

Community Safety Strategy

For a Large-Scale Residential Development (Purpose-Built Student Accommodation Scheme)

**Lands at the former “Matt’s of Cabra”
Public House, 2A Fassagh Avenue,
Dublin 7
D07 TH77**

On behalf of

**R & D Developments Limited
(in Receivership)**



January 2026



**Brock
McClure**

PLANNING & DEVELOPMENT CONSULTANTS

63 York Road,
Dun Laoghaire
Co. Dublin

www.brockmcclure.ie



Table of Contents

1	Introduction	2
2	Site Context.....	4
2.1	Subject Site.....	4
3	Proposed Development	5
4	Principles Of Community Safety	7
4.1	Principle 1: Community Building and Engagement.....	7
4.2	Principle 2: Neighbourhood Watch and Residents Association.....	8
4.3	Principle 3: Collaboration with Local Authorities	8
4.4	Principle 4: Access Control and Security Systems	9
4.5	Principle 5: Well-lit and Well-Maintained Spaces	9
	Principle 6: Emergency Procedures and Safety Plans	9
4.6	Principle 7: Secure Building Design.....	10
4.7	Principle 8: Landscaping and Crime Prevention Through Environmental Design (CPTED) 10	
4.8	Principle 9: Safety Awareness and Education	10
4.9	Principle 10: Reporting and Communication	11
4.10	Principle 11: Health and Hygiene Measures.....	11
4.11	Principle 12: Fire Safety and Preparedness	11
4.12	Principle 13: Compliance with Regulations.....	12
5	Conclusion	13





1 Introduction

We, Brock McClure Planning and Development Consultants, 63 York Road, Dun Laoghaire, Co. Dublin, have prepared this Community Safety Strategy on behalf of our client, **R & D Developments Limited (in Receivership), Grant Thornton, 13-18 City Quay, Dublin 2, D02 ED70** for a Large-Scale Residential Development for a purpose-built student accommodation (PBSA) scheme on lands at **former “Matt’s of Cabra” public house, 2A Fassauga Avenue, Dublin 7, D07 TH77**. This Community Safety Strategy is lodged as an accompanying report for the subject proposal and should be read in conjunction with all plans and particulars submitted as part of the overall application.

This report has been prepared to comply with the following policy as listed in the Dublin City Council Development Plan 2022-2028:

QHSN015 – Community Safety Strategy – That all housing developments over 100 units shall include a community safety strategy for implementation.

The aim of the Community Safety Strategy is to outline the measures incorporated into the proposed scheme design to promote a holistic, proactive and practical approach, through design, to enhance the safety and well-being of the existing community in the area surrounding the subject site, and the new community members that will be residents of the proposed development.

Through community conscious design, the proposed development will foster relationships between residents, community organisations and social services through the inclusion of community and communal spaces designed to create interactions, as well as harbouring relationships between law enforcement agents and local government, as the proposed development replaces derelict buildings on the site, which historically would have needed extensive policing and safety maintenance by Dublin City Council.

The proposed development seeks to promote safety and security and avoid anti-social behaviour taking into consideration the following:

1	Crime Prevention and Reduction	Urban areas often face higher crime rates compared to rural areas. Community safety measures are essential to deter criminal activities, protect residents, and reduce crime rates through proactive measures and neighbourhood watch programs.
2	Enhanced Public Health	Promoting safety in urban living involves addressing public health concerns such as sanitation, waste management, disease prevention, and access to healthcare services. A safe community contributes to a healthier population and reduces the risk of health-related issues.
3	Social Cohesion and Trust	A safe environment fosters trust and cooperation among community members. When residents feel secure and protected, they are more likely to engage with one another, collaborate on community projects, and build a strong sense of social cohesion.
4	Quality of Life Improvement	Community safety measures contribute to an improved quality of life by providing a sense of security and peace of mind. Residents can enjoy public spaces, recreational activities, and neighbourhood amenities without fear, leading to a better overall living experience.





