to the building will be encouraged to dial directly to the apartments via the door entry system and will not be permitted access into the residential areas without this access being permitted.
Water Management	<ul style="list-style-type: none"> • Cold Water Storage & Feed: The cold-water storage and feed will be maintained in accordance with manufacturer guidelines. • Risk Assessment: An independent and comprehensive Legionella Risk Assessment and Water Testing will be completed. Both are to be completed by an approved survey prior to occupation. • Tanks: The water tanks will be maintained in accordance with manufacturer guidelines. • Pumps: The pumps will be maintained in accordance with manufacturer guidelines.
Fire	<ul style="list-style-type: none"> • Evacuation: <ul style="list-style-type: none"> ▪ Evacuation Strategy / Resident Guide: A step-by-step guide of what to do in the event of a fire will be provided to the Residents within the Residents Guide. ▪ Signage: Appropriate exit signage will be in place throughout the property. ▪ Notices: Notices will be display in high traffic areas advising of the fire action policy. • Prevention Equipment: The Management Team will ensure FPE is provided following the recommendation from an independent survey. • Risk Assessment will be instructed to be carried out by an independent and comprehensive Fire Risk Assessment to be complete prior to occupation of the building. • Alarm: The fire alarm panel will be maintained and serviced in accordance with manufacturer guidelines. Each unit will have its own fire alarm system. • Dry and wet risers: Dry and wet risers will be maintained in accordance with manufacturer guidelines.

- Sprinklers: The sprinklers will be maintained by a suitably qualified professional and serviced in accordance with manufacturer guidelines. The Property Manager will ensure appropriate contracts are in place with a contractor for maintenance of the risers.

07

PARKING MANAGEMENT

Section 7 – Residential Car Parking Management

The proposed development will provide 37 car parking spaces, comprising 29 residential spaces, (including EV charging, car sharing and accessible spaces), 4 allocated to retail and 4 spaces for the creche.

Car Parking is also provided at ground level, arranged along a newly created one-way internal street, which includes a designated drop -off area for the creche to ensure safe and convenient access for parents and staff.

A small parking court is provided to accommodate allocated residential parking, including spaces for electric vehicle (EV) charging and car-sharing schemes, supporting a shift toward more sustainable mobility options. Additional parking spaces located along the existing Dock Road are intended to serve the commercial units within the development, facilitating ease of access for customers and visitors.

The overall parking layout has been designed with an emphasis on placemaking. By locating car parking around the perimeter of the site, the scheme prioritises a centrally located, communal open space, free from vehicular intrusion, fostering a safer and more inclusive environment for residents

Management

- The management company will ensure an active parking management strategy is regularly enforced in the estate via the on-site estate management team.
- Car parking spaces will be allocated in accordance with the policies and leasing structure for the development.
- The recommendation to combat abuse of parking facilities and abandonment of cars is generally to implement a clamping regime. A clamping regime can be tailored to suit the management structure and would start off by engaging in a contract with a preferred supplier.
- Residents will only be able to utilise their allocated car parking space, and the onsite management team will provide a permit to the resident who will display it on the window of the vehicle.
- The leasing and allocation of parking within the development will be controlled by the management company.
- Residential parking will be supported by the Mobility Management Plan, which will limit the need for residents to lease parking spaces.

