



An  
Bord  
Pleanála

## Validation Checklist

Lodgement Number : **LDG-067763-23**  
Case Number: **ABP-318268-23**  
Customer: **The Moore Street Preservation Trust**  
Lodgement Date: **23/10/2023 11:40:00**  
Validation Officer: **Dáire Littleton Caden**  
PA Name: **Dublin City Council North**  
PA Reg Ref: **5432/22**  
Case Type: **Normal Planning Appeal PDA2000**  
Lodgement Type: **Appeal**

Validation Checklist	Value
Confirm Classification	Confirmed - Correct
Confirm ABP Case Link	Confirmed-Correct
Fee/Payment	Valid – Correct
Name and Address available	Yes
Agent Name and Address available (if engaged)	Yes
Subject Matter available	Yes
Grounds	Yes
Sufficient Fee Received	Yes
Received On time	Yes
3rd Party Acknowledgement	Yes
Eligible to make lodgement	Yes
Completeness Check of Documentation	Yes
Valid Lodgement Channel	Yes

BP01HM to appellant. Enclose copy of appeal. Ammend as appropriate for number of appeals

Update case narrative.

Put on file.

BP06 to parties that received previous appeal. amend as appropriate.

C-e 26/10/23

Run at: 23/10/2023 16:11

Run by: Dáire Littleton Caden

100

Lodgement Cover Sheet - LDG-067763-23

Details 00 -

Lodgement Date	23/10/2023
Customer	The Moore Street Preservation Trust
Lodgement Channel	In Person
Lodgement by Agent	No
Agent Name	
Correspondence Primarily Sent to	
Registered Post Reference	

Categorisation

Lodgement Type	Appeal
Section	Processing

Fee and Payments

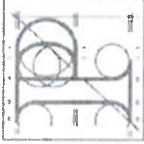
Specified Body	No
Oral Hearing	No
Fee Calculation Method	System
Currency	Euro
Fee Value	270
Refund Amount	0.00

Appeal

27/01/23 24/10/23

Run at: 23/10/2023 12:04  
Run by: Aisling Litster

3rd ✓ grant multiple



An Bord Pleanála

Lodgement ID	LDG-067763-23
Map ID	
Created By	Aisling Litster
Physical Items included	No
Generate Acknowledgement Letter	
Customer Ref. No.	
PA Reg Ref	

PA Name	Dublin City Council North
Case Type (3rd Level Category)	

Observation/Objection Allowed?	
Payment	PMT-052581-23
Related Payment Details Record	PD-052459-23

BPO/HM - to appellant

ABP

PA Case Details Manual	
PA Case Number	
PA Decision	
PA Decision Date	
Judgement Deadline	
Development Description	
Development Address	

Appeals Type	
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Moore Street Preservation Trust  
*Iontaobhas Caomhnaithe Sráid an Mhúraigh*  
Ireland Institute, The Pearse Centre, 27 Pearse St., Dublin 2  
[moorestpreservationtrust@gmail.com](mailto:moorestpreservationtrust@gmail.com)

The Secretary.  
An Bord Pleanála.  
64 Marlborough Street,  
Dublin 1  
D01 V902

20<sup>th</sup> October 2023

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>067763-23</u>
ABP-	
23 OCT 2023	
Fee: €	<u>270</u> Type: <u>c/c</u>
Time:	<u>11:40</u> By: <u>Hand</u>

Re. Appeal against the decision of Dublin City Council to grant planning permission for development at No. 61 O'Connell Street Upper (a Protected Structure), including the rear onto Henry Place, Dublin 1.  
DCC Reg. Ref. 5432/22

A chara,

The Moore Street Preservation Trust is hereby appealing the decision of Dublin City Council to grant planning permission for the proposed development as described above.

Full details of the planning application, the subject of this appeal and the appellant's details are attached. We have also enclosed Dublin City Council's acknowledgement of the Trust's original submission during the City Council's planning process as well as the prescribed fee of €220.