5	Economic Development and Prosperity	A safe community is conducive to economic growth and prosperity. Businesses thrive in safe neighbourhoods, attracting investment, tourism, and skilled professionals. This, in turn, creates employment opportunities and boosts the local economy.
6	Sustainable Urban Development	A safe environment promotes sustainability by encouraging people to use public spaces, walk, cycle, or use public transportation. It reduces reliance on personal vehicles, lowers carbon emissions, and contributes to a more environmentally sustainable urban development.
7	Resilience to Disasters and Emergencies	Urban areas are vulnerable to various hazards, including natural disasters and public health emergencies. Community safety initiatives enhance preparedness, response, and recovery during emergencies, ensuring residents are well-equipped to handle unforeseen events.
8	Equity and Social Justice	Implementing community safety measures equitably across all neighbourhoods helps ensure that safety benefits are distributed fairly, addressing social inequalities and promoting social justice.
9	Family and Child Well-being	A safe community is essential for families and children to thrive. Parents can feel secure allowing their children to play outside and explore the community, enhancing the overall well-being and development of the younger generation.
10	Tourism and Cultural Growth	Community safety is a cornerstone for creating vibrant, sustainable, and inclusive urban communities. It directly impacts the daily lives and experiences of residents, shaping the social fabric and contributing to the economic and environmental sustainability of urban areas and can offer opportunity for tourism.

Table 1 – Factors to consider when designing a development that promotes the creation of community safety.



2 Site Context

2.1 Subject Site

The subject site is located at 2A Fassagh Avenue, Dublin 7, D07 TH77 and measures approx. 0.54 ha. The site itself is a vacant plot in a well-connected location in Cabra.



Figure 1 – Aerial Map with subject site outlined in Red

The site currently occupies the now vacant 1-2 storey structures fronting onto Fassagh Avenue with an informal parking area to the front. The site was formerly known as ‘Matt’s of Cabra’, public house. Beyond the structures, the subject site is long and narrow and overgrown and greenfield in nature. There are limited views into the site from the public domain.

The subject site and existing buildings are contained within Dublin City Council’s Vacant Sites Register, having entered the register on 26 August 2019 (Ref. VS-0453). We note that the existing buildings are of no architectural merit and are not on the list of Protected Structures. These structures are proposed to be demolished as part of the proposed development.

The site is bounded to the east by the rear of two-storey houses which front onto St. Attracta’s Road; to the southeast by Lanigans Funeral Home which also fronts onto Fassagh Avenue with a parking area to the front; to the west by Iarnród Éireann railway line which at a lower level than the site and beyond which are the rear of two storey houses on Bannow Road. The ground levels to the rear of the site are at a higher level relative to the properties to the east and the railway line to the west, due to the presence of spoil, which in some cases is up to the top of the boundary walls of dwellings backing onto the site to the east.

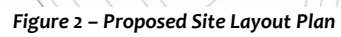
Opposite the site, on the southern side of Fassagh Avenue, is a GAA club and grounds, a Gaelscoil and a Health Centre. There are local neighbourhood centre shops approx. 200m west. Mount Bernard Park is approx. 400 m to the east and the Royal Canal corridor is 300m to the north.

3 Proposed Development

The proposed development provides for a Large-Scale Residential Development, which in summary, shall consist of:

- a) Demolition of the former ‘Matt’s of Cabra’ public house and associated structures (approx. 376.55 sqm).
- b) Construction of a purpose-built student accommodation scheme consisting of 249 no. student bedspaces arranged in 32 no. clusters of 4, 7, 8, 9 and 10-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 1-6 storeys;
- c) Internal amenity spaces (approx. 347.1 sqm) including a student lounge area, laundry room, postal room and a reception / office / kitchen / tearoom across the ground floor and first floor levels;
- d) External amenity areas (approx. 2,971.4 sqm) including 1 no. outdoor terrace at fourth floor level of Block A (193.1 sqm);
- e) Approx. 405.5 sqm of public open space in the form of a public plaza fronting Fassaugh Avenue;
- f) Switch room, ESB substation, sprinkler room and bin storage all in a single storey services building along the eastern site boundary;
- g) A total of 308 no. bicycle parking spaces at surface level (258 no. long term, covered bicycle parking spaces including 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces);
- h) Vehicular access to be provided from Fassaugh Avenue;
- i) 1 no. accessible car parking space proposed within the site;
- j) It is proposed that the development will be used for short term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation.

