



Proposed Disposal of 28 Abbey Street & 109 Marlborough Street, Dublin 1.

Area Managers Report:

2/3/21

The former Plough Public House once occupied a prominent position as a licensed premises on lower Abbey Street, Dublin 1.

This public house and music venue was located directly across the road from another notable premises (The Flowing Tide) and was well frequented by both locals and traditional music enthusiasts from across the city.

Unfortunately the premises has fallen into a state of dilapidation and now only acts as a blight on the local landscape. The perception of wider dereliction is further compounded by the fact that the premises in its current state sits adjacent to Irelands National Theatre, The Abbey Theatre and overlooks a main City Centre Luas stop.

Any redevelopment of these premises is welcome in the context of the wider plan that the Central Area Office is working on to improve the public realm in Dublin's North East Inner City.

The Central Area Office carried out a site visit to the buildings in early 2020 to review what future uses could be attainable from this prominent city centre location. We reviewed its suitability in terms of retail offering via a vie social enterprise or not for profit community uses.

This office is of the opinion that the local area bounded by lower Abbey Street is well served with a number of former retail units given over to community use.

We believe because of the premises location on a main city centre artery and being so well served by public transport that retail use is of utmost benefit to the North City and local communities.

The proposal set out here to develop ground floor/basement retail use will increase shopping footfall in the area and increase passive safety by increased movement by those shopping/browsing in the street.

This office would also welcome the proposal to deliver self-contained residential units on the upper floors.

This element of the refurbishment supports our endeavours to deliver on liveable city centre streets that can help create a vibrant inner city promoting neighbourhoods and sociability particularly at evenings and weekends.

Therefore my recommendation to the members is that we dispose of said properties in line with the recommendation set out by our Development Department.

Karl Mitchell

Central Area Manager