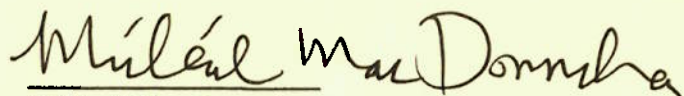
As part of this submission please note that the Moore Street Preservation Trust hereby requests an oral appeal hearing. The site for the proposed development is located in an area of historical importance being central to the evacuation route and the location of the surrender of those who escaped under fire from the GPO during the Easter Rising of 1916. A national monument and protected structures are located nearby and other structures on Moore Street have recently been added to the Record of Protected Structures by Dublin City Council. For these reasons the Trust believes an oral hearing should take place and asks An Bord Pleanála to facilitate one. It should be noted that in 2009 the Board facilitated an oral hearing for a proposed multi-storey development on another adjacent section of the developer's site. I also enclose the prescribed fee of €50 to request an oral hearing.



The Trust's full grounds of appeal are attached.

We trust An Bord Pleanála will give this submission due consideration and that the Board will confirm asoral hearing requested.

Le meas,

A handwritten signature in dark ink, reading 'Mícheál Mac Donncha'. The signature is written in a cursive style with a horizontal line under the first part of the name.

Mícheál Mac Donncha

Rúnaí,

The Moore Street Preservation Trust





## **Applicant and Appellant's details**

<b>Local Authority (L.A.)</b>	Dublin City Council
<b>L.A. Planning Ref. No.</b>	Reg. Ref. 5432/22
<b>Applicant</b>	Dublin Central GP Ltd.
<b>Location of proposed development</b>	<p>PROTECTED STRUCTURE: Permission at a site (c.0.02Ha), at No. 61 O'Connell Street Upper (a Protected Structure), including rear onto Henry Place, Dublin 1. The site is otherwise bound by No. 62 O'Connell Street Upper to the south, the east side of Henry Place to the west, the west side of O'Connell Street Upper to the east and No. 60 O'Connell Street Upper to the north.</p> <p>The proposed development comprises the conservation, repair, refurbishment and adaptive reuse of an existing commercial building (4 storey over basement) to include: - a 'licensed restaurant/cafe unit with takeaway/collection facility' (c.35 sq. m gfa) at ground floor level on O'Connell Street Upper and a 'licensed restaurant/ cafe unit with takeaway/collection facility' (c.10 sq. m gfa) at ground floor level on Henry Place; 3 no. 2 bed apartments from 1st to 3rd floor (1no. unit per storey); 1no. gym/leisure studio (c.172 sq. m gfa) at basement level; All associated and ancillary site development works, conservation, demolition, landscaping, temporary works, including: - the creation of a new pedestrian link through part of the ground floor connecting O'Connell Street Upper and Henry Place; bicycle (8no.) and bin storage to rear of No. 61 O'Connell Street Upper at ground floor level; building signage zones and retractable canopy. The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.</p>
<b>Description of proposed development</b>	A mixed development as described in the planning advertisement/site notice as requested by DCC at part of the clarification of further information submission
<b>Local Authority decision</b>	To grant planning permission
<b>Date of decision</b>	27 <sup>th</sup> September 2023
<b>Appellant's name</b>	The Moore Street Preservation Trust
<b>Appellant's address</b>	The Ireland Institute, The Pearse Centre, 27 Pearse Street, Dublin
<b>Appellant's contact details</b>	moorestpreservationtrust@gmail.com
<b>Local Authority acknowledgement</b>	A copy of the letter issued by Dublin City Council in acknowledgement of the Preservation's submission during the Council's planning process is enclosed
<b>Appeal fee</b>	The prescribed appeal fee of <u>€220.00</u> is enclosed
<b>Oral hearing request</b>	An oral hearing has been requested as part of this submission. The additional prescribed fee of <u>€50.00</u> is enclosed



An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3,  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning & Property Development Department, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288  
E. [planningsubmissions@dublincity.ie](mailto:planningsubmissions@dublincity.ie)

Moore Street Preservation Trust  
Ireland Institute  
The Pearse Centre  
27, Pearse Street  
Dublin 2

