

Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area policy document

All services have either been integrated in the basement spaces or concealed within roof-top plant rooms and screened with proprietary louvred systems. The roof top plant surmounting the hotel block is simulated to appear as a decorative attic storey in reference to decorative pediments in the vicinity.

Table 15.5.7: Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area.

15.5.2.2.3 Potential Operational Stage Impacts for the Protected and Historic Buildings in the Vicinity

Architectural heritage risks for the individual heritage buildings in the wider vicinity of Site 3 are predicted in Table 15.5.3. above.

15.5.2.3 Do-Nothing Impact

Whilst street level retail units onto Henry and Moore Streets are occupied, the majority of rear, basement and upper level fabric, together with buildings onto Henry Place, are suffering from high levels of vacancy. The buildings are in poor condition, compounded by vacancy of upper levels in particular. A key factor in the cause of vacancy is the absence of an alternative means of escape from upper and lower levels in the event of an emergency- a condition that will remain unaddressed in the event that that 'do nothing' status quo is maintained.

The long term vision for this site, if no development occurs, is a continuance of the incremental decline of this prominent urban block, which will present a greater risk for the survival of its building fabric and the quality of the enclosing ACA.

15.5.3 Potential Impacts Associated with the Development of Site 4

15.5.3.1 Construction Stage

15.5.3.1.1 Demolition Stage

The proposed demolition of buildings within Site 4 will be executed on a phased basis to ensure that mechanisms are absorbed for the protection of important building groups. Site 4 shares boundaries with the National Monument at Nos 14-17 Moore Street, known buildings of frailty that are also protected structures.

Whilst the sequencing and detailing of works adjacent to the National Monument will be subject to a forthcoming Ministerial Consent application, a range of potential scenarios are envisaged in a suite of structural engineering documents attached with the planning application for Site 4, all of which focus on identifying risks for the protected fabric and offering solutions to mitigate against such risks.

In addition to the National Monument, which is outside the boundary of Site 4, the demolition stage raises the potential for impacts for fabric scheduled to be retained and protected as part of the proposed development. the true condition of retained fabric at Nos.10, 20, 21 Moore Street, the party wall of Nos 12-13 Moore Street, Nos 17-18 Henry Place, Nos 6-7 Moore Lane is unknown, due to occupancy at street level and the presence of linings elsewhere. The potential for adverse risks at demolition stage is acknowledged and mitigated against in the detailing of the proposed structural strategy.

15.5.3.1.2 Construction

Potential risks associated with the construction stage of Site 4 are confined to structural risks only, which have been anticipated and countered in Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan.

Potential risks associated with the construction stage of Site 4 are confined to structural risks only, which have been anticipated and countered in Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan and Appendix 3.3 – Outline Construction & Demolition Management Plan – Site 4. The protection of retained structures within the development site, and those at the National Monument immediately adjoining, at Nos 14-17 Moore 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.

15.5.3.1.3 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.

15.5.3.2 Operational Stage

15.5.3.2.1 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.

15.5.3.2.2 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 4 are predicted as follows: -

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Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area
Policy
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 favourably 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.
Adherence
The scale and massing of the proposed interventions and new buildings within Site 4 respects the historic urban grain. The introduction of active street fronts onto Henry Place and Moore Lane will have a positive impact on the ACA.
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.
Adherence
The adoption of a high-quality design approach to both the public realm and the new buildings is an overarching objective of the Dublin Central Masterplan. All new buildings or interventions are executed in a contemporary manner, reinterpretation traditional distinctive forms to protect the unique character of the area.
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.
Adherence

<p>Where introduced, materials have been carefully selected to ensure integration with the existing and proposed future characteristics of the receiving urban environment. The introduction of brick to buildings fronting Moore Street is considered an appropriate response to the character of the Monument and other retained structures. Any addition to existing fabric which does not constitute a reinstatement of a missing element will be treated in such a way as to retain a distinction between the original and new fabric. This is achieved through the use of contrasting materials, such as Corten steel or contrasting coloured brick. The selected materials harmonise and complement the overall palette of the Masterplan scheme and the inherent character of the area.</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>Adherence</p>
<p>The proposed use on Site 4 is considered compatible with the objectives of the ACA to a unique extent when compared with other uses across the wider designated ACA boundary. A low-density residential scheme is proposed, providing apartments with shared amenities above street level retail and café units. The block south of the National Monument is designed to encourage establishment of a residential community enclosing a communal courtyard, sitting on a level of small retail units facing Moore Street and Moore Lane. Cafés and restaurants are concentrated around the new public square to create active and vibrant spaces.</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>Adherence</p>
<p>Street level accommodation within new buildings meets this objective. A site-wide shopfront strategy has been prepared within the Dublin Central Masterplan. Section 4.8 of Acme's Site 4 Design and Access Statement describes an approach to the design of shopfronts compatible with the ACA general objective of generation of appropriate shopfront provision in terms of scale, materiality and composition suggestive of the proportions of upper level fenestration of receiving buildings.</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>Adherence</p>
<p>The proposed development of a public square and new pedestrian link connecting Moore Street with O'Connell Street meets this objective.</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>Adherence</p>
<p>The proposed urban landscape design is wholly accessible.</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>Adherence</p>
<p>The roofscape design meets this objective.</p>

Table 15.5.7: Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area.

15.5.3.2.3 Potential Operational Stage Impacts for the Protected and Historic Buildings in The Vicinity

Architectural heritage risks heritage buildings in the vicinity of Site 4 are predicted in Table 15.5.3. above.

15.5.3.3 Do-Nothing Impact

Site 4 occupies a large swathe of urban landscape within an area of historical significance owing to its contribution to the battlefield of the 1916 Easter Rising.

Notwithstanding the site's connection with the Rising, recent research has identified 18th and 19th century buildings that are considered to possess architectural significance, meriting careful retention and sensitive conservation. The benefit of securing an architecturally sensitive urban content to the setting of National Monument is immeasurable.

The same building fabric is currently at risk, with low levels of occupancy and building fabric in continuing decline.

In the event that the existing condition of vacancy perpetuates, the same building fabric will continue to deteriorate with likely consequences of permanent loss.

15.5.4 Potential Impacts Associated with the Development of Site 5

15.5.4.1 Construction Stage

Potential architectural heritage impacts associated with the development of Site 5 are considered to arise in respect of demolition and excavations, in terms of physical impacts for known friable structures within the National Monument site. Site 5 buildings will be demolished early on in the process and used as access to the Masterplan Sites for an extended period before the actual construction of Site 5 will commence as the final phase of development.

Other risks are envisaged as being limited to the temporary disruption for the setting of the National Monument, as described in Table 15.5.4. above.

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15.5.4.2 Operational Stage

15.5.4.2.1 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 5 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
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 favourably 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.
Adherence
At present, the configuration of the receiving environment shields the ACA from the proposed development. However, on creation of the proposed Masterplan east/west street in O'Connell Street, the site will be visible from the ACA. The building's form will be viewed obliquely from the ACA, framed by the pocket square to its south. At the time of delivery of Site 2AB and Site 2C (Nos.43-51 O'Connell Street) the height of replacement buildings will neutralise the form, scale and mass of the proposed structure.
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
Adherence
The adoption of a high-quality design approach to both the public realm and the new buildings is an overarching objective of the Dublin Central Masterplan. The proposed new building is considered to possess architectural quality that will enhance the visual character of the area.

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.
Adherence
The materiality of the proposed structure has been carefully examined to ensure that it integrates with its existing and proposed future urban environment. The introduction of brick to buildings fronting Moore Street is considered an appropriate response to the character of the Monument and other retained structures.
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.
Adherence
The proposed building's use is considered compatible with the objectives of the ACA.
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.
Adherence
Street level accommodation meets this objective.
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.
Adherence
The proposed development of part of a public square within part of the site meets this objective.
Access requirements for people with disabilities, the elderly and the very young should be incorporated into the design of shops, public and other buildings.
Adherence
The proposed urban landscape design is wholly accessible.
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.
Adherence
The design of the roofscape meets this objective.

Table 15.5.8: Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area.

15.5.4.2.2 Potential Operational Stage Impacts for the Protected and Historic Buildings in the Vicinity

Architectural heritage risks heritage buildings in the vicinity of Site 4 are predicted in Table 15.5.3. above.

15.5.4.3 Do-Nothing Impact

The building fabric within Site 5, being late 20th century in origin, is in fair-good condition and not at risk of decline to the same extent as what would be presented in Sites 3 and 4, should no development occur. Whilst the site does not contribute positively to its urban context, it presents a neutral impact for the National Monument, a condition that would be maintained if the development were not to proceed.

15.5.5 Cumulative

15.5.5.1 Construction Stage

The delivery of the Masterplan encompassing all six sites, in achieving its urban renewal ambitions will incur considerable change to the receiving environment, within and external to the Masterplan site.

The Masterplan concept and in particular the detailed design development of Sites 3, 4 and 5, has evolved over the course of a lengthy design process to statutory consent stage, a process which included multiple consultations with statutory and non-statutory stakeholders.

Architectural heritage aspects of the Masterplan were reviewed by the variety of stakeholders with an array of specific interests, requiring several design iterations to ensure broad satisfaction with the Masterplan design, as it is now submitted.

Temporary impacts for the physical delivery of the Masterplan at construction stage for the enclosing urban environment, which must stay operational, were examined in statutory consultations.

Cumulative impacts in the development of the combined sites have therefore been envisaged in the careful sequencing of the works. It is acknowledged that construction work, whilst temporary, has the potential to cause disturbance of the public realm, a factor that has been considered in particular for pedestrianised areas of Henry Street and Moore Street, and mitigated against in the suite of construction management strategies attached with this EIAR.

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15.5.5.2 Operational Stage

Any demolition of buildings within an ACA, some of which are considered to be of significance yet have suffered long-term underuse, must be countered by a viable and long term commercial strategy justifying demolition in the first instance on the basis of commercial unviability, and ensuring that same radical and irreversible measure is wholly vindicated in the promise of replacement structures of comparable significance which can deliver a sustainable long-term use to the overall benefit of the ACA.

The Dublin Central Masterplan site is unique in urban terms in that its primary structures of significance originate from sweeping urban reconstruction; Site 2 in the aftermath of the War of Independence and Site 3 in the aftermath of the 1916 Easter Rising.

It is notable that the sites suffering most replacement at that time, now face a corresponding scenario a century later. It is also notable that the Site 1 building group comprising pre-1916 building fabric, largely physically unaffected by the consecutive battlefields is to be conserved, with certain new additions.

The conservation and purposeful integration of pre-1916 structures in Site 4 form a central component of this scheme, with demolitions centred around building of low interest.

The future conservation, presentation and occupation of the presently vacant National Monument buildings is essentially expanded to include a comparable treatment for retained building fabric in the development site. On completion of the two separate conservation/ development projects, the state-owned and applicant-owned building groupings are intended to appear seamlessly as a unified terrace, offering similarly conserved, occupied and animated buildings contributing collectively and positively to the receiving urban environment.

Site 5 similarly concerns the replacement of mid-20th century structures of limited significance.

On account of the extent of proposed demolition and redevelopment, cumulative operational stage impacts will arise to a greater extent on Sites 2 and 3 of the Masterplan area. On that basis, it is worth reflecting on these sites' capacity for radical renewal, as evidenced by the contribution their respective terraces made to their enclosing environs at a similar operational stage in the aftermath of their reconstruction.

The buildings were designed, in their reconstruction, to inherently reflect retail and residential trends of the time. In 1916, Henry Street was a prominent shopping street and considered by the Wide Street

Commission as having the optimum width to enjoy window shopping, directly influencing the provision of upper level display windows in reconstructed buildings. The devastating impact of fire spread during the 1916 Easter Rising arising in the preventable loss of the building block at Site 3, resulted in secondary escape routes from upper level apartments to shared rear laneways (a benefit now lost to these buildings, to their detriment). Each plot was occupied by a reconstructed building designed uniquely to reflect specific brief requirements.

