



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

I refer to the proposed disposal of the above properties and would comment as follows:-

This four storey building is prominently located at the corner of Abbey Street and Marlborough Street, opposite the Abbey Theatre and in its present dilapidated condition projects a poor image of the area and represents a gross underuse of city centre accommodation.

The proposed disposal for retail with potentially up to 6 new residential units above, would not only provide much needed homes in the heart of the city centre, but would enliven the street frontage and bring about the long term restoration of a protected structure, thereby contributing to the build heritage of the North East Inner city. For all these reasons the proposed disposal complies with the Z5 zoning objective of the City Development Plan to consolidate the development of the Central Area, and to protect its civic design character and dignity. In addition the proposed disposal is supported by the Living City Initiative and Living over the shop policies.

The City Development Plan also contains policies (e.g. QH6) to encourage a variety of housing in order to improve tenure diversity and help achieve a more socially inclusive city, and the proposed disposal in the context of the NEIC presents an opportunity in this regard.

Regards

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