The development will also provide for all associated service connections, public lighting, cold water storage and thermal store room, hard and soft landscaping, planting, formal activity equipment, removable bollards, tactile paving, boundary treatments, nature-based SuDS features, green and blue roofs, and all associated site clearance, excavation and development works above and below ground.



4 Principles Of Community Safety

This section has been prepared to outline the principles that the design team have considered in relation to the promotion of community safety when designing the proposed scheme, to enhance the sense of community safety as per the measures outlined in the introduction of this report.

The scheme has been designed to consider the following principles:

Principle 1	Community Building and Engagement
Principle 2	Neighbourhood Watch and Resident Associations
Principle 3	Collaboration with Local Authorities
Principle 4	Access Control and Security Systems
Principle 5	Well-lit and Well-Maintained Spaces
Principle 6	Emergency Procedures and Safety Plans
Principle 7	Secure Building Design
Principle 8	Landscaping and Crime Prevention Through Environmental Design (CPTED)
Principle 9	Safety Awareness and Education
Principle 10	Reporting and Communication
Principle 11	Health and Hygiene Measures
Principle 12	Fire Safety and Preparedness
Principle 13	Compliance with Regulations

An overview of the detail of each of the above listed principles of community safety, and the provisions made within the proposed development to support these, are now outlined below for the benefit of the Planning Authority:

4.1 Principle 1: Community Building and Engagement

Community building and engagement can be outlined as follows:

- Promoting a sense of community among residents
- Organising community events and activities

Provisions

Provisions have been put in place for this development to ensure community building and engagement.

The design of the student accommodation promotes community and interaction. The scheme delivers a comprehensive range of internal (approx. 345.8 sqm) and external communal amenity (approx. 2,287.3 sqm) spaces to provide students with a high standard of living and recreational facilities. These spaces are designed to encourage social interaction, provide practical day-to-day facilities, and create a vibrant, community-focused atmosphere within the development.

A number of seating areas are provided within the landscape design, as well as a public plaza fronting Fassaugh Avenue.

It is also submitted that the development type and location contribute towards the establishment of community along Fassaugh Avenue. The development will contribute towards the regeneration and revitalisation of Fassaugh Avenue, and foster the creation of community through a new public plaza. This plaza has been designed as a welcoming civic environment that not only improves the existing streetscape but also strengthens the site's contribution to the wider neighbourhood by offering a new, publicly accessible gathering space.

The public plaza functions as a key interface between the development and the surrounding community, designed to encourage social interaction, provide opportunities for rest and leisure, and enhance pedestrian permeability into the site. The proposed public open space creates a distinctive, multifunctional and inclusive civic environment that will benefit both the student population and the wider local community, representing a positive contribution to the public realm of Fassaugh Avenue. In addition, the ground floor area fronting Fassaugh Avenue will remain lively both during the day and evening, further promoting security.

In addition, we refer to the accompanying Operational Management Plan which sets out that the Property Management Company (PMC) will be responsible for the day-to-day running of the development will be responsible for engaging with the local community. Some key commitments include clear contact numbers for neighbours; a structure complaints-handling process; regular engagement with neighbouring households and local businesses; meeting with local residents and associations on a termly basis; an open-door policy during office hours for neighbours to raise concerns and promotion of a Good Neighbour Policy to encourage respectful interaction. Given that students often stay for 3–5 years, fostering a long-term culture of mutual respect is considered essential to the success of the scheme and to ensuring harmonious coexistence with the surrounding community.

4.2 Principle 2: Neighbourhood Watch and Residents Association

Neighbourhood watch and residents' association can be outlined as follows:

- Encouraging residents to be vigilant and report suspicious activities
- Supporting and facilitating the formation of resident associations

Provisions

The proposed development will be a large residential development of a purpose built student accommodation. When tenants are selected to move into apartment units, they will receive a residents information pack, outlining key information about the apartment units, general scheme and surrounding area. Residents will have a contact point within the PMC, that will be available to provide information and answer queries from residents. Residents will be encouraged to report suspicious activity to the building management.

A robust and multi-layered security strategy will be implemented to safeguard residents and the local community including CCTV, access control systems, visitor management, security personnel, 24/7 staffing.

