

Operational Management Plan

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



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1 Introduction

We, Brock McClure Planning & Development Consultants, 63 York Road, Dún Laoghaire, Co. Dublin are instructed by our client, **R & D Developments Limited (in Receivership), Grant Thornton, 13-18 City Quay, Dublin 2, D02 ED70** to prepare this Student Accommodation Operational Management Plan regarding the proposed purpose-built student accommodation scheme on a site at the **former “Matt’s of Cabra” public house, 2A Fassaugh Avenue, Dublin 7, D07 TH77.**

The purpose of this plan is to outline the management systems, policies, and operational procedures that will govern the day-to-day running of the proposed Purpose-Built Student Accommodation (PBSA) development at 2A Fassaugh Avenue, Dublin 7, D07 TH77.

The plan sets out the overarching management framework for the building, including both the student living accommodation and all internal and external communal areas. Its objective is to ensure the development operates efficiently, safely, and harmoniously within the surrounding neighbourhood, with minimal impact on local residents and businesses.

Well-managed student accommodation can make a positive contribution to the local area economically, socially, and culturally. To achieve this, PBSA requires specialist onsite management, robust operational procedures, and ongoing community engagement.

The development will be managed by an experienced, full-time professional operator appointed by R & D Developments (in Receivership), Grant Thornton, following the granting of planning permission and completion of construction. The operator will be responsible for the full suite of management functions – tenant management, building maintenance, security, community liaison, and student welfare.

Should operational arrangements differ notably from those outlined in this plan, the Local Authority will be notified in writing prior to implementation.

There are six key components to this Management Plan, namely:

1. On-site management – To ensure the building is supervised 24 hours a day by trained management and security staff, enabling rapid response to issues and ensuring student welfare and neighbour relations are prioritised.
2. Effective Operational Procedures – To provide clear policies for cleaning, security, maintenance, administration, parcel management, visitor procedures, and safety systems.
3. Neighbourhood relations – To ensure the development integrates positively with the surrounding area through strong management practices, effective communication, and clear behavioural expectations for residents.
4. Code of Behaviour and Conduct – To set out student responsibilities and obligations within the tenancy agreement, supported by transparent disciplinary procedures for any breaches.
5. Transport – To encourage the use of walking, cycling, and public transport, while ensuring move-in and move-out periods are well organised and do not cause disruption.
6. Occupation/Summer letting – During the academic terms all occupiers will be students registered with a third-level institution and the property will be let over the summer months (outside term times) and will continue to be managed by staff in line with the Management Plan.





2 Development Description

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.

2.1 Overview of the Residence

A total of 32 no. cluster units are proposed comprising:

- 1 no. 4 bed cluster
- 12 no. 7 bed clusters
- 14 no. 8 bed clusters
- 1 no. 9 bed cluster
- 4 no. 10 bed clusters

The scheme also includes 13 no. accessible units and 10 no. studio units.

Each cluster will be provided with generous shared kitchen/living/dining areas, designed to foster a sense of community and social interaction among students while also supporting independent living.

The proposed general cluster apartments are generally laid out with the bedrooms positioned on either side of an entrance hall that extends from the front door to the shared kitchen / living / dining area. The typical bedroom modules contain ensuite bathrooms, single bed, wardrobe, desk and circulation space.

Twin studios will include 2 no. single beds, an ensuite, 2 no. desks, 2 no. wardrobes and circulation space.





The design of the scheme enables students with diverse ages / courses / demographics / cultural backgrounds to live together and at the same time, the communal areas allow mixing beyond just individual apartments.

The site plan and floor plans were developed based on a number of key design drivers including:

- creating an environment to support and enhance the welfare and security of students
- attractive Communal, Admin and Service Facilities to enhance the social experience and practical needs of the residents.
- creation of secure landscaped courtyard spaces for student activity and recreation
- ensuring adequate privacy in student apartments and amenity areas (internal and external)
- developing an energy efficient building,

All student apartments are designed to comply with fire safety and universal access.

Along with the student apartments extensive communal facilities are provided for student activity and recreation, along with a mix of indoor and outdoor activities for students, and, in Summer, for tourist / family use.

The scheme is committed to equal opportunities and access and seeks to arrange appropriate support and facilities for students with disabilities. There is a significant number of 13 universally accessible units provided within the scheme. Any Student who may need assistance with their living arrangements can contact the property management so their individual need can be assessed, and the most suitable accommodation can be found.





3 On-Site Management

3.1 Appointment of On-Site Manager

The development will be operated by a full-time professional management company specialising in purpose-built student accommodation. This operator will be responsible for all aspects of day-to-day running, including welfare, administration, maintenance, security, and compliance.

The staffing structure will typically include:

- General Manager / Accommodation Manager
- Administrative staff
- 24/7 on-site security team
- Cleaning and maintenance personnel

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.

To ensure continuous supervision and resident support:

- The reception/management office will operate during extended daytime hours.
- Trained security personnel will provide cover throughout evenings, nights, and weekends.
- A dedicated 24-hour emergency contact number will be made available to both residents and neighbours.

This structure ensures that qualified personnel are always available to address issues promptly and to maintain the smooth and safe operation of the development at all times.

3.2 Day Time & Out of Hours Management

The development will benefit from continuous 24/7 on-site staffing, delivered by a team of Site Managers reporting to a Residential Operations Manager. This ensures uninterrupted supervision, rapid response capability, and consistent implementation of management procedures.