The reconstruction of Site 2 also followed a similar tradition of design reflecting the requirements of the era. Purpose built offices with few residential components, acknowledged the commercial importance of the street. As with Site 3, no two reconstructed buildings in Site 2 bear the same design, with each building designed uniquely.

What is also common to both urban blocks is their harmonious adaptation to their city centre environs. Over the course of the 20th century, replacement structures of quality in acquiring a collective architectural identity, became synonymous with their urban context.

At an elementary level and setting aside the quality of the existing building groups scheduled for removal, it is possible to conceive how a reimagining of these urban blocks could continue a tradition of positive urban contribution into the future.

Similar to its predecessors over a century ago, the functioning of each building has been carefully considered to meet the future demands of the city. The benefits of a site-wide approach to reconstruction, however, is ensuring that specific functions are located strategically, are not over-supplied and acquire a co-dependence ensuring the longevity of all contributing elements.



Figure 15.5.3: Sketch image of O'Connell Street, due south, encompassing Sites 1 and 2.

A converse view could be taken that the destruction of 18th century terraces, as existing prior to two consecutive battles, presented mitigating circumstances necessitating replacement- circumstances that might be considered absent in a justification for reconstruction in 2021.

It is worth noting at this juncture, that similar levels of demolition to what is now proposed, is permitted under DCC Reg. Ref. 2479/08 / An Bord Pleanála Reg. Ref. PL29N.232347, a decision ultimately made in deference to the same economic imperative.

Notwithstanding the above, it is held that the cumulative operational stage of the proposed Masterplan is considered of a design and use quality to ensure its long-term functioning into the future.

Policy 15 of the Dublin Central Masterplan Area Conservation Plan recommends the following in respect of an enduring operational stage: -

“That an architectural strategy for replacement buildings is devised to ensure that the generation of new buildings overcomes the loss of the existing, as follows: -

To ensure that new buildings are an exemplar of exceptional architectural design, make a positive contribution to their setting, streetscape and wider urban group, are constructed with high quality materials respectful of their context within the ACA, in reflection of the Categories of Special Interest defined in the ‘Architectural Heritage Protection Guidelines for Planning Authorities 2011’ and the NIAH Handbook 2017. To ensure that the materiality of new building facades is compatible with the brick, stone, metal and ceramic palettes found in the vicinity.

To establish a long-term conservation-led maintenance strategy for replacement buildings; to ensure that each component and building element is maintainable and ultimately conservable. The conservation strategy must include details on the life span of components, a maintenance plan and risk schedule.

Research and recording: To submit all architectural and technical drawings, together with relevant files to the Irish Architectural Archive as a safeguarding measure to assist in the future conservation of replacement buildings.”

In adhering with this policy, it is hoped that replacement buildings will not just endure but positively contribute to the city into the future. The potential for adverse cumulative impacts at operational stage will be mitigated, as the contribution of a conserved and occupied development will positively enrich and enliven the wider urban vicinity.

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15.5.5.3 Do-Nothing Impact

Cumulatively, the under functioning of each site permeates the wider urban vicinity, negatively impacting the quality of the ACA and threatening the survival of friable building fabric of heritage interest. Permitted development on these combined sites has not yet proceeded, notwithstanding the passage of time since permission was granted. The building fabric cannot sustain continued long term inaction if purposeful conservation of certain key buildings of interest, as a strategy, is to be encouraged.

15.6 Mitigation Measures (Ameliorative, Remedial or Reductive Measures)

15.6.1 Dublin Central Masterplan

15.6.1.1 Construction Stage

Potential cumulative impacts are envisaged as arising at demolition, excavation and construction stages where the development sequence for multiple Masterplan plan sites occur in tandem. It is envisaged over a prolonged period, that construction will be active to one or more development sites, with common road networks and site compound areas outside designated ‘Sites’ in correspondingly active use. As all works occur within or in the vicinity of the ACA and neighbouring protected and historic fabric, the cumulative impact of the proposed development is likely to be experienced by this architectural heritage.

15.6.1.2 Operational Stage

Cumulative construction stage impacts are envisaged as being short term, and whilst disruptive, will, on completion provide an enhanced urban environment in which all structures and spaces of architectural and cultural heritage interest can collectively thrive.

15.6.2 Mitigation measures for the development of Site 3

15.6.2.1 Construction Stage

15.6.2.1.1 Qualification of the Composition of the Existing Building Range

Construction strategies for Site 3 were designed to accommodate a range of unknown conditions within the extent of retained building fabric, with numerous scenarios factored into the development of the structural design.

It is proposed to distil construction strategies prior to commencement of works, under the direction of Waterman Moylan's and the architectural and structural heritage teams.

The intended outcome of future investigations will be to frame a precise structural analysis of the buildings, which in turn will directly and accurately inform demolition and protection strategies.

15.6.2.1.2 Qualification of Protection Strategies

The preparation of a detailed construction plan for the demolition of building fabric will inform a correspondingly detailed protection plan for retained fabric, which in turn, will safeguard the architectural heritage characteristics of retained fabric, and also reduce physical impacts for the enclosing ACA.

15.6.2.2 Operational Stage

15.6.2.2.1 Continued Protection of Retained Fabric

All of the retained fabric within Site 3 is included in the designated boundary of the ACA. A significant factor in maintaining the integrity of the ACA at operational stage is the continued maintenance and good presentation of retained fabric. It is envisaged the estate will be under a single Management Company, rather than a fragmented ownership meaning that a higher level of integrity can be maintained.

15.6.3 Mitigation Measures for the Development of Site 4

15.6.3.1 Construction Stage

Primary risks in developing Site 4 are associated with construction impacts in proximity to the National Monument. It is intended, following submission of planning applications and easing of Covid restrictions, to embark on a range of agreed conservation-led investigative works. In conjunction with statutory stakeholders, a detailed design strategy for all stages of the construction process will be developed to ensure that all risks are identified and mitigated. Ministerial Consent will be sought for the expanded construction strategies.

As a principle, it is intended to observe a similar level of detailing to mitigate construction risks for retained fabric within Site 4, on the basis that similar conditions are likely to exist elsewhere requiring a similar level of ameliorative protection and conservation.

15.6.3.2 Operational Stage

Substantial sections of Site 4 shares boundaries with either protected or retained fabric of heritage significance. Monitoring of boundary conditions into the future will be required to ensure the long term protection of these boundary conditions.

Similarly, building fabric scheduled for retention and conservation within Site 4 merits ongoing monitoring to ensure its long term protection. These buildings are not protected structures, but, in accordance with the Conservation Plan, are treated as if they were, as an integral component of a future maintenance strategy.

15.6.4 Mitigation measures for the development of Site 5

15.6.4.1 Construction Stage

Key risks for the development of Site 5 are confined to demolition and excavation stages, where risks of vibrations are predicted as occurring for the National Monument.

Mitigations against foreseen potential impacts arising from the demolition, excavation and enabling works of constructing Site 5 are detailed 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.

15.6.4.2 Operational Stage

No mitigations are envisaged as being required for operational stage of Site 5 buildings.

15.7 Residual Impact

15.7.1 Dublin Central Masterplan

15.7.1.1 Construction Stage

A key residual impact is the possibility of accidental/ unforeseen permanent loss during the construction stage, of architectural heritage cited as having significance and intended to be retained as part of the proposed development.

A less tangible residual impact following the commencement of the development of the Masterplan is economic uncertainty or a continuing Covid pandemic-scenario arising in the temporary or prolonged cessation of works, leaving historic fabric more vulnerable than it is currently.

The proposed development has been designed so that on commencement of the Masterplan development, both risks are mitigated against in the certainty of funding and in the natural elimination of the pandemic.

15.7.1.2 Worst Case Impact

A worst-case scenario would be the permanent loss of architectural heritage of significance as a consequence of the development.

A further detriment for the delivery of the Masterplan would be for the works to permanently cease as a consequence of long-term economic impacts.

15.7.1.3 Operational Stage

The viability of the Masterplan development at operational stage is dependent on the prosperity of the community for which it is intended to be delivered. In the event of a recession, and piecemeal occupancy – the vitality of the scheme and long term securing of its architectural heritage would be impacted. A positive residual impact, even in the event of a future recession, would be the securing of that same architectural heritage at construction stage, overcoming the current status of incremental decline.

15.7.1.4 Worst Case Impact

A worst case impact for the Masterplan is partial, yet incomplete development, arising in further incremental erosion of the character of the ACA and its architecturally significant buildings.

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15.7.2 Residual Impacts Envisaged for the Development of Site 3

15.7.2.1 Construction Stage

A final stage of recording the building ranges following clearance of each building is proposed. Residual impacts, following this second stage of recording is limited to the physical removal of fabric identified for demolition and disruption arising therefrom, which has been anticipated in the Construction Management Plan accompanying this submission prepared by Waterman Moylan Consulting Engineers Limited and Waterman Structures Limited with inputs by Ms. Lisa Edden, specialist conservation engineer of CORA.

As careful management of the demolition process will ensure the protection of the adjoining retained fabric, no further residual impacts are envisaged.

15.7.2.2 Worst Case Impact

No worst case residual impact is envisaged as arising at construction stage, if all mitigation measures proposed are adopted.

15.7.2.3 Operational Stage

The impact of an altered external urban context is offset against the benefit of a much needed renewal of this urban block.

It is possible that material impacts arising from the generation of infill fabric to the rear of retained facades might emerge over time, such as cracking of masonry or the build-up of condensation at interstitial layers, arising in efflorescence in masonry.

15.7.2.4 Worst Case Impact

A detailed analysis of the building fabric will be possible prior to construction, by which time a site specific design for the provision of new structures behind existing, provision of insulation and breather membranes can be resolved- all mitigating against the risk of a residual impact arising from the technical detailing of retained facades.

15.7.3 Residual Impacts Envisaged for the Development of Site 4

15.7.3.1 Construction Stage

The sensitivity of constructing this development will not easily tolerate residual impacts. As a consequence, it is hoped that additional future impacts for the National Monument and retained structures of heritage significance within Site 4 can be predicted at Ministerial Consent stage, or immediately following commencement of work, where carefully considered amendments to a future consent can be sought, if necessary. As a consequence of an avoidance of residual impacts, none are envisaged as arising.

15.7.3.2 Operational Stage

The terraced, multi-occupancy context of buildings north and south of the National Monument will inevitably arise in a possible residual risk of damage occurring from within properties adjacent. Every effort must be taken to secure the long term integrity of boundary conditions to mitigate against operational stage risks, by way of quality alarm systems and regular maintenance.

The same conditions will arise in respect of retained fabric, within Site 4, where buildings will be occupied by multiple tenants of differing profiles. It is essential that all properties within the development at Site 4 are subject to strictly observed and implemented monitoring, inspections and maintenance to ensure that all historic fabric within and adjoining the site is safeguarded.

15.7.3.3 Worst Case Impact

A worst case impact for fabric of heritage significance within and abounding the development site is the occurrence of damage spreading from one property to another. As cited for the Operational Stage of Site 4, above, it is imperative that an effective management plan for the future occupancy of the development is implemented, to mitigate risks of emergence of worst case impacts.

15.7.4 Residual Impacts Envisaged for the Development of Site 5

15.7.4.1 Construction Stage

No architectural heritage residual impacts are envisaged as arising from the construction stage development of Site 5.

15.7.4.2 Operational Stage

No architectural heritage residual impacts are envisaged as arising from the operational stage development of Site 5.

15.7.4.3 Worst Case Impact

No architectural heritage worst case residual impacts are envisaged as arising from the development of Site 5.

15.7.5 Cumulative

15.7.5.1 Construction Stage

At construction stage, existing streetscapes offered by the combined sites, that presently define the architectural setting of the site from within the public realm will be temporarily supplemented with hoarding to overcome possible environmental changes arising from the works. Methodologies for consolidation and repair of shared boundaries will be executed in order to maintain their integrity and mitigate risks arising from the works.

