

Memo

Rannóg Ailtire na Cathrach
Seirbhísí Tithíochta agus Pobal
Oifigí na Cathrach, An Ché Adhmaid, BÁC 8

City Architect's Division
Housing and Community Services
Civic Offices, Wood Quay, Dublin 8

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16/03/2021

Re: City Architect Assessment on Condition Report of Proposed Property Disposal.

Property/Site: **The Plough, 28 Abbey Street Lower and 109 Marlborough Street, Dublin 1**

CA file reference: CA19037 The Plough, Abbey St

City Architects has been advised of the proposal made to dispose of this property.

This report describes the property's condition set out in a 2018 building inspector report following an inspection of the property at that time.

Site Condition (1st February 2018)

The building was found to be in a 'very poor' condition with 'various health & safety issues'. The inspection was a non-invasive survey and the inspectors could not comment on condition of any building elements or works that may have been concealed.

Many areas of the building at upper levels were inaccessible due to poor structural condition, with '*flooring in a lot of places...either rotten and in some cases missing*' and with some enclosed rooms locked without key.

A large ope was noted as having been formed through a chimney on an upper floor which was not supported. Photographic record indicated some internal party walls had been crudely cut away and remnants left unsupported. The inspector report noted that works may have been done in recent times to '*possibly support*' basement walls '*as the luas lines runs very close to the building*'. The inspector report made recommendation that a structural engineer assess the building before any works would be carried out.

The inspector noted that '*there are a number (of) places on the upper floors that daylight can be seen in the roof, that would suggest that slates have either slipped or are missing*' and that '*this is allowing a lot of rain water into the building*'.

The inspector report stated that '*there is an infestation of pigeons in the building, and dropping covering all of the upper floors and stairs*' with a '*large number of plastic bags containing bird droppings stored throughout the building*'.

The rear steel escape stairs was determined by visual inspection to be unsafe for use.

Record images

See below a sample of recorded images taken by building inspectors on date of inspection 1st February 2018.



Figure 1 - Ceiling debris and previous tenant waste within public house.



Figure 2 - Temporary supports applied to basement level external walls.



Figure 3 - Upper level rooms in poor condition and spoiled with pigeon droppings.



Figure 4 - Upper level rooms in poor condition and spoiled with pigeon droppings.

Conclusion:

This property was determined by building inspectors at time of inspection on 1st February 2018 to be in a 'very poor' state. As some time has elapsed since this inspection occurred it is likely that further decay has occurred to the property.

Ali Grehan
City Architect



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25/01/2021

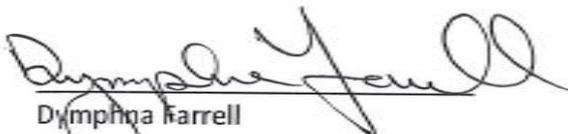
Re: Housing Supply Management Report on Proposed Property Disposal.

Property/Site: The Plough, 28 Abbey Street Lower and 109 Marlborough Street, Dublin 1

I refer to the proposed disposal of the above property and wish to confirm the Housing Department's interest in having the first option on leasing or acquiring all residential units developed on the premises, subject to planning and all other statutory approvals.

Securing residential units in this development would provide much needed housing in this area.

Yours faithfully


Dymphna Farrell
Senior Executive Officer

It is concluded that this prominent corner building needs to be restored and brought back into active commercial and residential use at the earliest opportunity, and that the proposed disposal supports this objective.


Brendan Kenny
Assistant Chief Executive