

#### 15.4.2.4.3 Henry Street and Environs

The scheme's Henry Place elevations will alter the composition of both lengths of the lane to the west and south. The tall element of the hotel block is not visible along Henry Street due east or west. The most significant change arises from the introduction of a taller corner feature, which is found to approximate with the existing condition, as demonstrated in View N of Appendix 12.1.

#### 15.4.2.4.4. Moore Street

Verified view M of the development from the junction of Moore Street and Henry Street due north presents an imperceptible change to the streetscape, benefitted by the favourable orientation of Moore Street where increased height is not impactful. The character of the street is therefore largely maintained.

The change in building form and height is more evident in the opposing View L, taken due south at the Parnell Street end of Moore Street, where the mass of the Site 3 is present within the streetscape.

### 15.4.3 Characteristics of the Proposed Development of Site 4

*Please refer to 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.*

#### 15.4.3.1 Introduction

The proposed development generally comprises a mixed-use scheme accommodating residential units and associated amenities, retail and café / restaurant uses, in two parts located north and south of the Nos.14 – 17 Moore Street (National Monument / Protected Structures). Building height ranges from 1 – 3 storeys, including retained independent single storey basements. The scheme also provides part of the proposed new public square and an archway onto the new square.



15.4.3.2 Assignment of Significance for the Subject Building Range Within Site 4



Figure 15.4.6: Ratings assigned to each structure within Site 4,( as per 15.4.1.1. above).

*Note: please refer to Architectural Heritage Impact Assessment- Dublin Central-Site 4', Appendix A4.11 'Assignment of Significance of Certain Upstanding Building Fabric' for expanded detail on buildings denoted with an asterisk.*

### 15.4.3.3 Construction Stage

#### 15.4.3.3.1 Demolition Strategy

The proposed works include the provision of a new street linking Moore Street to Moore Lane via a new public square, the provision of a mixed use development, the careful retention and adaptation of certain buildings and demolition and part-demolition of others, as identified in Table 15.4.2. above.

Demolition, excavation and enabling works methodologies are described in detail in structural engineering studies carried out by Waterman Moylan Consulting Engineers Limited and Waterman Structures Limited, with inputs by Ms. Lisa Edden, specialist conservation engineer of CORA, attached to the planning application for Site 4.

#### 15.4.3.3.2 Retention and Conservation Strategy

##### **No.10 Moore Street**

It is proposed to retain the historic portion of No.10 Moore Street, removing rear 20th century extensions of limited interest, provide a retail unit at street level and residential apartments at upper levels. The building will be subject to an expansive range of conservation works.

##### **Nos.20-21 Moore Street**

Nos.20/21 will be adapted and modified, removing rear 20th century extensions of limited interest, with café at entrance level and residential units above. The building will be subject to an expansive range of conservation works.

##### **Nos.17-18 Henry Place**

The building at the junction of Henry Place and Moore Lane is little more than a shell at present. The late 19th century warehouse was originally constructed as a two and three-story building and later truncated to a single-story structure due to concerns about its stability. It is proposed to retain the original sections of east and south enclosing external walls only and to insert a new structure within, with retail use at street level and residential use at first floor level.

##### **Nos.6-7 Moore Lane**

There are extensive original features surviving in this building, which is generally in sound condition, including exposed rubble walls, a barrel vaulted ceiling in the basement and robust king post trusses supporting the pitched roofs create a characterful space, considered suitable for adaptation for a restaurant / bar use at entrance and basement level, with open-plan offices on the first floor level.

##### **Party Wall between Nos.12 and 13 Moore Street**

An opening at entrance level and an opening at first floor level were discovered in recent works. The infill fabric of both is not of significance, but the openings are of immense significance. It is proposed to respect both elements equally, to both sides, given their interdependence, and chalk out an area at least 150mm beyond the outer edges of each opening. The openings will be brushed down prior to their encasement with a viewing screen comprised of fire rated glass. Wall fabric adjacent will then be consolidated as described in 6.5 below, in order to protect the integrity of the structure.

#### 15.4.3.3.3 Development Strategy

The characteristics of the proposed development intend to merge retained fabric purposefully with new building forms. The proposed development is generally within the scale of original forms which exist or existed on the site historically.

The proposed introduction of permeability reflects a tradition of routes through the site, lost over time in the amalgamation of building plots and infilling of voids.

#### 15.4.3.4 Operational Stage

##### 15.4.3.4.1 General Characteristics

For the purposes of this heritage impact assessment, the scheme's contribution to its urban environment, in particular the significance of Moore Street and its environs will become most evident at operational stage.

At present, Site 4 is subject to considerable vacancy and dereliction to a greater extent than Site 3 above. Buildings extensively present inactive street frontages with an overall impression of urban decay.

##### 15.4.3.4.2 The Enclosing Street Networks of Moore Street, Henry Place And Moore Lane and Their Connection to A Public Square

The proposed development of Site 4, in purposefully retaining and re-using key buildings of architectural heritage significance and fusing them with new structures, will introduce a diversity that is required to sustain the area economically, a benefit that will reverberate to areas of dereliction and underuse beyond this site.

The materials for new development on Site 4 include brick, metal claddings and reclaimed elements. The choice of brick for new buildings and the arch on Moore Street is appropriate given the commonality of use of various sizes and tones of brick on the street, contributing to an enriched visual composition. View L of Appendix 12.1 of this EIAR demonstrates efforts at tonally fusing new brick to the variances of the given palette, a process that can be confirmed prior to commencement in the presentation of a suite of samples to inform material compatibility with the protected terrace at Nos 14-17 Moore Street.

The predominately brick, stone and metal contributes to an expression of the solidity of building forms on this site, and will over time, merge new and historic components within a blended streetscape.

The proposed introduction of a public square as a central component of the scheme will attract visitors to the area, which combined with the proposed generation of a residential community, will reintroduce a vibrancy that has been lost over time.



Figures 15.4.7- 15.4.10: General images of the operational stage of the Site 4 development.

#### 15.4.4 Characteristics of the proposed development of Site 5

*Please refer to 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.*

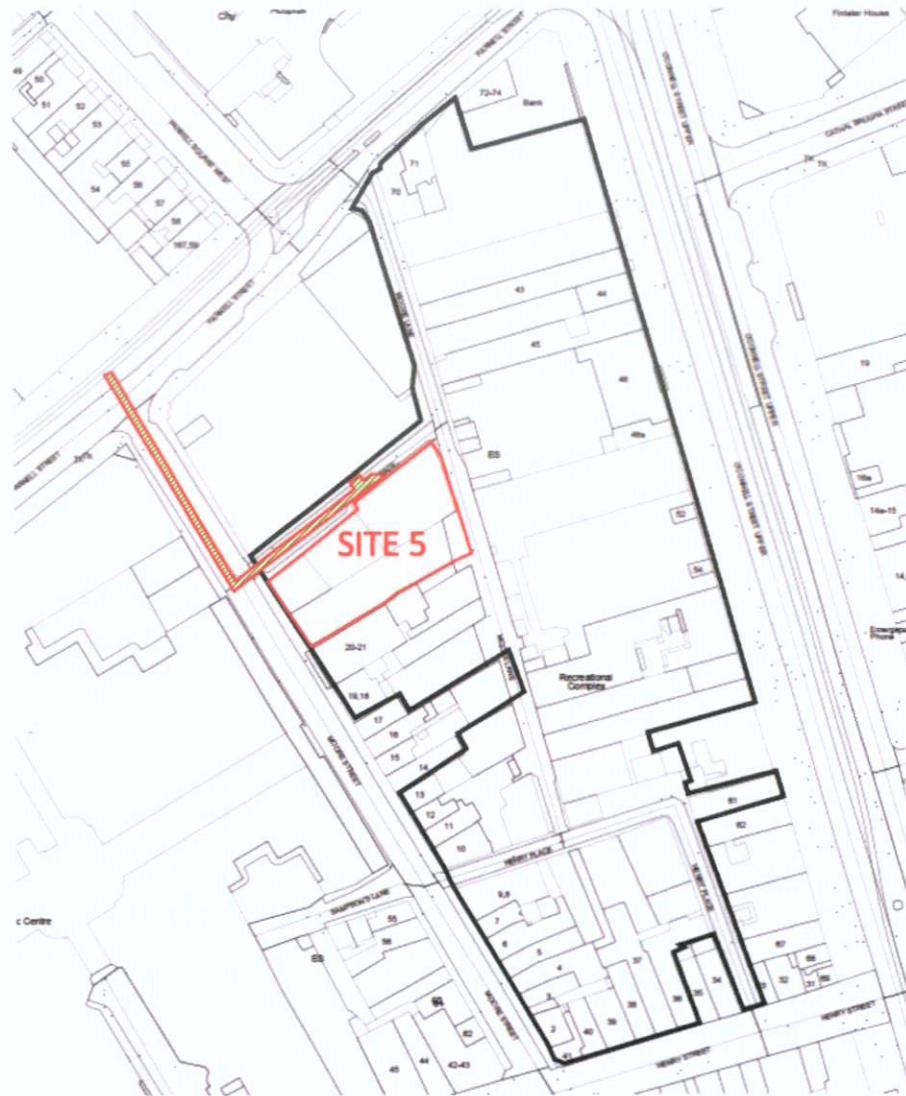


Figure 15.4.11: Boundary of Site 5 outlined in red, Dublin Central Masterplan Site outlined in black.

#### 15.4.4.1 Introduction

The proposed development generally comprises a mixed-use scheme accommodating office and café / restaurant uses in a single building ranging in height from 2 – 6 storeys (top floor set back) over new single storey localised basement, providing part of the new public square; engaging with Moore Street to the west and the public square to the south. The building steps up in height from three storeys onto Moore Street to six storeys onto Moore Lane. The Moore Street elevation in turn is broken up to read as separate buildings, commencing at three storeys and stepping up to four storeys to turn the corner onto O’Rahilly Parade and culminate the Moore Street terrace.