Car Parking Enforcement

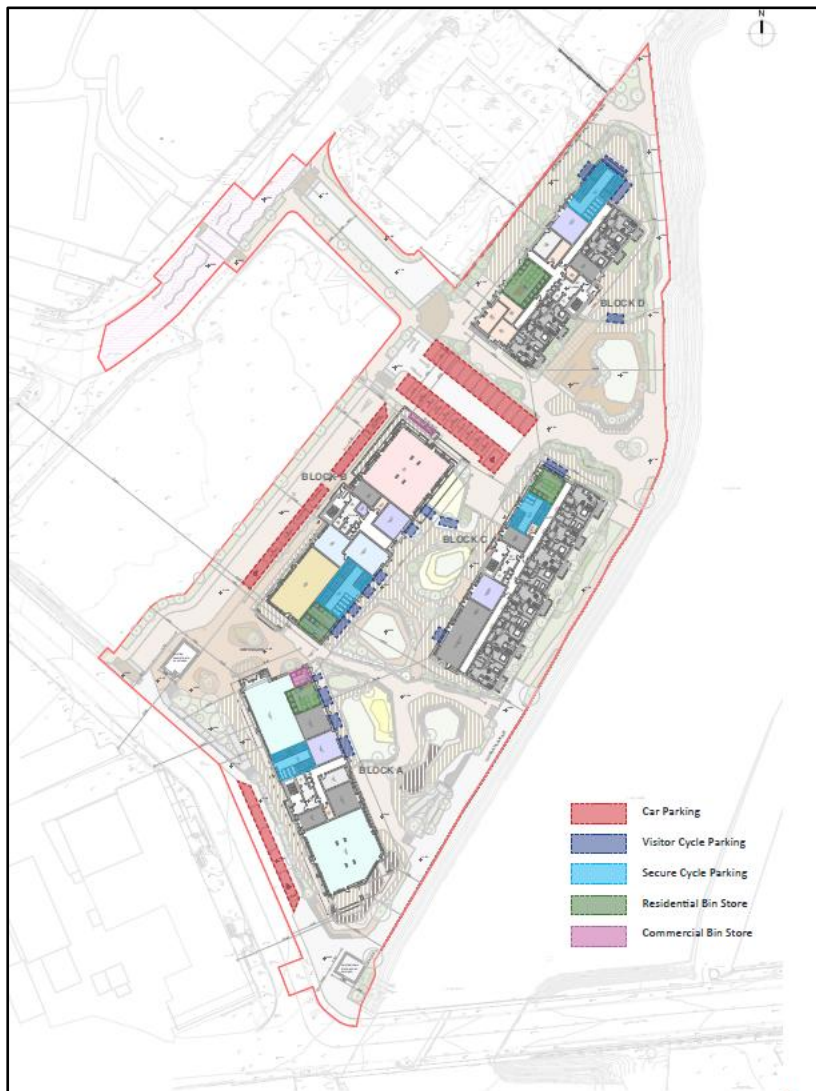
Car parking will be enforced by the management company. It will be their responsibility to patrol the site to ensure all vehicles are parked appropriately and in accordance with the overall parking strategy.

If vehicles breach regulations by parking in an anti-social or obstructive manner, depending on the severity of the offense, they will be warned in the first instance. For serious breaches or any reoffending vehicles, they will be issued with a parking charge notice and clamped until the payment is made. The value of the fine will be determined by the management company to ensure compliance with the rules.

Overall, Car Park Provision

Total Dwelling Units		356	units
Total Car Parking Spaces Provided		37	spaces
Total Parking Ratio		0.10	Ratio
Proposed Allocation for Creche		4	spaces
Proposed Allocation for Retail/Café (Along Docks Road)		4	spaces
		8	spaces
Proposed Allocation for Residential		29	spaces
which includes the following:			
EV Charging Spaces	20%	7.4	8 spaces
Car Sharing Spaces			5 spaces
Accessible Spaces	5%	1.85	3 spaces

Figure 6: Site-wide Vehicle Access and Parking Strategy



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CYCLE PARKING MANAGEMENT

Section 8 – Cycle Parking Management

The proposal also includes a comprehensive provision for cycle parking, in line with national and local active travel objectives. Visitor cycle parking is strategically placed at key entry points to ensure convenience and visibility, while secure long-term cycle parking is distributed throughout the development and integrated within each residential block, supporting safe and accessible storage for clients.

Across the full site, there are a total of 356 units, with a combined total of 555 bedrooms.

This results in a requirement for:

- 555 resident cycle spaces; and
- 178 visitor cycles spaces.
- 8 non-resident (Creche/Retail etc) cycle spaces

Figure 7 Residential Cycle Parking Provision

	Total Bedrooms	Secured Parking	Visitors Parking 1 per 2 units	Total
Block A	128	128	40.5	168.5
Block B	164	164	52.5	216.5
Block C	100	100	33	133
Block D	163	163	52	215
Creche			8	8
		555	186	741

Galway Port - Cycle Parking for Non-Resi Uses						
Use	Standard	Proposed Development	Maximum Car Parking	Cycle Parking Standard (25% of Car Parking)	Cycle Parking Requirement	Cycle Parking Requirement (Round Up)
Creche	1 per 40 sqm of operational space	255.9	6.4	25%	1.6	2
Café/Restaurant	1 per 30 sqm GFA	428.4	14.3	25%	3.6	4
Retail	1 per 30 sqm GFA	156	5.2	25%	1.3	2
					TOTAL	8

Cycle Parking Management Plan

- Residential cycle parking will be provided at a ratio of 1 space per bedroom, which is fully compliant with Section 28 Guidelines a total of 741 spaces across These will be provided in secure rooms at either basement, cargo or ground level.
- Entry into the cycle stores will be provided by keycard.
- A total of 8 bike EV charging spaces will be provided within the site, open to both visitors and residents of the scheme.
- Visitor cycle parking will be provided at a ratio of 1 space per 2 residential units, which is fully compliant with Galway City Council standards. Visitor parking will be spread throughout the development.

