



MetroLink

Transport Infrastructure Ireland

Status of Buildings on Moore Street

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Document history and status

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1. Moore Street

Moore Street is one of the streets that was laid out on the lands belonging to the earls of Drogheda and commemorates the family name, Moore. There is some confusion over the early development of the street arising from the way it is depicted on the first two published maps to show the development of this area. Charles Brooking's map of Dublin, published in 1728, shows both sides of the street fully built up, while John Rocque's map of 1756 shows the eastern side as devoid of buildings between O'Rahilly Parade and Henry Place, with the land labelled "Old Brickfield". The inference is that either a row of buildings was demolished to facilitate the operation of the brick field or one or other of the maps is incorrect.

It is generally held that Rocque's maps were prepared with a high degree of accuracy and that, furthermore, having completed the initial edition the map was updated on a number of occasions over the next five years or so to reflect the ongoing development of the city. Brooking's map, on the other hand, is smaller in scale and more generalised than Rocque's and the belief is that Brooking's map did not accurately reflect the state of development in Moore Street. His map shows streets leading off Moore Street on the eastern side that would correspond with O'Rahilly Parade and Henry Place, though these are not named on the map.

Rocque's map shows nine buildings along the stretch of Moore Street between Henry Street and Henry Place. The properties along the eastern side of Moore Street were in various business uses since an early date. Many, though not all of the shops had living accommodation overhead and some had multiple occupancy in the upper floors, though others were occupied by the proprietors of the shops and sometimes also the shop workers.

During the 1916 Rising the properties at the southern end of Moore Street were destroyed, while those from numbers 8 and 9 northwards survived. The part of Moore Street to the north of Henry Place was the scene of the last 24 hours of so of the Rising.

2. Protected Status

Prior to 2010 none of the buildings in Moore Street was included in the record of protected structures. In the light of increased awareness of the role played by Moore Street in the Easter Rising in 1916, numbers 14 to 17 Moore Street were added as proposed protected structures in the Draft Dublin City Development Plan 2011-2017, and this was confirmed when the plan was adopted.

The current Dublin City Development Plan 2022-2028 was adopted early in 2023. This was preceded by the Draft Dublin City Development Plan and that draft did not propose any change to the protections in Moore Street. Additional buildings in Moore Street were subsequently added and are now included in the current development plan as adopted. These additional buildings include numbers 10 and 20-21 Moore Street and parts of numbers 12 and 13. In addition, the buildings at 4-8 Henry Place and 17-18 Henry Place were added to the record of protected structures.

Subsequent to this inclusion, judicial review proceedings were initiated by Dublin Central GP Ltd challenging the legality of the inclusion of those buildings in the record of protected structures. Those proceedings are entitled Dublin Central GP Limited v. Dublin City Council (High Court Record Number: 2023/3 JR). They have not been heard at the time of the submission of this update.

In the Judicial Review proceedings, orders are sought quashing:

- i. The resolution of Dublin City Council of 7 November 2022 to add to the Record of Protected Structure the following structures:
 - a. The ground floor facades to Henry Place (former O'Brien's Mineral Water Factory) at 4 – 8 Henry Place, Dublin 1
 - b. The ground floor facades to Henry Place and Moore Lane (Former Bottling Stores) at 17/18 Henry Place, Dublin 1
 - c. 10 Moore Street, Dublin 1
 - d. Two-storey, historic brick party wall (only) between 12 and 13 Moore Street, with evidence of 'creep holes' from 1916 at 12 Moore Street, Dublin 1
 - e. Two-storey historic brick party walls (only) between Nos. 13 and 12 and Nos. 13 and 14 Moore Street (RPS No. 5282) with evidence of infilled creep holes dating from 1916 at No. 13 Moore Street, Dublin 1.
 - f. 20/21 Moore Street, Dublin 1
- ii. The entries on the Record of Protected Structures at Nos. 8906 to 8911

Leave to apply for Judicial Review was granted by the High Court on 25 May 2023. The proceedings have not been heard at the time of the submission of this update. There is no stay in place on the entries on the Record of the Protected Structure which are challenged in the proceedings.