15.4.4.2 Assignment of Significance for the Subject Plot and Buildings Within Site 5

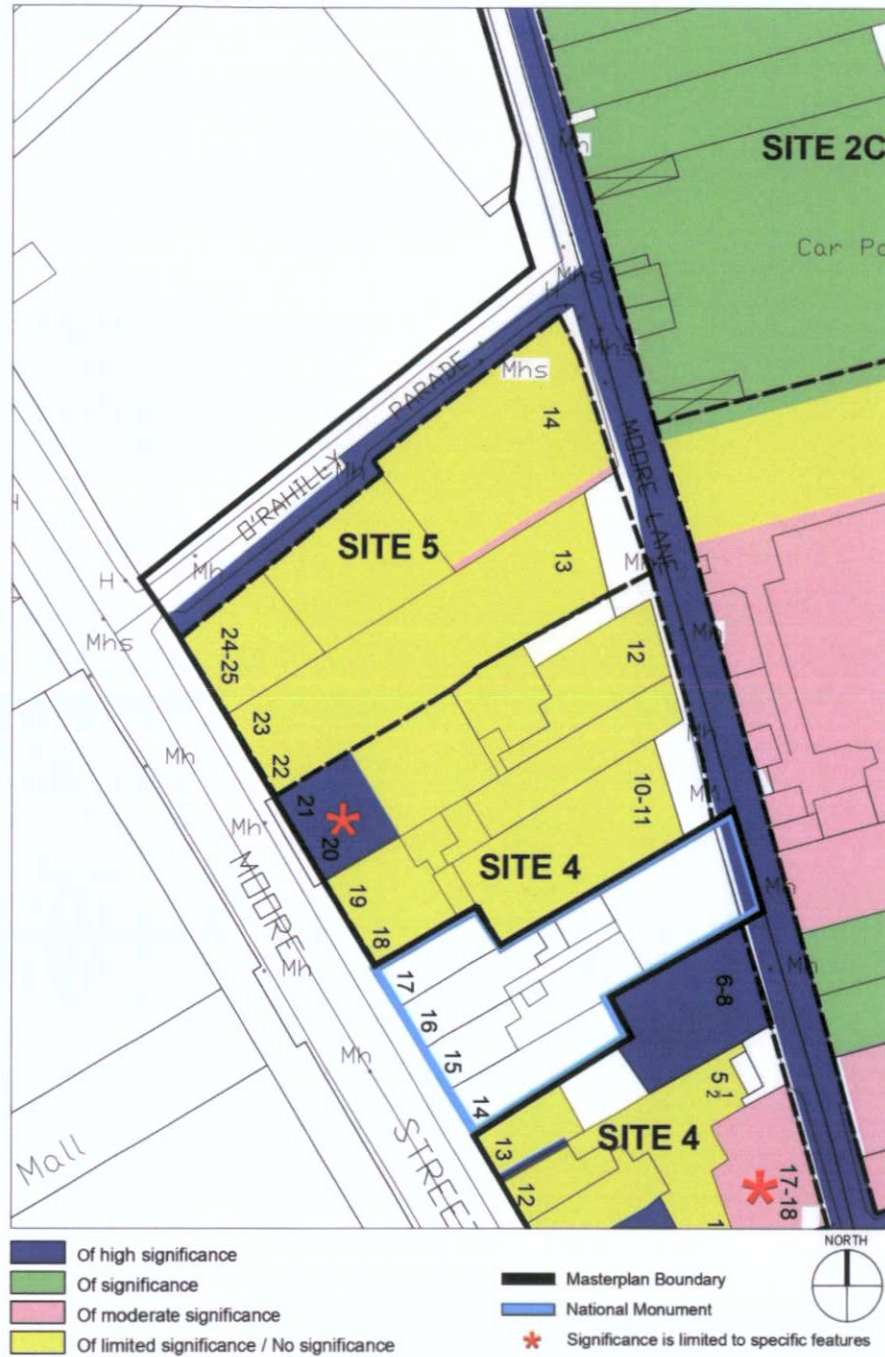


Figure 15.4.12: Ratings assigned to each structure within Site 5, (as per 15.4.1.1. above).

15.4.4.3 Construction Stage

The proposed development of Site 5 seeks to demolish all structures on the site, excavating a portion of the site adjacent to O'Rahilly Parade.

The demolition process will require consideration of the retained 18th century structure at Nos.20 and 21 Moore Street. The manner in which the party wall within No.22 is constructed is not known as it is presently concealed behind additional linings, requiring a range of investigations to be carried out prior to commencement of the development to ensure accurate demolition and enabling works strategies reflecting party wall conditions.



The characteristics of this stage of the works is outlined in detail in a suite of demolition, excavation and enabling works methodologies described in detail in structural engineering studies carried out by Waterman Moylan Consulting Engineers Limited and Waterman Structures Limited, with inputs by Ms. Lisa Edden, specialist conservation engineer of CORA, attached to the planning application for Site 5.

#### 15.4.4.4 Operational Stage

The characteristics of the proposed development of Site 5 at operational stage are envisaged as culminating the northern end of the terraced development and providing an enclosure to its proposed public square. A range of diminishing verified views have been taken of the site, from the junction of Parnell Street with Moore Street (View k- Appendix 3.1) and View L.

Both viewpoints demonstrate the stepping up in scale of the proposed development, from three to four stories, as the block meets O’Rahilly Parade. The views also show the consistency in materiality of the proposed development with the brick-faced terrace of the east side of Moore Street, blending with the National Monument buildings to unify the composition.

An attempt at articulating expressed pediments of gable-fronted buildings synonymous with the National Monument also succeeds in a modulating parapet treatment referencing the original character of the street.

### 15.5 Potential Impacts

#### 15.5.1 Dublin Central Masterplan

##### 15.5.1.1 Construction Stage

###### 15.5.1.1.1 Introduction

The detailed physical and archival assessment of building fabric, determining, insofar as possible, the existence in the first instance, and then the position of historic fabric of note, has provided a comprehensive baseline from which to generate an informed architectural heritage impact assessment.

Whilst it is acknowledged that the Dublin City Development Plan 2016-2022 together with the O’Connell Street Architectural Conservation Area (where directly applicable to Sites 1, 2AB, 2C, 3; and indirectly applicable to Sites 4 and 5) policies and objectives form the statutory basis of an assessment of architectural heritage impact, the remit of their application is widened to encompass an advancement in the understanding of the architectural heritage significance of the Masterplan area and its building fabric, as it has evolved over the course of site and archival investigations in recent months.

The final design of the Masterplan is preceded by the Applicant’s adoption of the Dublin Central Masterplan Area Conservation Plan, which sets out a range of policies and recommendations intended to mitigate impacts in the execution of the Masterplan.

The Conservation Plan absorbs the spirit of statutory recommendations and expands them to reflect the known urban and cultural significance of the site.

###### 15.5.1.1.2 Potential Impacts for the Masterplan Area’s Inherent Architectural Heritage

Whilst the Masterplan area contains a number of vacant plots, most plots are occupied with buildings of varying significance, condition and completeness. It is proposed to develop all buildings and plots, together with sections of enclosing public realm within the Masterplan area.

### **Purposeful Retention and Re-use**

A process has been carried out as part of the baseline Masterplan strategy to identify building fabric meriting retention, enhancement and in certain circumstances, remodelling to ensure their wholesale, purposeful integration within a reimagined urban environment.

The Masterplan acknowledges that some but not all retained structures are afforded statutory protection, but has approached the redevelopment of selected fabric as if protected.

### **Demolition**

The proposed development arises in removal of building fabric across the site. The rationale for removal of extant buildings within Sites 3, 4 and 5 is outlined in detail in the Architectural Heritage Impact Assessments for each respective planning application.

The extent of removal of building fabric within Sites 1 and 2 in following a similar rationale, will be set out in the presentation of Architectural Heritage Impact Assessments in forthcoming planning applications for these sites.

What is accepted is the principle of removal of substantive sections of the section of O'Connell Street West within the Masterplan site, in line with what is permitted under DCC Reg. Ref. 2479/08/ An Bord Pleanála Reg. Ref. PL29N.232347.

Site 2 further supports corresponding demolition in the positioning of the MetroLink Enabling Works and Site 2 'oversite' proposals within the combined plots of Nos.43- 58 O'Connell Street, and part of the rear of No.59 O'Connell Street, extending west from their O'Connell Street facades, where retained, to Moore Lane. The construction of these two interrelated Site 2 elements within the urban block of O'Connell Street West will present a singular impact in the sequential excavation to a greater extent than what was envisaged by the permitted development. However, the permitted strategy for the protection of upstanding building fabric within the plot of No.42 O'Connell Street to the north of the site and No.59 O'Connell Street to the south of the site remains unchanged.

An improved departure from the permitted scheme is the retention for the most part of No.59 O'Connell Street, to include the careful conservation and presentation of a reading room to the west, together with the retention of 60 O'Connell Street, both of which (in separate ownership) were intended to be demolished under the original planning scheme (DCC Reg. Ref. 2479/08).

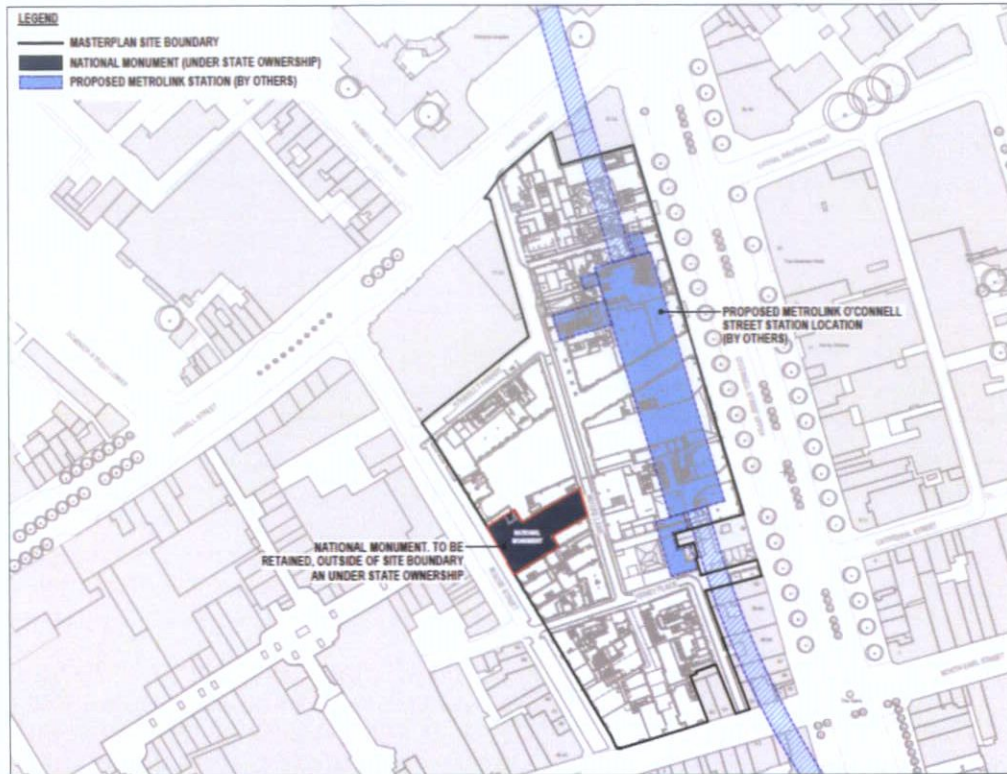


Figure 15.5.1: Location of the Metrolink Station within the Masterplan area.

