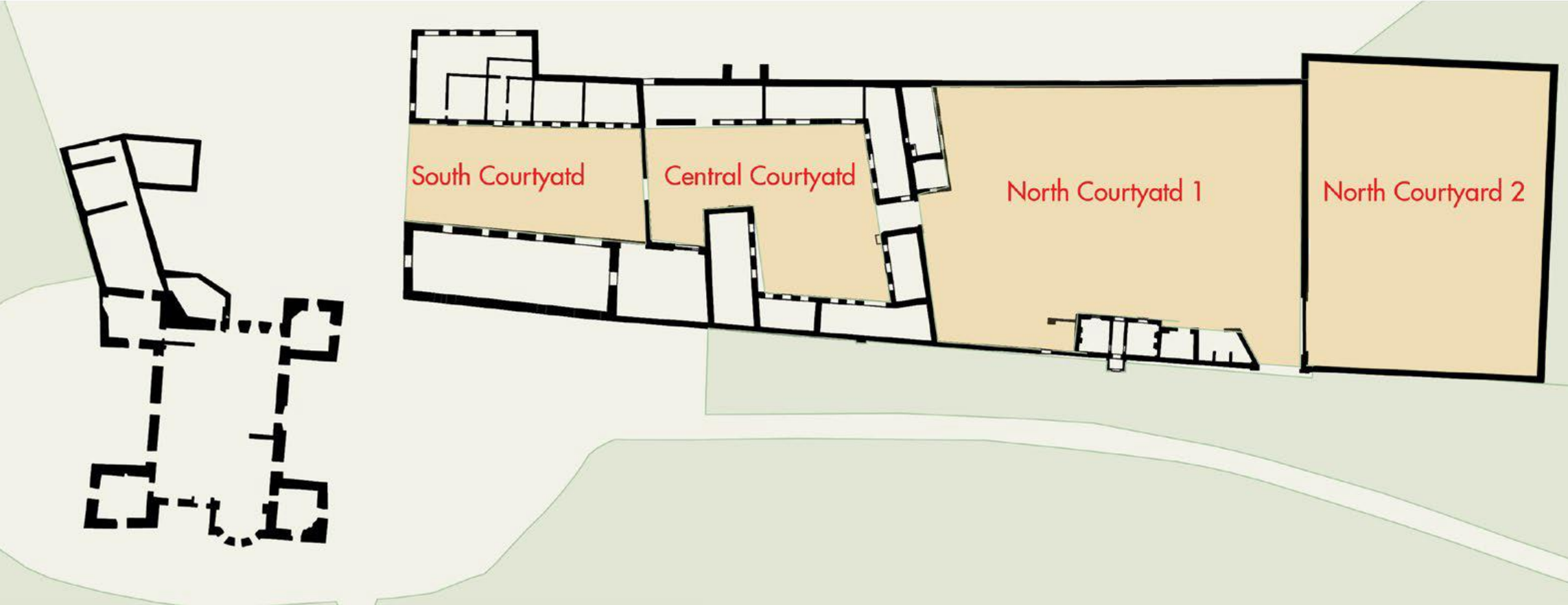




# Rathfarnham Stables Project Update



# Overall Layout





# North Courtyard 1 & 2





## Business Model & Procurement

## Development Opportunity

- Mixed Use
- Hospitality
- Retail
- Food
- Lifestyle

### SDCC

- Asset Management
- Building
- Capital Budget: €5m
- Design & Build
- Operational Partner
- Rental Income