15.7.5.2 Operational Stage

On completion of the development, the cumulative impact of the combined development on the enclosing urban environs will be considerable. The Masterplan site has, since its origins, not known a period of decline as it has experienced since the early 1980s, particularly in the context of the rest of the city, which has, in the round, improved markedly over the intervening period. That same environment has withstood the perceived hostility of urban decay as now defining its urban character.

Notwithstanding the inevitable change in character, other large-scale schemes have been constructed in the vicinity of the Masterplan area, all contributing collectively to the increasingly 20th century character of the townscape which has proven that it can tolerate and indeed embrace structures of scale and contrasting design.

It follows that the site's redevelopment, whilst maintaining the urban character will seek to exploit its scale, street frontage and historical pattern of diverse and successive redevelopment, in the generation of a more ambitious scheme than presently exists.

The Masterplan site's changing chronology over time introduced, at each successive stage of development, buildings of scale, density and architectural treatment, radically contrasting with the smaller scale residential character of 18th and 19th century buildings in the vicinity. At each stage, the enclosing urban environs embraced an evolving character.

The cumulative impact of building on a tradition of ambitious development on this site is thus held to be lessened on account of the site's existing and past morphological character, and how that same

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character was accommodated by its enclosing environs on account of the proportions of the enclosing streets and internal laneways, and a passive interaction with same.

15.7.5.3 Worst Case Impact

A worst case impact for the development of Sites 3, 4 and 5 would be in prolonging their development further, which in time would create a challenge for the presentation of the heritage significance of Moore Street and its National Monument that might not be possible to overcome in isolation of the development of these sites.

15.8 Monitoring

15.8.1 Dublin Central Masterplan

15.8.1.1 Construction Stage

Multiple protection strategies are outlined in the Construction Management Plans accompanying this EIAR, all of which must be observed in order to achieve the development.

15.8.1.2 Operational Stage

The delivery of the Masterplan as designed is dependent on its continued visual quality into the future. It is envisaged, given the strategic importance of the Masterplan site, and the corresponding importance to ensure that it thrives in the long term, that a maintenance schedule will be adhered to by future operators to maintain the visual amenity of the conserved site.

15.8.2 Monitoring of Site 3

15.8.2.1 Construction Stage

Demolition stage will require observation throughout to ensure that fabric scheduled for retention is protected and risk of damage averted.

15.8.2.2 Operational Stage

Monitoring at operational stage will be required to ensure that retained fabric is maintained and contributes positively to the character of the ACA.

15.8.3 Monitoring of Site 4

15.8.3.1 Construction Stage

Exceptional care will be deployed at construction stage of Site 4 to monitor all works in proximity to the National Monument. The detail of the process of monitoring will be examined rigorously in a forthcoming Ministerial Consent process, which will follow the statutory planning submission process. In addition to securing the structural integrity of the National Monument, retained fabric will require careful monitoring to ensure its safeguarding throughout the construction stage, mindful that the same fabric is generally in poor condition.

15.8.3.2 Operational Stage

Monitoring at operational stage will be required to ensure that retained fabric is maintained and contributes positively to the character of the urban environment.

15.8.4 Monitoring of Site 5

15.8.4.1 Construction Stage

The demolition stage and excavation stage will require careful monitoring to ensure that no inadvertent damage occurs to protected fabric in the vicinity.

15.8.4.2 Operational Stage

Not envisaged as being required on heritage protection grounds, at operational stage.

15.9 Reinstatement

15.9.1 Dublin Central Masterplan

15.9.1.1 Construction Stage

Every effort has been made to ensure that worst case residual risks of inadvertent damage or loss of architecturally significant building fabric are envisaged, accounted for and mitigated against. Every building has been photographically recorded and measured, to counter any such unfortunate event. This practice will be further expanded prior to the commencement of the Masterplan development and on vacation of each building to ensure that each building component, feature and space is illuminated to enable accurate recording.

In the unlikely event that unintended damage or loss of fabric occurs, building material will be labelled and safely stored to enable faithful reconstruction. At that time, the enhanced building records will serve as a solid repository to inform accurate reinstatement.

15.9.1.2 Operational Stage

At operational stage, risks of accidental loss or damage, whilst mitigated against insofar as possible at design and construction stage for architecturally sensitive buildings, are present for all building projects. On completion of the development, the completed building records will be submitted to the Architectural Archive for safekeeping. In the unlikely event of loss or damage of building fabric into the future, these records will be available for use in accurate reconstructions.

15.9.2 Reinstatement – Site 3

15.9.2.1 Construction Stage

It is proposed to protect and safeguard in the first instance, but reinstate if required, boundary conditions onto Nos 34 and 35 Henry Street.

It is further proposed to prevent, in the first instance, but reinstate if required, damage to the public realm outside the development site, in particular the special character of the ACA.

During the demolition process, it is intended to protect and safeguard retained structures adjacent (within the development site) in accordance with structural and conservation methodologies.

15.9.2.2 Operational Stage

Reinstatement measures at operational stage are envisaged as potentially arising from inadvertent damage to retained fabric during fit out stage by future tenants. Every effort will be made to ensure that such a scenario does not arise.

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15.9.3 Reinstatement – Site 4

15.9.3.1 Construction Stage

It is intended to safeguard and protect all fabric scheduled for retention within Site 4, with extensive protection measures envisaged within the accompanying Construction Management Plan seeking to avoid a scenario where damage occurs, requiring reinstatement.

The greatest element of risk attached to the construction of Site 4 is the potential for inadvertent damage to arise to the National Monument at Nos 14-17 Moore Street. In the event that damage occurs, reinstatement will take place in accordance with conservation methods to the satisfaction of statutory stakeholders.

15.9.3.2 Operational Stage

Reinstatement measures at operational stage are not envisaged as having the potential to arise, as all works will be monitored closely and varied, if required, to reflect site conditions as they are known to arise. In the unlikely event of a catastrophic event, historic fabric will be carefully restored to its original condition referencing archival material. As an additional measure, historic fabric will be further recorded prior to commencement of works to inform such a reconstruction.

15.9.4 Reinstatement – Site 5

15.9.4.1 Construction Stage

As it is intended to demolish all structures on Site 5, no reinstatement is envisaged.

15.9.4.2 Operational Stage

Reinstatement measures at operational stage are not envisaged as having the potential to arise.

15.10 Difficulties Encountered

Whilst much of the Masterplan site is vacant (approximately 60% of floor area is under-utilised), some units are occupied, with access to carry out physical investigations and recording limited, particularly on account of the pandemic. Notwithstanding, all buildings were accessed with only a limited number of areas within same buildings inaccessible. In these rare instances, a view on the significance of a structure was taken on the basis of assessing visible elements.

Further, and to a greater extent, due to Covid-19 restrictions since March 2020, research of the site in public archives has not been possible. The limitations presented for / prohibiting of research in public archives, whilst atypical for architectural heritage assessment in normal times, are not on balance of all findings, site and archival, believed to alternatively influence the final architectural heritage opinion on significance of structures within the grouping.

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16 CULTURAL HERITAGE (ARCHAEOLOGICAL)

16.1 INTRODUCTION

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16.1.1 General

This chapter describes the likely significant effects of the Proposed Development on the archaeological heritage environment. The Proposed Development which is the subject of these 3no. concurrent planning applications consists of Site 3, Site 4 and Site 5. Dublin Central is underpinned by a Masterplan (refer to Figure 16.1 below indicating the Dublin Central Masterplan area) which will be assessed also.

The purpose of the study is to assess the potential significance and sensitivity of the baseline archaeological heritage environment and in turn to identify and evaluate the likely significant effects (positive and negative) on this environment. Mitigation measures are proposed where necessary to safeguard any monuments, features or finds of antiquity identified during the course of the present study.

The following aspects are particularly relevant to the archaeological assessment within an urban environment: -

- Design: -
 - Foundation design (e.g. piling, ground beam layout, groundworks, basement levels / location, attenuation, lift shafts etc.).
- Construction: -
 - Earth-moving works (e.g. demolition, bulk excavation, piling, drainage, services)

A detailed description of the Proposed Development is provided in Chapter 3: Description of Proposed Development.

This Chapter was prepared by Siobhán Deery co-director and Senior Heritage Consultant at Courtney Deery Heritage Consultancy Ltd. She holds master's degree in Archaeology and Heritage from the University of Leicester (2010), and a higher diploma in education from Trinity College Dublin (1999), a Bachelor of Arts Degree in Archaeology and Geography from UCD (1996). She is a licence eligible archaeologist and is a member of the Institute of Archaeologists of Ireland since 2002. She also has a Certificates in Archaeology & the Rural Environment (2003), in the Assessment of the Setting of Heritage Assets (2013) and in Condition Surveys of Historic Buildings (2013) from the University of Oxford. She has 23 years' experience as a cultural heritage consultant specialising in surveying and evaluating archaeological monuments, historic buildings, sites and landscapes for the purposes of conservation, environmental impact assessment, management and development control.

16.1.2 Site Location

The Proposed Development is located in Dublin City centre on the northern side of the River Liffey and on the western side of O'Connell Street. The site is generally bounded by O'Connell Street Upper to the east, Parnell Street to the north, Moore Street to the west and Henry Street to the south, with Moore Lane traversing the middle of the site in a north / south direction.

A site wide cumulative Masterplan has been prepared by Dublin Central GP Limited (the 'Applicant') to set out the overall development vision for the Dublin Central project. This is called the Dublin Central Masterplan. The Dublin Central Masterplan area is divided into six identifiable sites for the purpose of making individual planning applications; Sites 1 and 2 (2AB and 2C) lie east of Moore Lane and Sites 3, 4 and 5 lie to the west. Site 3 is in its own block and bound to the north and east by Henry Place (See Figure 16.1 below).

Each site within the Proposed Development will be subject to an individual planning application.



Figure 16.1: Dublin Central Masterplan area and development sites.

The works that would enable the introduction of the O’Connell Street Metrolink station will be included with the application for Site 2AB and Site 2C (See Figure 16.2 below). The proposed Site 3, 4 and 5 boundaries, relevant to the current applications, do not sit over the proposed extents of the Metrolink Station. The application for the Metrolink Station itself will be made by Transport Infrastructure Ireland (TII) separately as part of the application for the Metrolink railway order.

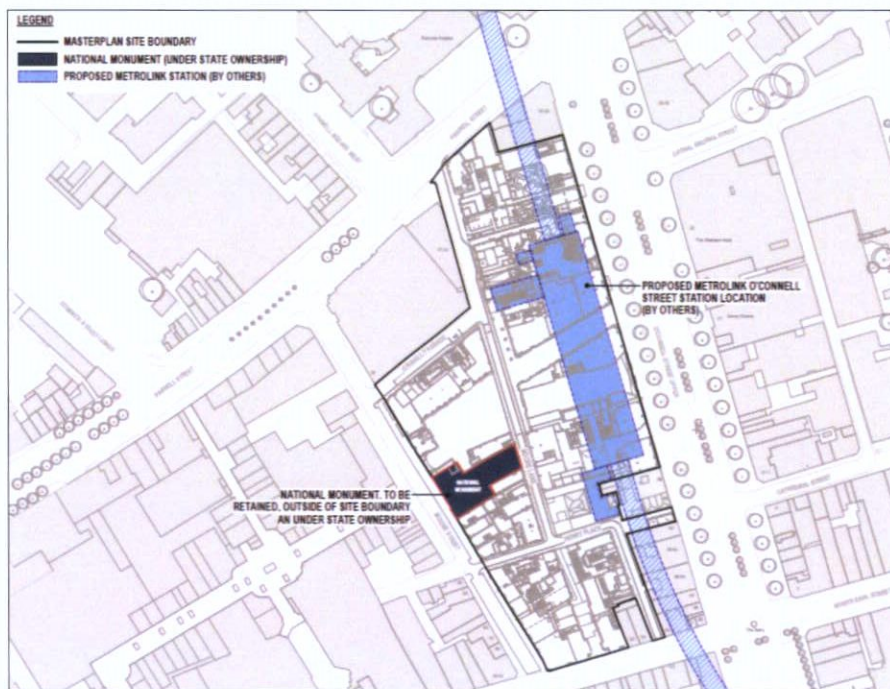


Figure 16.2: Location of the Metrolink O’Connell Street and the Dublin Central Masterplan area.