The Table 15.5.1. below describes construction and operational stage impacts anticipated as arising to all buildings and plots within the Masterplan site from the redevelopment, irrespective of their statutory protection but highlights protected fabric to distinguish between both conditions.

Address	Potential Impact at Construction Stage	Potential Impact at Operational Stage
<b>Site 1</b>		
70 Parnell Street	It is intended to retain and purposefully re-use this building, presenting a positive impact for the building fabric and the ACA. The design detail for the development of this building has not yet been finalized, with a wider impact assessment therefore found to be premature.	Operational stage impacts will be fully addressed when the design is finalised, but it is anticipated that the purposeful reuse of this building will enhance the setting of protected structures in the vicinity, notably the opposing Rotunda grouping.
71 Parnell Street	It is intended to demolish all fabric behind the façade of this building. As the fabric has been much altered, impacts are not considered especially adverse.	Operational stage impacts will be fully addressed when the design is finalised, however, no material change is considered as arising from the retention of the streetscape condition, albeit with a vertical extension above.
72 Parnell Street and 40-41 O'Connell Street	It is intended to remove extant building fabric of limited significance and develop the plot. The proposed development encloses two protected structures outside the development site; 72-74 Parnell Street (RPS 6424/ NIAH 50010559(R)) and 37-38 O'Connell Street Upper (RPS 6021/ NIAH 50010558(R)).	Operational stage impacts will be fully addressed when the design is finalised, but it is anticipated that the proposed redevelopment will address the long term negative interaction of this property with the ACA and its neighbouring protected structures, in the provision of well crafted buildings, respectful of scale and materiality.

Address	Potential Impact at Construction Stage	Potential Impact at Operational Stage
	<p>An immeasurably positive impact will arise from the redevelopment of an unattractive building onto Parnell Street, and a vacant plot, cumulatively undermining the ACA.</p> <p>The proposed development will take into account protective measures to safeguard the adjoining protected structures to ensure that no damage arises to them during the construction process. (Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies)</p>	
<p>42 O'Connell Street Upper and O'Connell Hall</p>	<p>It is intended to retain and purposefully re-use these buildings, presenting a positive impact for the building fabric and the ACA.</p> <p>As the design is not developed, wider impacts are not yet known.</p>	<p>Operational stage impacts will be fully addressed when the design is finalised, but the proposed intention of conservation and purposeful re-use of this nationally important building of rarity will enhance the spectrum of understanding of the original grandeur of O'Connell Street, and contribute positively to the ACA.</p>
<b>Site 2</b>		
<p>43 O'Connell Street Upper</p>	<p>It is intended to demolish all fabric behind the protected façade. The development will arise in the permanent loss of an 18<sup>th</sup> century townhouse basement, together with the loss of a 20<sup>th</sup> century building of significance. The proposal will temporarily remove lateral support from the south, to the shared boundary with the protected No. 42 and O'Connell Hall adjacent. It will also arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed gable (No.42) and façade (No.43) protection strategies.</p>	<p>Operational stage impacts will be fully addressed when the design is finalised.</p>
<p>44 O'Connell Street Upper</p>	<p>It is intended to demolish all fabric behind the protected façade. The development will arise in the permanent loss of an 18<sup>th</sup> century townhouse basement, together with the loss of a 20<sup>th</sup> century building of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p>	<p>Operational stage impacts will be addressed in forthcoming statutory submissions, when the design approach is finalised.</p>
<p>45 O'Connell Street Upper</p>	<p>It is intended to demolish all fabric behind this retained façade. The development will arise in the permanent loss of an 18<sup>th</sup> century townhouse basement, together</p>	<p>Operational stage impacts will be addressed in forthcoming statutory submissions, when the design approach is finalised.</p>

Address	Potential Impact at Construction Stage	Potential Impact at Operational Stage
	<p>with the loss of a 20<sup>th</sup> century building of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p>	
46-49 O'Connell Street Upper	It is intended to demolish this building and redevelop its plot, part of which will be subsumed by the proposed link between O'Connell Street and Moore Lane.	Operational stage impacts will be fully addressed when the design is finalised, but it is anticipated that the proposed street connections will positively enhance the quality of the public realm of the northern section of O'Connell Street and its wider ACA, and address long-term challenges with absence of pedestrian permeability to the core to the west of the ACA.
50-51 O'Connell Street Upper	It is intended to demolish flanking early walls and develop the plot, a portion of which will be subsumed by the proposed link between O'Connell Street and Moore Lane.	<p>Operational stage impacts will be fully addressed when the design is finalised. It is accepted however, that the vacancy of this plot undermines the semblance of a continuous terrace at O'Connell Street West. Whilst presenting a 'gap' in approximately the same position as the proposed new pedestrian lane, it offers none of the benefits of urban connectivity accompanying permeability.</p> <p>Operational stage impacts of the development of a structure replacing one which was long removed from the streetscape will give the retained protected façade of Nos 52-52 to the southern boundary, a welcome urban context.</p> <p>The additional benefit offered by this site of securing, in part, necessary and purposeful connectivity is also welcomed as positively contributing to an enriched urban character. Both proposed conditions are considered beneficial and positive.</p> <p>The loss of flanking historic walls is regrettable, but balanced by the gains brought by the development. The inherited loss of historic buildings giving context to these flanking boundaries is what is regretted most, as the scars evident on both walls are indicative of their inherent architectural quality. Without context, the meaningful retention of these walls is considered to present little heritage gain.</p>

Address	Potential Impact at Construction Stage	Potential Impact at Operational Stage
52-54 O'Connell Street Upper	<p>It is intended to demolish all fabric behind the protected façade, with the loss of 20<sup>th</sup> century fabric of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p>	Operational stage impacts will be fully addressed when the design is finalised, but it is anticipated that what is most important about this building, its interaction with the ACA, will bring about a welcome benefit for both the memory of this structure and revive its civic interaction with its immediate urban environment.
55-56 O'Connell Street Upper	Notwithstanding the inclusion of this building in the NIAH, it is, on detailed inspection, found to possess modest significance. Its loss to enable the construction of a new building is not considered adverse.	Operational stage impacts of the replacement building will be fully addressed when the design is finalised, but the principle of replacement with a high quality purpose-built alternative will ensure active functioning and as a consequence, wider benefits for the enclosing urban environment.
57 O'Connell Street Upper	<p>It is intended to demolish all fabric behind this retained façade. The development will arise in the permanent loss of an 18<sup>th</sup> century townhouse basement, 18<sup>th</sup> and 19<sup>th</sup> century fabric to the rear, together with the loss of a 20<sup>th</sup> century building of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p>	Operational stage impacts will be addressed in forthcoming statutory submissions, when the design approach is finalised.
58 O'Connell Street Upper	<p>It is intended to demolish all fabric behind this retained façade. The development will arise in the permanent loss of an 18<sup>th</sup> century townhouse basement, 18<sup>th</sup> and 19<sup>th</sup> century fabric to the rear, together with the loss of a 20<sup>th</sup> century building of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p>	Operational stage impacts will be addressed in forthcoming statutory submissions, when the design approach is finalised.
Regency Annex, 59 O'Connell Street Upper	It is intended to demolish this 19 <sup>th</sup> century building to accommodate the necessary infrastructural provision of a fire escape stairwell from the MetroLink Station.	Operational stage impacts will be addressed in forthcoming statutory submissions, when the design approach is finalised.
Reading Room, 59 O'Connell Street Upper	<p>This importance of this structure was not known until recent research uncovered its significance. Its purposeful retention and re-use is immensely positive.</p> <p>The detail of its structural treatment in context with adjacent MEW works is at design stage. The development will arise in</p>	Operational stage impacts will be fully addressed when the design is finalised, but it is anticipated that the re-introduction of a unique building form will enrich the architectural diversity of Moore Lane.