The Residential Operations Manager will oversee all operational aspects of the building, including but not limited to:

- Managing lease agreements, securing and processing tenancies
- Oversight of resident payments and administration
- Responding promptly to repairs and maintenance issues
- Regular inspections of rooms and common areas
- Facilitating the smooth running of the resident community
- Encouraging positive engagement and the use of communal social and amenity spaces

All staff will receive comprehensive training covering:

- Fire safety and fire management protocols
- Major incident response
- Mental health awareness and student wellbeing
- Customer service and conflict resolution

The large reception area on the ground floor is strategically located to monitor all activity into and out of the building, providing a strong passive surveillance presence.

The landscaped areas and external amenity spaces are designed to provide peaceful, high-quality outdoor environments for students. However, the management company recognises that neighbouring residents may be concerned about potential noise or disturbance from these areas.





To address this:

- The Tenancy Agreement will include strict prohibitions on anti-social behaviour.
- Specific time restrictions will apply to the use of external areas.
- Staff presence and active supervision will discourage inappropriate behaviour.

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.

Regular monitoring ensures that the building operates without causing any adverse impact on neighbours. Anti-social behaviour will not be tolerated, and management will ensure that both internal and external areas remain well maintained and clean.

The development will also accommodate a dedicated Property Manager and support staff, who will be based on-site full time. Monthly performance audits will be carried out to:

- Review operational effectiveness.
- Verify statutory and regulatory compliance.
- Address tenant queries or concerns.
- Ensure staff training and wellbeing standards are maintained.

3.3 Security & Access Control

A robust and multi-layered security strategy will be implemented to safeguard residents and the local community.

Passive Surveillance & CCTV

The scheme incorporates passive surveillance design principles, supported by a comprehensive CCTV installation covering internal and external common areas. On-site staff will be able to monitor real-time footage and store recordings where necessary.

CCTV is a supplementary tool and does not replace physical on-site supervision.

Access Control Systems

- All entrances will be protected by a key-fob or digital card access system.
- CCTV will operate throughout all internal and external common areas.
- Access is restricted to residents, authorised staff, and registered visitors only.

Visitor Management

Visitors are permitted subject to strict controls to protect the safety and wellbeing of all residents:

- All visitors must be pre-registered by the resident they are visiting.
- No large gatherings, events, or parties are permitted.
- Visitor access is restricted between 11:00 pm and 7:00 am, except where management approval is granted.
- Visitors are required to sign in and out at reception, and residents are fully responsible for their behaviour while on the premises.
- Overnight stays may be permitted only through prior management authorisation.

Incident Response

Security staff will respond immediately to reports of anti-social behaviour, noise, or unauthorised visitors. Serious incidents will be escalated to senior management and the Gardaí, where appropriate.





3.4 Tenancy Management System

A comprehensive Resident Welcome Pack will be prepared and issued to each tenant. 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.

The aim is to ensure all residents are well-informed from the outset so issues can be managed efficiently and the building can operate smoothly.

3.5 Inspections / Cleaning

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

A damage deposit will be collected and used to cover costs arising from unreasonable damage.

3.6 Waste & Recycling

The proposed development will give rise to a wide variety of waste streams which will be generated, stored, segregated, and disposed of. The reuse and recycling of items will be encouraged as the preferred option to disposal. This strategy is well supported by existing reuse and recycling infrastructure in the local area.

Residents will be responsible for disposing of their waste in the bin store. There will be active promotion that wastes should be segregated while maximising the re-use, recycling, and recovery of waste to avoid as much refuse going to landfill as possible.

Storage of non-recyclable waste and recyclable household waste will form part of a domestic waste management strategy. This will include a distinction between grey, brown and green bins and a competitive tender for waste management collection that will help to reduce potential waste management charges.

The proposed development will appoint a fully Licenced Waste Management Company to manage the waste disposal process. A detailed waste management plan will be agreed between the final operator of this student accommodation scheme and the Local Authority.

3.7 Post & Parcel Storage Management

Each apartment will have its own dedicated postbox within the Ground Floor amenity area. The regular post-person will have access to the site to make their regular deliveries to each letterbox.

For all other deliveries, the courier/postman will use the intercom call button for the address of the delivery. If the student is at home, they will meet the courier/postman at the entrance to receive the delivery.

If the student is not home, the Accommodation Team will take in and sign for deliveries. All parcels received on behalf of the student will be recorded in a post book and stored in the dedicated parcel





storage room. The student will be notified of the delivery and asked to come to reception with ID to collect it. The student will sign the post book to confirm they have received the delivery

3.8 Maintenance

Where room repairs and/or maintenance will be required, the Management Company will be responsible for tending promptly and to the tenant's satisfaction.

The management company will handle all repair requests and maintenance needs efficiently.

- Issues posing safety or building risks will be treated as priority emergencies.
- Specialist contractors will be identified during the mobilisation phase, ensuring swift response times.
- Routine maintenance will be scheduled and monitored.
- Residents can report issues through a dedicated portal or helpdesk.

3.9 Health and Safety (Fire Management)

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 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.

3.10 Health and Safety (General Policy)

The management company will fully comply with the Safety, Health and Welfare at Work Act 2005, including the preparation of a detailed Safety Statement which will:

- Identify hazards and assess risks.
- Outline safety and health management arrangements.
- Detail emergency plans and procedures.
- Assign safety responsibilities to named staff.
- Provide for the appointment of safety representatives.
- Confirm consultation arrangements with employees.
- Establish review mechanisms.
- Demonstrate compliance with relevant legislation.