16.2 GUIDANCE AND LEGISLATION

The following legislation, standards and guidelines were consulted to inform the archaeological assessment: -

- National Monuments (Amendments) Acts, 1930 – 2014 (a summary is provided in Appendix 16.1).
- Planning and Development Act 2000, as amended.
- Heritage Act, 1995.
- UNESCO World Heritage Convention, 1972.
- ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, 2005.
- Council of Europe Convention for the Protection of the Architectural Heritage of Europe (Granada) 1985, ratified by Ireland in 1991.
- Council of Europe European Convention on the Protection of the Archaeological Heritage (Valletta) 1992, ratified by Ireland in 1997.
- The Burra Charter, the Australia ICOMOS Charter for Places of Cultural Significance 2013.
- The European Landscape Convention (ELC), ratified by Ireland 2002. (The Department of the Environment, Heritage and Local Government 'Landscape and Landscape Assessment Guidelines' have been in draft form since 2000, however the Draft National Landscape Strategy (NLS) was launched in July 2014).
- Guidelines on the information to be contained in Environmental Impact Statements, 2002, EPA.
- Advice Notes on Current Practice (in preparation of Environmental Impact Statements), 2003, EPA.
- EPA: Draft Revised Guidelines on The Information to be Contained in Environmental Impact Statements, September 2015.
- EPA: Advice Notes for Preparing Environmental Impact Statements, Draft, September 2015.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out environmental impact assessment (Department of Housing, Planning and Local Government, August 2018),
- Department of Housing, Planning and Local Government (2018) Circular PL 05/2018 - Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Guidance on the preparation of Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017).
- Circular PL 1/2017 – Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive).
- Frameworks and Principles for the Protection of the Archaeological Heritage, 1999, (formerly) Department of Arts, Heritage, Gaeltacht and Islands.
- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 2000.
- Guidelines for the Assessment of Architectural Heritage Impact of National Road Schemes, 2006, NRA.
- Guidelines for the Assessment of Archaeological Heritage Impact of National Road Schemes, 2006, NRA.

- National Landscape Strategy for Ireland 2015-2025, Department of Arts, Heritage and the Gaeltacht.
- Historic Scotland (October 2010), Managing Change in the Historic Environment.
- The Heritage Council (2010), Proposals for Irelands Landscapes and International Council on Monuments and Sites (2011).
- Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning No. 3 (Second Edition).

16.3 ASSESSMENT METHODOLOGY

16.3.1 General

The modern urban streetscape is a result of change and modifications over millennia and understanding how these processes occur and how they are represented in today's city is critical. The evaluation of the archaeological resource of the Proposed Development was based on a desk study of published and unpublished documentary and cartographic sources, supported by a site inspection. This has facilitated the production of an archaeological and historical background to the Proposed Development lands, identifying the nature of the recorded archaeological sites and finds arising from previous development and excavation in its environs. This has also established, as far as the records allow, the archaeological potential of the site and its immediate environs.

The methodology has been designed so a full understanding of the potential effects on the character of the archaeological resource in the study area can be assessed.

Architectural and Cultural Heritage is being examined in Chapter 15: Cultural Heritage (Architectural). This chapter provides a detailed historical account of the development of the urban landscape, it includes the results of a survey, inventory, and assessment of all the properties within the Dublin Central Masterplan area. The chapter also examines the historic events associated with the 1916 Easter Rising and the subsequent War of Independence in the 1920s. It identifies features, or evidence pertaining to the 1916 Easter Rising as part of the assessment. It also includes the forensic archaeological assessment of fabric within the walls in a number of structures to establish their date. The detailed assessment identified properties of significance within the Dublin Central Masterplan area that are in addition to protected structures and facades; and as part of design mitigation has led to the retention of historic structures and / or significant fabric.

The visual change to the urban environment is represented in photomontages in Chapter 12: Landscape and Visual Impact Assessment.

16.3.1.1 Desk Study

The assessment has been based on the available information and has followed the existing best practice format of desk and field study. The desk study availed of the following sources: -

- National Monuments, Preservation Orders and Register of Historic Monuments lists, which were sourced directly from the Department of Housing, Local Government and Heritage (DHLGH).
- Record of Monuments and Places (RMP) and Sites and Monuments Record (SMR). The SMR, as revised in the light of fieldwork, formed the basis for the establishment of the statutory Record of Monuments and Places in 1994 (RMP; pursuant to Section 12 of the National Monuments (Amendment) Act, 1994). The RMP records known upstanding archaeological monuments, their original location (in cases of destroyed monuments) and the position of possible sites identified as cropmarks on vertical aerial photographs. The information held in the RMP files is read in conjunction with published constraint maps. Archaeological sites identified since 1994 have been added to the non-statutory SMR database of the Archaeological Survey of Ireland (National Monuments Service, DHLGH), which is available online at www.archaeology.ie and includes both RMP and SMR sites.

Those sites designated as SMR sites have not yet been added to the statutory record but may be scheduled for inclusion in the next revision of the RMP.

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- The topographical files of the National Museum of Ireland (NMI).
- Cartographic sources, which included: Speed (1610), De Gomme (1673), Phillip (1685), Brooking (1728), Rocque (1756 and 1757), Scalé (1773) and the first edition and later (1838-1847) Ordnance Survey Mapping.
- Excavations Bulletins and Excavations Database (1970-2020); and Dublin County Archaeology GIS, online (The Heritage Council).
- Place names; Townland names and toponomy (loganim.ie).
- Dublin City Industrial Heritage Record (DCIHR) (Dublin City Council 2003 – 2009).
- A Dublin City Council's (DCC) Dublin City Development Plan (2016 – 2022). A Summary of relevant DCC policies in relation to archaeological heritage is provided in Appendix 16.2.
- Review and interpretation of aerial imagery (Google Earth 2001 – 2020, OSI Aerial Premium, OSI Digital Globe 2011 – 2013, Bing 2019) to be used in combination with historic mapping to map potential cultural heritage assets.
- A review of GPR data of the streets within the Dublin Central Masterplan lands.
- Other documentary sources (as listed in the Chapter 21: Bibliography) including previous assessments and studies carried out for this development block associated with previous planning applications and planning compliance reporting. The research carried out previously for the site was also availed of and revised in light of new findings. These reports include:
 - Courtney Deery Heritage Consultancy. 2011. Dublin Central: 14, 15, 16, 17 Moore street, National Monument, Moore Street, Dublin North City, Co Dublin – Archaeological Method Statement – Ministerial Consent Application. Unpublished report.
 - Courtney Deery Heritage Consultancy. 2012. 13-19 Moore Street, Dublin 1, Archaeological Heritage Environmental Impact Assessment Report. Unpublished report for Courtney Deery Heritage Consultancy Ltd.
 - Myles, F. and Shaffrey G. 2012. Application for a Ministerial Consent to carry out works at 14-17 Moore Street, Dublin 1, a National Monument. Report submitted to the Departments of Arts, Heritage and the Gaeltacht in response to an Additional Information request.
 - Simpson, L. 2014a. 'Finding's report: archaeological Assessment and supervision of Engineering test-pits at Nos 14-17 Moore Street/8-9 Moore Lane (National Monument) and Nos 6-7 Moore Lane. Ministerial Consent C392. Courtney-Deery Heritage Consultancy Ltd.
 - Simpson, L. 2014b, Archaeological assessment of cellars at Nos 8-9 Moore Lane (National Monument) and at Nos 6-7 Moore Lane, Dublin 1 Ministerial Consent No. C392 Courtney Deery Heritage Consultancy Ltd.
 - Simpson, L. 2015a, Archaeology Strategy and Method Statement for construction works at Nos. 14-17 Moore Street (National Monument) Courtney Deery Heritage Consultancy Ltd.
 - Simpson, Linzi, 2015b. Archaeological monitoring during the Essential Works programme at Nos 14-17 Moore Street, Dublin 1 Courtney Deery Heritage Consultancy Ltd.
 - Weadick, S. and Deery, S. 2018. Archaeological Finds Retrieval during the Essential Works Programme at Nos 14-17 Moore Street, Dublin 1, Phase 1 – Report and Preliminary Finds Register. Courtney Deery Heritage Consultancy Ltd.

16.3.1.2 Site Inspection

Site visits were carried out within the overall Dublin Central Masterplan area, taking cognisance of the potential implications of the Proposed Development on the surviving archaeological heritage landscape (e.g., where upstanding monuments might be visible).

16.3.1.3 Test excavation

The assessment incorporated the results of licenced archaeological testing (Licence Ref: 20E0649) carried out on the 28th and 30th of November 2020 at Nos. 40 – 41 (Site 1) and Nos. 50 – 51 O’Connell Street (in Site 2AB). This was complimented by a review of the results of archaeological investigation, monitoring and excavation in sites immediately adjacent to Dublin Central Masterplan area, available on the Excavations database (www.excavations.ie) and on the Dublin County Archaeology GIS (www.heritagemaps.ie) which are available online.

16.3.2 Study Area

The Dublin Central Masterplan area lies in the heart of Dublin City on the northern side of the River Liffey. The site is low lying and occupies ground that gently slopes south towards the Liffey. It lies partly within the statutory Zone of Archaeological Potential (ZAP) for the Historic City of Dublin, RMP No. DU018-020 (Figure 16.3). The site lies outside the medieval precinct walls of St. Marys Abbey in the area of the city that was predominantly developed in the early 18th century. It lies to the south of Parnell Street (formerly ‘Great Britain Street’) which runs along the line of an ancient routeway / road that dates from at least the Late Medieval period.

To establish the general archaeological potential of the Dublin Central Masterplan area, the assessment of the archaeological environment necessitated an understanding of the development of the northern side of the River Liffey from the prehistoric period to the present day. The archaeological baseline also examined individual recorded archaeological sites within 100m radius of the development for potential physical impacts, this includes Nos. 14 – 17 Moore Street, a national monument which shares its northern and southern boundaries with Site 4 and the site of an 18th century brickfield.

