

The residents and tenants will be required to provide and maintain appropriate waste receptacles within their units to facilitate segregation at source of these waste types. The location of the bins within the units will be at the discretion of the residents and tenants. As required, the residents and tenants will need to bring these segregated wastes from their units to their allocated Waste Storage Areas (WSAs). All WSA's can be viewed on the plans submitted with the application.

The OWMP seeks to ensure the development contributes to the targets outlined in the EMR Waste Management Plan 2015 – 2021 and the DCC waste Bye-laws.

Mitigation measures proposed to manage impacts arising from wastes generated during the operation of the Proposed Development are summarised below.

14.4.2.3.1 Site 3

The total estimated waste generation for the development of the Dublin Central Site 3 for the main waste types based on the AWN WGM is presented in Table 14.10 below and is based on the uses and areas as advised by the project architects in May 2021.

Waste Type	Waste Volume (m ³ /week)		
	Residential Units (combined)	Retail and Café / Restaurant Units (combined)	Hotel Unit
Organic Waste	0.98	0.58	1.04
Dry Mixed Recyclables	6.93	3.06	2.00
Glass	0.19	0.32	2.39
Mixed Non-Recyclables	3.64	4.48	2.02
Confidential Paper	-	-	-
Cardboard (For Baling)	-	6.43	-
Plastic (For Baling)	-	2.11	-
Total	11.74	16.97	6.41

Table 14.10: Estimated waste generation for the Proposed Development for the main waste types.

14.4.2.3.2 Site 4

The total estimated waste generation for the development of the Dublin Central Site 4 for the main waste types based on the AWN WGM is presented in Table 14.11 below and is based on the uses and areas as advised by the project architects in May 2021.

Waste Type	Waste Volume (m ³ /week)		
	Residential Units (combined)	Retail and Café / Restaurant Units (combined)	Office Units (Combined)
Organic Waste	0.11	0.47	0.02
Dry Mixed Recyclables	0.80	1.83	0.16
Glass	0.02	0.24	0.01
Mixed Non-Recyclables	0.42	4.82	0.20
Confidential Paper	-	-	0.03
Cardboard (For Baling)	-	3.28	0.16
Plastic (For Baling)	-	1.72	0.14
Total	1.35	12.36	0.73

Table 14.11: Estimated waste generation for the Proposed Development for the main waste types.

14.4.2.3.3 Site 5

The total estimated waste generation for the development of the Dublin Central Site 5 for the main waste types based on the AWN WGM is presented in Table 14.12 below and is based on the uses and areas as advised by the project architects in May 2021.

Waste Type	Waste Volume (m ³ /week)	
	Retail and F&B Units (combined)	Office Units (Combined)
Organic Waste	0.20	0.87
Dry Mixed Recyclables	1.29	4.06
Glass	0.11	0.09
Mixed Non-Recyclables	2.73	4.69
Confidential Paper	-	3.27
Cardboard (For Baling)	2.16	3.79
Plastic (For Baling)	0.69	3.70
Total	4.33	20.46

Table 14.12: Estimated waste generation for the Proposed Development for the main waste types.

14.5 POTENTIAL IMPACTS

14.5.1 Dublin Central Masterplan

14.5.1.1 Construction Stage

The Proposed Development will generate a range of non-hazardous and hazardous waste materials during site demolition, excavation and construction phase. General housekeeping and packaging will also generate waste materials as well as typical municipal wastes generated by construction employees including food waste. Waste materials will be required to be temporarily stored on site pending collection by a waste contractor. If waste material is not managed and stored correctly, it is likely to lead to litter or pollution issues at the development and on adjacent developments. The indirect effect of litter issues is the presence of vermin within the development and the surrounding areas. However, in the absence of mitigation, the effect on the local environment is likely to be **short term, significant and negative**.

The use of non-permitted waste contractors or unauthorised waste facilities could give rise to inappropriate management of waste and result in indirect negative environmental impacts or pollution. It is essential that all waste materials are dealt with in accordance with regional and national legislation, as outlined previously, and that time and resources are dedicated to ensuring efficient waste management practices. However, in the absence of mitigation, the effect on the local and regional environment is likely to be **long term, significant and negative**.

Wastes arising will need to be taken to suitably registered / permitted / licenced waste facilities for processing and segregation, reuse, recycling, recovery, and/or disposal as appropriate. There are numerous licensed waste facilities in the Eastern Midlands region which can accept hazardous and non-hazardous waste materials and acceptance of waste from the Proposed Development would be in line with daily activities at these facilities. At present, there is sufficient capacity for the acceptance of the likely C&D waste arisings at facilities in the region. The majority of demolition and construction materials are either recyclable or recoverable. However, in the absence of mitigation, the effect on the local environment is likely to be **short term, significant and negative**.

There is a quantity of excavated material which will need to be excavated to facilitate the Proposed Development. A detailed review of the existing ground conditions on a regional, local site-specific scale are presented in Chapter 6: Land, Soils & Geology. It is anticipated that c. 163,490m³ of material will need to be excavated to do so. There is limited chance for reuse of material onsite and it is envisaged that all material, will need to be removed offsite due to the limited opportunities for reuse on site. Correct classification and segregation of the excavated material is required to ensure that any potentially contaminated materials are identified and handled in a way that will not impact negatively on workers as well as on water and soil environments, both on and off-site. However, in the absence of mitigation, the effect on the local and regional environment is likely to be **short term, significant and negative**.

14.5.1.2 Operational Stage

The potential impacts on the environment of improper, or a lack of, waste management during the operational phase would be a diversion from the priorities of the waste hierarchy which would lead to small volumes of waste being sent unnecessarily to landfill. However, in the absence of mitigation, significant effects are not likely. The effect is likely to be **long term, non-significant and negative**.

The nature of the development means the generation of waste materials during the operational phase is unavoidable. Networks of waste collection, treatment, recovery and disposal infrastructure are in place in the region to manage waste efficiently from this type of development. Waste which is not suitable for recycling is typically sent for energy recovery. There are also facilities in the region for segregation of municipal recyclables which is typically exported for conversion in recycled products (e.g. paper mills and glass recycling).

If waste material is not managed and stored correctly, it is likely to lead to litter or pollution issues at the development and on adjacent developments. The knock-on effect of litter issues is the presence of vermin within the development and the surrounding areas. However, in the absence of mitigation, the effect on the local environment is likely to be **short term, significant and negative**.

Waste contractors will be required to service the development on a regular basis to remove waste. The use of non-permitted waste contractors or unauthorised facilities could give rise to inappropriate management of waste and result in negative environmental impacts or pollution. It is essential that all waste materials are dealt with in accordance with regional and national legislation, as outlined previously, and that time and resources are dedicated to ensuring efficient waste management practices. However, in the absence of mitigation, the effect on the local environment is likely to be **long term, significant and negative**.

14.5.1.3 Do-Nothing Impact

If the Proposed Development was not to go ahead there would be no demolition, construction or operational waste generated at this site. There will be a **neutral** effect on the environment.

14.5.2 Proposed Development – Site 3, 4 & 5

14.5.2.1 Construction Stage

The Proposed Developments will generate a range of non-hazardous and hazardous waste materials during site demolition, excavation and construction phase. General housekeeping and packaging will also generate waste materials as well as typical municipal wastes generated by construction employees including food waste. Waste materials will be required to be temporarily stored on site pending collection by a waste contractor. If waste material is not managed and stored correctly, it is likely to lead to litter or pollution issues at the development and on adjacent developments. The indirect effect of litter issues is the presence of vermin within the development and the surrounding areas. However, in the absence of mitigation, the effect on the local environment is likely to be **short term, significant and negative**.

The use of non-permitted waste contractors or unauthorised waste facilities could give rise to inappropriate management of waste and result in indirect negative environmental impacts or pollution. It is essential that all waste materials are dealt with in accordance with regional and national legislation, as outlined previously, and that time and resources are dedicated to ensuring efficient waste management practices. However, in the absence of mitigation, the effect on the local and regional environment is likely to be **long term, significant and negative**.

Wastes arising will need to be taken to suitably registered / permitted / licenced waste facilities for processing and segregation, reuse, recycling, recovery, and / or disposal as appropriate. There are numerous licensed waste facilities in the Eastern Midlands region which can accept hazardous and non-hazardous waste materials and acceptance of waste from the Proposed Development would be in line with daily activities at these facilities. At present, there is sufficient capacity for the acceptance of the likely C&D waste arisings at facilities in the region. The majority of demolition and construction materials are either recyclable or recoverable. However, in the absence of mitigation, the effect on the local environment is likely to be **short term, significant and negative**.

There is a quantity of excavated material which will need to be excavated to facilitate the Proposed Development.

A detailed review of the existing ground conditions on a regional, local site-specific scale are presented in Chapter 6: Land, Soil & Geology. It is anticipated that 15,165m³ excavated material will need to be removed offsite from Site 3, c. 132m³ from Site 4 and c. 5,593m³ from Site 5. Correct classification and segregation of the excavated material is required to ensure that any potentially contaminated materials are identified and handled in a way that will not impact negatively on workers as well as on water and soil environments, both on and off-site. However, in the absence of mitigation, the effect on the local and regional environment is likely to be **short term, significant and negative**.

14.5.2.2 Operational Stage

The potential impacts on the environment of improper, or a lack of, waste management during the operational phase would be a diversion from the priorities of the waste hierarchy which would lead to small volumes of waste being sent unnecessarily to landfill. However, in the absence of mitigation, significant effects are not likely. The effect is likely to be **long term, non-significant and negative**.

The nature of the development means the generation of waste materials during the operational phase is unavoidable. Networks of waste collection, treatment, recovery and disposal infrastructure are in place in the region to manage waste efficiently from this type of development. Waste which is not suitable for recycling is typically sent for energy recovery. There are also facilities in the region for segregation of municipal recyclables which is typically exported for conversion in recycled products (e.g. paper mills and glass recycling).

If waste material is not managed and stored correctly, it is likely to lead to litter or pollution issues at the development and on adjacent developments. The knock-on effect of litter issues is the presence of vermin within the development and the surrounding areas. However, in the absence of mitigation, the effect on the local environment is likely to be **short term, significant and negative**.

Waste contractors will be required to service the development on a regular basis to remove waste. The use of non-permitted waste contractors or unauthorised facilities could give rise to inappropriate management of waste and result in negative environmental impacts or pollution. It is essential that all waste materials are dealt with in accordance with regional and national legislation, as outlined previously, and that time and resources are dedicated to ensuring efficient waste management practices. However, in the absence of mitigation, the effect on the local environment is likely to be **long term, significant and negative**.

14.5.2.3 Do-Nothing Impact

If the Proposed Development was not to go ahead there would be no demolition, construction or operational waste generated at this site. There will be a **neutral** effect on the environment.

14.5.3 Cumulative

14.5.3.1 Construction Stage

Multiple permissions remain in place for both residential and commercial developments within the vicinity of the development. Due to the high number of waste contractors in the Dublin region there would be sufficient contractors available to handle waste generated from a large number of these sites simultaneously, if required. Similar waste materials would be generated by all the developments.

Other developments in the area will be required to manage waste in compliance with national and local legislation, policies and plans which will minimise / mitigate any potential cumulative effects associated with waste generation and waste management. As such the effect will be **short-term, not significant and negative**.

14.5.3.2 Operational Stage

There are existing residential and commercial developments close by, along with the multiple permissions remaining in place. All of the current and potential developments will generate similar waste types during their operational phases. Authorised waste contractors will be required to collect waste materials segregated, at a minimum, into recyclables, organic waste and non-recyclables. An increased density of development in the area is likely improve the efficiencies of waste collections in the area.

Other developments in the area will be required to manage waste in compliance with national and local legislation, policies and plans which will minimise / mitigate any potential cumulative impacts associated with waste generation and waste management. As such the effect will be a **long-term, imperceptible and neutral**.

14.5.3.3 Do-Nothing Impact

If the Proposed Development was not to go ahead there would be no demolition, construction or operational waste generated at this site. There will be a **neutral** effect on the environment.

14.6 MITIGATION MEASURES (AMELIORATIVE, REMEDIAL OR REDUCTIVE MEASURES)

14.6.1 Dublin Central Masterplan

14.6.1.1 Construction Stage

As previously stated, a project specific C&D WMP has been prepared in line with the requirements of the requirements of the guidance document issued by the DoEHLG and is included as Appendix 14.1. Adherence to the high-level strategy presented in this C&D WMP will ensure effective waste management and minimisation, reuse, recycling, recovery and disposal of waste material generated during the demolition, excavation and construction phase of the Proposed Development. Prior to commencement, the contractor(s) will be required to refine / update the C&D WMP or submit an addendum to C&D WMP to DCC to detail specific measures to minimise waste generation and resource consumption and provide details of the proposed waste contractors and destinations of each waste stream.

A quantity of soil, stone, silt, sand and clay which will need to be excavated to facilitate the Proposed Development. Correct classification and segregation of the excavated material is required to ensure that any potentially contaminated materials are identified and handled in a way that will not impact negatively on workers as well as on water and soil environments, both on and off-site.