All policies will be presented in a clear, accessible format for staff and residents.

3.11 Noise & Anti-Social Behaviour Management

The management company will implement strict controls to prevent disturbance, including:

- Defined quiet hours.
- Clear procedures to address noise complaints.
- Patrols and active supervision of outdoor areas.
- Timely responses to all reported disturbances.
- Escalation to Gardaí where serious or persistent issues arise.





These measures help maintain a safe, respectful living environment and minimise impact on neighbours.

3.12 Community

The Property Management Company is committed to building and maintaining a positive relationship with local residents and community groups.

Key commitments:

- A clear contact number for neighbours
- A structured complaints-handling process (acknowledge, log, respond, escalate)
- Regular engagement with neighbouring households and local businesses
- Meetings with local Residents' Associations on a termly basis
- An open-door policy during office hours for neighbours to raise concerns
- Promotion of a Good Neighbour Policy to encourage respectful integration

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 Travel Management

4.1 General

The subject site benefits from excellent accessibility to a wide range of public transport services. These transport options will be clearly communicated to residents through their welcome packs, which will include maps, route information, and recommended sustainable travel choices.

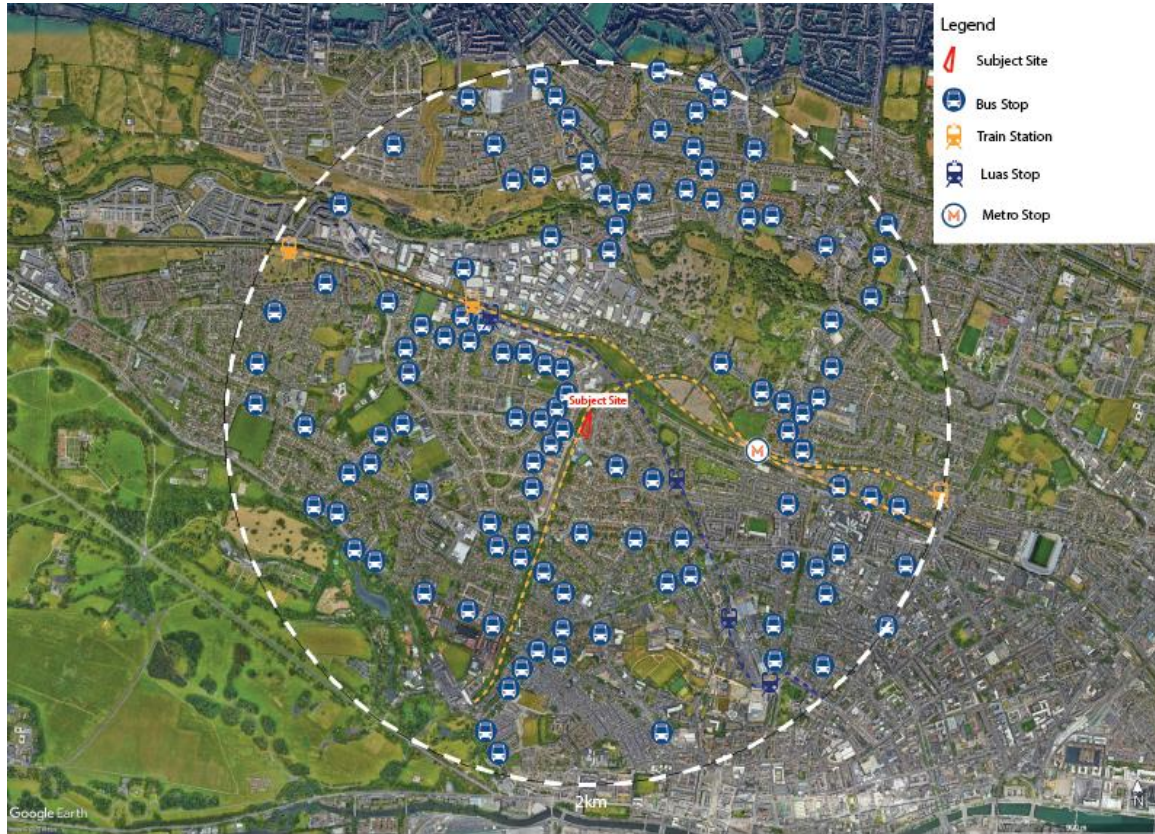


Figure 1 - Public Transport Context Map within 2 km radius of Subject Site

Local Bus Network

The closest bus stop is located directly opposite the subject site and another bus stop sits approx. 100 m / 1-minute walk from the subject site. Both stops are served by the 120 Dublin Bus route. The following routes are served in the vicinity of the subject site, as outlined in the table below:

Bus No.	Bus Route	Peak Frequency
Naomh Fionbarra GAA, Stop 4485 (directly across the subject site)		
120	Parnell Street – Ashtown Rail Station	10 mins
Drumcliffe Drive, Stop 4371 (approx. 250 m from subject site)		
122	Ashington – Drimnagh Road	15 mins
Quarry Road, Stop 77 (approx. 650 m from subject site)		
38	Burlington Road – Damastown	20 mins
38a	Burlington Road – Damastown	20 mins
38b	Burlington Road – Damastown	20 mins
38D	Burlington Road – Damastown	Single Departure
122	Ashington – Drimnagh Road	15 mins
Old Cabra Road, Stop 1906 (approx. 1 km from subject site)		
39	Burlington Road - Ongar	10 mins
39A	UCD Belfield - Ongar	5 mins
39X	Burlington Road - Ongar	2 daily departures
70	Burlington Road - Dunboyne	30 mins
Nephtin Road, Stop 4498 (approx. 1 km from subject site)		