Address	Potential Impact at Construction Stage	Potential Impact at Operational Stage
	the required protection of this building and its basement during the construction phase, as ground to the north and east is excavated to provide for the MEW. Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for general detail on proposed protection strategies.	
Car port, 59 O'Connell Street Upper	This 19 <sup>th</sup> / early 20 <sup>th</sup> century extension is modest, but interesting. Notwithstanding, it is considered less significant than its adjacent Reading Room and its removal is required to facilitate the favourable presentation of the Reading Room.	The proposed open space provided by the removed car port will benefit the legibility of the Reading Room.
61 O'Connell Street Upper	It is intended to retain, extend and purposefully re-use this building, accommodating a public route at street level connecting O'Connell Street with Henry Place. The retention of fabric behind the protected façade is welcomed as presenting a positive impact for this important building, together with enhancing the quantum of 18th century buildings enriching the ACA.  As the design is not developed, wider impacts are not yet known.	Operational stage impacts will be addressed in forthcoming statutory submissions, when the design approach is finalised.
<b>Site 3</b>		
36 Henry Street	In summary, this building is retained with rear structures removed to accommodate a rear hotel extension. The retention of the building is considered to present a positive impact for an enhanced understanding of the contribution of post-1916 structures of quality within the ACA.  Wider impacts are expanded below.	Operational stage impacts are summarised in 15.5.2.2. below.
37 Henry Street	In summary, this building is retained with rear structures removed to accommodate a rear hotel extension. The retention of the building is considered to present a positive impact for an enhanced understanding of the contribution of post-1916 structures of quality within the ACA.  Wider impacts are expanded below.	
38 Henry Street	It is intended to remove this structure to accommodate a proposed north-south street connecting Henry Street with Moore Lane.  The development will arise in the permanent loss of a 20 <sup>th</sup> century building of significance.  Wider impacts are expanded below.	
39 Henry Street	It is intended to demolish all fabric behind this retained façade. Whilst the retained façade is welcomed as informing the ACA, and generating a streetscape of quality	

Address	Potential Impact at Construction Stage	Potential Impact at Operational Stage
	post 1916 buildings, the development will arise in the permanent loss of a 20 <sup>th</sup> century building of significance. Wider impacts are expanded below.	
40 Henry Street	It is intended to demolish all fabric behind this retained façade. Whilst the retained façade is welcomed as informing the ACA, and generating a streetscape of quality post 1916 buildings, the development will arise in the permanent loss of a 20 <sup>th</sup> century building of significance. Wider impacts are expanded below.	
41 Henry Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	Operational impacts for the proposed replacement structure are considered as presenting a strong presence within the ACA, at this pivotal junction between Henry and Moore Streets, as evidenced by Verified View M, appendix 12.1
1, 2 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	Operational stage impacts for the replacement of this terrace are broadly summarised in 15.5.2.2. below, as evidenced by Verified View M, appendix 12.1
3 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
4 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
5 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
6 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
7 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
8/9 Moore Street and 11/12 Henry Place	It is intended to conserve and re-occupy this building, with vertical extensions requiring structural inputs. Impacts are summarized below.	



Address	Potential Impact at Construction Stage	Potential Impact at Operational Stage
<b>Site 4</b>		
10 Moore Street	The proposed re-use of the building is considered to present a positive impact, with few material changes internally or externally.	Operational stage impacts for the retained, conserved, presented and purposefully occupied building is considered inherently positive, for the building itself, its neighbouring ACA and the setting of the National Monument, forming a wider composition shared with the conserved Nos 8-9, 20 and 21 Moore Street.
11 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site.	Operational impacts for the removal and replacement of these buildings, and retention and presentation of the party wall between Nos 12 and 13 Moore Street are summarised in 15.5.3.2. below.
12 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site, with the protection of the shared party wall with No.13 forming a central construction strategy.	
13 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site, with the protection of the shared party wall with No.12 forming a central construction strategy.  All demolition and reconstruction strategies will be subject to a forthcoming Ministerial consent process, which will rely on expanded detail for assessment of physical impacts.	
15 Henry Place and 5A Moore Lane	No adverse impact is predicted as arising from the redevelopment of this site.	
17-18 Henry Place	The proposed re-use of the building is considered to present a positive impact.	These differing but historically and contextually connected, conserved buildings will share an urban connection with Nos 11-13 Henry Place and the Reading Room at the rear of No.59 O'Connell Street, renewing the early character of Moore Lane as they co-existed in the 19 <sup>th</sup> century.
6-7 Moore Lane	The proposed re-use of the building is considered to present a positive impact.  All works to the shared boundary with the National Monument at Nos 8-9 Moore Lane are identified and will also be subject to a forthcoming Ministerial consent process, which will rely on expanded detail for assessment of physical impacts.	
18 Moore Street & 10-11 Moore Lane to rear	No adverse impact is predicted as arising from the redevelopment of this site. The redevelopment will include the construction of a buffer building to the National Monument at No.17 Moore Street, referred to as 18a, or the 'Sliver' building. The remainder of the Moore Street façade will serve as a mechanism of the delivery of the arch. The remainder will be absorbed with the proposed public square. All demolition and reconstruction strategies will also be subject to a forthcoming Ministerial consent process, which will rely on expanded detail for assessment of physical impacts.	Operational impacts for the removal of these buildings and their proposed replacement with a cultural building attached to the National Monument at No.18a Moore Street, with an arch connecting No.18a with No.20 Moore Street, and the remainder of the plot given over to a proposed public square are summarised in 15.5.3.2. below.

Address	Potential Impact at Construction Stage	Potential Impact at Operational Stage
Nos 20-21 Moore Street	The proposed re-use of the building is considered to present a positive impact and will arise in few compositional changes internally and externally.	Operational stage impacts for the retained, conserved, presented and purposefully occupied building is considered inherently positive, for the building itself, its neighbouring ACA and the setting of the National Monument, forming a wider composition shared with the conserved Nos 8-9, 10 Moore Street.
<b>Site 5</b>		
22-23 Moore Street, 13 Moore Lane to rear	No adverse impact is predicted as arising from the redevelopment of this site.	Operational impacts are summarised in 15.5.4.2. below.
24-25 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site.	
14 Moore Lane (incorporating Nos.1-3 O'Rahilly Parade, No.15 Moore Lane)	No adverse impact is predicted as arising from the redevelopment of this site.	

**Table 15.5.1:** Potential impact for buildings within the Masterplan site included in the RPS or NIAH, with protected structures hatched

#### 15.5.1.1.3 Potential Impacts for the Masterplan Area's Immediately Adjacent Architectural Heritage

The Masterplan area shares boundaries with the following protected structures: -

- 72-74 Parnell Street.
- 37-38 O'Connell Street.
- No.60 O'Connell Street.
- No.62 O'Connell Street.
- Nos.14-17 Moore Street.

Given the site wide sensitivity of the Masterplan, impacts for all abounding protected structures are described in Table 15.5.2. below, with other impacts attached to Sites 3, 4 and 5 in separate sections, 15.5.2- 15.5.4 below.

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential Impact at Construction Stage	Potential Impact at Operational Stage
72-74 Parnell Street, Dublin 1	6424	50010559 (R)	<b>Site 1</b> The proposed design of Site 1, where abutting	<b>Site 1</b> The proposed design of Site 1, where abutting

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential Impact at Construction Stage	Potential Impact at Operational Stage
37-38 O'Connell Street Upper, Dublin 1	6021	50010558 (R)	<p>these protected structures is not yet complete, with associated construction stage impacts not yet known.</p> <p><b>Sites 2AB, 2C</b> The design of Site 2, in particular proposed excavations for the MEW, will observe strict construction management procedures to minimise likely indirect impacts associated with the demolition and excavation construction stages.</p> <p>Construction traffic will be routed away from the buildings and is not likely to present an impact.</p> <p>Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p> <p><b>Site 3</b> Site 3 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p><b>Site 4</b> Site 4 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p><b>Site 5</b> Site 5 is positioned at a distance from these structures and its construction is unlikely to present any impact.</p>	<p>these protected structures is not yet complete, with associated operational impacts not yet known.</p> <p><b>Sites 2AB, 2C</b> The proposed design of Sites 2AB,2C, is not yet complete, with associated operational impacts not yet known.</p> <p><b>Site 3</b> Site 3 is positioned at a considerable distance from these structures and it is unlikely to present an operational stage impact.</p> <p><b>Site 4</b> Site 4 is positioned at a distance from these structures and it is unlikely to present an operational stage impact.</p> <p><b>Site 5</b> Site 5 is positioned at a distance from these structures and it is unlikely to present an operational stage impact.</p>
60 O'Connell Street Upper, Dublin 1	6028	50010535 (R)	<p><b>Site 1</b> Site 1 is positioned at a distance from this protected façade, and not being viewed in context,</p>	<p><b>Site 1</b> Site 1 is positioned at a considerable distance from this structure and is unlikely to present an</p>

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential Impact at Construction Stage	Potential Impact at Operational Stage
			<p>is unlikely to present an impact.</p> <p><b>Sites 2AB, 2C</b></p> <p>The design of Site 2, in particular proposed excavations for the MEW within the footprint of the Regency Annex to No.59 O'Connell Street will observe strict construction management procedures to minimise likely indirect impacts associated with the demolition and excavation construction stages.</p> <p>Construction traffic will present an impact for the rear, western boundary wall of this structure, with every effort taken to coordinate and manage same to mitigate risk of damage to historic buildings to the rear of the protected façade. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p> <p><b>Site 3</b></p> <p>The construction of Site 3 is likely to arise in direct impacts for this structure, at demolition, excavation and construction stage owing to its proximity to the west of the development site.</p> <p>Please refer to Appendix 3.2 – Outline Construction &amp; Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Place boundary of</p>	<p>operational stage impact.</p> <p><b>Sites 2AB, 2C</b></p> <p>The proposed design of Sites 2AB,2C, is not yet complete, with associated operational impacts not yet known.</p> <p><b>Site 3</b></p> <p>Whilst the façade of No.60 is included in the RPS, the building is within an ACA. m Outward vistas from rear upper rooms are presently directed towards Site 4, but will have an oblique view of Site 3. The change in the character of the outward vista is not considered especially adverse given the diversity of city-wider building and roofscape forms visible from these windows.</p> <p><b>Site 4</b></p> <p>Site 4, being lower than this structure and is unlikely to present an operational stage impact. In converse, on completion, the refurbishment of historic buildings within Site 4 will greatly improve the quality of the Moore Lane streetscape, and by extension benefit No.60 to the rear.</p> <p><b>Site 5</b></p> <p>Site 5 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact.</p>

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential Impact at Construction Stage	Potential Impact at Operational Stage
			<p>this structure, further neutralizing impacts.</p> <p><b>Site 4</b> Site 4 is positioned at a distance from this structure and its construction is unlikely to present any impact.</p> <p><b>Site 5</b> Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>	
62 O'Connell Street	6030	50010533 (R)	<p><b>Site 1</b> Site 1 is positioned at a distance from this protected façade, and not being viewed in context, is unlikely to present an impact.</p> <p><b>Sites 2AB, 2C</b> The design of Site 2, in particular proposed excavations for the MEW, will observe strict construction management procedures to minimise likely indirect impacts associated with the demolition and excavation construction stages. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p> <p>The proposed development to the rear garden of No.61 adjacent is not yet designed, and impacts yet unknown.</p> <p>Construction traffic will be routed away from the Henry Place boundary of this structure, further neutralizing impacts.</p> <p><b>Site 3</b> The construction of Site 3 is likely to arise in direct impacts for this structure,</p>	<p><b>Site 1</b> Site 1 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact.</p> <p><b>Sites 2AB, 2C</b> The proposed design of Sites 2AB,2C, is not yet complete, with associated operational impacts associated with construction at the shared boundary not yet known.</p> <p><b>Site 3</b> The proposed development will be visible from upper-level rear rooms within these buildings and will alter an outward vista across the roofscape.</p> <p><b>Site 4</b> Site 4, being predominately lower than this structure and is unlikely to present an operational stage impact.</p> <p><b>Site 5</b> Site 5 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact.</p>