A strong on-site presence comprising the Residence Manager, Site Managers, and security personnel is expected to be reassuring for the local community and will act as a deterrent to anti-social behaviour. As noted, a 24/7 security presence will be maintained, with all personnel trained to coordinate emergency responses where required.

The proposed development has been designed to provide natural supervision and passive surveillance from the units onto the communal amenity spaces.

Communal amenity spaces can be made available to help the formation of a residents' association which will be facilitated and assisted by the PMC.

4.3 Principle 3: Collaboration with Local Authorities

Collaboration with Local Authorities can be outlined as follows:



- Establishing communication channels with local law enforcement and emergency services
- Collaborating with local authorities to address safety concerns

Provisions

The PMC will provide a comprehensive ‘Resident Welcome Pack’ which will include relevant contact details such as Local Authorities, local policing, fire and medical facilities, will be made easily available for all residents within the development.

4.4 Principle 4: Access Control and Security Systems

Access control and security systems can be outlined as follows:

- Implementing secure access control measures
- Utilising surveillance and security systems

Provisions

The proposed development consists of a gated scheme, ensuring access control and increased safety measures for the residents within the development. CCTV cameras will monitor the scheme communal spaces, monitored by the PMC. Access to the building and associated communal space will be for residents with fob access and visitors will be permitted subject to strict controls.

4.5 Principle 5: Well-lit and Well-Maintained Spaces

Well-lit and well-maintained spaces can be outlined as follows:

- Ensuring adequate lighting in common areas and parking spaces
- Regular maintenance of communal spaces to enhance visibility and safety

Provisions

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 the building entrance whether pedestrian or to cycle parking spaces.

Internal lighting will be provided 24/7 to all internal common areas.

The open landscaped areas will have ample lighting with the residents having the ability to overlook all areas creating natural surveillance.

A Site Lighting Layout and Report has been prepared for the scheme by O’Connor Sutton Cronin Consulting Engineers. We refer the Planning Authority to these documents now submitted as part of this Planning Application Pack for details.

Principle 6: Emergency Procedures and Safety Plans

Emergency Procedures and Safety Plans can be outlined as follows:

- Developing and communicating emergency response plans
- Conducting regular drills to prepare residents for emergencies

Provisions

Safety and emergency response plans for the proposed development will be prepared by the PMC in collaboration with local departments and be communicated with residents within the development. Bi-annual fire drills will be carried out within the development and communicated to residents.



4.6 Principle 7: Secure Building Design

Secure building design can be outlined as follows:

- Incorporating security features in building design
- Enhancing physical security through architectural elements

Provisions

The proposed development consists of a gated scheme, increasing security in the scheme.

Window and Doors – will be under PAS 24 compliance, the windows and door sets will meet the minimum legal requirements for security and are suitable for domestic dwellings and commercial buildings exposed to comparable risk. Every window and door installed will meet the requirements of PAS 24 (or an equivalent standard).

The proposed buildings will be constructed with a durable brick exterior. This choice not only ensures a robust and durable exterior but also requires minimal maintenance. The brickwork aesthetic adds a sense of security and solidity to the overall building design.

CCTV monitoring and regular security patrols will support compliance and ensure a safe living environment for all residents.

4.7 Principle 8: Landscaping and Crime Prevention Through Environmental Design (CPTED)

Landscaping and crime prevention through environmental design can be outlined as follows:

- Designing landscaping to enhance safety and visibility
- Incorporating CPTED principles for crime prevention in outdoor spaces

Provisions

The proposed scheme is well-lit with indoor and outdoor lighting throughout common areas and communal open spaces within the development. The scheme provides a variety of functions and uses within public and communal open spaces such as the arrival zone, a tranquil garden, and a sports and activity zone, ensuring areas are attractive and accessible for a range of users.

The scheme communal areas will be accessible for residents only through gated access to the scheme from Faussagh Avenue, as such the distinction between public and private spaces will be clearly demarcated. All landscaped areas will undergo regular maintenance to promote continued use by residents and a sense of pride of place.

All landscaped communal open spaces have been designed to be passively overlooked by the provided units, promoting safety within the scheme.