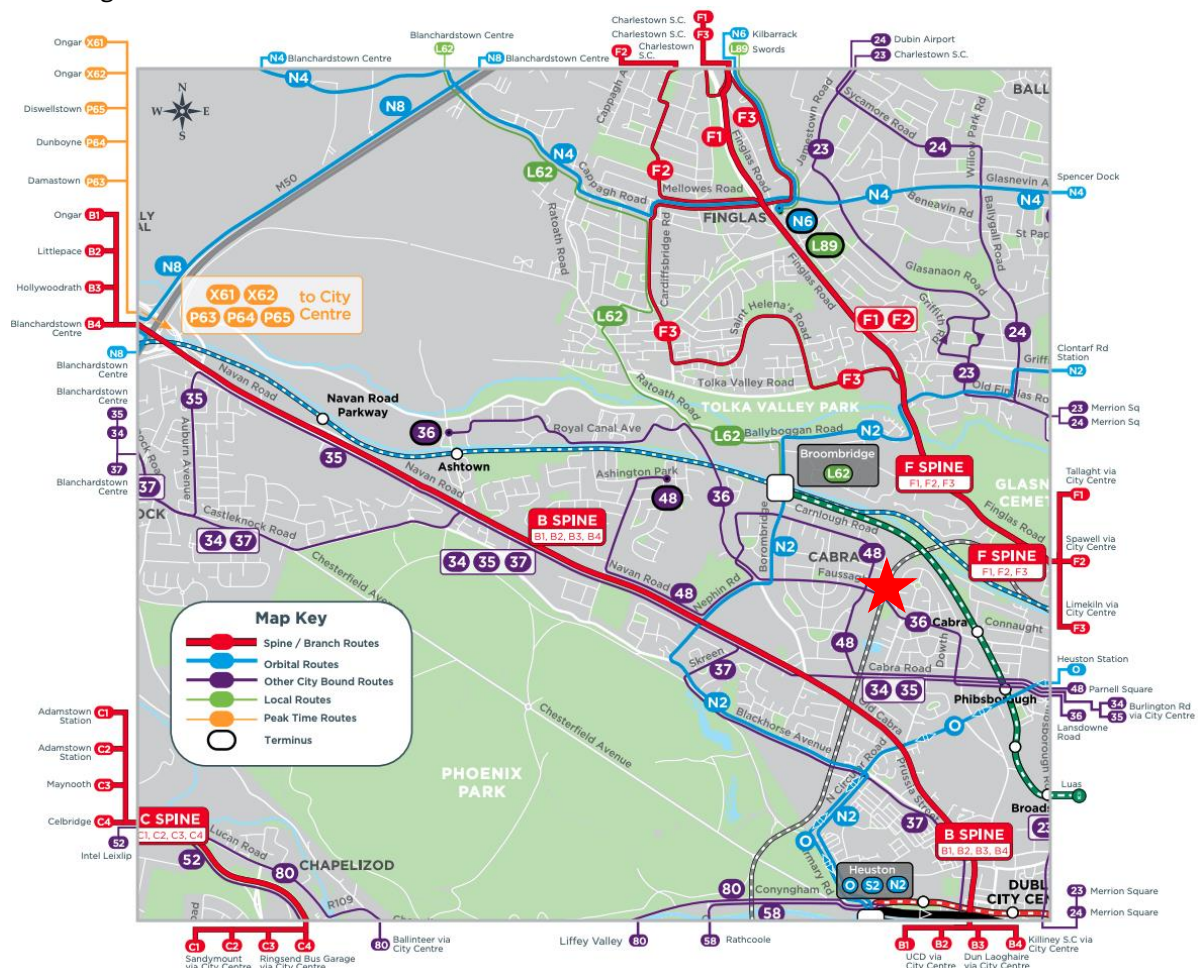
70d	DCU - Dunboyne	Single Departure
122	Ashington – Drimmagh Road	15 mins
N2	Heuston Station - Clontarf	15 mins

Table 1 - Local Bus Routes and Frequency

These routes collectively ensure efficient travel to the city centre, major employment hubs, educational institutions, and rail interchanges.

BusConnects

We note to the Planning Authority that the local bus routes are subject to change due to the ongoing BusConnects programme to improve bus services in Dublin and other Irish cities. The Dublin Bus network is undergoing a phased redesign of its services and routes. The proposed network can be seen in the figure below.



Orbital Routes	N2 (Clontarf Rd Station – Heuston)
Other City Bound Routes	34 (Blanchardstown Centre – Burlington Road via City Centre) 35 (Blanchardstown Centre – Burlington Road via City Centre) 36 (Ashtown – Landsdowne Road) 48 (Ashington Park – Parnell Square)

Table 2 - BusConnects Routes in proximity to subject site

Further, we note that the subject site sits approx. 1 km from the closest bus stop on the Blanchardstown to City Centre Core Bus Corridor Scheme, further enhancing long-term connectivity.