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential Impact at Construction Stage	Potential Impact at Operational Stage
			<p>at demolition, excavation and construction stage owing to its proximity to the west of the development site.</p> <p>Please refer to Appendix 3.2 – Outline Construction &amp; Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Place boundary of this structure, further neutralizing impacts.</p> <p><b>Site 4</b></p> <p>Site 4 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p> <p><b>Site 5</b></p> <p>Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>	<p>DCC PLAN NO.2861/21 RECEIVED: 01/06/2021</p>
14 Moore Street, Dublin 1	5282	50010489 (R)	<p><b>Site 1</b></p> <p>Site 1 is positioned at a distance from these structures. As the design is not yet complete, associated impacts not yet known.</p> <p><b>Sites 2AB, 2C</b></p> <p>The structural approach to the development of the MEW has progressed to ensure that construction impacts are minimised. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies associated with the delivery of the MEW on the opposing side of Moore Lane.</p>	<p><b>Site 1</b></p> <p>Site 1 is positioned at a considerable distance from these structures and is unlikely to present an operational stage impact.</p> <p><b>Sites 2AB, 2C</b></p> <p>The proposed design of Sites 2AB,2C, is not yet complete, with associated operational impacts not yet known.</p> <p><b>Site 3</b></p> <p>The proposed development will be visible from upper-level rear rooms within these buildings and will alter an outward vista across the roofscape.</p> <p>The proposed development does not impact on the setting of</p>
15 Moore Street, Dublin 1	5283	50010490 (R)		
16 Moore Street, Dublin 1	5284	50010491 (N)		
17 Moore Street, Dublin 1	5285	50010492 (R)		

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential Impact at Construction Stage	Potential Impact at Operational Stage
			<p><b>Site 3</b> Direct physical impacts for the integrity of the National Monument are not envisaged due to the distance of Site 3 from the protected building range. Notwithstanding its distance, observance of vibration limits cited in Appendix 3.2 – Outline Construction &amp; Demolition Management Plan – Site 3 for detail on proposed protection strategies, which will be observed at construction stage to minimise impacts.</p> <p><b>Site 4</b> A particularly sensitive approach to the development of Site 4 has evolved over the course of the design process, to ensure that physical impacts are minimised where sharing boundaries with the National Monument. Physical impacts for the integrity of the National Monument are anticipated and mitigated against, but will be further interrogated within a forthcoming Ministerial Consent process. Please refer to Appendix 3.3 – Outline Construction &amp; Demolition Management Plan – Site 4 for preliminary detail on the approach to proposed protection strategies.</p> <p><b>Site 5</b> Direct physical impacts for the integrity of the National Monument are not envisaged due to the distance of Site 5 from the protected building range. Notwithstanding</p>	<p>the National Monument and supports the delivery of a commemorative trail.</p> <p><b>Site 4</b> The design stage of Site 4 arose in the adoption of sensitivity to ensure that the setting of the monument is respected, where infilling terraced plots to the southwest of the monument at No.13 Moore Street. Associated visual impacts are considered present, but not especially adverse. The proposed development will alter the setting of the National Monument through the proposed introduction of a new pedestrian link to the north of No.17 Moore Street. The provision of the new civic square and functional replacement of No.18a Moore Street supports the delivery of the operational amenity of the National Monument. Impacts arising from all physical interactions with the Monument, including the detailed design of No.18a will be considered under a forthcoming Ministerial Consent process, which will follow the submission of the planning application for Site 4.</p> <p><b>Site 5</b> The proposed development is found to enhance the setting of the National Monument in continuing the character of the Moore Street terrace to the north of the proposed</p>

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential Impact at Construction Stage	Potential Impact at Operational Stage
			its distance, observance of vibration limits cited in Appendix 3.4 – Outline Construction & Demolition Management Plan – Site 5 for detail on proposed protection strategies.	arch, and in sharing the provision of a new civic square.

**Table 15.5.2:** Potential impact for buildings sharing boundaries with the Masterplan site included in the RPS

#### 15.5.1.1.4 Potential Impacts for the Masterplan Area's Wider Architectural Heritage

The Masterplan site is in proximity to a range of protected structures, with associated operational stage impacts to these distant structures cited in Table 15.5.3. below, on the basis that construction stage impacts will be negligible.

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact
Rotunda Hospital: Parnell Square West, Dublin 1	6419	50010619- 50010622 (N)	<p><b>Site 1</b> The proposed design of Site 1, where opposing these protected structures is not yet complete, with associated impacts not yet known.</p> <p><b>Sites 2AB, 2C</b> The design of Site 2, in particular proposed excavations for the MEW, is unlikely, owing to separation and the requirement to protect closer protected buildings, will observe strict construction management procedures to minimise likely indirect impacts associated with the demolition and excavation construction stages. The protection measures in place to protect immediately abutting protected buildings will enhance the protection of this building range. Construction traffic will be routed away from the buildings and is not likely to present an impact.</p> <p><b>Site 3</b> Site 3 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p><b>Site 4</b></p>



Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact
			<p>Site 4 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p><b>Site 5</b></p> <p>Site 5 is positioned at a distance from these structures and its construction is unlikely to present any impact.</p>
63-64 O'Connell Street Upper, Dublin 1	6031	50010532 (R)	<p><b>Site 1</b></p> <p>Site 1 is positioned at a distance from these protected façades, and not being viewed in context, is unlikely to present an impact.</p> <p><b>Sites 2AB, 2C</b></p> <p>The design of Site 2, in particular proposed excavations for the MEW, will observe strict construction management procedures to minimise likely indirect impacts associated with the demolition and excavation construction stages.</p> <p>Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the rear Henry Place boundaries of these structures, further neutralizing impacts.</p> <p>Owing to orientation, these structures will not be impacted by overshadowing.</p> <p><b>Site 3</b></p> <p>The construction of Site 3 is likely to arise in direct impacts for these structures, at demolition, excavation and construction stage owing to their proximity to the west of the development site onto Henry Place.</p> <p>Please refer to Appendix 3.2 – Outline Construction &amp; Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Place boundary of this structure, further neutralizing impacts.</p> <p><b>Site 4</b></p> <p>Site 4 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>
65-66 O'Connell Street Upper, Dublin 1	6032	50010531 (R)	
67 O'Connell Street Upper, Dublin 1	6033	50010530 (R)	
68 O'Connell Street Upper, Dublin 1	6034	50010529 (R)	

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact
			<p><b>Site 5</b></p> <p>Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>
<p>The GPO, O'Connell Street Lower, Dublin 1,</p>	<p>6010</p>	<p>50010528 (N)</p> <p>50010500 (R)</p>	<p><b>Site 1</b></p> <p>Site 1 is positioned at a distance from this important protected structure, and not being viewed in context, is unlikely to present an impact.</p> <p><b>Sites 2AB, 2C</b></p> <p>The design of Site 2, including proposed excavations for the MEW, is unlikely, due to distance, to arise in physical impacts.</p> <p>The proposed development within Site 2AB, 2C, is not yet designed, and impacts cannot as a consequence be measured.</p> <p>Construction traffic is not envisaged to impact this protected structure at construction stage.</p> <p><b>Site 3</b></p> <p>The construction of Site 3 is likely to arise in a direct impact for these structures, at demolition, excavation and construction stage owing to their proximity to the north of the development site onto Henry Street.</p> <p>Please refer to Appendix 3.2 – Outline Construction &amp; Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Street Place further neutralising impacts.</p> <p>Following completion of the development, the upper stories of the hotel will be perceived in context with the GPO due north and south along O'Connell Street. View D of Appendix 12.1 demonstrates the proposed context with the GPO, due north, which is not immediately perceived due to screening from adjoining buildings. The two will likely be perceived in context when looking directly at the GPO from the opposing side of O'Connell Street, due west. However, as the hotel block is positioned behind the O'Connell Street west terrace, the immediacy of the impact is lessened.</p>

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact
			<p><b>Site 4</b></p> <p>Site 4 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p> <p><b>Site 5</b></p> <p>Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>
7-15 (inc.) Arnott's., Henry Street, Dublin 1	3666	50010470 (N)	Owing to its distance from the development, negligible impacts are anticipated as arising to this structure either at construction or operation stage.
16 Henry Street, Dublin 1	3667	50010471 (R)	<p><b>Site 1</b></p> <p>Site 1 is positioned at a distance from Henry Street and will not present an impact.</p> <p><b>Sites 2AB, 2C</b></p> <p>Site 2 is positioned at a distance from Henry Street and will not present an impact.</p> <p><b>Site 3</b></p> <p>The construction of Site 3 is likely to arise in an impact for these structures, at demolition, excavation and construction stage owing to their proximity to the north of the development site onto Henry Street.</p> <p>Please refer to Appendix 3.2 – Outline Construction &amp; Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Street Place further neutralizing impacts.</p> <p><b>Site 4</b></p> <p>Site 4 is positioned at a distance from Henry Street and will not present an impact.</p> <p><b>Site 5</b></p> <p>Site 5 is positioned at a distance from Henry Street and will not present an impact.</p>
17 Henry Street, Dublin 1	3669	50010472 (R)	
18 Henry Street, Dublin 1	3670	50010473 (R)	
19 Henry Street, Dublin 1	3671	-	
20 Henry Street, Dublin 1	3672	50010474 (R)	
21 Henry Street, Dublin 1	3673	50010475 (R)	
22-23 Henry Street, Dublin 1	3674	50010476 (R)	
24 Henry Street, Dublin 1	3675	-	
25 Henry Street, Dublin 1	3676	-	
Henry Street, Dublin 1 (GPO Arcade)	3677	50010500 (R)	
26 Henry Street, Dublin 1	8746	-	
27 Henry Street, Dublin 1	8747	-	
28 Henry Street, Dublin 1	8748	-	
29 Henry Street, Dublin 1	8749	-	
30 Henry Street, Dublin 1	8750	-	

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact
33 Henry Street, Dublin 1	-	50010494 (R)	
34 Henry Street, Dublin 1	-	50011205 (R)	

**Table 15.5.3:** Potential impact for wider architectural heritage.

#### 15.5.1.1.5 Potential Impacts for the Masterplan Areas' Immediately Adjacent Non-Protected Neighbouring Buildings

The Masterplan area shares boundaries with the following non-protected structures: -

- No.34 Henry Street.
- No.35 Henry Street.