**IMPORTANT: Please retain this letter. You will be required to produce it should you wish to appeal the decision issued by the Planning Authority to An Bord Pleanála in relation to this development**

**PLAN NO.**  
**DATE RECEIVED:**  
**LOCATION :**  
**PROPOSAL :**

5432/22  
03-Aug-2023  
61, O'Connell Street Upper, Dublin 1  
PROTECTED STRUCTURE: Permission at a site (c.0.02Ha), at No. 61 O'Connell Street Upper (a Protected Structure), including rear onto Henry Place, Dublin 1. The site is otherwise bound by No. 62 O'Connell Street Upper to the south, the east side of Henry Place to the west, the west side of O'Connell Street Upper to the east and No. 60 O'Connell Street Upper to the north. The proposed development comprises the conservation, repair, refurbishment and adaptive reuse of an existing commercial building (4 storey over basement) to include: - a 'licensed restaurant/cafe unit with takeaway/collection facility' (c.35 sq. m gfa) at ground floor level on O'Connell Street Upper and a 'licensed restaurant/ cafe unit with takeaway/collection facility' (c.10 sq. m gfa) at ground floor level on Henry Place; 3 no. 2 bed apartments from 1st to 3rd floor (1no. unit per storey); 1no. gym/leisure studio (c.172 sq. m gfa) at basement level; All associated and ancillary site development works, conservation, demolition, landscaping, temporary works, including: - the creation of a new pedestrian link through part of the ground floor connecting O'Connell Street Upper and Henry Place; bicycle (8no.) and bin storage to rear of No. 61 O'Connell Street Upper at ground floor level; building signage zones and retractable canopy. The application site is within the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

**Note: Submissions/Observations may be made on line at:**

<https://www.dublincity.ie/residential/planning/planning-applications/object-or-support-planning-application>



An Roinn Pleanála & Forbairt Maoina, Bloc 4, Urlár 3,  
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

**Planning & Property Development Department**, Dublin City Council,  
Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288  
E. [planningsubmissions@dublincity.ie](mailto:planningsubmissions@dublincity.ie)

To Whom It May Concern,

The Planning Authority wishes to acknowledge receipt of your **submission/observation** in connection with the above planning application. It should be noted that the Dublin City Council as the Planning Authority will consider this application strictly in accordance with the provisions of the Dublin City Development Plan. The contents of your submission/observation will be considered by the **Case Officer** during the assessment of the above application, and you will be notified of the decision in due course.

- All queries should be submitted to the e mail address shown above.
- Please note that a request for Further Information or Clarification of Further information is not a decision.
- **You will not be notified**, if Further Information or Clarification of Further information is requested by the Planning Authority.

Please also note that a weekly list of current planning applications and decisions is available for inspection at the planning public counter.

**Opening Hours 9 a.m. - 4.30 p.m. Monday to Friday (inclusive of lunchtime)**

A weekly list of planning applications and decisions is available for inspection at all Dublin City Council Libraries & on **Dublin City Council's website**. [www.dublincity.ie](http://www.dublincity.ie).

Yours faithfully,

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**For ADMINISTRATIVE OFFICER**



## GROUNDS OF APPEAL



Birdseye view of the site relevant to this application at No. 61 O'Connell Street Upper

Submitted by:  
**Moore Street Preservation Trust**  
**The Ireland Institute**  
**The Pearse Centre**  
**27 Pearse Street**  
**Dublin 2.**  
**D02 K037**