In addition, the following mitigation measures will be implemented: -

- Building materials will be chosen with an aim to 'design out waste'.

- On-site segregation of waste materials will be carried out to increase opportunities for off-site reuse, recycling and recovery – it is anticipated that the following waste types, at a minimum, will be segregated: -
 - Concrete rubble (including ceramics, tiles and bricks).
 - Plasterboard.
 - Metals.
 - Glass.
 - Timber.
- Left over materials (e.g. timber off-cuts, broken concrete blocks / bricks) and any suitable construction materials shall be re-used on-site, where possible.
- All waste materials will be stored in skips or other suitable receptacles in designated areas of the site.
- Any hazardous wastes generated (such as chemicals, solvents, glues, fuels, oils) will also be segregated and will be stored in appropriate receptacles (in suitably bunded areas, where required).
- A waste manager will be appointed by the main contractor(s) to ensure effective management of waste during the demolition and construction works.
- All construction staff will be provided with training regarding the waste management procedures.
- All waste leaving site will be reused, recycled or recovered where possible to avoid material designated for disposal.
- All waste leaving the site will be transported by suitable permitted contractors and taken to suitably registered, permitted or licenced facilities.
- All waste leaving the site will be recorded and copies of relevant documentation maintained.

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Nearby sites requiring clean fill material will be contacted to investigate reuse opportunities for clean and inert material, if required. If any of the material is to be reused on another site as by-product (and not as a waste), this will be done in accordance with Article 27 of the EC (Waste Directive) Regulations (2011). EPA approval will be obtained prior to moving material as a by-product. However, it is not currently anticipated that Article 27 will be used.

These mitigation measures will ensure that the waste arising from the demolition and construction phase of the development is dealt with in compliance with the provisions of the Waste Management Act 1996, as amended, associated Regulations and the Litter Pollution Act 1997, the EMR Waste Management Plan (2015 – 2021). It will also ensure optimum levels of waste reduction, reuse, recycling and recovery are achieved and will encourage sustainable consumption of resources.

14.6.1.2 Operational Stage

As previously stated, a project specific OWMP has been prepared and is included as Appendix 14.2. Implementation of this OWMP will ensure a high level of recycling, reuse and recovery at the development. All recyclable materials will be segregated at source to reduce waste contractor costs and ensure maximum diversion of materials from landfill, thus achieving the targets set out in the EMR Waste Management Plan 2015 – 2021 and abiding by the DCC waste bye-laws.

In addition, the following mitigation measures will be implemented: -

- On-site segregation of all waste materials into appropriate categories including (but not limited to): -
 - Organic waste.
 - Dry Mixed Recyclables.

- Mixed Non-Recyclable Waste.
 - Glass.
 - Waste electrical and electronic equipment (WEEE).
 - Batteries (non-hazardous and hazardous).
 - Cooking oil.
 - Light bulbs.
 - Cleaning chemicals (pesticides, paints, adhesives, resins, detergents, etc.).
 - Furniture (and from time to time other bulky waste).
 - Abandoned bicycles.
- All waste materials will be stored in colour coded bins or other suitable receptacles in designated, easily accessible locations. Bins will be clearly identified with the approved waste type to ensure there is no cross contamination of waste materials.
 - All waste collected from the development will be reused, recycled or recovered where possible, with the exception of those waste streams where appropriate facilities are currently not available.
 - All waste leaving the site will be transported by suitable permitted contractors and taken to suitably registered, permitted or licensed facilities.

These mitigation measures will ensure the waste arising from the development is dealt with in compliance with the provisions of the *Waste Management Act 1996*, as amended, associated Regulations, the *Litter Pollution Act 1997*, the *EMR Waste Management Plan (2015 – 2021)* and the DCC waste bye-laws. It will also ensure optimum levels of waste reduction, reuse, recycling and recovery are achieved.

14.6.2 Proposed Development – Site 3, 4 & 5

14.6.2.1 Construction Stage

As previously stated, a project specific C&D WMP has been prepared in line with the requirements of the requirements of the guidance document issued by the DoEHLG and is included as Appendix 14.1. Adherence to the high-level strategy presented in this C&D WMP will ensure effective waste management and minimisation, reuse, recycling, recovery and disposal of waste material generated during the demolition, excavation and construction phase of the Proposed Development. Prior to commencement, the contractor(s) will be required to refine / update the C&D WMP or submit an addendum to C&D WMP to DCC to detail specific measures to minimise waste generation and resource consumption and provide details of the proposed waste contractors and destinations of each waste stream.

A quantity of soil, stone, silt, sand and clay which will need to be excavated to facilitate the Proposed Development. Correct classification and segregation of the excavated material is required to ensure that any potentially contaminated materials are identified and handled in a way that will not impact negatively on workers as well as on water and soil environments, both on and off-site.

In addition, the following mitigation measures will be implemented: -

- Building materials will be chosen with an aim to ‘design out waste’.
- On-site segregation of waste materials will be carried out to increase opportunities for off-site reuse, recycling and recovery – it is anticipated that the following waste types, at a minimum, will be segregated: -
 - Concrete rubble (including ceramics, tiles and bricks).
 - Plasterboard.

- Metals.
- Glass.
- Timber.
- Left over materials (e.g. timber off-cuts, broken concrete blocks / bricks) and any suitable construction materials shall be re-used on-site, where possible.
- All waste materials will be stored in skips or other suitable receptacles in designated areas of the site.
- Any hazardous wastes generated (such as chemicals, solvents, glues, fuels, oils) will also be segregated and will be stored in appropriate receptacles (in suitably bunded areas, where required).
- A waste manager will be appointed by the main contractor(s) to ensure effective management of waste during the demolition and construction works.
- All construction staff will be provided with training regarding the waste management procedures.
- All waste leaving site will be reused, recycled or recovered where possible to avoid material designated for disposal.
- All waste leaving the site will be transported by suitable permitted contractors and taken to suitably registered, permitted or licenced facilities.
- All waste leaving the site will be recorded and copies of relevant documentation maintained.

Nearby sites requiring clean fill material will be contacted to investigate reuse opportunities for clean and inert material, if required. If any of the material is to be reused on another site as by-product (and not as a waste), this will be done in accordance with Article 27 of the EC (Waste Directive) Regulations (2011). EPA approval will be obtained prior to moving material as a by-product. However, it is not currently anticipated that Article 27 will be used.

These mitigation measures will ensure that the waste arising from the demolition and construction phase of the development is dealt with in compliance with the provisions of the Waste Management Act 1996, as amended, associated Regulations and the Litter Pollution Act 1997, the EMR Waste Management Plan (2015 – 2021). It will also ensure optimum levels of waste reduction, reuse, recycling and recovery are achieved and will encourage sustainable consumption of resources.

14.6.2.2 Operational Stage

As previously stated, a project specific OWMP has been prepared and is included as Appendix 14.2. Implementation of this OWMP will ensure a high level of recycling, reuse and recovery at the development. All recyclable materials will be segregated at source to reduce waste contractor costs and ensure maximum diversion of materials from landfill, thus achieving the targets set out in the EMR Waste Management Plan 2015 – 2021 and abiding by the DCC waste bye-laws.

In addition, the following mitigation measures will be implemented: -

- On-site segregation of all waste materials into appropriate categories including (but not limited to): -
 - Organic waste.
 - Dry Mixed Recyclables.
 - Mixed Non-Recyclable Waste.
 - Glass.
 - Waste electrical and electronic equipment (WEEE).
 - Batteries (non-hazardous and hazardous).

- Cooking oil.
- Light bulbs.
- Cleaning chemicals (pesticides, paints, adhesives, resins, detergents, etc.).
- Furniture (and from time to time other bulky waste).
- Abandoned bicycles.
- All waste materials will be stored in colour coded bins or other suitable receptacles in designated, easily accessible locations. Bins will be clearly identified with the approved waste type to ensure there is no cross contamination of waste materials.
- All waste collected from the development will be reused, recycled or recovered where possible, with the exception of those waste streams where appropriate facilities are currently not available.
- All waste leaving the site will be transported by suitable permitted contractors and taken to suitably registered, permitted or licensed facilities.

These mitigation measures will ensure the waste arising from the development is dealt with in compliance with the provisions of the *Waste Management Act 1996*, as amended, associated Regulations, the *Litter Pollution Act 1997*, the *EMR Waste Management Plan (2015 – 2021)* and the DCC waste bye-laws. It will also ensure optimum levels of waste reduction, reuse, recycling and recovery are achieved.

14.7 RESIDUAL IMPACT

14.7.1 Dublin Central Masterplan

14.7.1.1 Construction Stage

A carefully planned approach to waste management as set out in Section 14.6 and adherence to the C&D WMP during the demolition, excavation and construction phase will ensure that the effect on the environment will be **short-term, imperceptible** and **neutral**.

14.7.1.2 Operational Stage

During the operational phase, a structured approach to waste management as set out in Section 14.6 and adherence to the OWMP will promote resource efficiency and waste minimisation. Provided the mitigation measures are implemented and a high rate of reuse, recycling and recovery is achieved, the predicted effect of the operational phase on the environment will be **long-term, imperceptible** and **neutral**.

14.7.1.3 Worst Case Impact

In a worst-case scenario, if no mitigation measures found in section 14.6 are followed, poor onsite waste management, non-permitted waste contractors or unauthorised waste facilities could give rise to inappropriate management of waste offsite and result in negative environmental impacts or pollution as shown in Section 14.5.

14.7.2 Proposed Development – Site 3, 4 & 5

14.7.2.1 Construction Stage

A carefully planned approach to waste management as set out in Section 14.6 and adherence to the C&D WMP during the demolition, excavation and construction phase will ensure that the effect on the environment will be **short-term, imperceptible** and **neutral**.

14.7.2.2 Operational Stage

During the operational phase, a structured approach to waste management as set out in Section 14.6 and adherence to the OWMP will promote resource efficiency and waste minimisation. Provided the mitigation measures are implemented and a high rate of reuse, recycling and recovery is achieved, the predicted effect of the operational phase on the environment will be **long-term, imperceptible** and **neutral**.

14.7.2.3 Worst Case Impact

In a worst-case scenario, if no mitigation measures found in section 14.6 are followed, poor onsite waste management, non-permitted waste contractors or unauthorised waste facilities could give rise to inappropriate management of waste offsite and result in negative environmental impacts or pollution as shown in Section 14.5.

14.7.3 Cumulative

14.7.3.1 Construction Stage

During the demolition, excavation and construction phase waste management will be carefully managed as set out in Section 14.6 and the C&D WMP. Other developments in the area will be required to manage waste in compliance with national and local legislation, policies and plans which will minimise / mitigate any potential cumulative impacts associated with waste generation and waste management. As such it is considered that the cumulative effect relating to waste management will be **short-term, imperceptible** and **neutral**.

14.7.3.2 Operational Stage

During the Operational phase waste management will be carefully managed as set out in Section 14.6 and the OWMP. Other developments in the area will be required to manage waste in compliance with national and local legislation, policies and plans which will minimise / mitigate any potential cumulative impacts associated with waste generation and waste management. As such it is considered that the cumulative effect relating to waste management will be **long-term, imperceptible** and **neutral**.

14.7.3.3 Worst Case Impact

In a worst-case scenario, if no mitigation measures found in section 14.6 are followed, poor onsite waste management, non-permitted waste contractors or unauthorised waste facilities could give rise to inappropriate management of waste offsite and result in negative environmental impacts or pollution as shown in Section 14.5.

14.8 MONITORING

14.8.1 Dublin Central Masterplan

The management of waste during the demolition, excavation and construction phase should be monitored to ensure compliance with relevant local authority requirements, and effective implementation of the C&D WMP including maintenance of waste documentation.

The management of waste during the operational phase should be monitored to ensure effective implementation of the OWMP by the building management company and the nominated waste contractor(s).

14.8.1.1 Construction Stage

The objective of setting targets for waste management is only achieved if the actual waste generation volumes are calculated and compared. This is particularly important during the demolition, excavation and construction phase where there is a potential for waste management to become secondary to progress and meeting construction schedule targets. The C&D WMP specifies the need for a waste manager to be appointed who will have responsibility to monitor the actual waste volumes being generated and to ensure that contractors and sub-contractors are segregating waste as required. Where targets are not being met, the waste manager should identify the reasons for targets not being achieved and work to resolve any issues. Recording of waste generation during the project will enable better management of waste contractor requirements and identify trends. The data should be maintained to advise on future projects.

14.8.1.2 Operational Stage

During the operational phase, waste generation volumes should be monitored against the predicted additional waste volumes outlined in Table 14.10, 14.11 & 14.12. There may be opportunities to reduce the number of bins, waste collections and equipment required in the WSAs where estimates have been too conservative. Reductions in bin and equipment requirements will improve efficiency and reduce waste contractor costs.

Waste legislation should also be consulted on a regular basis in case of any changes which may impact on waste management procedures.

14.8.2 Proposed Development – Site 3, 4 & 5

The management of waste during the demolition, excavation and construction phase should be monitored to ensure compliance with relevant local authority requirements, and effective implementation of the C&D WMP including maintenance of waste documentation.