Address	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact at construction stage	Potential impact at operational stage
34 Henry Street, Dublin 1	50011205 (R)	<p><b>Site 1</b> No impact envisaged due to distance.</p> <p><b>Sites 2AB, 2C</b> No impact envisaged due to distance.</p> <p><b>Site 3</b> Physical impacts associated with the demolition, excavation and construction stages are envisaged and mitigated against in a suite of documents attached to Waterman Moylan's Construction Management Plan.</p> <p><b>Site 4</b> No impact envisaged due to distance.</p> <p><b>Site 5</b> No impact envisaged due to distance.</p>	<p><b>Site 1</b> No impact envisaged due to distance.</p> <p><b>Sites 2AB, 2C</b> No impact envisaged due to distance.</p> <p><b>Site 3</b> The new hotel will be constructed against the rear façade of 36 Henry Street and interconnected on every level. Notwithstanding the present condition of the building, in which all windows in the rear of Nos 34 and 35 are blocked up, the proposed hotel development to the rear has been designed to minimise the impacts and is set back from the shared boundary to minimise impact and not to diminish/impinge on its future amenity, if rear openings are reinstated.</p> <p>Presently and consequentially the proposed development to the rear will have no impact on the interior.</p> <p><b>Site 4</b></p>
35 Henry Street, Dublin 1	50011204 (R)		

Address	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact at construction stage	Potential impact at operational stage
			No impact envisaged due to distance. <b>Site 5</b> No impact envisaged due to distance.

**Table 15.5.4:** Potential impact for adjacent non-protected architectural heritage

15.5.1.1.6 Potential Impacts for the ACA

The Masterplan site is within the O’Connell Street Architectural Conservation Area. Considerations of impacts for the character of the ACA and the development’s observance of general statutory mechanisms are examined below. As construction stage impacts are likely temporary, operational stage impacts are primarily described in Tables 15.5.5. and 15.5.6 below, the latter table of which considers the opinion in Table 12.1 Table of Landscape and Visual Effects of Chapter 12 of the EIAR in context with the site’s receiving architectural heritage environment.

Site	Visual Impact	Physical Impact	Morphological Impact
1	The proposed design of Site 1 is not yet complete, with associated operational impacts not yet known.	The proposed design of Site 1 is not yet complete, with associated physical impacts arising from its construction not yet known.	The proposed design of Site 1 is not yet complete, with associated morphological impacts not yet known.
2AB, 2C	The proposed design of Sites 2AB,2C, is not yet complete, with associated operational impacts not yet known.	The proposed design of Site 2 in general is not yet complete, with associated physical impacts arising from its construction not yet known. Outline protection strategies are anticipated and mitigated in Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for detail on proposed protection strategies.	The proposed design of Sites 2AB,2C, is not yet complete, with associated morphological impacts not yet known.
3	Please refer to 15.5.2.2.2. below	The construction of Site 3 is likely to arise in an impact for the ACA at construction stage, given the level of disruption likely to arise in the construction process.  Please refer to Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail on proposed protection strategies.  Construction traffic will be routed away from the Henry Street Place further neutralizing impacts.	The proposed development retains plot legibility onto Henry Street in the creation of a street retaining the plot width of No.38 , together with the facades of Nos 39, 40-giving the semblance onto the ACA of retention of streetscape character.  The unification of vertical extensions above retained facades within the ACA will, to an extent, dilute efforts at morphological continuity. Notwithstanding this fact, the visual cohesion of the Henry Street terrace from the street

Site	Visual Impact	Physical Impact	Morphological Impact
			<p>will be similar to what exists at present.</p> <p>The proposed redevelopment of the west side of the ACA in the reimagining of the Moore Street terrace will introduce a new morphological language. Attempts have been made to emulate plot rhythms in the generation of a vertical emphasis- a measure which succeeds in reducing the mass of the replacement structure within the ACA.</p> <p>The character of the east side of Henry Place, a back lane within the ACA will be altered considerably by the proposed development.</p> <p>However, it is argued that in selecting the north eastern corner of this urban block to embed the scheme's greatest height, its impacts are lessened.</p> <p>The fact remains that Henry Place, central to the ACA, has evolved from a bustling industrial quarter into an antisocial back street due to an absence of active frontages- a condition that will be remedied by the proposed development.</p>
4	<p>Site 4 is positioned to the west of the ACA, in an urban block that has been treated for the purposes of the forthcoming planning application as an extension of the ACA, with all policies and objectives for appropriate development within the ACA duly observed.</p>	<p>No physical impact is envisaged as arising from the formally protected ACA from the development of Site 4.</p>	<p>The design of Site 4 has inherently adopted a morphology respectful of existing plots and building typologies adjacent. The proposed development is stitched seamlessly into the given urban character, will positive enhancement of consolidated terraces and frontages arising.</p>
5	<p>Site 5 is positioned to the west of the ACA, and being within the scale of existing buildings to the northwest of the ACA, will not introduce a compounding visual impact.</p>	<p>Physical impacts for the ACA are confined to the removal of rear boundaries of Nos 51-54 O'Connell Street. As these boundaries were in themselves replaced in the 20<sup>th</sup> century, no material impact will arise.</p> <p>No other physical impact for the ACA is envisaged as arising from the development.</p>	<p>Site 5 comprised a tall building group, ranging in height from 3 storeys over basement onto Moore Street, to three and four stories onto O'Rahilly Parade and Moore Lane. The proposed development is not considered to introduce a new morphological character to the site, adversely impactful for the ACA to the east onto Moore Lane.</p>

Site	Visual Impact	Physical Impact	Morphological Impact
<p><b>Urban Realm</b></p> <p><b>New Streets and public squares</b></p>	<p>It is proposed to introduce a range of streets and laneways connecting peripheral streets of O’Connell Street, Henry Street and Moore Street with the site’s core laneways of Moore Lane, Henry Place and O’Rahilly Parade.</p> <p>A new public plaza at Sites 4 and 5, and pocket square at Site 2AB will provide required rest space central to the new networks.</p> <p>It is held that the ACA has suffered due to lack of permeability. In principal, the proposed perforations are welcomed as being positive.</p> <p>The proposed introduction of connections is considered to bring with it a renewed vitality to the area, which in turn will enhance the visual amenity of the ACA.</p>	<p>The proposed perforation at O’Connell Street occurs in a currently open site, straddled with Nos 46-49 O’Connell Street-which is neither a protected structure nor included in the NIAH. The proposed introduction of a link at this point in O’Connell Street is broadly welcomed as opening up the ACA for wider engagement within an enhanced, active public realm provided by the new public plaza to the west.</p> <p>Loss of building fabric of significance will occur in the removal of No.38 Henry Street to accommodate a north-south route from Henry Street to Moore Lane. The loss is countered by the required permeability of this urban block within the ACA, which has suffered incremental decline in the 20<sup>th</sup> century removal of back lanes and courts.</p> <p>The removal of Nos 18 and 19 Moore Street, whilst outside the ACA, is being treated as an intervention to a notional extension of the ACA. these buildings are not considered to possess architectural merit, and their loss, providing cross connections with Moore Lane and O’Connell Street beyond, will offer an immeasurable enhancement of Moore Street.</p>	<p>The proposed introduction of streets and squares will be accompanied by radical morphological change.</p> <p>The impact of that change is measured against the alternative scenario of no intervention to an ACA that is suffering due to absence of investment on account of sustained under functioning. Economically, the proposed public realm design is considered to provide a catalyst for positive regeneration of the ACA, which is needed to halt the continuing process of urban decay.</p>
<p><b>Urban realm</b></p> <p><b>Historic Street Surfaces</b></p>	<p>It is proposed to retain and re-use historic setts and kerbs within a redesigned paving strategy. The existing fabric, much of which is concealed under tarmacadam and likely already disturbed in the installation of public services will be carefully recorded as existing prior to lifting. A detailed strategy for the execution of dismantling, storage and reinstatement, will be agreed with Dublin City Council prior to commencement.</p>	<p>The proposed removal and reinstatement of historic paving materials are not considered to present an adverse physical impact for the character of the public realm within the ACA.</p>	<p>No morphological impact is envisaged as arising from the site wide proposal to execute development of the enclosing public realm within the Masterplan area.</p>

**Table 15.5.5:** Potential impact for the O’Connell Street Architectural Conservation Area

Architectural heritage impacts for the wider urban environs, including the O'Connell Street Architectural Conservation Area are summarised in Table 15.5.6. below, referencing opinions set out in Table 12.1 of Landscape and Visual Effects- Chapter 12 of this EIAR.