The Judicial Review challenges the procedures by which the identified structures were entered onto the Record of Protected Structures, including as regards the manner in which submissions were considered and the interaction between the decision to add these structures to the Record of Protected Structure and pending applications for planning permission.

In the summary of buildings in Moore Street set out below, the protected status of each building is noted where relevant, also noting whether the building is the subject of the judicial review proceedings.

As is explained below the Metrolink project will have no direct or indirect impacts on any of the buildings which have been added to the Record of Protected Structures and which are the subject of the judicial review

proceedings. Consequently, the outcome of the Judicial Review proceedings has no impact on the assessment which is to be undertaken by the Board.

As explained in the Legal Submissions of TII, filed on the first day of the Oral Hearing Part IV of the Planning and Development Act, 2000 as amended (which incorporates sections 51 – 92) has no application to an application for a Railway Order by virtue of section 38 of the Transport (Railway Infrastructure) Act, 2001 as amended.

3. Buildings at 10 – 25 Moore Street

This report considers the buildings bounded to the south by Henry Place and to the north by O’Rahilly Parade, these being numbers 10, at the Henry Place corner, through to number 24-25, which is at the O’Rahilly Parade corner. The text concentrates on the nature of the buildings on the Moore Street frontage, though in many cases the properties extend back as far as Moore Lane. Structures within the curtilages of protected structures are included in the protection even though any structures at the rear of the protected structures that extend back to Moore Lane are mid- to late-twentieth century concrete buildings.

3.1 10 Moore Street

Number 10 Moore Street is a three-storey over basement, two-bay, brick-built building with a gable to the side at Henry Place. The front of the building is of red brick, while the side is of buff-coloured brick. The style of the exterior suggests a late-nineteenth century or early-twentieth century date, though there is older fabric within the building. This is consistent with historical evidence that the building was refurbished in 1909 to provide a shop with residential above. Following the evacuation of the GPO towards the close of the 1916 Rising the volunteers entered number 10 and broke through the party wall with number 11 to the north. Through the twentieth century number 10 saw a succession of retail uses, including fancy goods and gifts and from the late 1980s to around 2000 it was a bakery. The most recent use was as a food shop with a restaurant on the first floor. The building is now vacant.

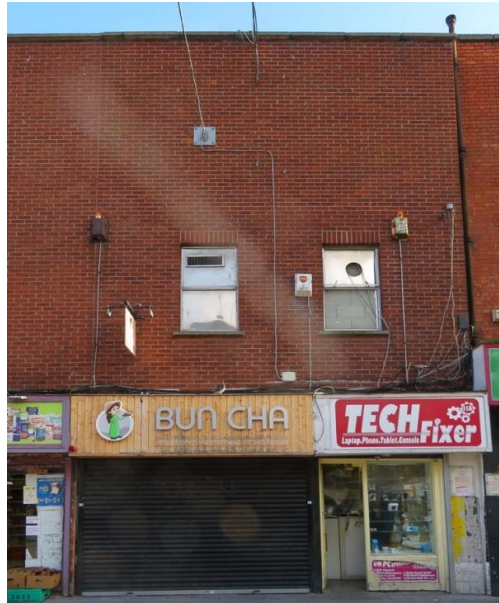
Number 10 Moore Street has been included in the record of protected structures with the description “commercial premises”. The inclusion of this property on the record of protected structures is subject to a challenge by way of Judicial Review.



3.2 11 Moore Street

Number 11 Moore Street is a two-bay, two-storey building with a solid brick wall rising above the first floor, unrelieved by windows or other features. This is a screen wall and there are no rooms to the rear of it. In the late 1950s the building was totally reconstructed. The building has seen a variety of occupiers over the past few decades and the upper floors have been vacant for many years.

Number 11 is not included in the record of protected structures.



3.3 12 Moore Street

Number 12 Moore Street is a three-storey, two-bay, brick-fronted building constructed in the 1970s. Over the past few decades, it has been occupied by a succession of retail and restaurant uses.