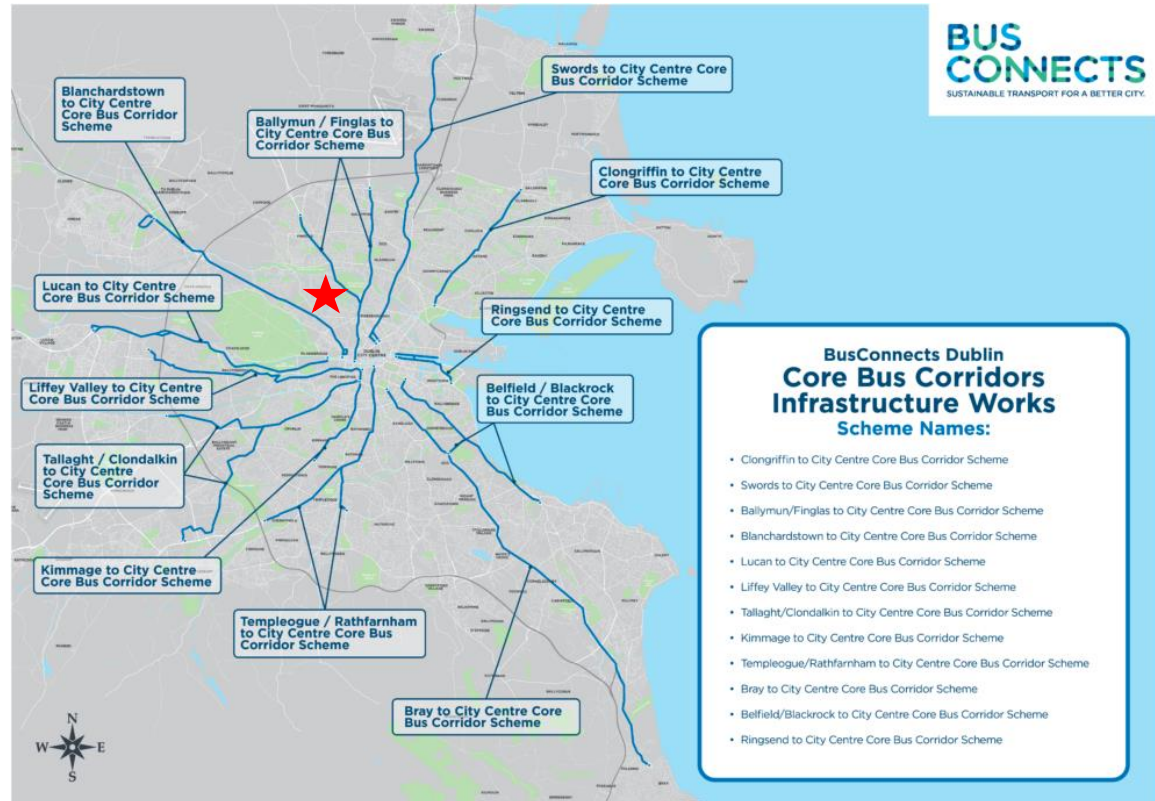


Figure 3 - BusConnects Core Bus Corridor Schemes with Subject Site identified by Red Star

Luas Services

The subject site is proximate to the Green Luas line. The closest stop being Cabra Luas stop located approx. 750 m / 10-minute walk from the subject site. The Green line (Broombridge – Brides Glen), with connections to the Red Luas line at Abbey Street. This forms part of the wider Luas network throughout the Greater Dublin Area and links the site directly to Dublin City Centre and the Red Luas line (Saggart – The Point), as set out in the following figure.

The frequency of the Luas Green Line at the Cabra Station is shown in the tables below:

Period	Southbound		
	Min	Avg	Max
05:33-07:00	6	14	9
07:00-10:00	5	20	14
10:00-16:00	12	14	13
16:00-19:00	4	16	10
19:00-00:19	11	15	13

Table 3 - Cabra Luas Stop Frequency (Monday - Friday)

Period	Southbound		
	Min	Avg	Max
06:33-10:00	15	20	15



10:00-16:00	14	16	14
16:00-19:00	14	14	14
19:00-00:19	13	22	15

Table 4 - Cabra Luas Stop Frequency (Saturday)

Period	Southbound		
	Min	Avg	Max
07:03-12:00	12	24	17
12:00-19:00	24	24	24
19:00-23:19	15	31	19

Table 5 - Cabra Luas Stop Frequency (Sunday)