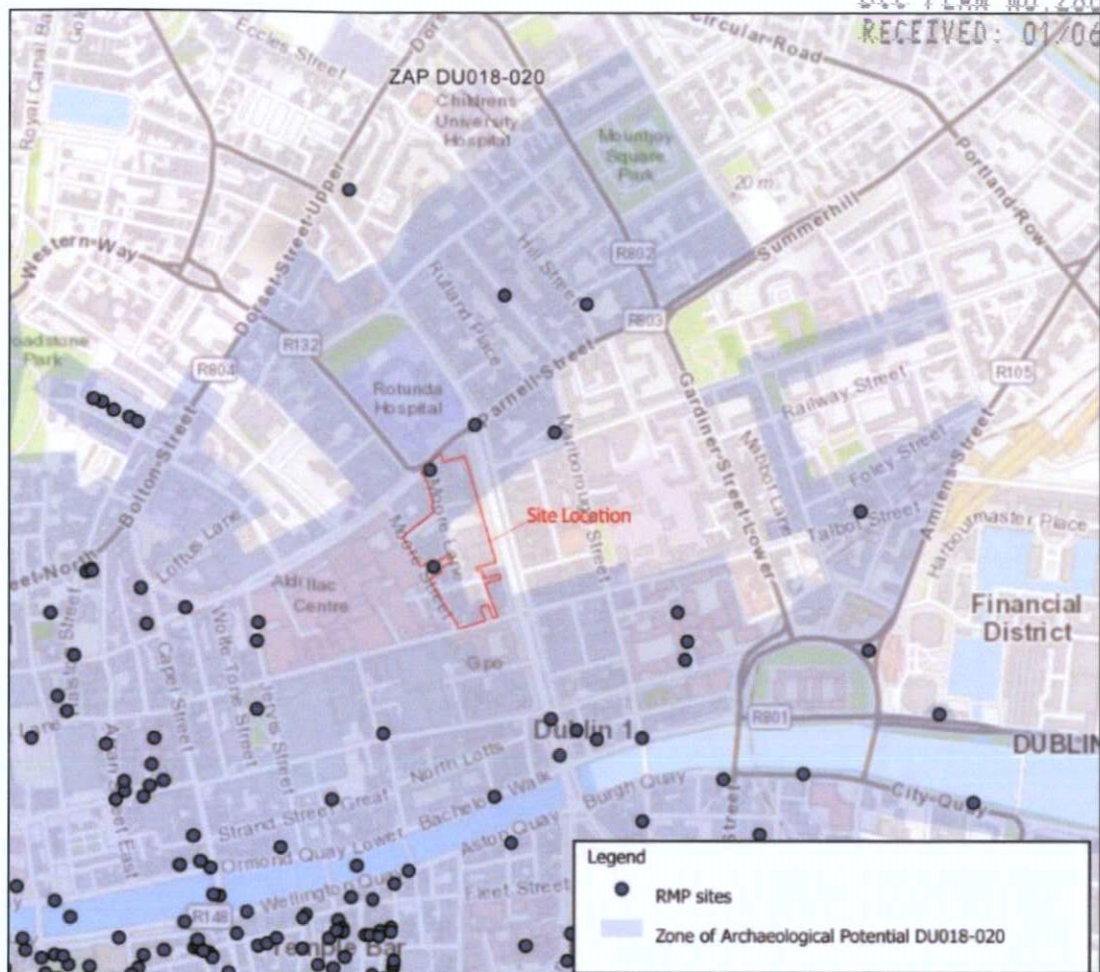
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Figure 16.3: Dublin Central Masterplan area location, ZAP for Dublin and RMP sites.

The site is entirely urban in nature, composed of hard standing, buildings, and artificial surfaces. Since the 18th century the area has been subject to sequences of construction, infill, some demolition, and reconstruction within each property plot.

The surviving upstanding properties and relict remains of historic and architectural heritage merit are examined in detail in Chapter 15: Cultural Heritage (Architectural).

16.3.3 Consultation

The archaeological heritage consultants formed part of an integrated heritage conservation team (comprising conservation architects, built heritage historians, forensic archaeologists, landscape historians and conservation engineers). There was open communication throughout the project between the conservation team and the scheme architects, landscape architects, engineers and planners. Several design team meetings, online consultation and site visits were conducted throughout the design process.

Consultation with statutory stakeholders was an important aspect to the sustainable development of this site. Formal online meetings with presentations and onsite discussions were held with the National Monuments Service (NMS) of the Department of Housing Local Government and Heritage (DHLGH) and the DCC City Archaeologist who are responsible for the protection of archaeological heritage.

In addition to this, as part of the integrated conservation team, meetings were held with the DHLGH and the Office of Public Works (OPW) in relation to Nos. 14 – 17 Moore Street, a National Monument, which is in the ownership of the State. A presentation of the Proposed Development, including a summary of the architectural heritage analysis of the Dublin Central Masterplan area was also given to the Moore Street Advisory Group (MSAG). The Applicant (Dublin Central GP Limited) has also carried out extensive consultation with local stakeholders and interested groups. This engagement and consultation with statutory planning heritage and conservation authorities has influenced the proposed design scale and layout of the development which can be considered to be a significant departure (and improvement) from the permitted development of the lands.

An archaeological strategy of test excavation of the accessible open areas of the site was agreed with the DCC City Archaeologist. An archaeological method statement to carry out testing at Nos. 40 – 41 O’Connell Street and Nos. 50 – 51 O’Connell Street was issued to the Department and a licence to carry out the testing works was obtained (Licence No. 20E0649). A testing report was subsequently submitted to the NMS, NMI and DCC City Archaeologist on the 26th of January 2021, the results of the testing are summarised in this chapter (section 16.4.2.2 and the testing report is provided in Appendix 16.4).

16.3.4 Impact Assessment Methodology

The assessment of the likely significant effects on the archaeological environment resulting from the construction and / or operation of the Proposed Development relies on a combination of qualitative and quantitative assessment.

Archaeological heritage sites are considered to be a non-renewable resource and such material assets are generally considered to be location sensitive. In this context, any change to their environment, such as construction activity and ground disturbance works, could adversely affect these sites. The likely significance of all impacts is determined in consideration of the magnitude of the impact and the baseline rating upon which the impact has an effect (i.e. the sensitivity or value of the asset). Having assessed the predicted magnitude of impact with respect to the sensitivity / value of the asset, the overall significance of the impact is then classified as not significant, imperceptible, slight, moderate, significant, very significant, or profound.

The assessment methodology, a glossary of impact assessment terms, including the criteria for the assessment of impact significance, is contained in Appendix 16.3.

16.4 RECEIVING ENVIRONMENT

16.4.1 Archaeological & Historical Background

16.4.1.1 Introduction

The historical and archaeological background draws from and expands upon previous studies carried out for the wider Dublin Central Masterplan area and from recent investigations carried out in the area in advance of neighbouring developments. Cumulatively, these assessments improve our records and understanding of the development of Dublin City from the earliest of times.

16.4.1.2 Prehistoric Period (4000 – 400AD)

Dublin has a recorded history of human settlement of over 9,000 years, centred along the line of the River Liffey which before its containment was a wide tidal estuary inundating the study area to the south. Up to the Anglo-Norman period, much of modern Dublin was submerged by the tidal River Liffey, said to have been around 300m wide during the Early Christian period. The areas now occupied by Townsend Street, much of O’Connell Street, and the lands of Trinity College were all under water, and large mud flats were left behind at low tide (Somerville-Large 1979).

Until recent times there was a scarcity of evidence for prehistoric activity in the Dublin city area, new archaeological evidence has shown that there was prehistoric activity both on the northern and southern shores and inlets of the River Liffey along its former shoreline. On the north side of the River, the earliest sites uncovered include Late Mesolithic fish traps near the mouth of the River Liffey at Spencer Dock in Dublin 1, which were buried deep in estuarine deposits. A burnt mound (SMR DU018-134) with an early Bronze Age date was discovered well beneath medieval deposits in Hammond Lane, Dublin 7. This open air cooking site demonstrates that a Bronze Age community lived nearby and made use of the former flood plains of the River Liffey for exploiting food resources.

A set of Iron Age waterfront structures located near the confluence of the Liffey and the River Bradogue, (an area known as 'The Pill' during the medieval period) was found at Ormond Quay, Dublin 1. These structures represent the earliest attempt in this area to stabilise the river frontage. The same investigations revealed a single late Mesolithic Bann flake, suggesting the exploitation of the riverine environment of the River Liffey was even earlier still.

16.4.1.3 Early Christian and Medieval Period (5th to 11th Centuries AD)

During the Early Christian period, three of the mythical five great roads of Ireland met in the Dublin city area, probably at the junction of St. Augustine Street, Cornmarket and Thomas Street on the south bank of the River Liffey. People using the road from the north would have forded the river at low tide, while those coming from the south would have crossed the boggy land around the River Poddle. A small farming and fishing community probably emerged at the junction, and a church dedicated to St Mo-Lua seems to have existed (Clarke 1995). The early secular settlement was called Áth Cliath, the hurdle ford, but nearby, a monastic settlement was established within an enclosure, the limits of which are still preserved by Peter Row, Whitefriar Street, Stephen Street Upper and Lower and Johnson Place. This ecclesiastical settlement, which was bisected by Aungier Street in the late 17th century, was known as the 'black pool', after a dark tidal pool formed by the peaty waters of the Poddle (Clarke 1995).

16.4.1.3.1 Viking Activity

The development of Dublin as an urban settlement dates to the early 10th century when a Scandinavian (Viking) colony was established on the southern banks of the River Liffey. The first real town of Dublin was established by Norse settlers in AD 841. A mixed Hiberno-Norse settlement developed, and archaeological investigations have uncovered the post and wattle houses of the period. By the second half of the 10th century, Dyflinn, as it was then known, was a town of respectable size for its time. The centrepiece of the settlement was Christ Church Cathedral, built in wood around 1030 by King Sitric Silkbeard and Bishop Dúnán. Towards the end of the 11th century, town walls were raised, making Dublin one of the first walled towns outside the former Roman Empire. A bridge to the north side of the river was erected some time before 1112, and it was there that St. Michan's was founded. Later, another monastic settlement, St. Mary's Abbey (the origin of the name Abbey Street), was established as a Savigniac house and subsequently acquired by the Cistercians. Two more monasteries were established on the south side: All Saints Priory, which would become the site of Trinity College, and the nunnery of St. Mary de Hogges (Clarke 1995). There is evidence to suggest that there was a Gaelic settlement preceding the foundation of the Viking town, which was centred on the Christchurch area.

Viking Gravefield

A possible cemetery site (DU018-020495) dating to the Viking period was recorded in 1763 when the Dublin Magazine recorded that '*vast quantities of human bone*' had been found during the construction of 'new gardens' at Parnell Square. These gardens were located in the current grounds of the Rotunda Hospital. More burials were uncovered along Granby Row and Cavendish Row. Along Granby Row, '*a large sword with a spear of about two feet in length with crumbling pieces of iron resembling broad rivets*' was also recovered (RMP file DU018-020495).

The burials are thought to have stretched from Dominick Street to the west to Mountjoy Square to the east and from Dorset Street to the north to Parnell Street to the south. A further account of Viking burials occurred in 1788, where Joseph Walker wrote that a sword and helmet with several human bones had been uncovered during the sinking of foundations of a house on Parnell Square North (Walker 1788). Human bones, a sword and shield boss, were uncovered during the excavation of foundations on Parnell Square North (Ó Floinn, R. 1998). In a series of magazine and newspapers of this period, further discoveries of human remains were noted along George's Street North, Summerhill, Gardiners Row and Mountjoy Square. This concentration of burial activity may be related to Viking activity in the area (Figure 16.4). The findspots are located on a ridge that overlook the former river estuary, a topographical setting was much favoured by the Vikings.

Such 'warrior burials' usually refer to individual graves of people of Scandinavian descent buried predominantly in the 9th century, along with their weaponry, which often included swords, shields and spears. This was a high-status mode of burial, usually confined to aristocratic young men who had presumably been fatally wounded in battle. However, this was not exclusively so as the collection from Dublin includes at least one older man and a female grave. De Courcy (1996) suggests that the main action of the Battle of Clontarf took place to the east of the area bounded by O'Connell street, Dorset Street, Drumcondra Road, the River Tolka and beyond to Ballybough and the North Strand.

In 2015, further disarticulated human remains were identified at Nos. 23 – 28 Parnell Square north of the Rotunda (Licence No 15E0361), these fragments were radiocarbon dated to the 8th and 10th centuries AD, reinforcing the evidence of Viking activity in the area. Given the profile of the individuals represented in the remains (late adolescents, adults two young children and an infant) it is likely that these remains represent clearance of a nearby burial area, rather than a battlefield site (Tobin in McIlreavy, 2018).