The management of waste during the operational phase should be monitored to ensure effective implementation of the OWMP by the building management company and the nominated waste contractor(s).

14.8.2.1 Construction Stage

The objective of setting targets for waste management is only achieved if the actual waste generation volumes are calculated and compared. This is particularly important during the demolition, excavation and construction phase where there is a potential for waste management to become secondary to progress and meeting construction schedule targets. The C&D WMP specifies the need for a waste manager to be appointed who will have responsibility to monitor the actual waste volumes being generated and to ensure that contractors and sub-contractors are segregating waste as required. Where targets are not being met, the waste manager should identify the reasons for targets not being achieved and work to resolve any issues. Recording of waste generation during the project will enable better management of waste contractor requirements and identify trends. The data should be maintained to advise on future projects.

14.8.2.2 Operational Stage

During the operational phase, waste generation volumes should be monitored against the predicted additional waste volumes outlined in Tables 14.10, 14.11 and 14.2. There may be opportunities to reduce the number of bins, waste collections and equipment required in the WSAs where estimates have been too conservative. Reductions in bin and equipment requirements will improve efficiency and reduce waste contractor costs.

Waste legislation should also be consulted on a regular basis in case of any changes which may impact on waste management procedures.

14.9 REINSTATEMENT

14.9.1 Dublin Central Masterplan

In the event that the Proposed Development is discontinued, there is not likely to be any significant impacts on waste management at the site.

14.9.2 Proposed Development – Site 3, 4 & 5

In the event that the Proposed Development is discontinued, there is not likely to be any significant impacts on waste management at the site.

14.10 DIFFICULTIES ENCOUNTERED

There were no difficulties encountered during the production of this chapter of the EIAR.



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15 CULTURAL HERITAGE (ARCHITECTURAL)

15.1 Introduction

15.1.1 General

Molloy & Associates were engaged as architectural heritage consultants to assess architectural heritage impacts likely to arise from the proposed development of the Dublin Central Masterplan Area.

The Dublin Central Masterplan Area is divided into six distinct sites intended to be developed by Dublin Central GP Limited, who acquired the Masterplan area in 2016, with a view to redesigning a permitted large-scale redevelopment within a renewed Masterplan notwithstanding an inherited permission to develop the site under DCC Reg. Ref. 2479/08 / An Bord Pleanála Reg. Ref. PL29N.232347.

The development of design proposals for each of the six sites (Sites 1, 2AB, 2C, 3, 4 and 5) within the Dublin Central Masterplan area was based on a Masterplan designed by Acme. The Masterplan area broadly reflects the red line boundary of the permitted development, with some notable deviations; the State ownership of Nos 14-17 (and 18a) Moore Street; the addition of Patrick Conways Public House at No.70 Parnell Street and No.61 O'Connell Street.

The scope of this Chapter focuses principally on Sites 3, 4 and 5, yet broadly considers their development in context with the intended future development of Sites 1, 2AB and 2C.

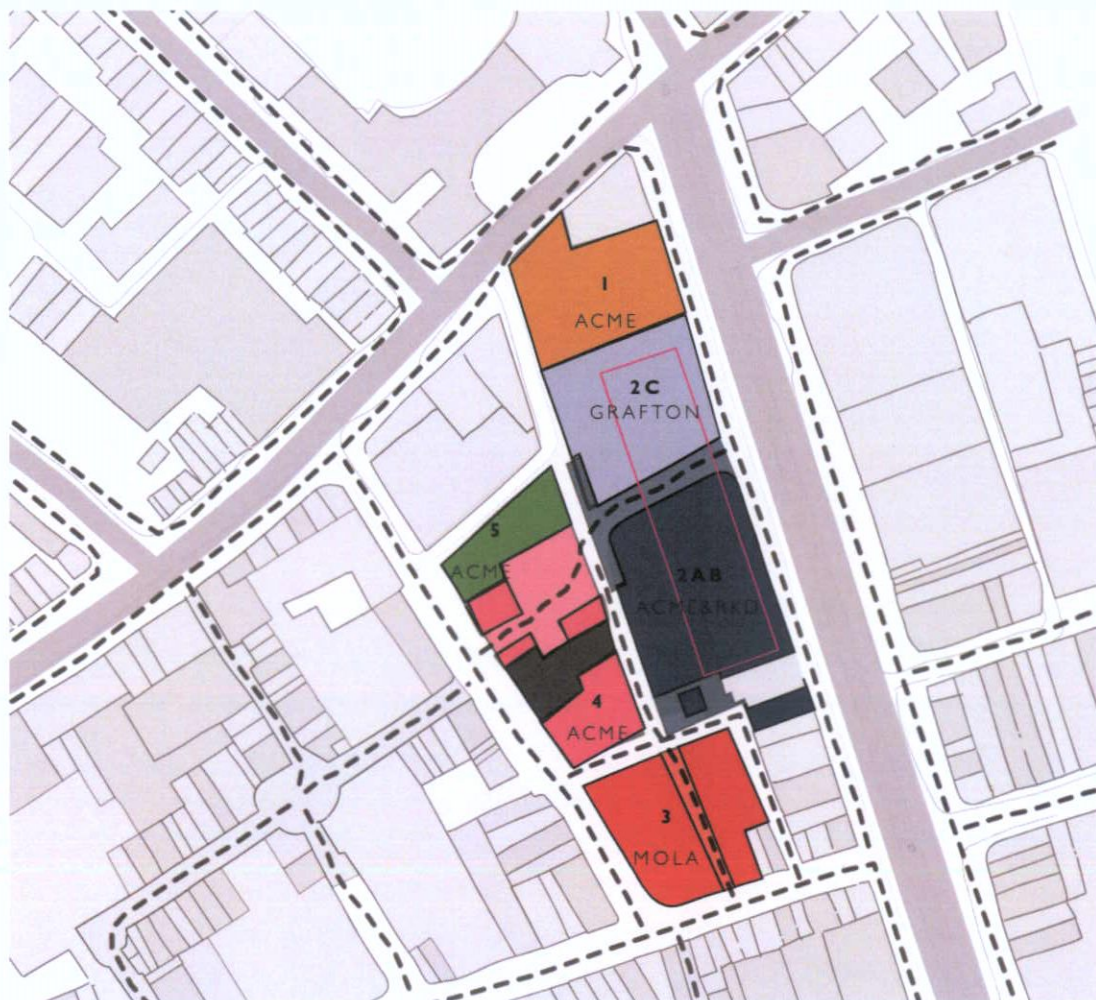


Figure 15.1.1: Sites 3 (red), 4 (pink) and 5 (green), in context with its urban environment and the Dublin Central Masterplan area.

Sites 3, 4 and 5 are bounded by Henry Street to the south, Moore Lane and Henry Place to the east, Moore Street to the west and O'Rahilly Parade to the north. The mixed-use development of the combined sites proposes the introduction of commercial offices, retail, hotel, residential accommodation, residential support and amenities encompassing selected and conserved retained structures within an improved public realm.

Sites 1 and 2 (2AB / C) in turn are bounded to the north by Parnell Street, to the east by O'Connell Street, to the west by Moore Lane and to the south by O'Connell Street buildings outside the site. These sites are still at design development stage, with planning applications due to be submitted in late Summer 2021.

The delivery of all six sites, together with extensive sections of enclosing public realm in the ownership of the applicant, will realise the all-encompassing ambition of the Masterplan.

This chapter excludes detailed consideration of the intended provision of a MetroLink Station on Sites 2AB and 2C. Statutory assessment of the Station will be submitted by Transport Infrastructure Ireland (TII) separately as part of the application for the Railway Procurement Order application.

15.1.2 Purpose of the Assessment

Chapter 15 of the EIAR qualifies existing inter-relationships between extant fabric and assesses potential impacts in respect of setting and character arising from the combined development of Sites 3, 4 and 5.

It identifies buildings and other features of heritage significance within the Masterplan area as part of the preparation of an overarching dedicated Dublin Central Masterplan Area Conservation Plan. Detailed inventories of each building and plot in Sites 3, 4 and 5 are submitted with their respective planning applications as a baseline for establishing architectural heritage impacts arising from the development of the sites. Correspondingly detailed inventories for building fabric in Sites 1 and 2 will accompany their respective future planning applications.

The Chapter also refers to architectural fabric afforded statutory protection within the environs as a basis for assessment of wider architectural heritage impacts of works peripheral to adjoining protected structures and extending into the public realm.

The assessment also takes into account the partial position of the Masterplan site within a designated Architectural Conservation Area and reviews potential impacts the Masterplan development may present for its character.

15.1.3 Team

This assessment was conducted by Molloy&Associates, collectively authored by the following consultants: -

Archive and Field Research / Recording and Documentation

Rob Goodbody (Sites 1, 3, 4 and 5) *BA(Mod), DipEP, DipABRC, MA, MUBC, MIPI*

Sunni Goodson *BA, Msc Conservation of Historic Buildings, HNC Interior Designer*

Conservation Architects

Maol Íosa Molloy *B.Arch., BSc.Arch., MUBC, Dip.Arb., MRIAI, RIBA, MCI.Arb., Grade 1 Conservation Architect*

Michael O'Boyle *B.Arch., MUBC, MRIAI, Grade 1 Conservation Architect*

Shelley O'Donovan *B.Arch., PGDip., MRIAI, RIBA accredited Conservation Architect, Grade 2 Conservation Architect*

External consultants to team are as follows: -

Historic Urban Landscape Assessment

Dr. John Olley *BEng, PhD*

Forensic Archaeologist

Dr. Jason Bolton *MA, MIAI, PhD*

15.2 Assessment Methodology

15.2.1 General Methodology

The subject chapter in summarising the identification and categorisation of significance of existing buildings/plots within the Masterplan area as expanded in appendices attached to Architectural Heritage Impact Assessments submitted with the planning applications for Sites 3, 4 and 5, describes interactions of the proposed Masterplan development with its receiving architectural heritage environment and comments on potential impacts arising from those interactions.

It follows formats set out in Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities (Department of Arts, Heritage, and the Gaeltacht, 2011). As part of the preparation of the subject assessment, buildings and open spaces within the Masterplan area were inspected and recorded in the period June 2020-December 2020, observing Covid-19 public health restrictions.

The research approach adopted a robust strategy for building recording and physical investigation to scientifically establish the origin of building fabric insofar as possible. Archival research referencing known architectural, historical and cartographic resources was aligned with measured survey drawings and scans. Detailed land surveys were measured against earlier cartographic records to trace plot developments and inform detailed chronological assessments and inventories specific for each building and plot, which are in turn appended with Architectural Heritage Impact Assessment reports accompanying each planning submission, informing the parameters of the Masterplan development.

The resulting records form a body of work central to an understanding of the value of existing structures on the Masterplan area and how it's reimagining might sit within its important urban context.

A Statement of Significance for each structure, building on baseline documentation, is contained in each application and summarised in Appendix A2 of the Dublin Central Masterplan Area Conservation Plan, see 15.2.2. below.

The chapter includes details of mitigation measures adopted during the design development of the proposed scheme to minimise impacts together with conservation-led recommendations to be adopted in the implementation of the proposed Masterplan development. These measures and recommendations reflecting established good conservation practice are informed by national guidelines and international conservation charters.

15.2.2 Dublin Central Masterplan Area Conservation Plan

In recognition of the cultural and architectural complexity of the Dublin Central Masterplan area, Molloy & Associates following their appointment in May 2020, sought to prepare a Conservation Plan (aligned with the boundaries of the Masterplan area) to set site-specific objectives and recommended policies as a mechanism to frame its appropriate development.

Whilst not having a formal statutory basis, the Conservation Plan identifies specific characteristics of the Masterplan area to an extent that is not addressed in the statutory mechanisms of either the Dublin City Development Plan 2016 – 2022 or O'Connell Street Architectural Conservation Area policies.

As cited above, all buildings and plots within the Masterplan area have been interrogated to inform a detailed appraisal of built fabric, as summarised in Appendix A2 of the Conservation Plan.

The concept of voluntarily commissioning a Conservation Plan for the Masterplan area is an endorsement of a design intention to best reflect the character of the receiving environment in the careful retention of building fabric of interest and in converse facilitate the selection of buildings/plots that can be sensitively redeveloped, with both conditions merging to generate diverse, but cohesive urbanism.

A Conservation Plan is an internationally recognised methodology used to identify, quantify, and address, complex and sometimes conflicting demands, vulnerabilities and opportunities on buildings and sites of heritage value. In the instance of providing a baseline heritage narrative for the development of the Masterplan design, it was deemed a fitting tool to frame an understanding of heritage complexities particular to the Masterplan area.

In any Conservation Plan, three central issues are explored – What is the significance of the site? What are the vulnerabilities and threats facing the site? What policy recommendations should be adopted to mitigate or address these vulnerabilities and threats?

While an overarching Masterplan concept preceded the preparation of the Dublin Central Masterplan Area Conservation Plan, the introduction of recommendations in the Plan helped refine the Masterplan over the course of wider design team engagement.