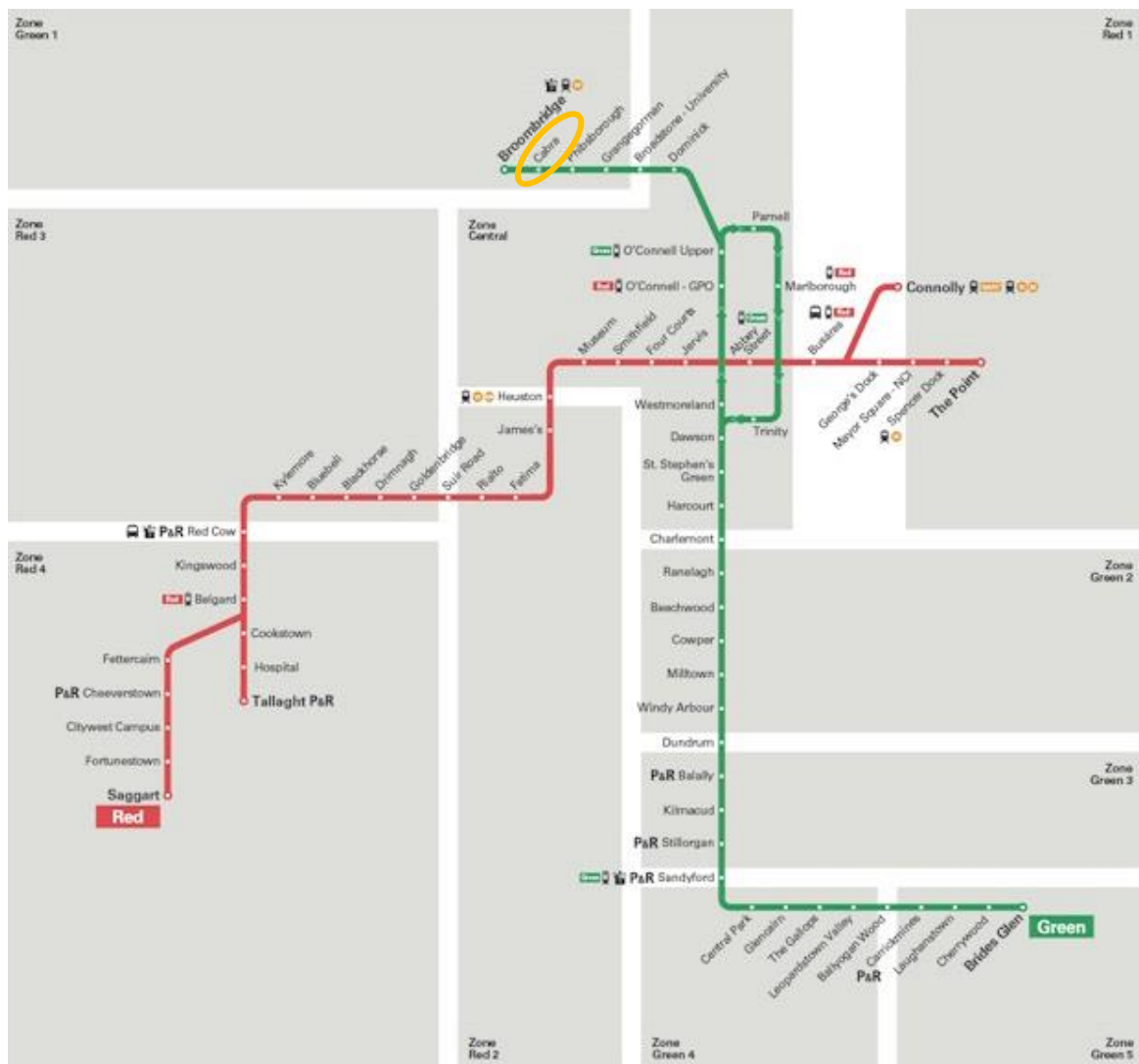


Figure 4 - Luas Network Map (Cabra Luas Stop outlined in Orange)

DART

The subject site sits approx. 1.2 km / 16-minute walk from the Broombridge Train Station. The Broombridge Station is serviced by InterCity and Commuter Trains with destinations such as Dublin Connolly, Dun Laoghaire, Grand Canal Dock, Sligo, M3 Parkway, Longford and Maynooth.

Further, we note that the Transport Strategy for the Greater Dublin Area 2022-2042 contains an objective for the provision of a new Dart Station to be located in Cabra:

Measure Rail6 – New Rail Stations



“The NTA, in conjunction with Irish Rail, will develop new rail stations at Cabra, Glasnevin, Heuston West, Kilemore, Woodbrook, west of Sallins, west of Louisa Bridge and west of Maynooth. Kishoge station will also open in the short term as development of the Clonburris SDZ is realised. Other stations will be considered where development patterns support such provision.”

As part of the rail alignment and upgrade works recently permitted by An Bord Pleanála (ABP-316119-23), under the DART+ South West programme, upgrade works are proposed to the Phoenix Park Tunnel Rail adjoining the subject site however, no new train station was within the scope of works proposed and / or permitted.

As such, we note that the subject site will be within walking distances of a future new Dart Station which is earmarked between Cabra Road and Fassauga Avenue.

Proposed MetroLink

The subject site will also be located in proximity to the proposed Dublin Metrolink, which is planned to connect Dublin’s City Centre to Dublin Airport and Swords in the north of Dublin. The planned service will have one station within relative proximity to the site in Glasnevin located approx. 1.5 km / 21-minute walk from the subject site.

Further we note, that a future crossing point across the Royal Canal is proposed at Shandon Park which will further increase permeability in the surrounding area and will have the potential to reduce the walking distance to the future Glasnevin Metro stop.



Figure 5 - Proposed MetroLink Map

Active Travel – Pedestrian & Cyclist Facilities

The majority of the roads approaching the subject site incorporate good quality pedestrian facilities. In the immediate vicinity of the subject site, pedestrians can benefit from an existing footpath of approximately 2 m width and sufficient street lighting. A signalised pedestrian crossing exists on Fassaugh Avenue approx. 78 m / 1-minute walk from the subject site. The following map outlines the reach from the subject site by foot within a 20-minute walk at 5-minute intervals.



Figure 6 - Subject Site Reach by Foot

At present, there is poor cycling infrastructure in the immediate vicinity of the subject site. However, we note that in January 2023, the Greater Dublin Area (GDA) Cycle Network Plan was adopted as part of the GDA Transport Strategy 2022-2042.