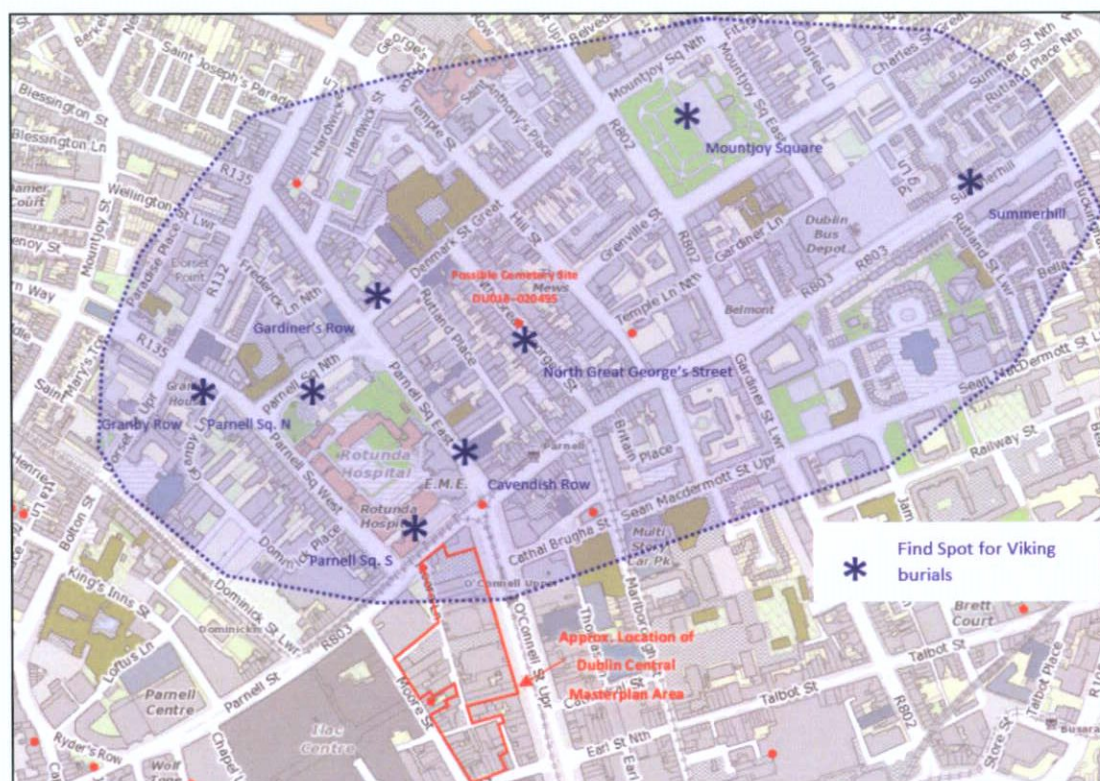


Figure 16.4: Find spots for Viking burials – the estimated size of the grave field (after Simpson 2021).

16.4.1.4 Medieval Period (Late 12th century to early 16th century)

16.4.1.4.1 The Development of Oxmantown, The Northern Suburb

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After the conquest of the city by the Anglo-Normans in 1170 AD, many of the Hiberno-Norse citizens of Dublin were forced to settle on the northern bank of the river opposite the walled town of Dublin. This suburb of Dublin was known as Oxmanstown, or Ostmanby, a place-name derived from the descriptive 'Ostmen', meaning 'men from the east'. It formed a suburb of the medieval Viking town of Dublin and seems to have been centred on a thoroughfare running north from the river, now Church Street. The modern Bow Street formed one of the main streets of Oxmantown, which led directly to the original ford, known in AD 770 as Áth Cliath, across the Liffey. That Oxmantown was a separate entity from Dublin is made very clear from the documentary sources that constantly refer to it as the 'villa Ostemannorum'. Ecclesiastical establishments had their own churches and they administered to the flock on that side of the river. St. Michan's was the only medieval parish church in Oxmantown. This was situated west of the Kings highway and north of Hangman's Lane.

16.4.1.4.2 St. Mary's Abbey

As the city expanded later in the medieval period, the north bank of the river came to be dominated by the Cistercian Abbey of St. Mary's. Founded in 1139, it was developed on the eastern perimeter of the Oxmantown suburb, originally a Savigniac monastery, subsequently becoming a Cistercian House around 1147. The Abbey and its extensive land holding incorporated the area to the east of the northern suburb in the medieval period. The Abbey appears to have been surrounded by a walled enclosure that delimited the abbey precinct, the western edge of the Abbey enclosure was formed by the Bradogue Stream. To the North of it the Abbey Green lay between two routes out of town, now Parnell Street and Dorset Street (McCullough, 1989). This was depicted by John Speed on his map of 1610 (Figure 16.5) and was also cited in a deed of 1443 (Clarke 1998).

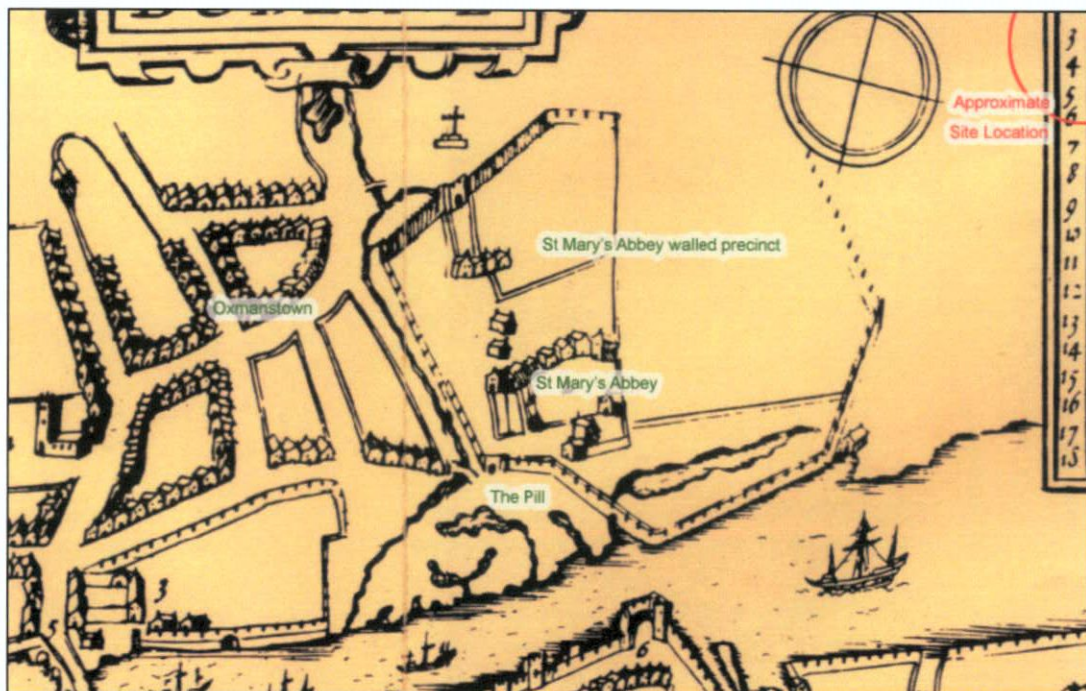


Figure 16.5: John Speed's 1610 Map of Dublin.

St. Mary's Abbey central building complex was located around Mary's Lane, where the chapter house survives today. No trace of the other abbey buildings survives above ground level (Clarke 2002) although a possible gate house associated with the inner precinct of the Abbey was recently identified on the corner by Little Green Street and Little Mary Street (Duffy and Ní Cheallacháin, 2019), excavations on Strand Street have uncovered substantial foundations of what appears to be the outer southern precinct of the abbey.

The liberty administered by the Abbey of St. Mary's was an extensive landholding that stretched to the east of the northern suburb in the medieval period and is likely to have included the area now occupied by Moore Street and Parnell Street. The present day site of the Proposed Development is located east of the walled precinct. On both Speed's map of 1610 and De Gomme's map of 1673 (Figure 16.6), most of this area was land owned by the Abbey, but it was not extensively developed.

De Gomme's map indicates nascent development in the form of new street layouts in the northeast suburb within the Abbey Lands (Figure 16.6). The eastern extent of St. Mary's Abbey comprises an undeveloped tract of land shown as 'Abby Parkes', this equates with the area of enclosed land shown by Speed. An unnamed road forms the eastern boundary of this land and may represent the line of the present day Liffey Street, the undeveloped Moore Street area lies to the east of this in open undeveloped land. This part of the city was largely on reclaimed land, and the marshy mud flats were still vulnerable to inundation from the sea.

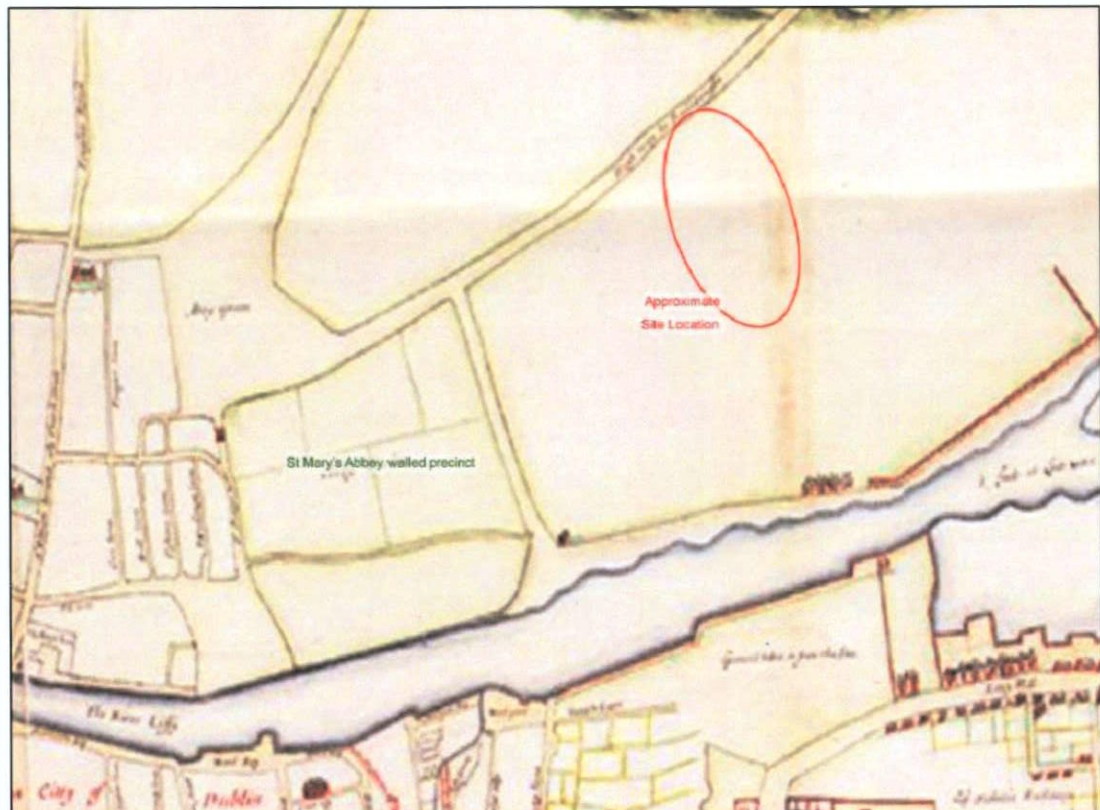


Figure 16.6: De Gomme's map of Dublin, dated 1673.

While much of Parnell Street (formerly Great Britain Street) was laid out in the first half of the 18th Century (Bennett 1991), the line of the street follows a more ancient thoroughfare (Craig 1992) and is depicted on De Gomme's map (Figure 16.6).

Thomas Phillip's map of 1685 (Figure 16.7) shows the northern foreshore of the Liffey reclaimed and the modern alignment of quays running east to the end of Bachelor's Walk and several new bridge crossings connecting both sides of the rapidly expanding city. Abbey Street runs east to intersect with the east end of the new quays, Marys Street runs north and parallel to this but only continues to easterly as far as the present-day Liffey Street, Liffey Street extends south from Great Britain Street (modern Parnell Street) to intersect with the west end of the new quay at Bachelor's Walk. It appears that the Moore Street area has yet to be developed and continues to part of an open tract of undeveloped land.

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Figure 16.7: Phillips' map, dated 1685.

16.4.1.5 Early Post-Medieval Period

In 17th century Dublin, the tidewater of the River Liffey estuary still covered much of modern Dublin's commercial centre, both north and south of O'Connell Bridge (Andrews, 1983).