## Site location and proposed development

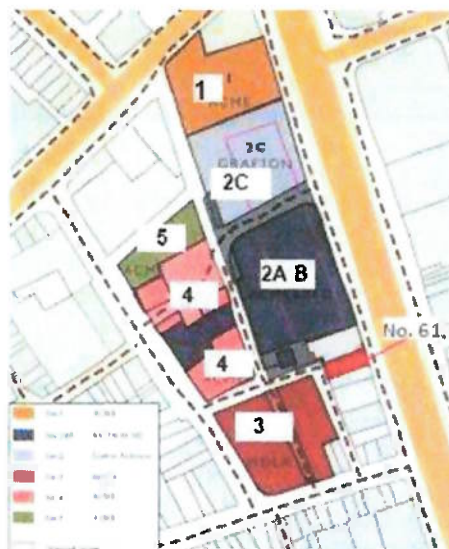
The location of the proposed development is No. 61 O'Connell Street Upper (a Protected Structure), including the rear of the property onto Henry Place, Dublin 1. The site is otherwise bound by No. 62 O'Connell Street Upper to the south, the east side of Henry Place to the west, the west side of O'Connell Street Upper to the east and No. 60 O'Connell Street Upper to the north.

- The proposed development comprises the conservation, repair, refurbishment and adaptive reuse of an existing commercial building (4 storey over basement) to include:-
- A 'licensed restaurant/cafe unit with takeaway/collection facility' (c.35 sq. m) at ground floor level on O'Connell Street Upper;
- A 'licensed restaurant/ cafe unit with takeaway/collection facility' (c.10 sq. m) at ground floor level on Henry Place;
- 3 no. 2bed apartments from 1s to 3rd floor (1no. unit per storey);
- 1no. gym/leisure studio (c.172 sq. m) at basement level;

All associated and ancillary site development works, conservation, demolition, landscaping, temporary works, including:-

- the creation of a new pedestrian link through part of the ground floor connecting O'Connell Street Upper and Henry Place;
- 8 no. bicycle and bins storage to rear of No. 61 O'Connell Street Upper at ground floor level;
- Building signage zones and retractable canopy.

The proposed development forms part of a number of sites in the vicinity for which Dublin Central GP/Hammerson intend applying for planning permission for development. It is not clear whether the applicant will develop the sites. This application refers to part of Site 2AB and Site C, although it is a stand-alone planning application and is highlighted in a red colour below.



Hammerson sites from the applicant's submission with No. 61 O'Connell Street in red

## Background

This site adjoins a number of sites in the vicinity of Moore Street, all owned by Dublin Central GP which have been the subject of previous planning applications, preservation orders, protected structures and legal challenges. **The historical importance of these sites is explained in Appendix A (attached).**



An Bord Pleanála is currently considering three adjoining sites to the west of this particular site. Recently Dún City Council added further buildings and sections of buildings in the vicinity to the Record of Protected Structures, which will impact on the applications currently being considered by An Bord Pleanála.

To the north-west of this site, Nos. 14 - 17 Moore Street were made subject to a Preservation Order under the national Monuments Act by the relevant Minister (Dick Roche TD) in 2007. The Easter Rising surrender decision was made in No. 16 Moore Street by the 1916 Leaders. Nos. 14 - 17 are a continuous set of complete pre-1916 buildings with evidence of the presence of the insurgents.

The State acquired Nos. 14 - 17 (and part of No.18) in mid-2015 when all other proposals to restore the buildings had failed. Until then the site had been owned by a private development company (Chartered Land) as part of a wider property portfolio in the area. The acquisition was facilitated by NAMA as the buildings were under lien to them at the time.

Following an independent Value for Money and Process Audit, the Department then took up a tender process that had been initiated by the previous owners (Chartered Land) for the conservation and restoration of the buildings (14-17) as a 1916 Commemorative Centre.

The intention was to have the Commemorative Centre open in time for the 1916 Centenary. However, legal proceedings to stop the 1916 Commemorative Centre project were initiated against the State in the High Court by a private citizen in late 2015. At the same time the buildings were occupied by protestors opposed to the State's project which included demolishing adjoining buildings which the State contended were post 1916.

The High Court held on 18 March 2016 that the works were not compliant with national monuments or planning legislation and went on to find that extensive areas of Moore Street and surrounds were national monuments as had been sought by the applicant in the proceedings. This effectively stopped all works on the site, other than essential stabilisation and preservation works which were carried out with the full agreement of the High Court. The buildings are in the care of OPW ever since.