The Cycle Network Plan identified and determined in a consistent, clear and logical manner, the following cycle networks within the GDA:

- The Urban Cycle Network at the Primary, Secondary and Feeder level;
- The Inter-Urban Cycle Network, linking the relevant sections of the Urban Network and including the elements of the National Cycle Network within the GDA. The Inter-Urban Network also includes linkages to key transport locations outside of urban areas such as airports and ports; and
- The Green Route Network that are cycle routes developed predominately for tourist, recreational and leisure purposes.

From the extracted Dublin City Centre Proposed Cycle Network map below, we note that Fassaugh Road is proposed to become a 'Secondary Route' and the subject site will also be proximate to 'Primary' routes on Navan Road and the R108, and a Green Route at Shandon Park. Further, a future crossing point is indicated at Shandon which will further improve walking and cycling accessibility across the Royal Canal.



4.2 Arrivals / Departures

Student move-in/move-out periods typically generate short bursts of higher activity. To prevent congestion and ensure smooth operations:

- A pre-booked arrival/departure time system will be implemented.
- Students will be encouraged to use public transport, taxis, or car-share options.
- Car access will be managed by staff on-site to maintain safe and orderly movements.

These measures will ensure minimal disruption to local residents and roads.

4.3 Car Parking / Bicycle Parking Provision

Given the nature of the development as PBSA in a highly accessible urban location, car parking provision is wholly eliminated in line with national policy. The scheme proposes 1 no. accessible car parking space at the front of the site.

The development provides for 308 no. bicycle parking spaces, significantly exceeding Development Plan standards. Provision includes:



- 258 no. long-term covered spaces
- 12 no. cargo bike spaces
- 50 no. short-term visitor spaces

Cycle parking is conveniently located across the site, with secure covered facilities for residents and accessible short-stay stands for visitors.



5 Tenant Management

5.1 The Tenancy Agreement

All residents are required to sign a legally binding tenancy agreement prior to taking up occupancy. Should a student wish to vacate their room before the end of the agreed term, they must formally request an early termination. Once this request is received, the room is added to the “available rooms list,” and the management team will begin efforts to secure a replacement tenant. Under the terms of the student tenancy, the departing resident remains responsible for rent payments until a new tenant signs a contract with the accommodation provider.

Local residents can be assured that the strict enforcement of tenancy rules helps maintain a safe and respectful community environment. The tenancy agreement includes a clear set of regulations designed to promote good conduct. Serious or repeated breaches of these regulations may result in termination of the tenancy by the management company. Students may also be subject to academic disciplinary procedures, and in some cases, violations may constitute a criminal offense.

5.2 Student Orientation

Each resident receives a welcome pack specific to the accommodation. These packs outline essential health and safety guidance and inform students of amenities available both within the property and in the surrounding community. A mandatory welcome event is also 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.

5.3 Move in Process

Because the development is located within an established residential neighbourhood, the move-in process is carefully structured to minimise disruption. A highly supervised, methodical approach supported by increased staffing levels will be implemented during peak arrival periods.

The primary move-in window for new students occurs over several weeks at the start of each academic year. Local residents are notified of these dates ahead of time.

When students complete their room reservation and sign their tenancy agreement, they are allocated a specific arrival date and time. If a student or their family arrives outside their designated timeframe, management reserves the right to delay access until staff are able to safely accommodate them. This appointment-based system prevents traffic congestion and avoids having multiple groups arriving simultaneously.

Prior to arrival, students receive supporting information, including public transport options and instructions regarding parking, loading restrictions, and site logistics.

Because the accommodation is fully furnished, no large-scale moving vehicles are anticipated. Nevertheless, the movement of many students in a short period of time requires active management. To prevent congestion, an appointment system will schedule staggered arrival and loading times. Staff will continuously monitor the process and adjust as needed. Flexibility will be offered to students who cannot attend during the main arrival period for example, international students.

Upon arrival, students will pick up their key fob and be directed to their apartment. Extra staff, and where applicable, support personnel, will be present to assist with unloading and orientation. Room allocations are deliberately dispersed throughout the building to reduce pressure on lifts and stairwells.

Students are informed well in advance that their allocated arrival time is essential to ensuring a smooth move-in and minimising disruption to neighbours. Management may refuse early or uncoordinated arrivals if necessary. The online booking platform will coordinate expected and assigned arrival times, enabling the management team to liaise with Gardaí if higher traffic levels are anticipated.

Move-out procedures mirror this structured approach. Although departures typically occur over a longer period due to varying academic end dates similar measures will be implemented when necessary to avoid congestion. Students may be offered secure temporary storage to reduce bulk removal on a single day.



Before vacating, students will receive clear instructions regarding deadlines and inspection procedures. Rooms will be checked for damage and cleanliness, and deposits will be returned or applied toward repair costs as required.

During the summer months, short-term lettings will be offered. The accommodation team will continue to manage arrivals and departures through reception and maintain a strong focus on safety throughout both academic and summer seasons.

5.4 Code of Conduct & Behaviour

A student's behaviour will be managed and closely monitored through their compliance with the tenancy agreement which they will have signed and agreed to prior to moving in the student accommodation.

Within the tenancy agreement there will be specific clauses regarding what is and what isn't acceptable behaviour for a tenant who is living within the student accommodation, to ensure good behaviour.