The character of the north-eastern corner of the city around St. Mary's Abbey changed dramatically following the passing of the Dissolution Act in 1536. In 1537, the Abbey and its lands were parcelled out, and granted in 1543 to Walter Peppard for a term of 21 years, with a reversion in favour of James Fitzgerald, Earl of Desmond. In 1561, Matthew King, Clerk of the Cheque of the Army and Garrisons in Ireland, acquired the interest in the lease from Gerald, the then Earl of Desmond, but owing to the latter's rebellion and attainder, the property reverted to the Crown. Subsequently in February 1610, James I granted to Henry King, son of the aforementioned Matthew, part of the lands of St Mary's Abbey, 50 acres of demesne and 30 acres of pasture, including 'a large messuage or slated house called the Fermorie, otherwise Fermor', besides an estate in Grange of Clonliffe. These lands were purchased from him by Sir Garrett Moore, first Lord Moore (after whom Moore Street is named), who in 1619, obtained a royal grant of them in perpetuity.

Lord Moore, who was advanced to the dignity of Viscount in 1612, took up his residence in the Abbey and his son, the second Viscount, also used it as his town-house until the rebellion of 1641 drove him to take the field against the insurgents. On 7 August 1643, Lord Moore fell in action at Portlester in Meath and the house in the Abbey was not used as a residence by his successors. The property however continued in their possession.

The period following the destructive wars of the 1640s and the restoration of the monarchy in 1660 saw a rapid redevelopment of the city. In 1663, when Alderman William Hawkins built a sea wall from modern day Townsend Street to Burgh Quay, the land within the study area began to be developed for the first time (Bennett 1991). As mentioned above during the late 17th century, at the time of Bernard de Gomme's map (Figure 16.6), much of the area to the south of the study area was still marshy mud flats still vulnerable to inundation from the sea.

By the 1660s, brick was being used to construct houses, replacing any surviving timber-framed house that had survived the turbulent second half of the 17th century. The earliest 'planned development' was on the Aungier Estate on the south side of the river, where dating of the oak and deal suggest the date 1663. The arrival of French Huguenots and Flemish settlers, particularly at the end of the 17th century, saw new architecture in the form of the brick terraced houses along with new industries, much of them centred on the southern side of the Liffey in the Liberties.

16.4.1.6 Later Post-Medieval / Early 18th Century

Relative political stability up to the Act of Union provide for the expansion, growth and development of Dublin into a prominent European city. From the late 17th century onwards, wealthy and ambitious citizens of Dublin set about acquiring the leases of large tracts of land bounding on the old walled city and along the Liffey frontage especially on the southern side but also on the northern. These were large estates, and their names can still be identified in the place-names today such as Humphrey and Jervis. In the early 18th century, the Moore family, Earls of Drogheda, were the dominant landholders responsible for laying out Henry Street, Moore Street, Earl Street, Off Lane and Drogheda Street. These new streets were in marked contrast to the narrow winding streets of the old town on the southern side of the Liffey. The new development of the current city streetscape from Capel Street to O'Connell Street and beyond to Parnell and Mountjoy Square occurred principally between the mid-17th and 18th centuries.

Private individuals, such as Luke Gardiner and Nathaniel Clements, became agents of urban development from the 1660s and were particularly important during the 18th century. Other Landlords such as Viscounts Fitzwilliam and the Earls of Meath, held large areas as part of great estates, some of these holdings also providentially close to the growing city. Many of these estates had been given to those loyal to the English crown as a means of colonization and to maintain stability. Others saw the opportunities offered by property speculation and over time built up holdings of land with an eye to profit (Brady and Simms, 2001).

Both Gardiner and Clements were jointly involved in the development of Georgian Dublin on the north side of the city. Gardiner purchased the Drogheda estate, which was part of the lands of Mary's Abbey, in Dublin in the early 18th century. This seems to have been Gardiner's first large purchase (Craig, 1959).

They were also closely associated with the architect Richard Castle. Castle and Clements became respectively Gardiner's architect and contractor after the great architect Edward Lovett Pearce's death. Nathaniel Clements (1705 –1777) in association with Luke Gardiner organised the building of Henrietta Street. Clements leased land and built houses in Sackville Street including two houses on the west side of Sackville Street (within the Proposed Development area), located at Nos. 40 – 41 O'Connell Street Upper. Clements also owned a house on the opposite side of the street that was situated on the site of the present Gresham Hotel. Other landlords such as Viscounts Fitzwilliam and the Earls of Meath, held large areas as part of great estates, some of these holdings also providentially close to the growing city. Many of these estates had been granted to those loyal to the English crown as a means of colonisation and to maintain stability. Others saw the opportunities offered by property speculation and over time built up holdings of land with an eye to profit (Brady and Simms, 2001).

From the late 17th century onwards, these wealthy and ambitious citizens of Dublin set about acquiring the leases of large tracts of land bounding on the old walled city. The development of the current city streetscape from Capel Street to O'Connell Street and beyond to Parnell and Mountjoy Square occurred principally between the mid-17th and 18th century.

By the early 18th century, the city had expanded on both sides of the Liffey, the influx of French Huguenots, and other Dutch and Flemish Protestants from the late 17th century onwards contributing to a massive regeneration and repopulation of the city. This was most typified by the construction of brick terraced houses, known colloquially as 'Dutch Billys', with their diagnostic front gable and triangular fireplaces.

Charles Brooking's map of Dublin, made in 1728 (Figure 16.8), shows that substantial development had occurred. O'Connell Street, then named Drogheda Street, extending between Great Britain Street (subsequently Parnell Street) and Abbey Street was developed but not as far as Bachelor's Walk along the river. The North Strand Road formed the eastern sea wall (part of which is now Amiens Street), although the area to the east had been walled and was silting up. According to this map the study area was already partially developed with blocks of structures (not individual building plots) fronting onto Moore Street, Henry Street and the now O'Rahilly Parade (within Sites 5, 4 and 3), the northeastern corner at Parnell Street / O'Connell Street (Drogheda Street) appears to be similarly developed. The blocks of development and the east-west laneways indicated do not seem to relate to the subsequent cartographic evidence, which suggests that site was first developed in the mid-18th century and not the early 18th century.

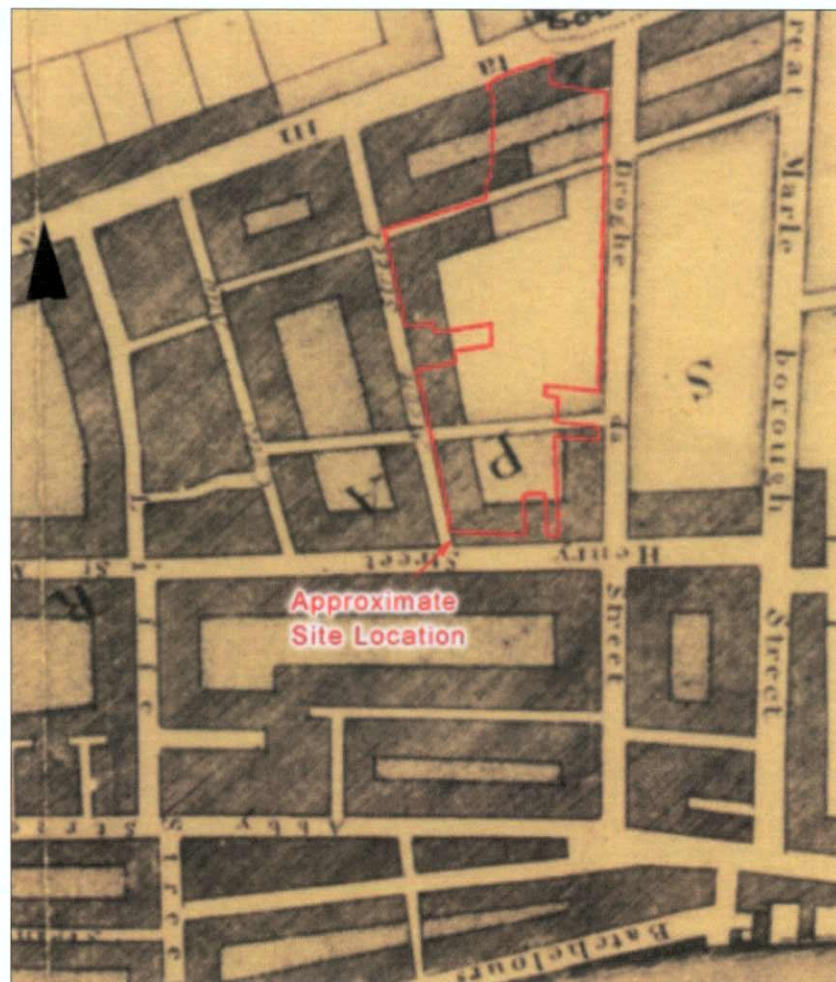


Figure 16.8: Brooking's map of Dublin, 1728 and approximate Dublin Central Masterplan area location.

By the mid-18th century, the Moore Street/ O'Connell Street area was developed for housing and this is captured on Rocque's map of the city, dated 1756 (Figure 16.8). This is the first map to show the individual plots of land and structures associated with them, it shows a greatly expanded city. The present streetscape has been developed. In addition to Moore Street, Off Lane (now Henry Lane) and Old Brick Field Lane (now Moore Lane) is laid out. Only the western section of Sackville Lane (now O'Rahilly Parade) has been formed and is unnamed. In terms of the plot development, the information shown on Rocque's map does not correlate to Brooking's map. According Rocque only the northern and southern ends of Moore Street are fully developed, comprising houses of varying sizes with rear plots and some gardens.

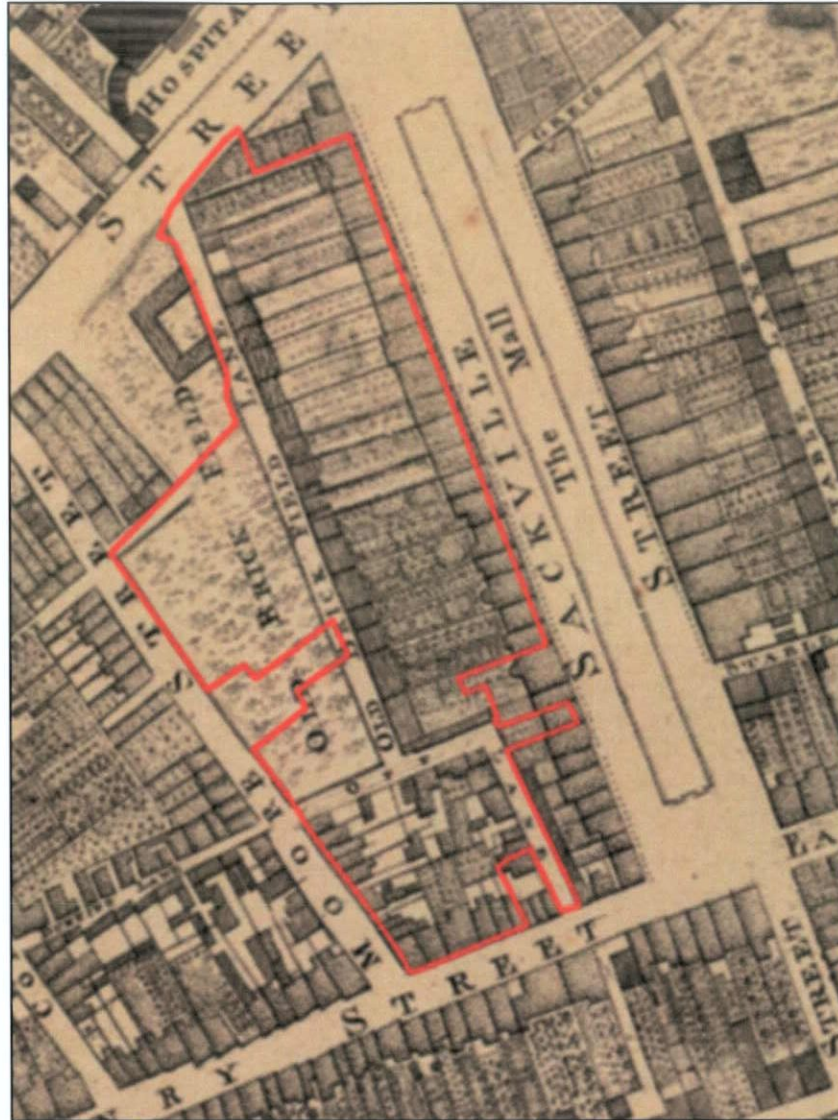


Figure 16.9: John Rocque, 'An exact survey of the city and suburbs of Dublin', dated 1756 and approximate Dublin Central Masterplan area location.