The use of the standardised Conservation Plan methodology is thus valid as an impartial mechanism to interrogate conservation issues across the Masterplan area, and was instrumental in the completion of the Masterplan design process, with the resulting policies and recommendations providing a valuable baseline against which impacts of the proposed development can be and have been assessed.

Mindful of the interdependence between the Masterplan and Conservation Plan, Chapter 15 should be read in conjunction with the Dublin Central Masterplan Area Conservation Plan, including its appendices. Assessment of impacts, recommendations and mitigation measures contained in this Chapter, are duly informed by the policies contained in the Plan.

15.2.3 References Consulted

The architectural heritage assessment component of an EIAR examines the character and heritage significance of buildings and other structures within the Masterplan area and in its immediate and wider receiving environs, anticipating potential impacts that the proposed development may present to these structures and places.

Primary sources to ascertain the historic development of the urban environment enclosing the Masterplan area together with the chronological development of each individual plot, with findings in turn determining the significance of all structures include: -

- Dublin Central Masterplan Area Conservation Plan and its appendices (Molloy & Associates Conservation Architects).
- Architectural Heritage Impact Assessment reports for Sites 3, 4 and 5 (Molloy & Associates Conservation Architects)

each of which in turn is based on a review of architectural, engineering and landscape information, and strategies.

Definitive findings determined by relevant design team consultants were reviewed to corroborate architectural heritage-centric research and opinion, with mitigating measures informing the proposed design.

As such, this chapter should also be read in conjunction with related documents identified below, submitted with each planning application and referred to in other chapters of this EIAR: -

- Dublin Central Masterplan Design Statement (Acme Architects).

- EIAR Chapter 12 – Landscape and Visual Impact (ARC Architectural Consultants Limited).
- EIAR Chapter 16 – Cultural Heritage - Archaeology (Courtney Deery Heritage Consultancy Ltd).
- EIAR Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan (Waterman Moylan Consulting Engineers Limited).
- EIAR Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 (Waterman Moylan Consulting Engineers Limited).
- EIAR Appendix 3.3 – Outline Construction & Demolition Management Plan – Site 4 (Waterman Moylan Consulting Engineers Limited).
- EIAR Appendix 3.4 – Outline Construction & Demolition Management Plan – Site 5 (Waterman Moylan Consulting Engineers Limited).

Multiple external sources were consulted but not limited to the following: -

- Guidance on the preparation of Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out environmental impact assessment (Department of Housing, Planning and Local Government, August 2018).
- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 2000; and the National Inventory of Architectural Heritage.
- Planning and Development Act 2000, as amended.
- Dublin City Development Plan 2016 – 2022.
- Record of Protected Structures (Volume 3 of the Dublin City Development Plan 2016 – 2022).
- Council of Europe Convention for the Protection of the Architectural Heritage of Europe (Granada) 1985, ratified by Ireland in 1991.
- ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, 2005.
- The Burra Charter, the Australia ICOMOS Charter for Places of Cultural Significance 2013.
- Various historic cartographic sources of the Masterplan area's chronological development.

15.3 Receiving Environment

15.3.1 Dublin Central Masterplan Area

The Dublin Central Masterplan area comprises an expansive (c.2.2 Ha) and complex regeneration project, to be delivered in stages to overcome site and project constraints, the first stage of which is statutory consideration of Sites 3, 4 and 5 of a total of six separate sites. For the purposes of this EIA and as stated above, the development of the remaining Sites 1, 2AB and 2C, whilst mentioned, are not under detailed consideration given that they are still at design stage.

The site-wide cumulative Masterplan has been prepared by Dublin Central GP Limited to set out the overall development vision, encompassing almost entirely of the regeneration three city centre blocks. The area is bounded generally by O'Connell Street Upper and Henry Place to the east, Henry Street to the south, Moore Street to the west and O'Rahilly Parade and Parnell Street to the north. Moore Lane extends south from Parnell Street through the centre of the Masterplan area, as far as its junction with Henry Place.

The Masterplan site is of particular regional and national importance. Its links to the early-eighteenth century urban expansion of the capital city was central to the formation of its distinctive character and indeed the wider city.

The subsequent growth of industrial and retail uses in the introduction of purpose-built shops, markets, factories and associated warehouses all fused with domestic accommodation, encapsulated a vibrant, diverse city in the nineteenth century.

The historic events of 1916 and 1922 centred around this area, with the aftermath of both radically transforming buildings and terraced streetscapes in their subsequent reconstruction.

The architectural and functional importance of O'Connell Street as the national main street and the retail importance of Henry and Moore Streets were pivotal in the emergence and consolidation of commercial activity synonymous with the area's urban and building character. Severely impacted by gradual decline in the last decades of the twentieth century, the area now requires a response to collective and appropriate redevelopment that will balance its urban and historic character with viable uses, amenities and infrastructure.

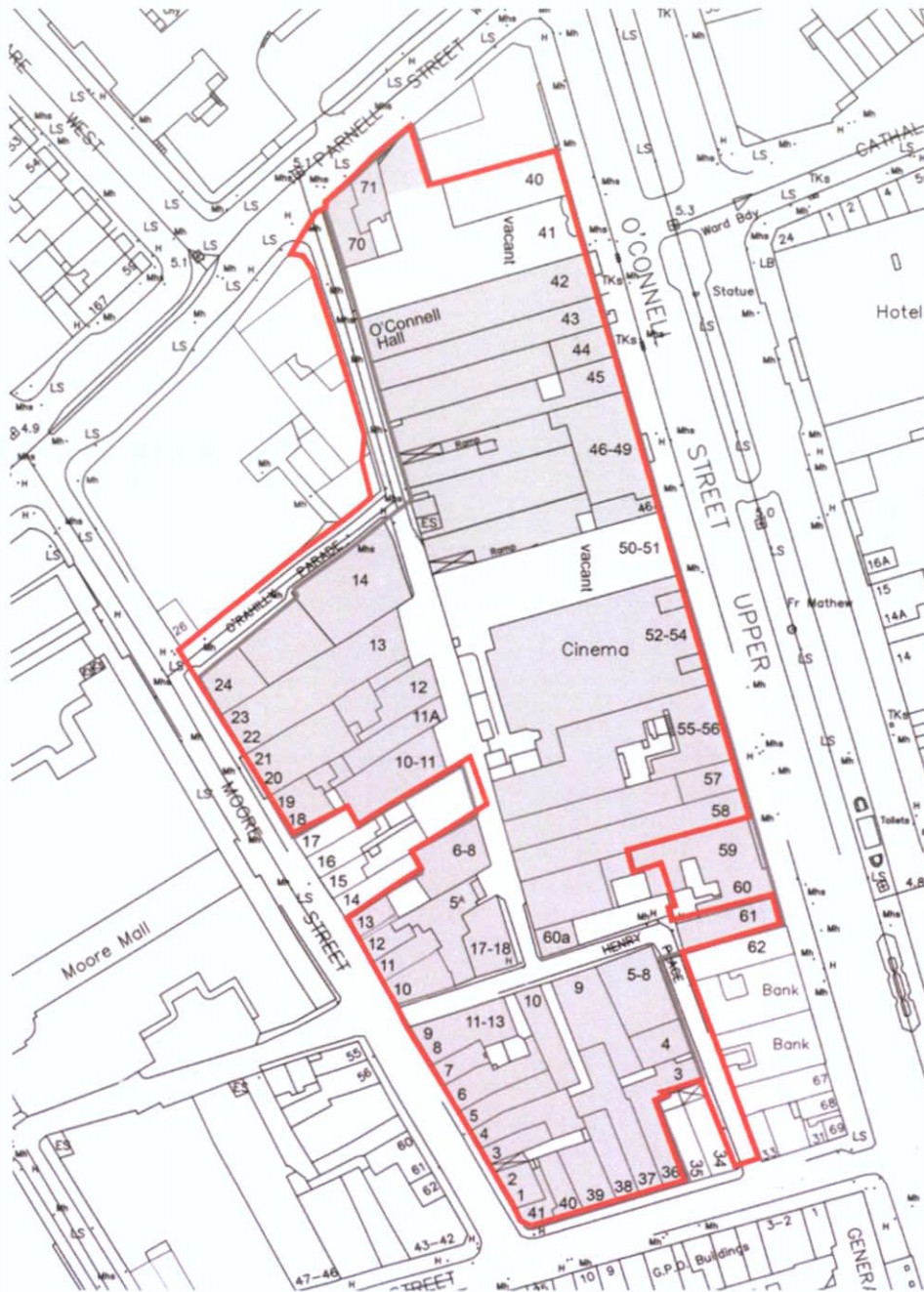


Figure 15.3.1: Masterplan area boundary outlined (red line is for visual demarcation only).



Figure 15.3.2: Aerial photograph of the Masterplan area (red line is for visual demarcation only).

15.3.2 Chronological Development of Sites 3, 4 & 5

Please refer to Appendix A3 of the Dublin Central Masterplan Area Conservation Plan and relevant Architectural Heritage Impact Assessment reports for further detail on the evolution of the enclosing environs and expanded detail on the evolution of each building and its plot.

15.3.2.1 Summary of the Development of the Combined Sites 3,4, And 5 Prior to and Including the 17th Century

During the medieval period the lands around what is now Moore Street and O'Connell Street were parts of the possessions of St. Mary's Abbey. The abbey was located in the Capel Street area and owned a substantial proportion of the lands on the northern side of the River Liffey in Dublin as well as extensive properties elsewhere.

Thomas Phillips's map of the city, prepared in 1685, shows that the development on the northern side of the Liffey spread eastward as far as Liffey Street, with Abbey Street continuing eastward to meet the river. The map was prepared with west at the top and has been turned to orientate northward in the detail reproduced above. The streets seen on the northern side of the river were laid out by Humphrey Jervis in the 1670s.

With the dissolution of the abbey in the sixteenth century the property was correspondingly offered piecemeal to prosperous families loyal to the crown.

Lands to the east of the abbey came into the ownership of the Moore family – probably in the time of Queen Elizabeth, who granted the lands of Millionth Abbey to Sir Edward Moore. Moore’s son, Sir Garret Moore, was elevated to the peerage as Baron Moore of Mellifont and subsequently Viscount Moore of Drogheda. Two generations later the third viscount, Henry Moore, was advanced to an earldom, as Earl of Drogheda.



Figure 15.3.3: Detail of Thomas Phillips’s map of Dublin, 1685 (British Library).

15.3.2.2 Summary of the Development of the Masterplan Site in the 18th Century

The third Earl of Drogheda, also named Henry, suffered severe losses in the war of 1688-90. It may have been this that spurred the decision to develop the Dublin estates or it may have been seen as an appropriate move given the expansion of the population of the city in the years of peace following that war. Estimates of the population of the city suggest that it rose from 47,000 in 1695 to 75,000 in 1710 and 89,000 in 1715. Whatever the reason, a substantial area was laid out for development in the opening years of the eighteenth century. From 1707 leases were granted of development sites along a grid of newly laid out streets, including Henry Street and Earl Street, as a continuation of Jervis’s Mary Street, and an entirely new set of north-south streets to be known as Coles Lane, Moore Street, Prince Eugene Street, Drogheda Street and Marlborough Street. Also included were new east-west streets of modest size such as Melvill’s Lane. Most of these names honoured the ground landlord – Henry, Moore, Earl, Drogheda, while Cole was his wife’s family name. Marlborough Street and Prince Eugene Street were named in honour of the two greatest military commanders of the day, who together had won a major victory at Blenheim shortly beforehand, in 1704.

Charles Brooking’s map, published in 1728, shows the Drogheda estate some twenty years after development had commenced. Brooking drew his map with south at the top and the extract above has been turned to the more conventional position with north at the top. The map suggests that Moore Street had been developed on both sides, as had Henry Street, while a great deal of the northern part of Drogheda Street remained as yet undeveloped and Prince Eugene Street was not depicted. Melvill’s Lane is shown parallel to Henry Street to the north, and another street is shown to the south of Great Britain Street, near the top of the extract. This latter street may have been designed as a stable lane and survives in part as O’Rahilly Parade and Findlater Place.