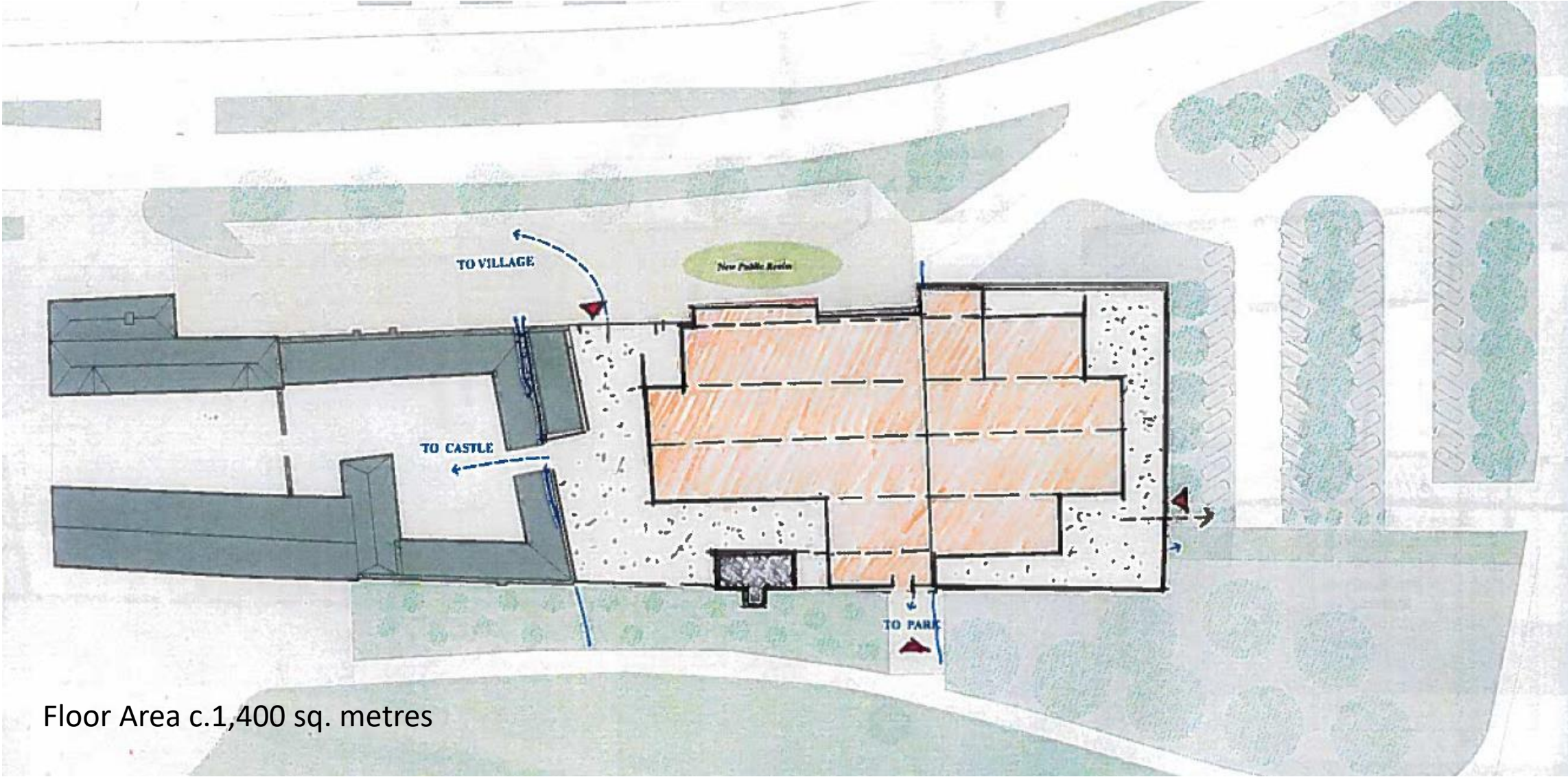
### Operational Partner

- Proven Track Record
- Appropriate Use(s)
- Building Fit-out
- Long-term Lease
- Building Operations
- Design Partner

### Procurement

- Prior Information Notice
- Stage 1:
  - Prequalification
- Stage 2: Competitive Dialogue