4.8 Principle 9: Safety Awareness and Education

Safety awareness and education can be outlined as follows:

- Providing educational materials on safety and crime prevention
- Conducting workshops and training sessions for residents

Provisions

The proposed development will be a large residential development of a purpose built student accommodation. When students are selected to move into apartment units, they will receive a residents information pack, outlining key information about the apartment units, general scheme and surrounding area. This will include:

- Full contact details for the management company.
- Emergency contact information.



- Transport and local services information.
- House rules and behavioural expectations.
- Policies on visitors, noise, waste, and use of communal areas.

In addition, a mandatory welcome event / orientation will also be held for all new arrivals, covering fire safety procedures, general building rules, an introduction to the building layout, and information relevant to the neighbouring area.

Residents will have a contact point within the PMC that will be available to provide information and answer queries from residents. Residents will be encouraged to report suspicious activity to the building management.

4.9 Principle 10: Reporting and Communication

- Reporting and Communication can be outlined as follows:
- Educating residents on reporting incidents and suspicious activities
- Encouraging open communication channels between residents and management

Provisions

Residents will have a contact point within the PMC appointed by R & D Developments Limited, that will be available to provide information and answer queries from residents. Residents will be encouraged to report suspicious activity to the building management. Open communication between residents of the scheme will be supported by the building management company. A senior member of the management team will act as the designated **Liaison Officer**, serving as the principal point of contact for residents, neighbours, the Local Authority, emergency services, and nearby higher-education institutions.

4.10 Principle 11: Health and Hygiene Measures

Health and hygiene measures can be outlined as follows:

- Providing guidelines for cleanliness and hygiene within the community
- Collaborating with health authorities for regular health checks and awareness programs

Provisions

Residents will be responsible for cleaning their own apartments, including bedrooms, bathrooms, and shared kitchen areas. The management company can, if necessary, conduct room inspections following adequate notice to the tenants.

The management company will undertake:

- Regular inspections, with appropriate notice given
- Weekly cleaning of communal areas, including building entrances, corridors, lifts, and internal amenity spaces
- Bi-annual apartment inspections, with 24 hours' notice provided
- Deep cleaning of each unit at the end of every tenancy cycle

All PMC staff will be trained in mental health awareness and student wellbeing.

Further, the proposed development includes a dedicated enclosed bin store area at ground floor level, separate to the residential area of the development. The provision of the proposed bin store at the chosen location promotes cleanliness and hygiene from a waste perspective within the scheme.

4.11 Principle 12: Fire Safety and Preparedness

- Fire safety and preparedness can be outlined as follows:





- Educating residents on fire safety protocols
- Conducting fire drills and ensuring proper fire safety measures are in place

Provisions

The Health and Safety of the students will be of paramount importance. Bi-annual health and safety audits and regular assessments will be undertaken including:

- Fire Risk Assessment
- Health and Safety Risk Assessments including COSHH, PAT testing and Gas Safety Certification.
- Legionellosis (water) Risk Assessment

All properties are subject to statutory compliance reports, and staff will receive compulsory health and safety refresher sessions. All students are required to complete online training prior to their arrival which covers health and safety issues including fire safety.

Fire drills will be carried out twice annually.

The proposed development will be subject to issue of a Fire Safety certificate before occupation.

All fire exit routes within the scheme will be clearly marked and communicated to residents of the development.

4.12 Principle 13: Compliance with Regulations

- Understanding and adhering to local safety and building regulations
- Regular audits to ensure compliance with relevant laws

Provisions

The proposed development will maintain the standards in terms of regulation, safety and compliance with relevant laws throughout the lifetime of the building's lifecycle.





5 Conclusion

The proposed development aims to provide safe, secure, and well-designed accommodation for students that will work to complement the existing community in the area.

In conclusion, it is submitted to Dublin City Council that this Community Safety Strategy provides a high-level overview of the measures incorporated into the scheme design to ensure that the development harbours, enhances and promotes a safer community for the future residents of the proposed development, and the existing residents of the surrounding area. The comprehensive approach to design, management, and security ensures that the development will be a valuable addition to the community, providing a safe and welcoming environment for students to live and thrive. Integrating planning policies, innovative design, and effective security measures sets a high standard for future developments in the area.