DCC PLAN NO. 2861/21  
RECEIVED: 01/06/2021

Viewpoint	Distance	Extent of Effects cited in Table 12.1, Chapter 12 of the EIA	Architectural Heritage Impact
A. O'Connell Street at Cathal Brugha Street	40m	None	<b>Sites 3, 4, 5</b> The combined sites are not visible from this location and will not present an impact.
B. Cathal Brugha Street near O'Connell Street	60m	None	<b>Sites 3, 4, 5</b> The combined sites are not visible from this location and will not present an impact.
C. O'Connell Street at the Spire • Looking North	80m	Slight to Moderate	<b>Site 3</b> The uppermost parapet of the hotel block will be visible above extant parapets, but will not arise in a significant change of character in the ACA, mitigating impacts. <b>Site 4</b> Site 4 is not visible from this location and will not present an impact. <b>Site 5</b> Site 5 is not visible from this location and will not present an impact.
C1. O'Connell Street at the Spire • Looking West	80m	Moderate	<b>Site 3</b> The retained facades and vertical extensions above will be visible, together with the suggestion of a street at the plot of No.38. The upper floors of the hotel block are imperceptible. The change to the character of the ACA from this viewpoint is considered neutral. <b>Site 4</b> Site 4 is not visible from this location and will not present an impact. <b>Site 5</b> Site 5 is not visible from this location and will not present an impact.
D. O'Connell Street at the GPO	120m	Slight to Moderate	Upper floors of the hotel block are visible in the context of the streetscape and the GPO. However, owing to the recessed position of the block, the block is read as being in the background and does not compete with the prominence of the GPO portico, or the terraced character of the west of O'Connell Street, where in view. Overall, the impact is considered moderate. <b>Site 4</b> Site 4 is not visible from this location and will not present an impact. <b>Site 5</b> Site 5 is not visible from this location and will not present an impact.
E. O'Connell Street at Abbey Street	200m	None to Imperceptible	<b>Site 3</b>



			<p>The uppermost parapet of the hotel block will be barely visible above extant parapets, and will not arise in a change of character in the ACA, eliminating impact.</p> <p><b>Site 4</b> Site 4 is not visible from this location and will not present an impact.</p> <p><b>Site 5</b> Site 5 is not visible from this location and will not present an impact.</p>
F. O'Connell Bridge	360m	Imperceptible	<p><b>Site 3</b> The uppermost parapet of the hotel block will be visible above extant parapets, but will not arise in a significant change of character in the ACA, mitigating impacts.</p> <p><b>Site 4</b> Site 4 is not visible from this location and will not present an impact.</p> <p><b>Site 5</b> Site 5 is not visible from this location and will not present an impact.</p>
G. Cavendish Row	120m	None	<p><b>Sites 3, 4, 5</b> The combined sites are not visible from this location and will not present an impact.</p>
H. Parnell Square East	210m	None	<p><b>Sites 3, 4, 5</b> The combined sites are not visible from this location and will not present an impact.</p>
I. Parnell Square North	270m	None	<p><b>Sites 3, 4, 5</b> The combined sites are not visible from this location and will not present an impact.</p>
J. Parnell Square North West	280m	Imperceptible to Slight	<p><b>Site 3</b> Site 3 is barely visible above extant rooftops from this location and due to its lack of prominence will not present an impact.</p> <p><b>Site 4</b> Site 4 is not visible from this location and will not present an impact.</p> <p><b>Site 5</b> Site 5 is not visible from this location and will not present an impact.</p>
K. Parnell Street at Moore Street	75m	Moderate	<p><b>Site 3</b> The view south from Parnell Street towards Site 3 indicates an altered form from the existing composition. The increase in height of the Moore Street terrace changes the visual connection from the vantage point with the GPO, but does not remove it, as the GPO buildings' legibility as culminating the southern end of Moore Street remains unchanged.</p> <p>It is held that the expressed southern attic story gable treatment of the residential block will in time be planted and screened, softening perceived impacts.</p> <p>On the whole, the change in this vista is noted. However, given the dominance of more recent developments to the east side of Moore Street, the</p>

			<p>proposed development does not dramatically alter the character of the view.</p> <p style="text-align: right;">DCC PLAN NO.2861/21 RECEIVED: 01/06/2021</p> <p><b>Site 4</b> Site 4 is visible from this location but merges successfully with the Moore Street East streetscape and is considered to present an overall positive impact.</p> <p><b>Site 5</b> Site 5 is visible, and changes the perception of the Moore Street East terrace in its increase in height to the northern end. However, the transitional change from predominately 3 to 4 stories is not considered adverse. The arch reads as part of the terrace and is not discernible from this viewpoint, achieving the intention of uniting the terrace whilst providing lateral connections to the proposed public realm.</p>
L. Moore Street near Parnell Street	30m	Moderate	<p><b>Site 3</b> The view of Site 3 transitioning south down Moore Street will bring its form into greater focus. Whilst the lower elevational stages merge collectively with the terraced, predominantly brick faced streetscape, the upper set-back attic stories are visible. The character of the development at this juncture is deemed to merge to a greater extent with late 20<sup>th</sup> Century and more recent developments on Moore Street and is not considered out of place. The overall impact however is considered to be moderate.</p> <p><b>Site 4</b> Site 4 is visible from this viewpoint and is found to successfully blend unobtrusively with its given terraced composition of Nos 10, 14-17, 20-21 Moore Street. the overall impression is an immeasurable improvement on the existing composition, and is both beneficial and positive.</p> <p><b>Site 5</b> The relative increase in height of Site 5 from its existing scale is unnoticeable in the streetscape, and presents no impact. The change in profile of elevations, in adopting a modulated form emulating historic gable fronted buildings and deferring to the inherited character of the National Monument buildings is characterful and enriching for the streetscape. The result is an overall artistic improvement on the existing, deemed to enhance the setting of the monument and generally bringing a positive impact to the townscape.</p>
M. Henry Street at Moore Street	10m	Moderate to Significant	<p><b>Site 3</b> This view demonstrates the departure in scale of the proposed terrace from the existing. Contrary to the opinion of the LVIA consultants, the particular vantage point is considered to be neutrally impacted. The orientation of Moore Street is especially beneficial where introducing height, as at certain times of the day the height of flanking terraces is not noticed in the public realm. Daylight over the course of the day changes the character of Moore Street as</p>

			<p>it becomes overshadowed by its buildings, a condition that will not significantly change in the execution of the proposed development.</p> <p><b>Site 4</b></p> <p>Site 4 is absorbed by its terraced context but wholly improves, on account of the inevitable vibrancy of its upper level windows as viewed from this vantage point, the existing sense of visual dereliction emanating from Moore Street through to Henry Street. The scheme is neutrally received in its environment, but is generally positive.</p> <p><b>Site 5</b></p> <p>The Site 5 development merges seamlessly with its terraced composition and presents a largely neutral impact.</p>
N. Henry Street south of Moore Street	50m	Moderate to Significant	<p><b>Site 3</b></p> <p>Whilst deviating from the heights of the existing terraces on Henry Street as it turns the corner onto Moore Street, the height of Site 3 does not significantly deviate from the perceived heights of buildings to the south side of Henry Street and is considered thus to introduce a moderate change in the ACA. The increased height on the south side of the street will not impinge on the daylight quality of Henry Street. The renewed splayed corner treatment similarly does not deviate substantially from the existing condition. In assessing the various changes, they on balance are deemed to present a moderate impact.</p> <p><b>Site 4</b></p> <p>Site 4 is not visible from this location and will not present an impact.</p> <p><b>Site 5</b></p> <p>Site 5 is not visible from this location and will not present an impact.</p>
O. Henry Street at Liffey Street	200m	Slight	<p><b>Site 3</b></p> <p>Site 3 is barely discernible in the streetscape, and in merging successfully with the character of Henry Street from this viewpoint will present no impact.</p> <p><b>Site 4</b></p> <p>Site 4 is not visible from this location and will not present an impact.</p> <p><b>Site 5</b></p> <p>Site 5 is not visible from this location and will not present an impact.</p>
P. Mary Street	400m	None to Imperceptible	<p><b>Sites 3, 4, 5</b></p> <p>The combined sites are not visible from this location and will not present an impact.</p>
Q. Parnell Street at Dominick Street	130m	None	<p><b>Sites 3, 4, 5</b></p> <p>The combined sites are not visible from this location and will not present an impact.</p>
R. Sean McDermott Street at Gardiner Street	400m	None	<p><b>Sites 3, 4, 5</b></p> <p>The combined sites are not visible from this location and will not present an impact.</p>

DCC PLAN NO. 2881/21  
RECEIVED: 01/06/2021

S. Centre of Cathedral Street	90m	Moderate		<p><b>Site 3</b></p> <p>Please refer to 7.7.2.5.2. Anticipated impact for the urban character of Cathedral Street, above, which describes the most prominent view of the upper floors of the hotel within the wider urban realm.</p> <p>In light of that assessment, it is held that Cathedral Street is a secondary street within the ACA. It is accepted that its visual culmination by O'Connell Street west will be altered by the proposed development, but that change in being experienced from this vantage point solely within the ACA is not considered to present a detriment for the wider character of the ACA. On that basis, the opinion of the LVIA consultants of a 'moderate impact' arising is concurred with.</p> <p><b>Site 4</b></p> <p>Site 4 is not visible from this location and will not present an impact.</p> <p><b>Site 5</b></p> <p>Site 5 is not visible from this location and will not present an impact.</p>
S1. Cathedral Street at O'Connell Street	50m	Moderate Significant	to	
T. Marlborough Street at North Earl Street	240m	Slight Moderate	to	<p><b>Site 3</b></p> <p>Site 3 is not discernible within the streetscape from this location and will not present an impact.</p> <p><b>Site 4</b></p> <p>Site 4 is not visible from this location and will not present an impact.</p> <p><b>Site 5</b></p> <p>Site 5 is not visible from this location and will not present an impact.</p>

**Table 15.5.6:** Summary of impacts for the enclosing environs (including the ACA) as described in Table 12.1 of Landscape and Visual Effects of Chapter 12 of the EIAR

**15.5.1.2 Do-Nothing Impact**

For the purpose of this assessment, it is assumed that the existing permitted development is not carried out and the combined sites' character remains unchanged.

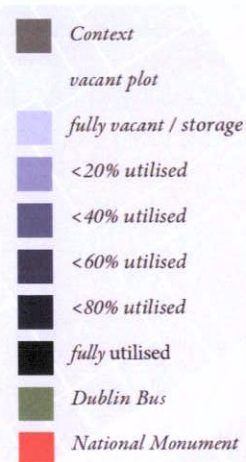
Should no development proceed within the Dublin Central Masterplan area, this extensive city centre site would remain as it currently exists. Whilst no impact would arise from an absence of development, the converse scenario of continued decline would present a more tangible long term impact in the incremental decline of protected fabric, and now-known fabric of architectural significance.

Part 4 of the Dublin Central Masterplan Area Conservation Plan cites a range of risks and vulnerabilities that are found to actively undermine both building fabric of significance within the Masterplan site and the public realm enclosing same fabric of significance, the consequences of which extend beyond the boundaries of the site and contribute to urban decay in the wider vicinity.