On 14 February 2018 the Court of Appeal overturned the High Court judgments against the Minister in all respects and essentially reaffirmed that the power to determine what constituted a National Monument was a policy matter vested in the Minister and that the Minister did not require planning permission for works on National Monument sites. Securing History which was published in March 2017 was drafted against a background of ongoing legal proceedings which also created a context of some uncertainty over the deliberations of the MSAG until the Court of Appeal judgement was announced in February.

The overall area is an historic area being the route of the retreat from the GPO in 1916. For this reason many sites in the area have been subject to objection, appeals and legal cases.

### **The planning process**

The overall Hammerson development project site has been subdivided by the developers into six different sites (1,2C, 2AB, 3, 4 and 5) with various design teams making planning submissions. As stated this planning application submitted is part of Sites 2AB, 2C.



Overall the applications, as submitted by Dublin Central GP, contain a high quantity of information which has been difficult to take on board as the overall development site has been subdivided. In essence this particular development is one small part of a much larger development site. However it is an important part of the overall development as it creates a new laneway between O'Connell Street Upper and Henry Place, cutting through a Protected Structure of No. 61.

No scaled model has been provided with this particular application, as occurred on previous submissions, and it is difficult to understand why it has been omitted.

The Moore Street Preservation Trust has grave concerns regarding the Taoiseach Mícheál Martin's supportive comments for the proposed overall Dublin Central GP development which were included in the press release issued by the developer in support of their applications submitted to the council in June 2021. In addition there are concerns that the Minister for Housing, Darragh O'Brien, has confirmed that his department was indirectly engaged at the same time in some discussions regarding compensation for the street traders.

### **Protected structures**

The site is located within the O'Connell Street Architectural Conservation Area and is located close to the National Monument at 14-17 Moore Street.

The Trust has concerns around the proposed building works to take place to No. 61 O'Connell Street Upper, being on the City Council's list of Protected Structures.



No. 61 showing the proposed new passageway from O'Connell Street

No. 61 is also located in the vicinity of the Protected Structures at Nos. 43, 44, 52- 54, 57 and 58 O'Connell Street Upper and the implications of all these structures being developed at the same time is important for Dublin's premier street.





O'Connell St:      Existing front      Proposed fronts (incl. after Further Information)

The Moore Street Preservation Trust in particular questions the creation of the new access to be constructed through the Protected Structure at No. 61 O'Connell Street Upper (see above in green). The developer has already proposed a new street and plaza elsewhere and the creation of an arched passageway through this Protected Structure is unnecessary. It will also be difficult to manage as there will be gateway access into the new passageway.

Dublin City Council's own Record of Protected Structures (RPS) is intended to protect the front façade in total. DCC has ignored its own RPS and permitted a new passageway to be punched through this Protected Structure. The MSPT asks ABP to refuse permission for this unnecessary development.

### **Impact on the National Monument**

The National Monument at 14-17 Moore Street is located near this proposed development. In conjunction with the development of other sites in the vicinity this application will impact on structures located within the National Monument boundary (14-17 Moore St).

Most importantly the scale of the proposed overall development in the area is totally inappropriate for an historical location, dwarfing the National Monument buildings and the Moore Street streetscape.

### **Archaeological impact**

As part of the overall lands owned Dublin Central GP lies partially within the protected Zone of Archaeological Potential (ZAP) for Dublin a full archaeological dig should take place across all sites i.e. Site 1, Site 2AB, Site 2C, Site 3, Site 4 and Site 5. This includes this application at No. 61 O'Connell Street Upper. It is also noteworthy that this particular application site is located within the O'Connell Street Architectural Conservation Area (ACA). All new development in each ACA should be implemented and carried out in accordance with the policies/objectives outlined for each ACA and the Trust believes that the proposed development does not adhere to those policies and objectives.

### **Climate Change**

Dublin City Council's approach to demolishing buildings in Central Dublin has rightly changed in recent times. The Council will now block developers from demolishing buildings or parts of buildings in central Dublin in a new citywide response to climate change rules. This approach to blocking demolition relies on the terms set out in the Dublin City Development Plan 2022-28.