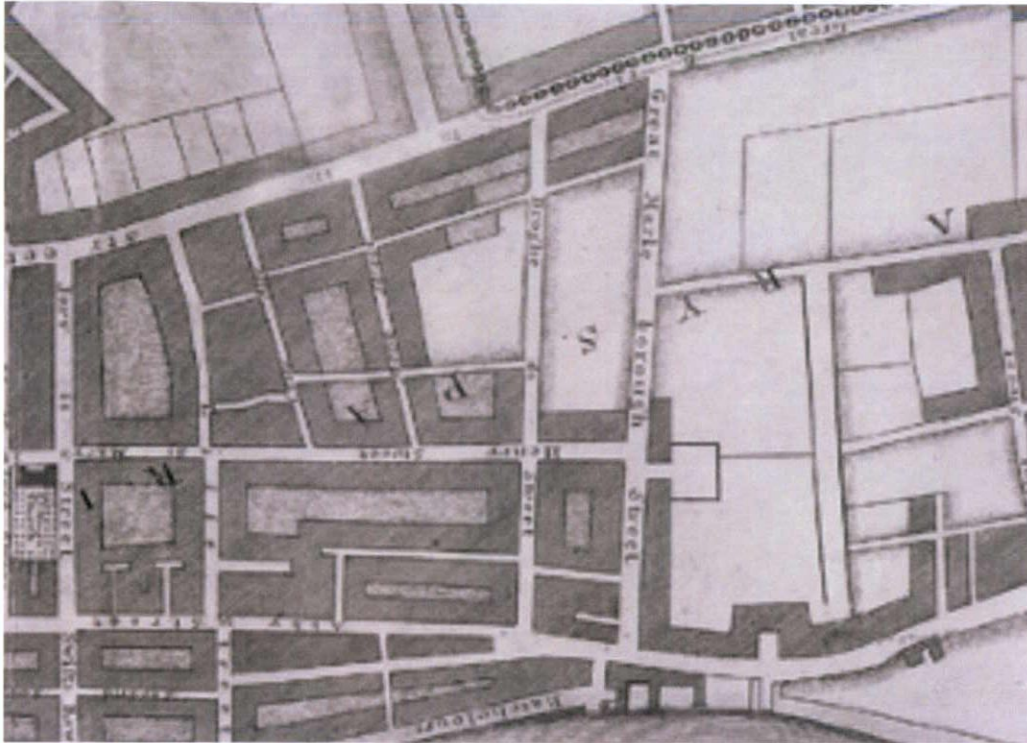


Figure 15.3.4: Detail of Brooking's map of 1728 (RIA).

From the initial impetus for developing the lands in 1707 the Moore family faded from the picture and took it no further. The estate was sold to Luke Gardiner, the most ambitious developer in Dublin at the time. Gardiner had begun his career in the Tara Street area in the early eighteenth century before developing Henrietta Street from the early 1820s. For the next eighty years the Gardiner family developed large swathes of the north city, acquiring additional lands to keep the momentum going. One source states that Luke Gardiner acquired the Drogheda estate on the death of the third Earl in 1714, but it is more likely that it was in 1727, on the death of the fourth Earl. It was from that time that he began to grant leases in the area and it seems unlikely that he had possession of such a large area of land prior to developing Henrietta Street and yet did nothing with it.

While the streets in the Drogheda estate had all been laid out and development had taken place, Gardiner was not content to leave it as it was. His most ambitious project in the estate was to demolish the buildings on the western side of the northern half of the comparatively modest Drogheda Street to increase the width of the street from 14 metres to 47 metres. The work began in the late 1740s and was completed in 1750, when he began to grant leases for building houses along that side. The improved street had carriageways on either side, separated by an enclosed mall for the use of the residents of the street and their servants and guests. At the same time as this development was under way, Gardiner renamed the street Sackville Street, in honour of the Lord Lieutenant, the Duke of Dorset, whose family name it was.

The alterations to Drogheda Street had knock-on effects for the lands to the rear and resulted in alterations to the street pattern to the west of Sackville Street. Prince Eugene Street would now be too close to the rear of the new houses and was closed, except for the southern end, and the grounds of the new houses were extended over it. Instead, a new stable lane was opened up, slightly to the west, running northward from Melvill's Lane to meet Great Britain Street, known today as Parnell Street.

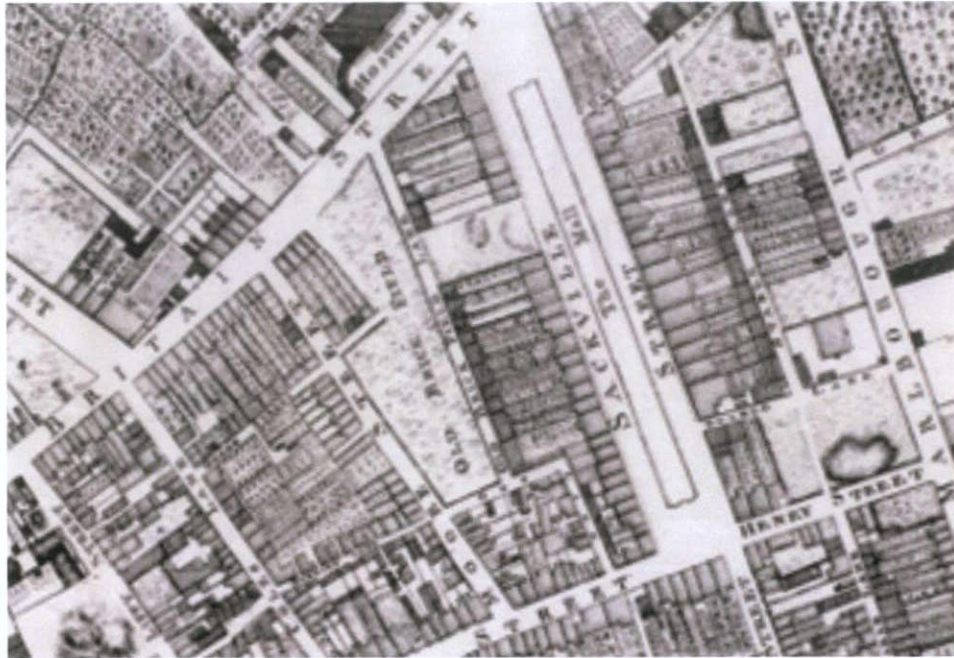


Figure 15.3.5: Detail of Rocque's map of 1756 (Harvard Map Collection).

Rocque's map, published in 1756, shows the layout of the streets in and around the Dublin Central Masterplan Area much as they are today, though in some cases these had only recently been laid out. The western side of Sackville Street was now set back from its original building line, though not all of the sites had yet been built upon. It is notable that the plots at the northern end of Sackville Street extended back to Great Britain Street and there were no buildings fronting that street between Sackville Street and Old Brickfield Lane – which is today's Moore Lane. The buildings on the eastern side of Old Brickfield Lane were not residential and have the appearance of mews buildings associated with the main houses on Sackville Street. As yet no building had taken place on the western side of Old Brickfield Lane. The block surrounded by Off Lane (today's Henry Place), Henry Street and Moore Street was not affected by Gardiner's changes.

15.3.2.3 Summary of the Development of the 'Brickfield'

The brickfield, now occupied by Sites 4 and 5 (and centrally occupied by the National Monument at Nos 14-17 Moore Street) may have been long established by the 18th century as archaeological excavations at Parnell Street and O'Connell Street (O'Donovan 1999, Licence Ref. 98E0357) identified houses dating to the late 17th century. The process of non-mechanised brick making involved digging the brick clay in autumn or winter, tempering the clay, hand-moulding the brick, air drying and then burning them in temporary kilns. In 1771 an Act was passed banning brickmaking within the city. The term 'Old Brick Field' on Roque's 1756 may suggest that by this stage productions had already ceased on the site. Archaeological excavations commissioned by the then Department of Environment, Heritage and Local Government at Nos.14-17 Moore Street suggest that the brickfield had been opened up as a municipal dump before the houses were build there in the 1770's.

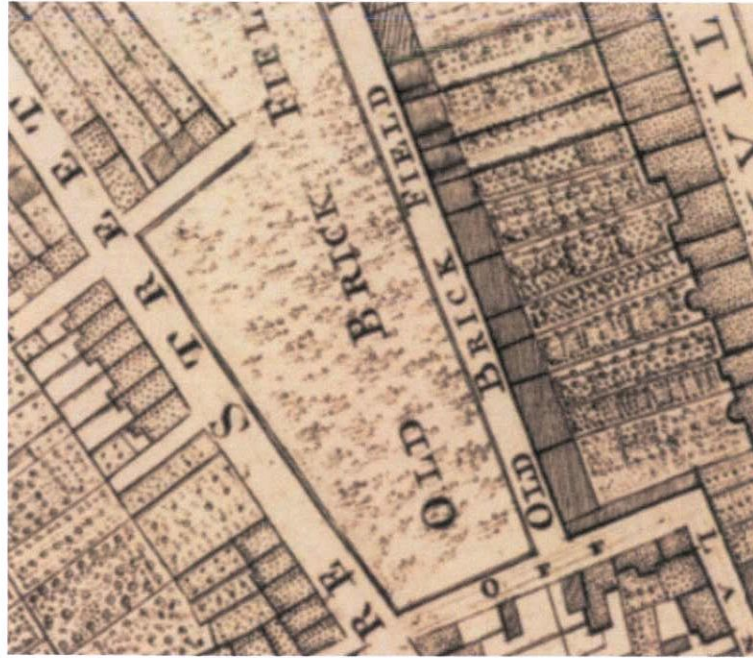


Figure 15.3.6: Detail of Roque's Map 1756, with the approximate boundary of Site 5 outlined.

Bernard Scalé's updated version of Rocque's map, dated 1773, show the development on the site of the former brickfield. The precursor to what is now O'Rahilly Parade, which was a laneway on the 1756 map, has been extended eastwards to Old Brick Field Lane (present day Moore Lane) and is named Sackville Lane. There is a terrace of houses fronting onto Moore Street and also onto the extended Sackville Lane. The stippled hatching on the maps suggest that these buildings were residences, and that the series of building fronting onto Old Brick Field Lane shown hatched in diagonal lines, were warehouses or industrial buildings. The southern boundary of the site aligns with a laneway (yet unnamed) off Old Brick Field Lane which provides access to a series of buildings at what is now the rear of 22-23 Moore Street or 13 Moore Lane.

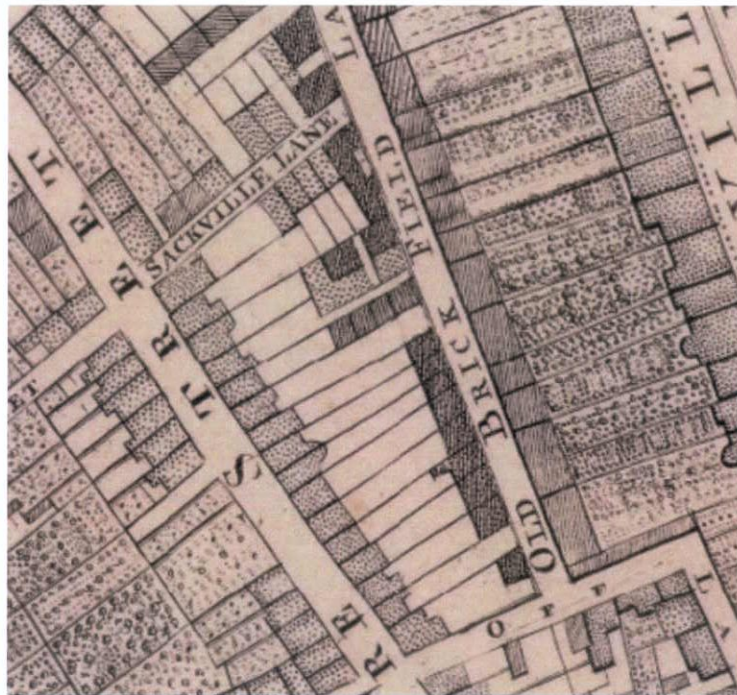


Figure 15.3.7: Detail of Bernard Scalé's updated version of Roque's map, dated 1773.

15.3.2.4 Summary of the Development of Sites 4 and 5 in the 19th Century

In the first edition of the Ordnance Survey Map (created 1838 and updated in 1847) the laneway on the southern boundary is labelled Murray's Court. The map depicts the terraced buildings on Moore Street in greater detail and indicates that the buildings at Nos.22-25 Moore Street were a similar typology to the 18th century residences surviving at Nos.14-17 Moore Street With returns to the rear and the suggestion of basements by the depiction of lightwells to the front.

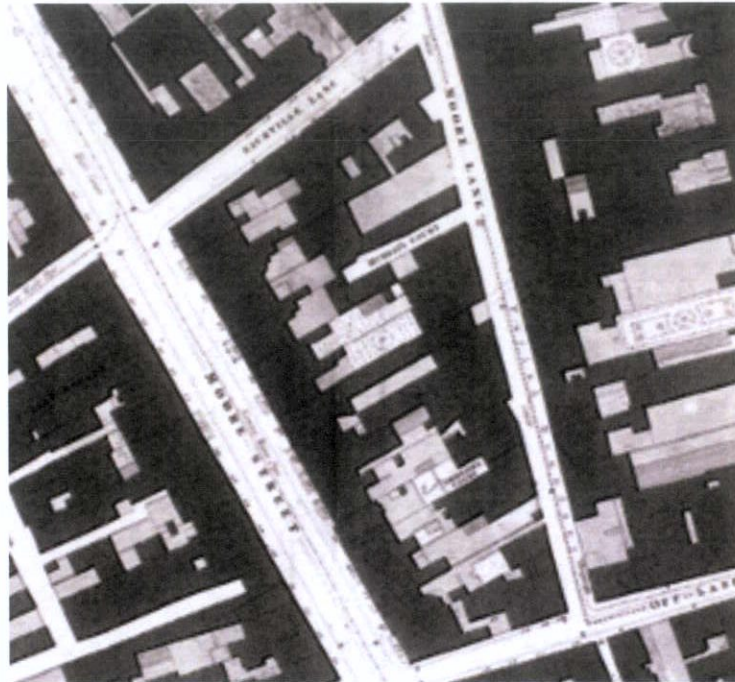


Figure 15.3.8: First edition of the Ordnance Survey Map (created 1838 and updated in 1847).

