

To the Chairperson and Members of
The Central Area Committee

Meeting: 13/04/2021

With reference to the proposed disposal of 28 Abbey Street Lower and 109 Marlborough Street in accordance with the criteria for disposing of City Council sites/properties

The criteria for disposing of city Council owned sites/properties has been agreed with the Planning and Urban Form SPC and the elected members of the City Council. It is now proposed to dispose of 28 Abbey Street Lower and 109 Marlborough Street as it has met the criteria as demonstrated below:

1. Site description:

- a. 28 Abbey Street Lower & 109 Marlborough Street, Dublin 1 comprising the properties formerly known as “The Plough Pub”.
No. 109 Marlborough Street is a Protected Structure.
- b. The property is shown outlined in red in the figure below and on Map Index No.SM-2020-0564 attached.



Figure 1: 28 Abbey Street Lower and 109 Marlborough Street

2. Site Context:

- a. Corner development situated in Dublin’s north city centre
- b. Two interconnecting four storey over basement buildings formerly known as The Plough Public House
- c. Located opposite The Abbey Theatre at the junction with Abbey Street Lower and Marlborough Street, 200 metres from O’Connell Street.
- d. Ground floor approx. 121 sqm with frontage to both Abbey Street Lower and Marlborough Street.
- e. Entire building approx. 585 sqm.

3. Planning Status:

The property is located in an area zoned objective Z5, in the Dublin City Development Plan 2016- 2022. This land use zoning is designed to “*To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity*”.

4. LAP or SDRA or Framework Plan:

No

NA

5. Site Condition:

The property was in a derelict condition, boarded up and infested with rodents and pigeons when acquired in 2017.

In 2018 the Council spent approximately €70,000 on the removal & disposal of loose furniture & material, extensive clearing and disposal of pest infestation by specialist contractors. In addition, steel floor supports and roof and wall repairs were carried out to prevent further pest ingress. The works stopped short of carrying out repairs to the roof of the building which was in poor condition and leaking in many places.

The works allowed the Estate Agent appointed by Dublin City Council, to carry out controlled viewings in the building. When bringing the property to market in December 2019 it was apparent that further deterioration of the property had occurred with collapsing internal ceilings and some water ingress from the roof. *Figure 2.*

The building is currently only accessible using full P.P.E.



6. Site Constraints:

a. Access:

A shared pedestrian Right of Way for adjoining buildings exists between the subject property and Harbour Court, shaded yellow on the attached Map Index No. SM-2020-0564

b. Services: NA

c. Other: NA

7. Valuation of site: (Provide range)

Open Market Value: € 550,000

8. Site Capacity/Development Potential

Is the site considered suitable/viable for Housing **Y**

Reasons: The proposed purchasers intend developing self-contained residential units on the upper floors.

Is the site considered suitable for Commercial Development **Y**

Reasons: The proposed purchasers intend reinstating the ground floors and basement to retail use.

Is the site considered suitable/viable for Community use **N**

Reasons: The Central Area Office is of the opinion that the local area is currently well served with a number of former retail units given over to community use.

9. Proposed Use for site and rational for recommending same.

In January 2020 the property was brought to market through a tender process. Five submissions were received and were marked on: Development Proposal (Professional team, Conservation Architect, RPS experience); Financial offer, Experience (previous properties purchased & restored); and Proposed Use.

Robert McCarthy and Michael McCarthy were the successful Tenderer. The successful Tenderer proposes a refurbishment and restoration of the buildings for residential use on the upper floors and retail use at ground and basement levels with an estimated spend of over €1.65million. This will ensure the refurbishment and return of the protected structure to beneficial use and will provide necessary residential units and a retail offering which will benefit this part of the city.

10. Assess whether and to what extent the monetary benefit to the council from disposing of the site outweighs the long-term social and economic benefit foregone in terms of the necessary development of housing and other public uses.

Whilst the Council shall receive a consideration of €550,000 for the disposal of this property, the Council shall also benefit from long-term social and economic benefit as the Council's Housing Department shall have first option on either leasing the units under the Long Term Leasing Scheme or acquiring the units. In addition the successful Tender proposes an estimated spend of over €1.65 million on the refurbishment and restoration of the buildings with up to 6 new residential units on the upper floors. The successful Tender also proposes retail use at ground and basement levels which will increase shopping footfall in the area and bring about the restoration of a protected structure, No. 109 Marlborough Street.

Reports from the following accompany this report:

Housing Manager

Chief Valuer

City Architect

City Planner

Area Manager

Conclusion:

Therefore, it is now proposed to dispose of the building at 28 Abbey Street and 109 Marlborough Street, Dublin 1 to Robert McCarthy and Michael McCarthy, as it has met the criteria as demonstrated above and subject to the terms and conditions, which the Chief Valuer has recommended as fair and reasonable.

Richard Shakespeare

01/04/2021

Richard Shakespeare
Assistant Chief Executive

Date