If the council is now imposing stricter rules around what structures can be demolished to help the city mitigate the effect of development on climate change, this approach should be pursued when considering applications such as this and other applications in the vicinity. While on the one hand DCC is encouraging developers to retrofit rather than demolish in a bid to reduce carbon emissions, it is at the same time meeting, encouraging and agreeing project details with a developer who is doing the exact opposite on a number of prime historic city centre sites, such as in this case.

The MSPT asks ABP to encourage the council to adhere to its own policy in future applications by refusing permission for part demolition to create the unnecessary passageway proposed in this application.

### **Scale of proposed development overall**

As this planning application forms part of the overall Dublin Central GP site, it should be noted here that the overall application is totally out of scale with existing development locally, particularly at Moore Lane, O'Rahilly Parade and Moore Street.

### **Density of development**

As this planning application forms part of the overall Dublin Central GP site, it should also be noted here that the overall application comprises over-development of the area.

### **DCC requests for further information**

During the planning process DCC requested that the developer undertake necessary site investigations in order to determine if historic fabric is present on the property that could form part of a restored shopfront before a planning decision could be made.

The applicant, however, did not respond to DCC's request, instead suggesting that "it is not currently possible to undertake invasive physical analysis at No. 61 O'Connell Street Upper, giving the presence of existing tenants". DCC then made its decision without having access to all the information requested.

It is the Trust's opinion that this was a wholly inadequate response from the applicant and asks An Bord Pleanála not to accept the response. In Section 7 of the Planning Application Form submitted, it is clearly indicated that the applicant, Dublin Central GP Ltd., is the owner of the property at No. 61 O'Connell Street Upper and therefore has full access to the premises.

The response submitted – "a detailed visual examination and measured surveys", without inspecting covered up works, is not the information requested. DCC should not have accepted this response and should not have made its decision without the relevant information.

### **New passageway**

The further information submitted by the applicant concerning the proposed new passageway indicates controlled access gates at each end of the new passageway at O'Connell Street Upper and Henry Place. It is suggested that these gates will be open during the day only and be closed at night "in the interests of the general public and prospective residents of the building". The gates will be managed by a management company and the company will restrict pedestrian access to the passageway outside public opening hours "to be agreed with the planning authority". The applicant further stated that "the



potential for both gates to be remote controlled via control/security room is to be evaluated" and then instructed DCC to attach a suitable planning condition in due course.

The current Development Plan refers to all of the front façade of No. 61 as being a Protected Structure. Yet the applicant wants to punch an unnecessary arched gated route through that front façade. It seems pointless for DCC to have recently revised the Protected Structure listing to include the front façade in total and to then permit this proposed development.

The applicants response to DCC's additional information request concerning the new passageway was a mishmash of possibilities and suggestions and did not address any of the Council's concerns. The applicant placed the burden on the Council to respond, ignoring its own responsibilities. The MSPT asks An Bord Pleanála not to accept this response.

In respect of the proposed café/restaurant the applicant submitted a report by Bannon Property Consultants confirming that both units are commercially viable in respect of the uses proposed.

O'Connell Street and the surrounding locality is awash with cafes, restaurants, bars and fast food restaurants. The applicant now proposes that a new unseen café and kiosk located in a new passageway off O'Connell Street Upper, which will be periodically locked (subject to a Management Company's requirements) is commercially viable. The MSPT challenges such an assertion and asks ABP to refuse permission for such an unviable plan.

The suggestion of a new passageway with periodically locked gates, linking O'Connell Street and Henry Place is a recipe for a planning disaster and will contribute nothing to the city. It will interfere with and redraw the streetscape and geography of Henry Place, a laneway of huge historical significance as the route taken by volunteers on their evacuation of the GPO.

Henry Place satisfies the criteria laid down by the High Court and Court of Appeal for protection as a National Monument since its preservation is a matter of National importance. It follows that any alteration and interference with it requires Ministerial Consent. No such consent was included in the planning application.