The Moore Street buildings are unaltered in the 1864 edition. Development to the rear of the sites had intensified to almost entirely cover most plots.

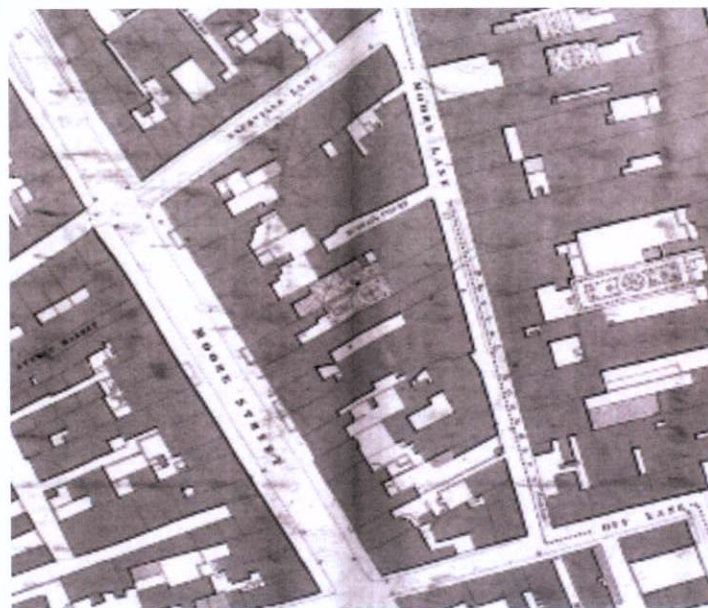


Figure 15.3.9: Second edition of the Ordnance Survey Map (modified in 1864).

In 1893 Chas E Goad produced a series of maps of Dublin to aid insurance companies in assessing fire risks. The maps identify the individual business and also indicate the building heights, windows and construction materials to provide a rich historical snapshot of the commercial activities in the area at the end of the 19th century. The information on these maps combined with the with property records and early mid-20th century photographs describe the change in occupancy and alterations that occupied the individual building plots during the late 19th century to present.

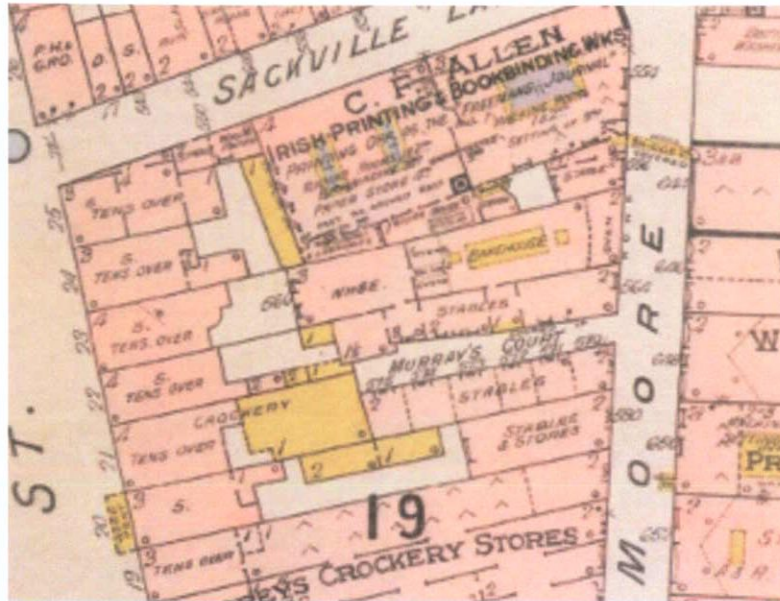


Figure 15.3.10: Extract from Goad's 1893 Insurance Map showing the north end of the block, encompassing Nos. 19-25 Moore Lane (British Library).

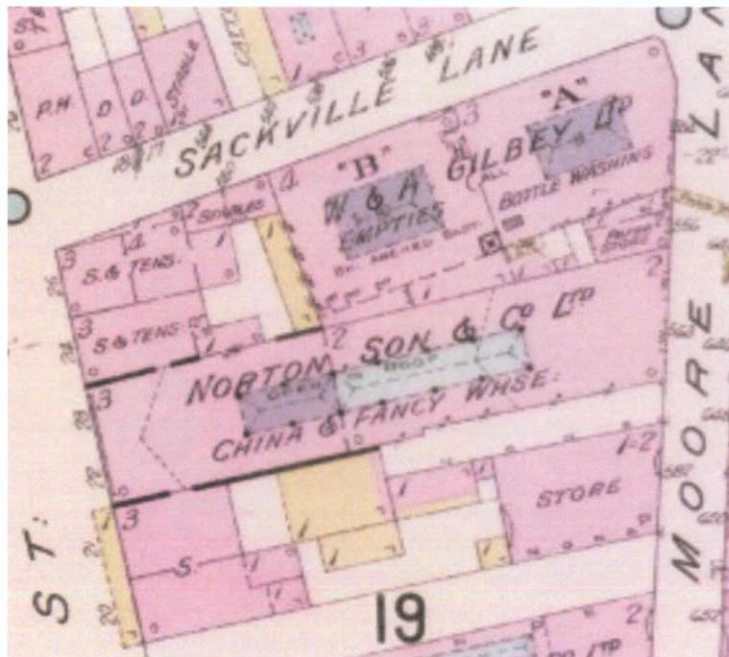


Figure 15.3.11: Similarly positioned extract from Goad's 1926 Insurance Map.

15.3.2.5 Introduction to the Progressive Development of the Combined Sites 3, 4 And 5 up to the 20th Century

Moore Street's character of origin as a vibrant market quarter is legible in the present day only by the extant street market, which in itself has suffered decline in recent years as its enclosing streetscape to the east has become disused, compounded by an inert streetscape enclosing the ILAC Centre to the west.



Figure 15.3.12: An extract from the 1950's Morgan Aerial photos (NLI), showing Sites 4 (in part) and Site 5, in context with O'Rahilly Parade, Moore Lane and Moore Street.

The success of the market quarter was reliant on its mix of retail and residential, with dwellings above street level giving traders the opportunity to wholly engage with a living/ working community. The early character of O'Rahilly Parade was primarily residential, interspersed with retail and light industrial functions and complimenting the busier character of Moore Street.

In contrast, the early character of Moore Lane was framed by taller 19th century industrial and utilitarian buildings supporting primary businesses on O'Connell Street, but also interdependent with the commercial activity of Moore Street.

Late 20th century development has greatly altered the character of the built environment enclosing the site. The construction of the ILAC Centre opposite the site, and more recently the construction of the Jury's Hotel on O'Rahilly Parade presents a contrasting urban context, in the internalisation of activity behind seemingly inanimate street fronts, belying the original morphological character of retail activity transcending the shopfront and spilling into the street.

The site has changed in composition and form as is evident from the collection of buildings occupying it until the mid-20th century. What once comprised a dense urban block, with a strong urban presence onto its enclosing street networks, is now diminutive and fragmented, with the loss of buildings forming the block keenly experienced.

The consequence of the undermining of Moore Street's uniquely distinctive market character is far reaching, unravelling the commercial viability of its supporting enclosing laneways of Moore Lane, O'Rahilly Parade and Henry Place.

15.3.2.6 Summary of the Development of Henry Street

Henry Street was laid out at the beginning of the eighteenth century as part of the development of the Drogheda estate and it was named in honour of Henry Moore, Earl of Drogheda. This was a wide street, running eastward from Mary Street, which was on the Jervis estate, to Marlborough Street, which was the outer eastward extent of the development carried out at that time on the Drogheda estate.

The first detailed cartographic representation of the buildings in Henry Street is on John Roque's map of 1756, which shows nine buildings in the block between Henry Place and Moore Street. These were not of equal size, with three small buildings at the eastern end of the block and it seems likely that these were replaced by just two buildings at a later date. The other buildings are more or less consistent with the plot widths that pertained until the early twentieth century, with one building on the site of No.39 being significantly wider than the others. This was later subdivided into two narrower buildings, as were Nos.40 and 41.



Figure 15.3.13: Detail of Roque’s Map 1756, with the plots of Nos.36-39 laid out as houses with gardens. (Harvard Map Collection)

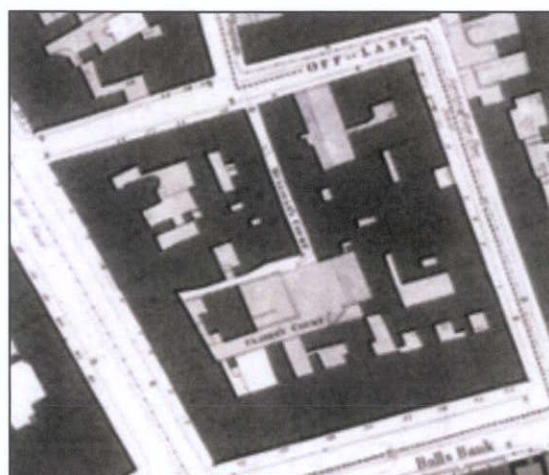


Figure 15.3.14: Ordnance Survey Map 1847 demarking the infilling of plots, demonstrating the commercialization of the street from its domestic origins in the 18th century, in response to the increasing commercial prosperity of this prominent section of Henry Street. (UCD Digital Library with permission OSI)

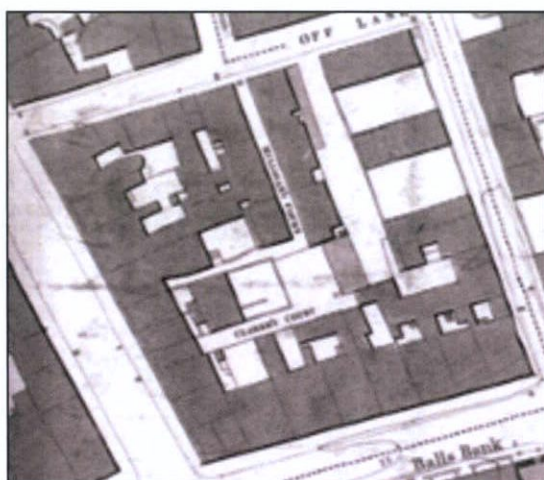


Figure 15.3.15: Ordnance Survey Map 1864, with little change noted to the plot profile of Nos.36-41 Henry Street. (UCD Digital Library with permission OSI)

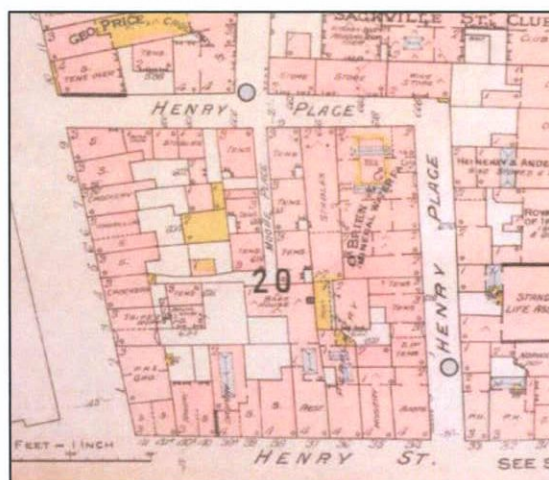


Figure 15.3.16: Detail of Goad’s Fire Insurance Map 1893, showing toplit rear buildings to Nos.37 and 39 Henry Street and retention or rear yards to Nos.36, 38, 39 and the subdivided No.40. (British Library)

15.3.2.7 Summary of the Development of 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 on 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. He did not show Prince Eugene Street, which ran parallel to the present-day Moore Lane, though further to the east.

Rocque’s maps show nine buildings along the stretch of Moore Street between Henry Street and Henry Place. Notably, the map shows a laneway to the rear between numbers 3 and 4 Moore Street and another between numbers 4 and 5. The former leads to two buildings at the rear of numbers 3 and 4, while the other goes further back and has the potential to access buildings at the rear of Henry Place and Henry Street. Subsequent pre-Ordnance Survey maps of the area are generally small in scale and provide little information. Campbell’s map, dated 1811, however, while not large enough in scale to depict individual buildings, depicts Mulligan’s Court running through a right angle between Moore Street and Henry Place and this is the street that was later just the straight laneway leading south from Henry Place and known as Moore Place. The connection through to Moore Street had been discontinued by the late nineteenth century.



Plate 15.3.1: Nos 10-25 Moore Street, as they exist in the present day.