Dublin City Council has included this building in the record of protected structures with the description “Two-storey, historic brick party wall (only) between 12 and 13 Moore Street with evidence of ‘creep holes’ from 1916”.

The inclusion of this property on the record of protected structures is subject to a challenge by way of Judicial Review.

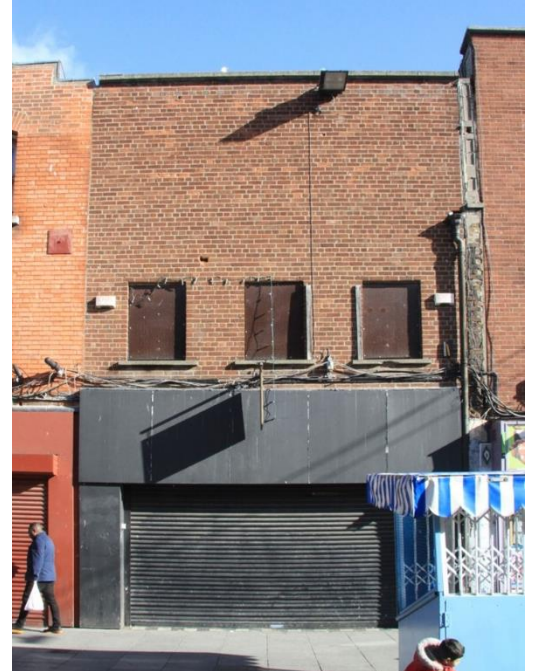


3.4 13 Moore Street:

Number 13 Moore Street is a two-storey, two-bay building with a brick front and a flat roof. At third-floor level the frontage rises as a blank brick wall, without rooms behind. The original building on the site was demolished in the 1960s and the present building erected on the site. The ground floor has been occupied by a variety of retail users over the past fifty years.

Dublin City Council has included number 13 in the record of protected structures with the following description: “Two-storey historic brick party walls (only) between Nos. 13 and 12 and Nos. 13 and 14 Moore Street (RPS No. 5282) with evidence of infilled creep holes dating from 1916” (emphasis in original).

The inclusion of this property on the record of protected structures is subject to a challenge by way of Judicial Review.



3.5 14-17 Moore Street

Numbers 14 to 17 Moore Street are the four buildings designated as a National Monument due to their significance in the closing hours of the 1916 Rising. Each of the buildings is three-storey, two-bay and fronted with red brick, though they vary in detailed design. Each building has a shopfront with roller shutters. The buildings are currently vacant.

The buildings at 14 to 17 Moore Street are included in the record of protected structures and are not subject to the judicial review proceedings.



3.6 18 Moore Street

Number 18 Moore Street (pictured below with number 19) is a two-storey, two-bay, brick-fronted building with a chimney rising from the western end of the parapet. The building on this site was acquired by A & R Thwaites, the mineral waters company and it was demolished, and the present building erected on the site. The building has been vacant for more than ten years.

The building has been divided into two with a partition wall running from front to rear. The southern side, adjacent to number 17 Moore Street, is occupied as part of the adjacent 14-17 Moore Street site.

This building is not a protected structure.



3.7 19 Moore Street

Number 19 Moore Street (pictured above, to the left of number 18) is a two-storey, three-bay, brick-fronted building erected in the mid-1940s. It was used as a restaurant until the beginning of the present century, since when the building has been vacant.

This building is not a protected structure.

3.8 20-21 Moore Street

Numbers 20-21 Moore Street are occupied together at ground-floor level as a supermarket, above which the two floors are brick fronted. The upper floor of number 20 has a broad window at first-floor level and two blocked windows on the second floor. Number 21 has two windows on each of the upper two floors. The upper floors are vacant, and the staircase has been removed, preventing easy access. Some early eighteenth-century fabric survives within number 21, while number 20 is a much later building.



Dublin City Council has included numbers 20-21 in the record of protected structures with the description "Commercial premises".

The inclusion of this property on the record of protected structures is subject to a challenge by way of Judicial Review.