Floor Area c.1,400 sq. metres

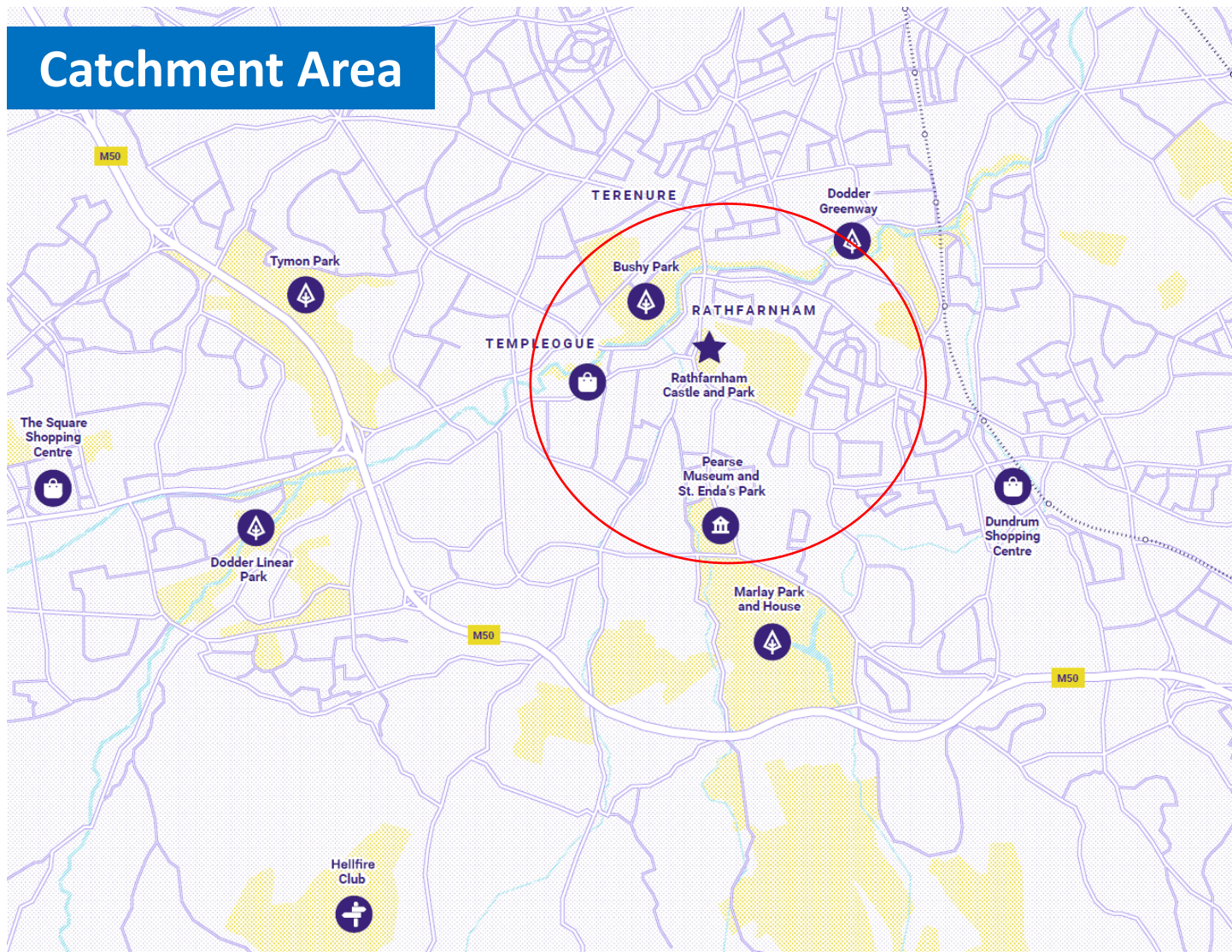


# Concept Design





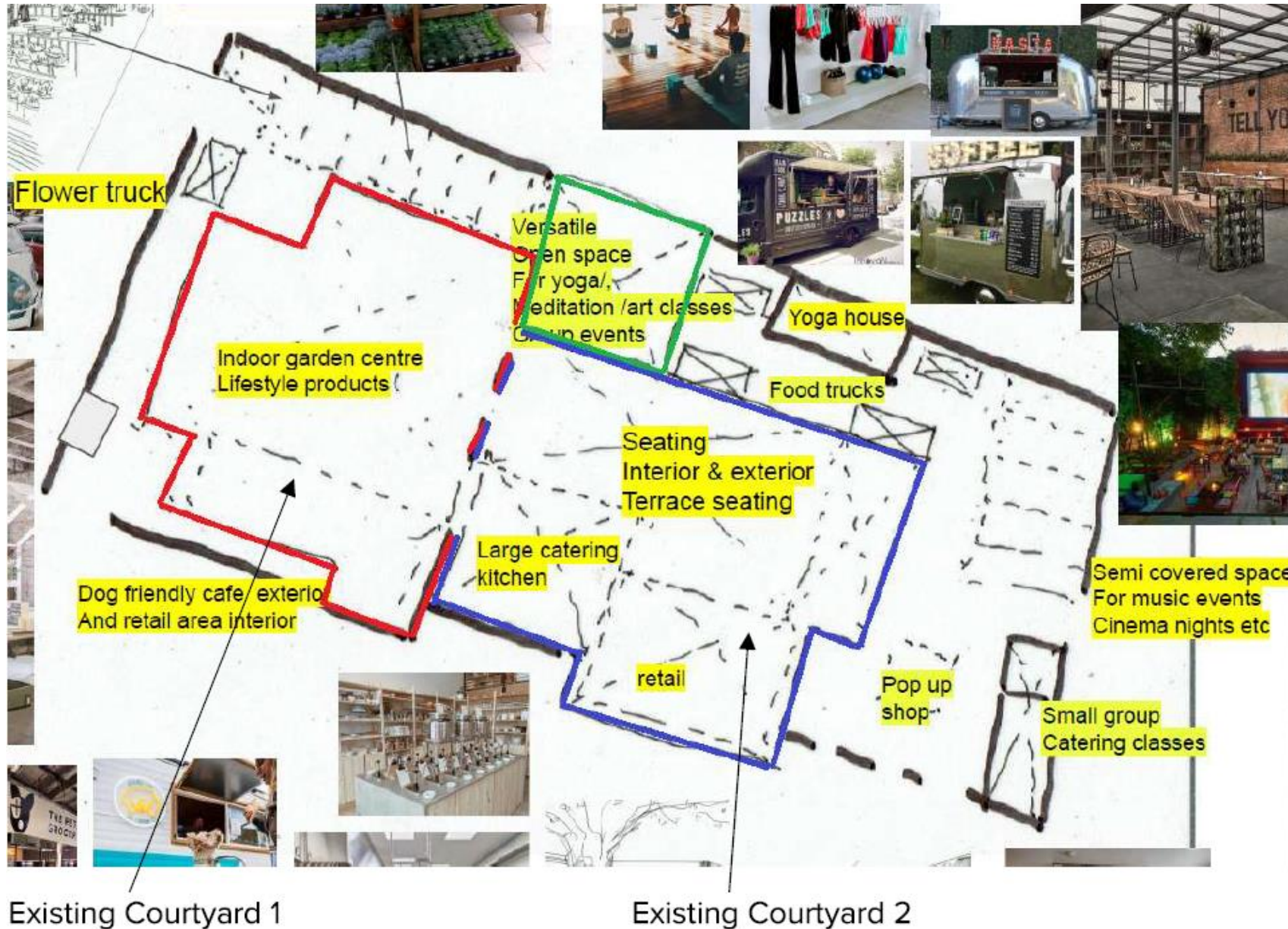
# Catchment Area



- 32,000 People within 1km of Rathfarnham Castle & Outbuildings
- Cycling & Walking
- Connectivity to Other Amenities
- Car Parking



# Preferred Tender



- 50 Years: Retail & Hospitality
- 11 Businesses
- Restaurants, Cafes, Garden Centres, Supermarkets

Existing Courtyard 1

Existing Courtyard 2



## Vision: Delighting Customers While Enhancing Our Communities

**OUR VALUES:**

- CUSTOMER FIRST**  
Always putting the customer before the task  
Considering our customer as family  
Delighting customers by exceeding expectations
- HONESTY**  
Communicating openly and honestly  
Acknowledging & learning from mistakes  
Valuing relationships
- ENJOYING WHAT WE DO!**
- DEVELOPING GREAT TEAMS**  
Respecting and supporting each other  
Creating opportunities to develop, learn & succeed  
Recognising & celebrating achievement & success
- CONTINUOUS IMPROVEMENT**  
Excelling at the basics  
Always being open to what's new and what's next  
Focussing on results



MCHUGH GROUP AT THE HEART OF THE COMMUNITY SINCE 1962



# Design & Customer Experience





# Key Pillars: Retail, Hospitality & Community



CENTRE FOR HEALTHY LIVING



INTERACT WITH SCHOOLS  
HOLIDAY THEMED CLASSES  
GUEST CELEBRITY CHEFS  
FORAGING



FORAGING  
WITH KIDS





## Indicative Project Timeline

<b>Work Activity</b>	<b>Date</b>
<b>Appointment of Preferred Operator</b>	June 2023
<b>Complete Design Tender Process</b>	June 2023
<b>Appoint Building Design Consultants</b>	July 2023
<b>Part 8 Agreed</b>	Q4 2023
<b>Detailed Design</b>	Q1 2024
<b>Construction Start Date</b>	Q1/Q2 2024
<b>Construction Project Completion</b>	Q1/Q2 2025