Should a student breach what is acceptable then the process will be as follows:

1. Ascertain the severity of the breach;
2. Depending on the severity, three options will be explored:
 - a) Speak directly with the student or students regarding their behaviour; explain how it has affected others and how their behaviour can be improved;
 - b) Issue a written notice indicating that any further breach would result in a termination of their tenancy. The written notice is also issued to a student's guarantor;
 - c) End the tenancy and commence the legally required steps.

These three steps are clear, concise and allow the students to be treated correctly and as adults.

5.5 Student Discipline

A formal disciplinary procedure will be implemented for all residents and enforced by the Management Company. This system ensures students understand and comply with reasonable standards of behaviour. Misconduct occurring on-site or in the vicinity of the property will be addressed promptly, with consultation from the relevant educational institution where appropriate.

Students are prohibited from smoking in or around shared or public spaces, including terraces, courtyards, reception areas, and communal rooms.

Management, staff, and security teams will respond to reports or observations of anti-social behaviour using escalating measures such as verbal warnings, written warnings, financial penalties, or formal disciplinary meetings for serious incidents. Persistent misconduct will result in early termination of the tenancy, as outlined in the tenancy agreement.

To reduce opportunities for disturbances, quiet hours will be enforced between 10 p.m. and 7 a.m., during which no external noise should be audible from student units. Students are expected to move quickly and quietly through the grounds during these hours.

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



6 Marketing

6.1 Applications

All student applications for accommodation are submitted through an online platform. Once an application is reviewed, an offer of a room is issued electronically, and the student completes their acceptance and tenancy agreement through the same system. This streamlined digital process ensures efficiency, accuracy, and accessibility for both new and returning students.

It is expected that the majority of applicants will be students enrolled at Technological University Dublin; however, applications are also anticipated from students attending other higher education institutions across Dublin City. The online system allows applicants from various universities and colleges to easily access information, check availability, and complete the booking process from anywhere in the world.

6.2 Allocations

A room allocation will only be confirmed once the student provides official proof of enrolment. This includes a valid letter of acceptance to a full-time university or college programme, along with supporting documentation from the institution's Registry. Only after verifying these details will the Accommodation Department issue a formal tenancy to the student.

This process ensures that rooms are reserved solely for eligible full-time students and that all allocations are fair, transparent, and aligned with academic enrolment cycles.

6.3 Accommodating Students with Disabilities

The proposed development is committed to providing inclusive, accessible, and equitable accommodation for all students. In line with best practice and national accessibility standards, the scheme will actively support students with disabilities by offering appropriate facilities, tailored assistance where required, and barrier-free access throughout the property.

A total of 13 fully accessible units will be available within the development. These units are designed to accommodate a range of mobility and accessibility needs, ensuring that disabled students can live comfortably and independently. Where additional support is required, the accommodation team will work with students, families, and university support services to coordinate reasonable accommodations and ensure a positive living experience for all.



7 Occupation / Summer Letting

Under the provisions of the *Planning and Development (Housing) and Residential Tenancies Act 2016*, “student accommodation” is defined not only as accommodation used by students during academic terms, but also as residential units that may be used as tourist or visitor accommodation outside the academic year. This dual-use definition provides flexibility while ensuring that the primary function of the development remains focused on student housing.

In accordance with this legislation, all residents during the academic term must be registered students of a recognised third-level institution. The accommodation will operate exclusively as student housing throughout these periods, and all residents will be subject to the standard tenancy conditions, behaviour policies, and operational procedures outlined in this Management Plan.

During non-term periods, it is intended that the accommodation will be made available to short-term occupants, including student guests, international programme participants, and general tourists or visitors. This seasonal use allows the building to remain active and contribute positively to the local area throughout the year.

Importantly, the same high standards of management, security, and operational oversight will apply during summer lettings as during the academic term. All guests will be required to adhere to established rules regarding safety, behaviour, and use of communal facilities, ensuring that the development remains well-managed and respectful of the surrounding community at all times.



8 Conclusion

This Management Plan sets out the comprehensive and carefully considered approach that **R & D Developments Limited (in Receivership), Grant Thornton** will implement to ensure the proposed student accommodation is operated to the highest standards. The procedures, policies, and operational measures detailed throughout this plan reflect a commitment to delivering a residence that is well-managed, supportive of its student tenants, and respectful of the neighbouring community and local businesses.

This Student Management Report has outlined the full suite of strategies that the Management Company will employ to create a safe, harmonious, and high-quality living environment for students. Equally, it emphasises the proactive steps that will be taken to minimise any potential disruption to nearby residents and to maintain a positive presence within the wider area. Robust communication and collaboration with local stakeholders including community groups, emergency services, and An Garda Síochána will form an integral part of this approach. The management team will respond promptly to any concerns that arise and will work to resolve issues effectively and transparently.

Experience shows that the vast majority of students respect their surroundings, comply with tenancy requirements, and contribute positively to their local community. Through the enforcement of clear rules, supportive engagement, and active on-site management, this accommodation aims to encourage responsible behaviour and foster a sense of mutual respect between students and long-term residents.

Finally, it should be noted that the operational details contained within this plan will be fully confirmed and refined following the granting of planning permission and upon the appointment of the final Management Company. This will ensure that all procedures are appropriately aligned with the approved scheme and that the development is managed by a professional team equipped to deliver the standards described in this document.