Figure 8 Two-Tier Cycle Parking



Mobility Manager

A Mobility Manager will be appointed, and their role is to manage the implementation of the Residential MMP. The role involves being the main point of contact for travel information, promotion and improvements.

It is expected that an employee from the site management company will take on the role of Mobility Manager.

The remit of the Mobility Manager includes the following:

- To develop and oversee the implementation of the initiatives outlined in the MMP Action Plan.
- To monitor the progress of the plan, including carrying out annual Residential and Staff Travel Surveys.
- To actively market and promote the social, economic and environmental benefits of sustainable travel to residents; and
- To provide sustainable travel information, support and advice to residents including available bus service timetables, walking and cycling maps, car-sharing, the site's car club and cycle hire services, and local cycling and walking schemes and events.

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CONCLUSION & CONTACT DETAILS

Section 9 – Conclusion & Contact Details

Based on the information provided, Aramark Property have considered the schemes proposals. From our experience to date of similar schemes we manage, we have set out an overview of how we believe the overarching management of the scheme can be successfully managed in best practice for the benefit of the owners of this scheme, the future occupiers and the wider community.

Contact Details

Michelle Finnerty

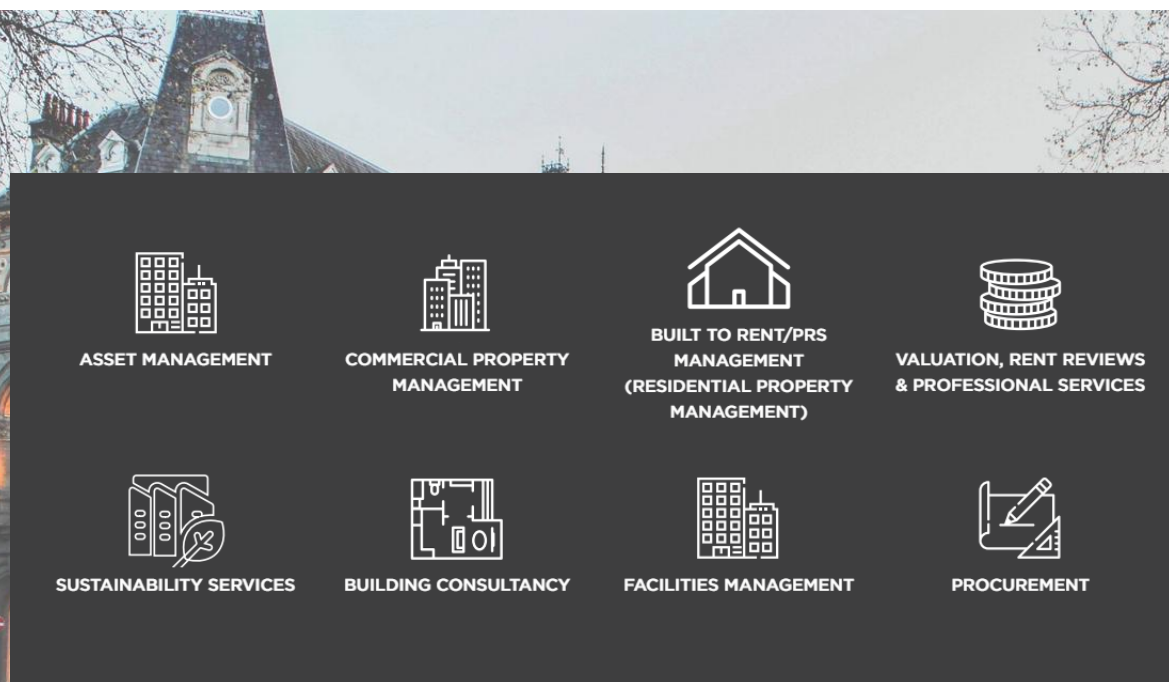
Divisional Director

E: Finnerty-michelle@aramark.ie

M: +353 86 169 0540

D: +353 1 871 5400

W: www.aramarkproperty.ie



Section 10 – Disclaimer

The content of this report is provided for the benefit of the Developer and the Local Authority. No liability is accepted by Aramark Property for any action taken by any third party in reliance on the information in this report. In preparing the report, Aramark Property has relied on the information provided to them by the Developer.

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