### Historic Building Survey

Dublin City Council requested that the applicant submit an Historic building survey to be undertaken by a suitably qualified architectural historian. The applicant did not provide such an historic building survey and simply stated that "an Historic Building Survey will occur following the removal of all 20<sup>th</sup> century linings and fit-outs".

DCC simply accepted the applicant's response, which was wholly inappropriate. The MSPT asks the Board to review this response.

### Conclusion

It is considered that the proposed construction of a new arched passageway at No. 61 O'Connell Street Upper and the unnecessary overhaul of an existing protected front façade without comprehensive investigations taking place is unnecessary and contributes nothing to the existing streetscape and the historic quarter around the National Monument and Moore Street areas.



The MSPT asks An Bord Pleanála to refuse planning permission for this unnecessary proposed development.

**The Moore Street Preservation Trust**  
20<sup>th</sup> October 2023

## **APPENDIX A**

### **Moore Street and the 1916 Battlefield site: an historic quarter**

The historical importance of the locality around the site of the proposed development at No. 61 must be highlighted. The map below shows various locations on or close to Moore Street (numbered 1-14). The importance of each location is listed and described below, to highlight the historical importance of the area. A walk through the area today will highlight the number of 1916 buildings, features and fabric still visible. Looking down Henry Place the aspect is exactly the same as the volunteers would have seen in 1916. The entrance to Henry Place is framed by two portals of magnificent buildings, one on each corner.

Moore Street and the 'Moore Street Battles' are well documented and are recognised as a series of events which formed the platform for the foundation of the Irish Republic. The lands and buildings, fronted by Moore Street and bounded by Henry Place, Moore Lane, and O'Rahilly Parade are sometimes referred to as "the island." This forms the core of the historic Moore Street Quarter.

Most importantly this planning application is close to a National Monument and Protected Structures at 14-17 Moore Street (discussed further below) and this proposed development in proximity to the monument will have a serious negative impact on that monument. Three ongoing appeals are currently under consideration by An Bord Pleanála on the nearby sites.





The Battle of Moore Street

#### Key to the Map:

1. The GPO which would become headquarters for the military operations of the Easter Rising
2. O'Brien's Mineral Water Works which was occupied by Connolly's men, who had evacuated the GPO, led by Michael Collins
3. The White House at the junction of Henry Place and Moore Lane took heavy fire from the Rotunda. A barricade was set up as a shield here
4. No. 10 Moore St which volunteers entered through a side door to avoid the heavy fire. It was decided to take over the Moore St. terrace of houses by burrowing from house to house
5. No. 16 Moore St. where a wounded James Connolly was carried from No. 10 Moore St.
6. Hanlon's yard at 20/21 Moore St. where volunteers gathered and decided to surrender
7. No. 25 Moore St which the volunteers reached after burrowing from house to house
8. Sackville Lane (now O'Rahilly Parade) where Michael Joseph O'Rahilly made a final dash to, wounded and under fire, after attacking the British army barricade
9. The location of the British army barricade at Parnell St. Elizabeth O'Farrell made her way from 15 Moore St. to the barricade under a white flag. She was brought to meet General Lowe
10. After returning to Moore St., O'Farrell was accompanied by Padraig Pearse to meet General Lowe in Parnell St.
11. The Rotunda Hospital where volunteers were escorted after laying down their arms





12. The Parnell monument where volunteers were ordered to march to where they were to lay down their arms
13. Tom Clarke's shop where Elizabeth O'Farrell was held prisoner
14. The Gresham Hotel where the volunteers had been ordered to march to the Parnell Monument

The evacuation route from the GPO through Henry Place into the Moore Street Terrace is today in line and form exactly as it appeared to volunteers fleeing the burning GPO under machinegun fire and heavy artillery shelling.

The volunteers led by Michael Collins sought refuge here only to be met with machine-gun fire from enemy forces on Parnell Street. A barricade was erected at the junction of Moore Lane and Henry Place to shield volunteers as they crossed at the wave of the sword held by none other than Joseph Mary Plunkett. 17 volunteers were wounded at this location. Michael Mulvihill and Henry Coyle were killed in action here. It is a hugely significant location in the story of the evacuation and in the Battle of Moore Street - the final battle of The Rising.