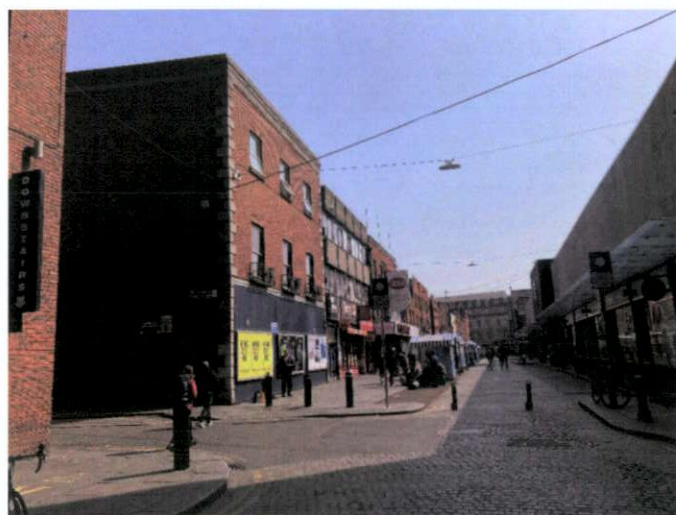


Plate 15.3.2: Moore Street, due south, as it exists in the present-day.

The properties along the eastern side of Moore Street were in various business uses since its early origins. In the 1830s these businesses included local shops such as a grocer, a provision dealer, a huxter and a baker, together with tailors, two publicans and a wine merchant. Other businesses included a chandler, a mattress maker, a school, a stationer and circulating library, a slater and builder, a metal sash maker and glass stainer, a coach owner, a printing office, an upholsterer, a scrivener, an infirmary for cutaneous disorders, an attorney and an architect. By the end of the century there was less variety and apart from one or two exotics such as an umbrella shop and a tripe and cow heel dresser, the range was much more local, with one wine and spirit merchant, one butcher, one fishmonger, one provision dealer, a clothes dealer, three dairies, three greengrocers and no less than eight china dealers. 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 Easter Rising the properties at the southern end of the street were destroyed, while those from numbers 8 and 9 northwards survived. This part of Moore Street to the north of Henry Place was the scene of the last 24 hours of so of the Rising.

Early records in relation to the markets in the Moore Street area are sparse, though it appears that there was a market in Moore Street as early as the mid-eighteenth century. Moore Street and its nearby streets became a thriving market area by the mid-nineteenth century, as reflected in street names on the western side of Moore Street depicted on the 1847 Ordnance Survey map. These include Anglesea Market, Masons Market, Norfolk Market, Rotunda Market and Moore Street Market, the latter being a laneway leading off the western side of Moore Street. In addition, market stalls were also to be found in adjacent streets such as Riddles Row, Cole's Lane and Moore Street itself. Many of these markets were still in operation beyond the middle of the twentieth century, though with the advent of supermarkets and the redevelopment of much of the area the surviving markets in Moore Street are now much diminished from their heyday.

15.3.2.8 Summary of the Development of Henry Place

Henry Place was laid out as part of the development of lands belonging to the Earl of Drogheda in the opening years of the eighteenth century. This development included other streets including Henry Street, for which it appears to have served as a stable lane. At the time that it was laid out this street was known as Melvill's Lane and this name persisted until at least the 1730s, subsequently becoming known as Off Lane until being named Henry Place in the early 1870s. The term "off lane" was used as an informal description of a lane that led off a larger thoroughfare and there appears to be no basis for the belief that this lane was named for the "of" in the ground landlord's title, earl of Drogheda. The name did not come into use until long after the earl's death in 1714 and there is no record of it ever being spelt "Of Lane".

Another lane laid out in about 1708 was Prince Eugene Lane, which ran north-south at the rear of Drogheda Street, the precursor of O'Connell Street Upper. With the widening of Drogheda Street to form Sackville Street, Prince Eugene Lane was closed off, apart from its southern end, where it formed the connection between Henry Street and the eastern end of Henry Place. Following the closure of the rest of Prince Eugene Lane this southern section became part of Off Lane and subsequently Henry Place.

It is not clear whether this Melvill's Lane ever led through to the original Drogheda Street and it appears not to have connected to Sackville Street that resulted from Luke Gardiner's widening of Drogheda Street in the mid-eighteenth century.

By at least as early as the 1820s, Henry Place was serving as more than a stable lane and there were houses and businesses in various premises along the street.

15.3.2.9 Summary of the Development of Clarke's Court and Mulligan's Lane

Clarke's Court was a small court at the rear of number 3 Moore Street and containing just two buildings. These would probably have been tenement buildings originally, but by the 1840s there was just one tenement. The buildings were also used in conjunction with the adjacent properties in Moore Street. Clarke's Court survives as a gated laneway with access through an opening at the side of number 3 Moore Street.

Mulligan's Lane (also referred to as Mulligan's Court or Moore Place) was first recorded in 1811, as running through a right angle between Moore Street and Henry Place as a straight laneway between Nos 9 and 10 Henry Place leading south from Henry Place. The connection through to Moore Street is suggested through hinterland courtyards leading to Clarke's Court, but seems to have been discontinued by the late nineteenth century.

15.3.2.10 Summary of the Development of Moore Lane

Up to the 1740s, the site now occupied by Moore Lane was part of a brickfield that stretched across to Moore Street. This brickfield may have been opened up following the laying out of this area for development around 1707-1708 and it would have provided the brick clay for many of the early buildings in the vicinity.

Moore Lane was laid out as part of the redevelopment of Drogheda Street by Luke Gardiner in the 1740s. This project involved the widening of the street and the laying out of a mall in the centre, flanked by streets on either side. To achieve this the western side of Drogheda Street was moved back and plots were leased along this new frontage. The original stable lane at the rear of the western side of Drogheda Street, known as Prince Eugene Lane, or Street, was closed as part of this development, apart from its southern end, and Moore Lane was laid out as the new stable lane, further to the west than Prince Eugene Lane. John Rocque's map of Dublin, published in 1756, names this new street Old Brickfield Lane, though this may have been a description rather than an official name and the name Moore Lane was in use at least as early as 1760.

Moore Lane would have served as the stable lane for the eastern side of Moore Street and the western side of O'Connell Street during the eighteenth century, though businesses were creeping into the lane by the late-eighteenth or early-nineteenth century.

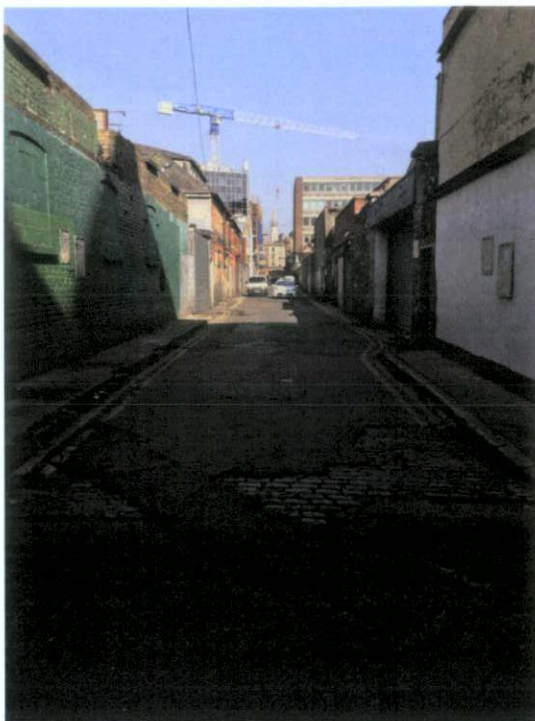


Plate 15.3.3: Present-day Moore Lane, due north.

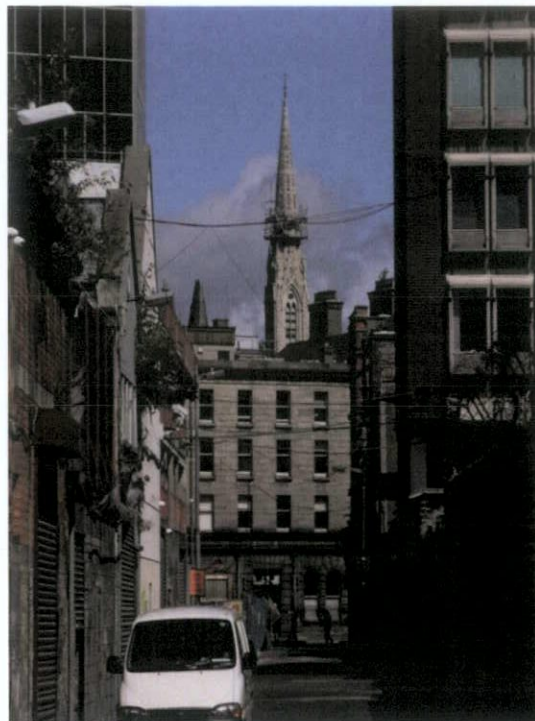


Plate 15.3.4: Present-day Moore Lane, due north towards Parnell Street frames the spire of the Presbyterian Church at the corner of Frederick Street North and Parnell Square East.

15.3.2.11 Summary of the Development of O'Rahilly Parade

The north side of O'Rahilly Parade (formerly Sackville Lane) is predominantly occupied by a hotel. A memorial to The O'Rahilly, who died on Sackville Lane, subsequently renamed O'Rahilly Parade in his honour, is affixed to this building.

The south side is informed by the gable of No.25 Moore Street and an open yard at No.14 Moore Lane.

The street has some evidence of setts and small sections of gutter and kerbstones on the south side. The streetscape is dominated by the tall but blank bulk of the hotel along the north. The vista east along the street is terminated by the carpark within the rear block of Nos.46 to 49 O'Connell Street.



Plate 15.3.5: O'Rahilly Parade, due west towards Moore Street, flanked by the imposing brick wall of the former warehouse at Nos.1-3 O'Rahilly Parade (Military Archives).

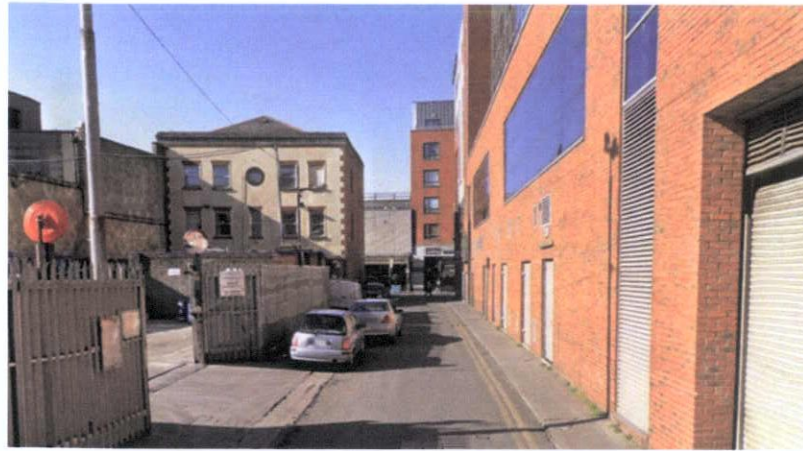


Plate 15.3.6: Present-day O'Rahilly Parade due west towards Moore Street.

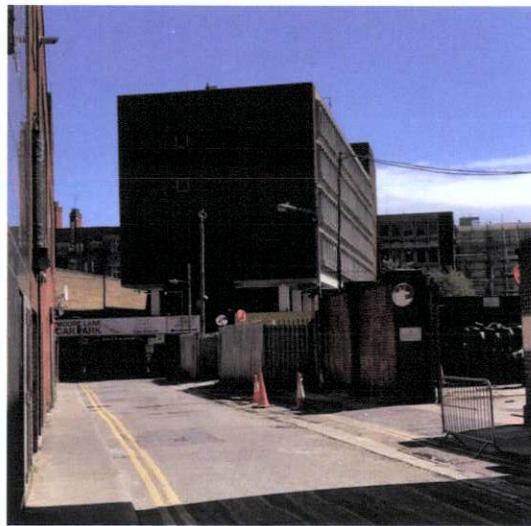


Plate 15.3.7: Present-day O'Rahilly Parade due east towards Moore Lane.

15.3.2.12 Outline Connection of Site 3 to the 1916 Easter Rising

Please refer to Appendix A4 of the Dublin Central Project Conservation Plan for further detail on the contribution of the site to the urban battlefield of 1916.

Given the wider area's known connections with the 1916 Easter Rising, the relationship between Site 3 as informing the battlefield, is outlined in Appendix A4 of the Conservation Plan. This section focuses on the reconstruction of certain buildings in the aftermath of the battle.

The entire Henry Street frontage within Site 3, including Nos. 36-41 Henry Street, was destroyed in the aftermath of the Easter Rising and rebuilt almost immediately thereafter. Historic photographs capture the extent of damage to the buildings.

The broader political context undoubtedly influenced the generous compensation measures that followed the Rising.

As early as 8th May 1916, traders and property owners who suffered losses formed the Dublin Fire and Property Losses Association to deal with the insurance companies and the government.

In June 1916, the Property Losses (Ireland) Committee (PLIC) was established as it recognised that looting could not be prevented and that buildings had been allowed to burn out because the police and fire brigade had been prevented from intervening. Where loss could be proved, the committee recommended payment of the sum that an insurance company would have allowed had the loss been fully covered by insurance. The claims were divided into two categories; damage to buildings and damage to contents.