It notes that the level of vacancy, estimated as being in the region of 60% of the floor space of existing buildings across the Dublin Central Masterplan Area, together with economic decline on this strategically important site has created a justifiable sense that a single major intervention is the only way to reverse its fortunes. The amalgamation of ownership, as existing, creates an opportunity for a paradigm shift for this underperforming part of the city (that many regard as the only way forward) but carries the risk that a single overarching design approach may fail to respond to the granular character of the site. The analysis concludes that there is a need to strike a balance between

appropriate level of demolition necessary to provide a real catalyst with the retention of the most significant buildings and representative examples of key building types.

A 'do nothing' scenario should not therefore continue to be tolerated within the Masterplan site.



*The utilisation rate is estimated as the percentage of the internal floor area in use; area used as long term storage is assumed vacant*

**Figure 15.5.2:** Indicative land use/ vacancy/ under-use within the Masterplan site

## 15.5.2 Potential Impacts Associated with the Development of Site 3

### 15.5.2.1 Construction Stage

DCC PLAN NO. 2861/21  
RECEIVED: 01/06/2021

#### 15.5.2.1.1 Demolition Stage

Potential impacts arising from the demolition, excavation and enabling works stage of constructing Site 3 are anticipated and mitigated against, in detail, in structural engineering studies carried out by Waterman Moylan Consulting Engineers Limited and Waterman Structures Limited, with inputs by Ms. Lisa Edden, specialist conservation engineer of CORA, attached to the planning application for Site 3. (Please refer to Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail)

The greatest element of impact associated with the development of Site 3 is in the first stage of the works; the permitted demolition of building fabric, with an accompanying rationale for the careful securing of retained fabric to ensure that it endures the construction process and can be conserved as intended.

Albeit temporary in nature, a risk is presented to the character of the Architectural Conservation Area temporarily during the demolition and construction stage. No permanent impacts for the ACA are envisaged as arising.

Potential impacts associated with the proposed excavation of part of the site to provide for a basement level is to an extent countered by the realistic possibility that extensive basements, presently covered over or inaccessible, exist on the site. Where known basements exist, it is assumed that they are 18<sup>th</sup> century in origin, relined structurally in the reconstruction of many of the buildings in the aftermath of the 1916 Easter Rising conflict. These known existing basements are intended to be infilled in order to protect upstanding fabric adjacent.

Demolitions are accompanied by extensive protection strategies, (refer to Appendices 3.1, 3.2, 3.3 and 3.4 attached to the EIAR) to mitigate against foreseeable risks otherwise of damage to building fabric identified as meriting retention, conservation and purposeful re-use.

#### 15.5.2.1.2 Construction

Potential risks associated with the construction stage of Site 3 are confined to structural risks only, which have been anticipated and countered in Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan and Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3. The protection of both retained structures within the development site, and those immediately adjoining, in separate ownership at Nos 34 and 35 Henry Street will be considered at all stages of the construction process, as described in Table 15.5.4. above. It is not anticipated that protected structures and historic buildings in the wider vicinity will suffer direct impacts from the construction phase, as described in Table 5.5.5. above.

#### 15.5.2.1.3 Renewal and Integration of Retained Fabric within the Development

Potential risks attached to the execution of conservation and general works to complete the renewal of retained buildings are minimal.

### 15.5.2.2 Operational Stage

#### 15.5.2.2.1 Retained Buildings within the Site

Potential risks attached to the execution of conservation and general works to complete the renewal of retained buildings are minimal.

## 15.5.2.2.2 Potential Operational Stage Impacts for the ACA

Please refer to Table 15.5.6 Summary of impacts for the enclosing environs (including the ACA) as described in Table 12.1 Table of Landscape and Visual Effects of Chapter 12 of the EIAR above for an analysis of wider urban impacts, including those affecting the ACA.

Specific architectural heritage impacts for the ACA in the vicinity of Site 3 are predicted as follows: -

Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area policy document
<b>Policy</b>
'New developments should respect the established scale of the existing built fabric - including height, massing, proportions and plot width. Proposals for large scale or 'mega-structural' developments will not be favorably considered, and any such proposals should be broken down into smaller, more comprehensible and human scale developments. This can be achieved in part through the provision of multiple uses and access points at ground floor level.'
<b>Adherence</b>
<p>The proposed development has been designed to respect the fine grain of the site's historic plots.</p> <p>Façades on Henry Street have been retained for the most part and where new façades are proposed on Moore Street they have been articulated to provide a subdivision of the terraced streetscape with a strong vertical emphasis. The continuation of retail activity at street level will maintain the established character of vibrant shopfronts that animate the public realm.</p> <p>Taller elements, such as the hotel building, have been strategically positioned towards the northeast of Site 3, to lessen impacts on primary streets – Henry Street, Moore Street, and O'Connell Street.</p> <p>Where additional floors are proposed above the Henry Street terrace, they are modest in scale and are set back behind the building line so that the existing parapet height is maintained.</p> <p>Existing fabric has been retained where possible, interwoven through the scheme to preserve the richness of a tight urban site that has evolved over time whilst meeting the pragmatic demands of commercial viability within the brief. The proposal ensures that the urban core is regenerated in a sustainable manner while protecting the unique character of the site.</p>
'All new buildings should be designed to the highest standard in a modern architectural idiom. Pastiche will be discouraged and will only be allowed or required in exceptional circumstances'
<b>Adherence</b>
<p>All new buildings are executed in a sympathetic but contemporary style, a measure intended to merge in character with but be clearly distinguishable from historic buildings in the vicinity.</p> <p>Elements facing onto Henry Street and Moore Street are intentionally restrained and designed to sit quietly within their respective streetscapes. The design references the proportions and materiality of historic buildings in an appropriate but clearly contemporary manner.</p> <p>The architectural expression of the new buildings towards the north of the site are less constrained by historic reference and reflect the proposed transition of the site as a new regenerated and vibrant civic quarter.</p>
'Materials used should be of a high quality and be durable to avoid long term maintenance problems. They should include stone, brick, render, steel, glass and timber.'
<b>Adherence</b>
<p>All buildings within Site 3 are clad in high quality, self-finished materials. Brick is the predominant material proposed. The use of brick is appropriate and reflects the widespread and use of this historic material within the ACA. Various tones and shades of brick are proposed for the different buildings to maintain the variety and texture that presently characterises the townscape. The Henry Street buildings in themselves, whilst intending to present a uniformity, have characteristic variances, which will be continued in the replacement culmination of the terrace at it rounds the corner onto Moore Street at the replacement No.41 Henry Street.</p> <p>Whilst the eastern terrace of Moore Street from Nos 10-25 in Site 4 adjacent are not within the ACA, the multiplicity of bricks embedded within their elevations contributes to the uniquely vernacular character of the terrace and its National Monument centerpiece. The proposed use of brick in the replacement terrace on the plots of Nos 1-7 Moore Street is therefore considered an appropriate approach to an intention to adhere with</p>

<p><b>Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area policy document</b></p> <p>the given urban character, adding a new layer to the existing eighteenth century hand thrown brick and more-engineered stock and red bricks of post-1916 reconstructions.</p> <p>Glazed shopfronts are framed with stone, interspersed with brick piers, reminiscent of existing shopfront characters.</p> <p>Where vertical extensions are positioned above existing buildings, they are faced in either a contrasting colour brick or Corten steel cladding to complement the early 20<sup>th</sup> century brick and industrial treatment of existing buildings.</p>
<p>'An appropriate and balanced mix of uses will be required in all new developments and large-scale single use developments will not be permitted. Public oriented uses including shops, cafes, restaurants and bars will be required at ground floor level to create more lively, dynamic and successful places.'</p>
<p><b>Adherence</b></p>
<p>The creation of a sustainable and vibrant urban center, with a wide mix of uses is proposed. The entrance levels will contain shops, food and beverage outlets to bring activity to the public realm. A cultural/gallery use with cafe/restaurant at ground floor is also proposed. A new hotel, with its foyer fronting onto Henry Place, and proposed residential uses on the currently vacant upper floors are intended to support the vision of a sustainable community that will ensure that active street level units thrives.</p>
<p>'The ground floor of all buildings should be clearly articulated to establish a clear identity for each building and use. In general, a higher floor to ceiling dimension should be provided at ground floor level.'</p>
<p><b>Adherence</b></p>
<p>The ground floor of each of the building incorporates shopfronts which will adhere to Dublin City Council guidelines and ACA policies for shopfront design.</p> <p>Retail units are provided with appropriate floor to ceiling heights to accommodate services required for contemporary retail and restaurant experiences.</p>
<p>'The purpose of this section of the plan is to assist in the implementation of successful and appropriate shopfront and advertisement projects. In a limited number of instances, it will be the policy to retain the existing shopfront intact, if the shopfront is deemed to be of special architectural character. However, in general, it will not be the policy to restrict or prevent the remodelling of shopfronts. The general policy will be to encourage new and innovative shopfront design. In all cases of remodelling, new works must be to a high standard and be imaginative and modern. It will be the policy to avoid the use of reproduction style unless dictated by a conservation context. In that instance, traditional design and detailing and a high degree of craftsmanship will be required'.</p>
<p><b>Adherence</b></p>
<p>It is proposed to replace shopfronts to retained buildings within Site 3 and to align replacements with those generated on new building elements.</p>
<p>'The incorporation of new pedestrian routes and public spaces into new developments will be required where appropriate to enhance and reinforce the existing urban framework. A number of sites have been identified where opportunities for such interventions may be explored including site clusters nos. 4 and 7.'</p>
<p><b>Adherence</b></p>
<p>The proposed development includes for improved connections. The new Passageway will improve permeability through the dormant core of the urban block and assist in regenerating laneways within the heart of the block that are presently underutilised and in a state of decline.</p>
<p>'Access requirements for people with disabilities, the elderly and the very young should be incorporated into the design of shops, public and other buildings.'</p>
<p><b>Adherence</b></p>
<p>All shops, restaurants and cultural spaces have been designed to facilitate universal access, in accordance with statutory regulations and in line with best practice.</p>
<p>'Plant and tank rooms should be provided within the roof space or within the envelope of the building and should not break the plane of the roof.'</p>
<p><b>Adherence</b></p>