3.9 22-23 Moore Street

The buildings at numbers 22 and 23 Moore Street were demolished in the 1960s and the present building erected across the two sites as a bingo hall. It is currently in use as retail on the ground floor and a gymnasium on the upper two floors.

This building is not included in the record of protected structures.



3.10 24-25 Moore Street

Number 25 Moore Street was demolished in the early 1980s and number 24 a few years later. The present building was erected across the two sites in the 1990s as the amenities buildings for a Dublin City Council street cleaning depot which is located on the land to the rear.

This building is not included in the record of protected structures.



3.11 4-8 Henry Place



The buildings at 4-8 Henry Place were erected in the 1870s as a mineral waters factory. In 1956 the building was gutted by fire, following which the shell of the building was refurbished. The building was the ensuing years by a film library, a snooker club and a wholesale store until 1982, when it was again gutted by fire. In the reconstruction the building was provided with a north-light roof and reopened as an amusement centre, though it has now been largely vacant for more than a decade.

Dublin City Council has added number 4-8 Henry Place to the record of protected structures with the description “Commercial Premises (former O’Brien’s Mineral Water Factory): 19th century ground floor façades to Henry Place”.

The inclusion of this property on the record of protected structures is subject to a challenge by way of Judicial Review.

3.12 17-18 Henry Place



The building at 17-18 Henry Place was built as a two-storey warehouse in 1908-09. It was destroyed by fire in the early 1980s and was subsequently reduced in height to single-storey and provided with a flat roof. It is occupied for storage by a local shop.

Dublin City Council has added number 17-18 Henry Place to the record of protected structures with the description "Commercial Premises (former Bottling Stores) ground floor façades to Henry Place and Moore Lane".

The inclusion of this property on the record of protected structures is subject to a challenge by way of Judicial Review.

4. Implications for MetroLink

As was noted above, some of the properties in Moore Street extend back to Moore Lane and this includes the National Monument at 14-17 Moore Street. The construction site for the O'Connell Street MetroLink station is on the opposite side of Moore Lane and will involve a significant amount of construction and movement of materials. While construction traffic is to use part of Moore Lane, the section of the lane to the rear of the National Monument will not be used as a haul route. Access to the construction site will be close to the junction with O'Rahilly Parade and the only part of Moore Lane used for haulage will be the section to the north of that access. O'Rahilly Parade will be used as part of the haul route. These haul routes will be alongside the property at 24-25 Moore Street but will not be adjacent to any of the other properties described in this note, including those recently added to the record of protected structures.

The MetroLink project will not have any direct impact on any of the buildings on the Moore Street frontage or at Henry Place, including those which are on the record of protected structures. The only property in Moore Street that is required for MetroLink is the yard to the rear of numbers 24-25 Moore Street, which is to be used as a construction compound during the construction of O'Connell Street Station. This site is in use at present as a street cleaning depot by Dublin City Council and on completion of the station construction the site will be returned to Dublin City Council. It is not a building included on the record of protected structures. The MetroLink works includes the demolition of number 60a O'Connell Street Upper, which is directly opposite 4-8 and 7-18 Henry Place, with no direct impact on those buildings.



The photograph above shows the site at the rear of 24-25 Moore Street. This site is also referred to as number 14 Moore Lane. At present there is a refuse compactor on the site with a concrete ramp leading to the compactor and there are some concrete walls and steel railings. This is the area that will be used as the construction compound, with access from O'Rahilly Parade, as it is at present. The building at 24-25 Moore Street will not be affected.

The rear section of the eastern boundary is marked by a wall of stone and brick which predates the present buildings on the site, and which is seen in the photograph below. The properties on either side of this wall are not protected structures and hence the wall itself is not protected. It is not proposed to affect this wall in any way as part of the MetroLink project.



5. Conclusion

The descriptions above show that some of the buildings in Moore Street between the junctions with Henry Place and O'Rahilly Parade are included in the record of protected structures and that four of these are the subject of judicial review proceedings. Two buildings in Henry Place, also added to the record of protected structures, are included in those proceedings.

However, the MetroLink project does not have any effect on those protected structures either directly or indirectly, through acquisition, occupation or adjacent haul routes.