The Bottling Stores that frame this junction were occupied and held by volunteers led by Frank Henderson. They are original buildings and qualify for National Monument protection since their preservation is without doubt a matter of national importance.

The applicants proposal to site a hotel on Henry Place and remove the Bottling Stores (O'Connell Street side) simply beggars belief. One can only conclude that they are blissfully unaware of what took place in these lanes of history and in particular at this location.

If the final meeting place of the leaders is deemed worthy of preservation and protection, it surely follows that the route to that historic location has to be viewed as being of equal importance. High Court Judge Max Barret held that **'the wealth of evidence before the Court concerning the historical significance of the bottling stores is such that the court cannot but and does conclude that the stores comprise both a monument and a National Monument.**

He continued **' can there be any doubt, faced with such powerful observations from so distinguished in their field as to see them appointed Director and Acting Director of the National Museum of Ireland, that the current streetways and alignments of the Moore Street 'theatre of conflict' satisfy the criteria identified in the National Monuments Acts to be national monuments? To the Courts mind they cannot'.**

Please note that any development relating to O'Rahilly Parade must be sensitive to its place in the history of The Rising. Three volunteers were killed in action here. The O Rahilly, the only leader to die in the field of battle was left to die here overnight. Found dead alongside him were Charles Carrigan and Francis Macken. The rear yard of No. 25 Moore Street was the location of a gathering of volunteers preparing a final do or die charge on the enemy barricade on Parnell Street. As they emerged from the yard they were summoned back to No. 16 Moore Street and told of the decision to surrender. The last act of The Rising took place in this historically important laneway.

It should be noted that while this appeal concerns a subdivided site for development, the developer's overall plan for the locality encompasses six separate sites which will be the subject of six separate planning applications, three of which are ongoing. The developed sites will have a detrimental impact on



the areas shown on the map above, including the laneways, due to the overall scale of the proposed developments relative to the low scale Moore Street terrace. It is the Trust's opinion that this current planning application and other adjoining current and forthcoming planning applications will have a wholly negative impact on what should be an historical and cultural quarter, commemorating the events of 1916. The City Council has permitted a development which has little respect for the historical events of the locality or for the National Monument at 14-17 Moore Street. The applicant's proposal is a commercial proposal for an area described by the National Museum as "the most important historic site in modern Irish history".

In 2016 the Mayor's Forum on Moore Street, under the then Dublin Mayor, Críona Ní Dhálaigh, brought together a team who produced a booklet "Moore Street Battlefield Site Plan, the Lanes of history", commissioned by Dublin City Council which proposed a conservation plan for the Moore Street area as an historic cultural quarter.

In 2021 the Moore Street Preservation Trust produced a plan for the Moore Street area including an architectural model. The plan meets all the recommendations of the Advisory group to the Minister; the objectives of the Development Plan; the aims of the Moore Street Renewal Bill presented to An Seanad by Minister Darragh O'Brien and European and International guidelines and charters. A presentation was made to Dublin City Council, including the Chief Planner, and the model was publicly displayed in City Hall. The Office of the Lord Mayor expressed support for the plan as a positive way forward in the proposed development of Moore Street.

Finally please also note that this site, as part of a larger site, was previously the subject of an appeal to An Bord Pleanála (PL29N.232347; page 106). The Board's inspector Ms. Jane Dennehy recommended a refusal of planning permission which was confirmed by the Board. As part of the reasons for the refusal Ms. Dennehy wrote:

It is considered that the proposed destruction of the **internal lane network and construction of new streets and public spaces of excessive proportions, width and exposure**, would radically change the existing street hierarchy and grid like layout of linear streets and lanes within the area and the historic context of the GPO and no's 14 to 17 Moore Street monuments which stand registered under National

Monuments Acts. As a result the proposed development would fail to integrate into the established pattern and context of the north central city and would therefore be seriously injurious to the amenities and contrary to proper planning and development of the area.