Consequential losses were not entertained and businesses eager to resume trading either relocated or erected temporary premises until reconstruction was completed, with Dublin Corporation authorised to approve temporary structures.



Plate 15.3.8: Photograph from the top of Nelson's Pillar showing the destruction of the urban block of Site3 after the 1916 Rising. The terrace on Moore Street is demolished as far as the site of 34 Henry Street where the gable wall survives. The rear walls of Moore Street terrace and three chimneystacks are standing. (Digital Repository of Ireland)

In July 1916 a delegation from Dublin City Corporation met the British Prime Minister seeking financial assistance to rebuild areas of Dublin that had been destroyed during the insurrection. Subsequently, during the summer of 1916 the Dublin Reconstruction (Emergency Provisions) Bill was introduced in Parliament and passed into law in December 1916.

Dublin Corporation had petitioned the government to apply regulations to ensure that the buildings were reinstated at a minimum 'not worse than before' and ideally, 'in consonance of a well devised town planning scheme'. Under the Act the Dublin city architect, C.J McCarthy had control over the character of the buildings and power to impose alterations to the submitted designs in respect of external design, frontage lines and materials although this was open to appeal by the property owners.

The Corporation appointed a Reconstruction Committee, and sought the advice of Raymond Unwin, a prominent English architect and town planner as well as member of the Royal Institute of the Architects of Ireland (RIAI). When their report was issued in July 1917, it included recommendations such as widening North Earl Street, Cole's Lane, Prince's Street and Henry Street on the north side by c 18m and that the rebuilding should accommodate splayed corners at the junction of Moore Street and Henry Street to encourage better traffic flows. Ultimately, the Reconstruction Committee accepted most of the street widening proposal with the exception of Henry Street, although the chamfered corners at the south end of Moore Street were realised. The business owners were concerned that widening Henry Street would make it a less successful shopping street.

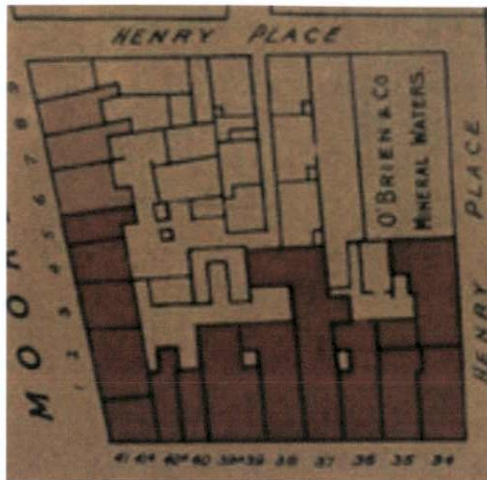


Figure 15.3.17: Detail of 'Plan of the Sackville Street Area destroyed during the disturbances April 1916, issued by the Hibernian Fire and General Insurance. Note the wholesale reporting of destruction to the south side of Site 3's urban block, including Nos.36-41 Henry Street.

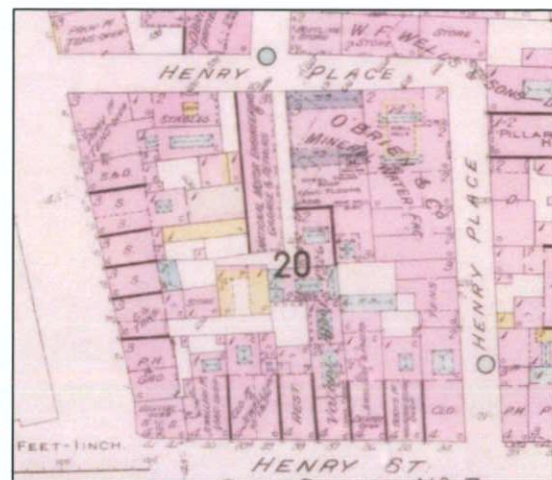


Figure 15.3.18: Detail of Goad's Fire Insurance Map 1926, following the reconstruction of the terrace. Note the definition of party walls denoting the form of the terrace above flat roofed, single storey rear buildings. Note too, the introduction of top lit rear accommodation, to Nos.37, 39, 40 overcoming the infilling of plots to accommodate greater entrance level accommodation. Also note the permeability of the centre of the block from shared laneways and arched routes through buildings. The rear of No. 36 is served from an arch under No.2a Henry Place. The rear of Nos.37-41 are served from Clarke's Court, through an arch under No.3 Moore Street. (British Library)

The Committee did not impose a uniform design for the new buildings, the intent rather was to blend with the existing surviving fabric. Their report was accompanied by a series of 'do's and don'ts' sketched by Richard Caulfield Orpen (President of the RIAI) which illustrated the merits of a 'coordinated design with unequal fronts' using classical façade elements. The advice was only loosely applied for the most part, not least because the Fire and Property Loss Association strongly opposed any planning regulation that might impinge on rebuilding or add to costs.

Guidelines for appropriate materials were also recommended; granite for the lower floors and brick with stone dressings above which aligned with the classical nuances and somewhat at odds with the technically innovative structures concealed behind them.

The new buildings on Henry Street and Moore Street were constructed in advance of those of O'Connell Street and at a time when the cost of steel was prohibitive. This coupled with an increased concern regarding fire protection influenced the increased use of reinforced concrete technologies.

The buildings on Henry Street were rebuilt relatively quickly. No.41 Henry Street had commenced construction by the end of 1916 and the rest of the terrace was rebuilt quickly thereafter in 1917-1918.

15.3.2.13 Outline Connection of Site 4 to the 1916 Easter Rising

Please refer to Appendix A4 of the Dublin Central Project Conservation Plan for further detail on the contribution of Site 4 to the urban battlefield of 1916.

The site contains a number of structures pre-dating 1916 which endure to the present day as a living document of the urban battlefield of the 1916 Easter Rising. These structures include No.10 Moore Street, No.20-21 Moore Street, the party wall between Nos 12 and 13 Moore Street, Nos 17-18 Henry Place and Nos 6-7 Moore Lane.

Most significantly, it retains its southern corners onto Henry Place, where adjoining Moore Street to the west and Moore Lane to the east, which are known positions featuring in the memories of survivors from that time.

The gable doorway of No.10 Moore Street survives, albeit infilled, as a testimony to those who allegedly evacuated through it (although the true position of the doorway, either in the main house or through a rear outbuilding replaced by No.15 Henry Place is unconfirmed), before tunnelling through party walls, as evident in No.10 and also in the surviving party wall between Nos 12 and 13.

The survival of Nos 20 and 21 Moore Street, now amalgamated, also enhances the testimony of the battlefield. Rear buildings onto Moore Lane at Nos 17-18 Henry Place, 6-7 Moore Lane, frame the lane's contribution to the battle.

That these buildings remained occupied in the aftermath of the Rising, as their occupants recovered, repaired their building fabric and continued with their daily lives- a pattern repeated in the aftermath of the War of Independence in 1922, reflects the site's capacity to enshrine seminal moments in history yet render the extraordinary, in time, ordinary. Later 20th century additions were built quickly and without craft but represent a sustained economic functioning of the site into the 21st century.

The site also encloses the east side of the Moore Street market, which has served to continue the presence of a market quarter in this vicinity since its earliest origins in the 18th century.

Whilst the north western boundary retains its early townhouses at Nos 20-21 Moore Street, the north-eastern boundary has changed in the construction of a tall infill structure at No.10 Moore Lane. The opposing eastern side of Moore Lane (within Site 2AB of the wider Dublin Central Masterplan area) is occupied by a variety of inactive boundary conditions to the rear of Nos 51-60 O'Connell Street, which once represented a tall streetscape with an active frontage. The opposing western side of Moore Street is formed by the late 20th century ILAC Centre, opened in 1981. The southern boundary is aligned with Henry Place, and opposes a blank, inactive streetscape of Nos 10-13 Henry Place and No.9 Moore Street, all within Site 3 of the Dublin Central Masterplan area.

15.3.2.14. Outline Connection of Site 5 to the 1916 Easter Rising

Please refer to Appendix A4 of the Dublin Central Project Conservation Plan for further detail on the contribution of Site 5 to the urban battlefield of 1916

The site's connection to the 1916 Easter Rising is historical rather than physical, given the loss of building fabric over the course of the 20th century.

The O'Rahilly led an advance up Moore Street and was fatally injured before dragging himself into a doorway on Sackville Lane, where he later died. The lane was subsequently renamed O'Rahilly Parade in his honour and a memorial is positioned on the wall of the Jury's hotel building opposite Site 5.

Site 5 formed part of the evacuation route taken by the main body of Irish Volunteers post their evacuation from the GPO. The Volunteers initially entered the terrace at No.10 Moore Street on the evening of Friday 28th April 1916, and worked through the night to generate routes through party walls and yards of subsequent buildings as far as Kelly's yard to the rear of No.25 Moore Street adjoining Sackville Lane, where a group gathered behind a gate onto the Lane awaiting an order to advance on the British barricade at the northern end of Moore Street. The Volunteers had by this time spread across the terrace, with a large cohort gathered in the rear yard of Hanlons (present-day 20th century rear extension at Nos. 20-21 Moore Street) bringing messages back and forth between the groups. The order never materialised, as a decision to surrender was taken and instead the Volunteers were led out onto Moore Street and corralled by the British forces. No trace of Kelly's yard recorded in witness testimonies remains.

The only pre 1916 fabric identified on the site is a length of boundary wall on the southern boundary of No.14 Moore Lane. The formerly internal wall within an industrial building at Nos.14-15 Moore Lane and incorporating 1-8 O'Rahilly Parade (Now cited as Nos.1-3 O'Rahilly Parade) was not exposed in 1916 and did not inform the battlefield, but was nonetheless inspected for evidence of conflict with none found.

15.3.3 Receiving Environment – Site 3

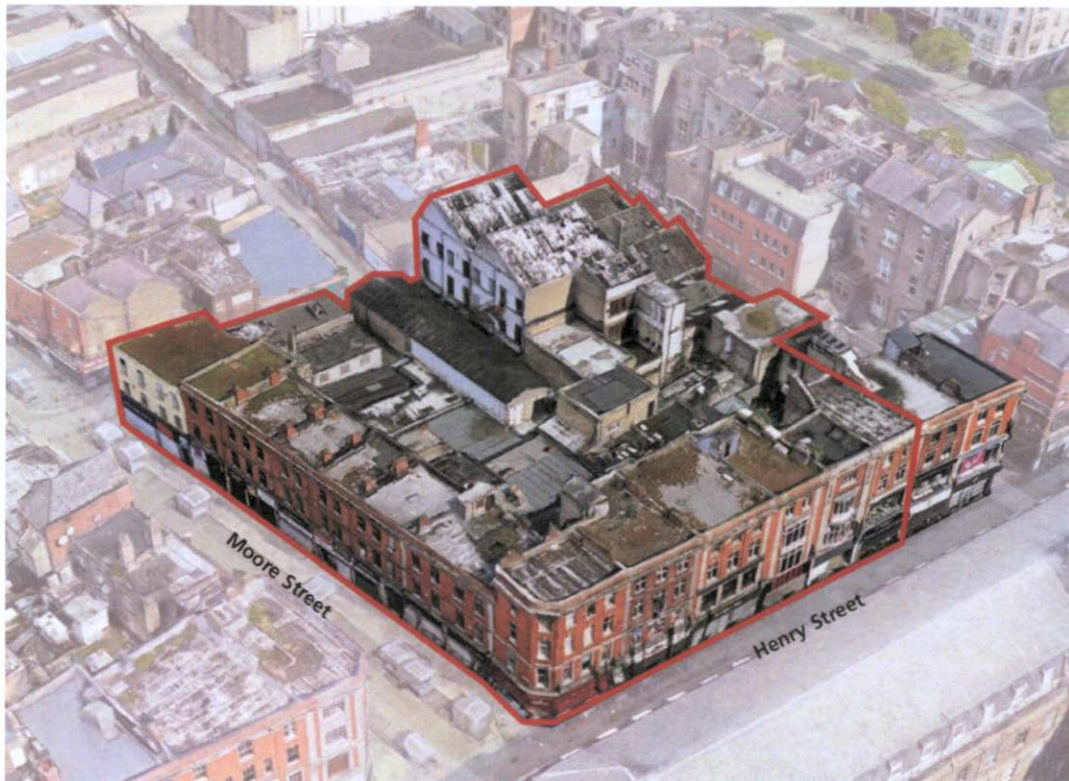


Plate 15.3.9: Approximate outline of Site 3 identified on an aerial view of the site

Site 3 is bounded to the south by Henry Street, to the west by Moore Street, and to the north by Henry Place. It shares a boundary to the south east with Nos.34 and 35 Henry Street. The site encompasses a group of diverse buildings at Nos.36 – 41 Henry Street, Nos.1 – 9 Moore Street, Nos.3 – 13 Henry Place, Dublin 1, ranging in date from the 18th through to the 20th centuries.

Whilst Site 3 is included in the O'Connell Street Architectural Conservation Area, it does not contain any protected structures. Some buildings along Henry Street and Moore Street are included in the National Inventory of Architectural Heritage.