An area bounded by Moore Street / Off Lane / Old Brick Field Lane, consists of a large open area called *Old Brick Field*, which stretches from Parnell Street to Off Lane within Sites 5 and 4 of the Dublin Central Masterplan area). It appears to have been partially enclosed by a wall, including a 'u' shaped structure at the northern end of the field (recent excavations on O'Connell Street show that the brickfield may have been much more extensive, see Section 16.4.2).

In this map the eastern (Site 1 and 2) and southern side of the Dublin Central Masterplan area (Site 3) has been almost completely developed. Large houses are shown fronting onto O'Connell Street (called Sackville Street) and stretching back as far as Moore Lane (called Old Brick-field Lane), with evidence of stable / mews buildings along this frontage. In between are pleasure gardens are laid out in geometric patterns. Site 3, the block between Moore Lane and Henry Street and Henry Place (Off Lane) was less formal or regular in its layout with different sized building plots wrapping around the block, with irregular sized yards to the rear. There appears to be gardens associated with large structures fronting Henry Street.

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16.4.1.6.1 The Brickfield

The Brickfield was evidently in use extracting clay to make the handmade bricks in big clamps firing the bricks on site. It was probably in production well before the 18th century, as excavations at Parnell Street and O'Connell Street have identified even earlier houses dating to the late 17th century rather than mid-18th century. Brick is first recorded in Dublin in the late 16th century, with Richard Frame / Feane recorded as a bricklayer in 1560, and with lands leased by Dublin Corporation to George Burroes in 1599 'to make bricks on a 4½ acre plot of ground east of the Stein River'. From the late 17th century onwards brick kilns and brick fields are recorded on maps of the city and property deeds maps generally located on the outskirts of the city and pushed further out as Dublin city developed. In 1730, Edward Lovett Pearce passed a building act controlling the quality of brick which also indicates that it was a widespread activity at the time. Non-mechanised brick making was a slow and seasonal, it involved digging the brick clay in autumn or winter, tempering the clay, hand-moulding the brick, air drying and then burning them in temporary kilns. By 1756 the brickfield on Moore Street is termed 'Old Brickfield' and was presumably out of date by this stage. Prior to this, in 1771, brickmaking was banned in Dublin. An 'Act to prevent the pernicious practice of burning bricks within the City of Dublin, or neighbourhood thereof' was made where no brick could be made or burnt within two miles of the public lamps of the city of Dublin (Roundtree, 2007).

The excavations at Nos. 14 – 17 Moore Street suggests that the brickfield had been opened up as a municipal dump before the houses were built there in the 1770s. It would appear that after the clay was extracted, the quarry pit was deliberately infilled with layers of domestic refuse in much the same way as the modern dockland was partially reclaimed today, the quarry pit proving a very convenient dumping place for the general population of north Dublin (Simpson 2014a, cf. 16.4.2.3). The site of the quarry was eventually developed, the infill material removed along the street frontage in preparation for the construction of a new terrace of houses, Moore Street.

In the reduced versions of Rocque's map (which vary in detail), there is a large undeveloped site (roughly at Nos. 42 – 45 O'Connell's Street, in Site 1) at the northern end of Sackville Street that may be a remnant of the brickfield, either a mound or quarry indicated which dominates the western side of the site (Figure 16.10 and Figure 16.11). However, it may equally be spoil generated from the construction activity being carried out around the site.

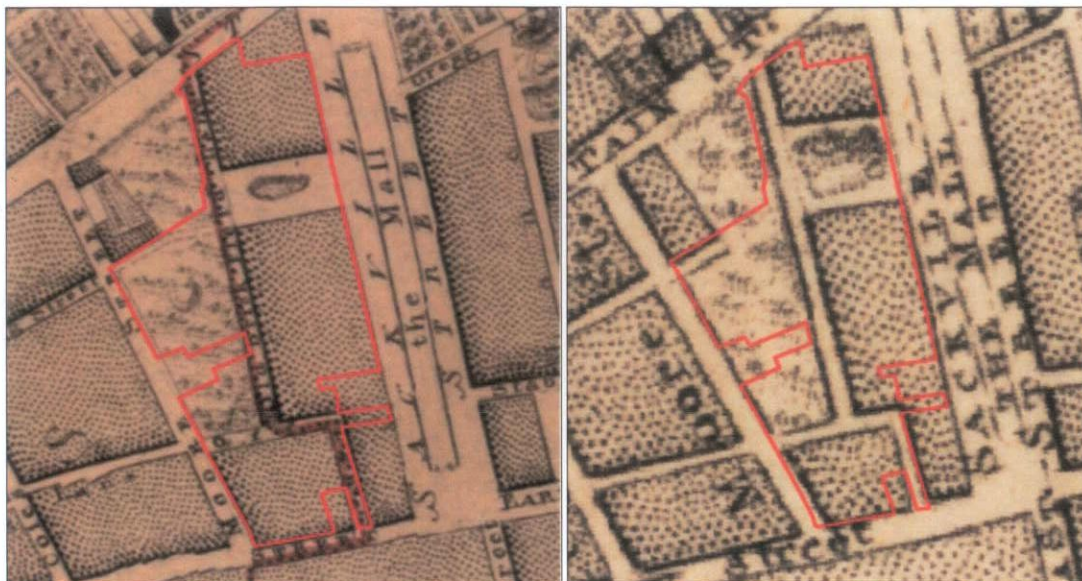


Figure 16.10: John Rocque's reduced plan from Survey of the city and suburbs of Dublin, with the parish divisions, dated 1757.

Figure 16.11: John Rocque, Survey of the City, Harbour, Bay and Environs of Dublin 1757.

Almost two decades later the Scale's 1773 revised edition shows this brickfield area entirely developed (Figure 16.12). The western side facing Moore Street was fully developed with a continuous terrace of buildings. The eastern side of the block facing Old Brick Field Lane is also developed with a terrace of eight buildings and a numerous of other structures. 'Sackville Lane' (now O'Rahilly Parade) is now named and extends to Old Brick Field Lane. There is a vague scar of the mound / quarry in the gardens to the rear of Nos. 42 – 45 O'Connell Street shown in the later map editions.

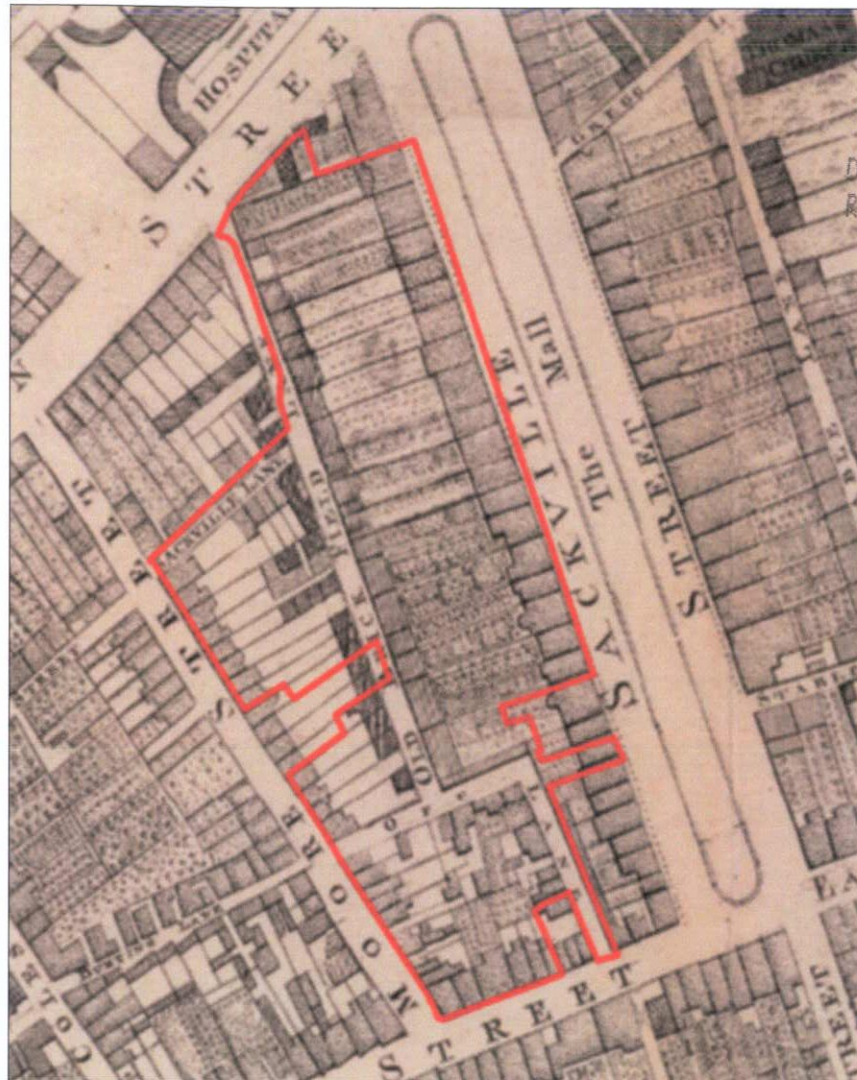


Figure 16.12: Bernard Scalé updated version of Rocque's map, dated 1773.

The somewhat unregulated development and growth of the city during this era, coupled with a narrow medieval street pattern, left the city difficult to navigate, having a serious impact on commerce and trade. A 1757 Act of Parliament was therefore passed for the establishment of the Commissioners for the Making of Wide and Convenient Streets and Passages, otherwise known as the Wide Street Commissioners. This organisation was responsible for the planning and construction of new streets on behalf of the city, or for overseeing the planning and construction of all new streets by private developers. In 1777, the Wide Streets Commission was given a grant to extend Sackville (now O'Connell) Street to the quays, and, in 1782, it was given Parliamentary approval to build a bridge (to be called the Carlisle Bridge, now O'Connell Bridge) over the River Liffey. The bridge, designed by James Gandon, was opened in 1795, but the extension of Sackville Street was under construction until 1800. Because of the works of the Wide Street Commissioners, cellars from structures demolished at this time can sometimes be found beneath the road surfaces.

By the first Edition of the Ordnance Survey map, dating to between 1838 and 1847, the modern streetscape is recognisable. Substantial development has taken place at the site and the brickfield has been completed developed. 'Old Brick Field Lane', now renamed Moore Lane and 'Sackville Lane', now O'Rahilly Parade, is also shown (Figure 16.13). But there are still gardens intact on both sides of the development site where presumably there was minimal ground disturbance.

By 1891 and 1911 Ordnance Survey maps the gardens have all but disappeared and there are numerous infill buildings with dense occupation (Figure 16.14).



Figure 16.13: First Edition of the Ordnance Survey, dating to between 1838 and 47.

Figure 16.14: Revised Edition of the Ordnance Survey, 1891, 1:1056 sheet XVIII.

All the existing structures within the Dublin Central Masterplan area is described in detail the Architectural Heritage assessment Chapter 15: Cultural Heritage (Architectural).

16.4.2 Archaeological Assessments

16.4.2.1 Introduction

Investigations have been carried out within the general environs which provide some insight into the general ground conditions and archaeological potential within the Dublin Central Masterplan area (Figure 16.15).

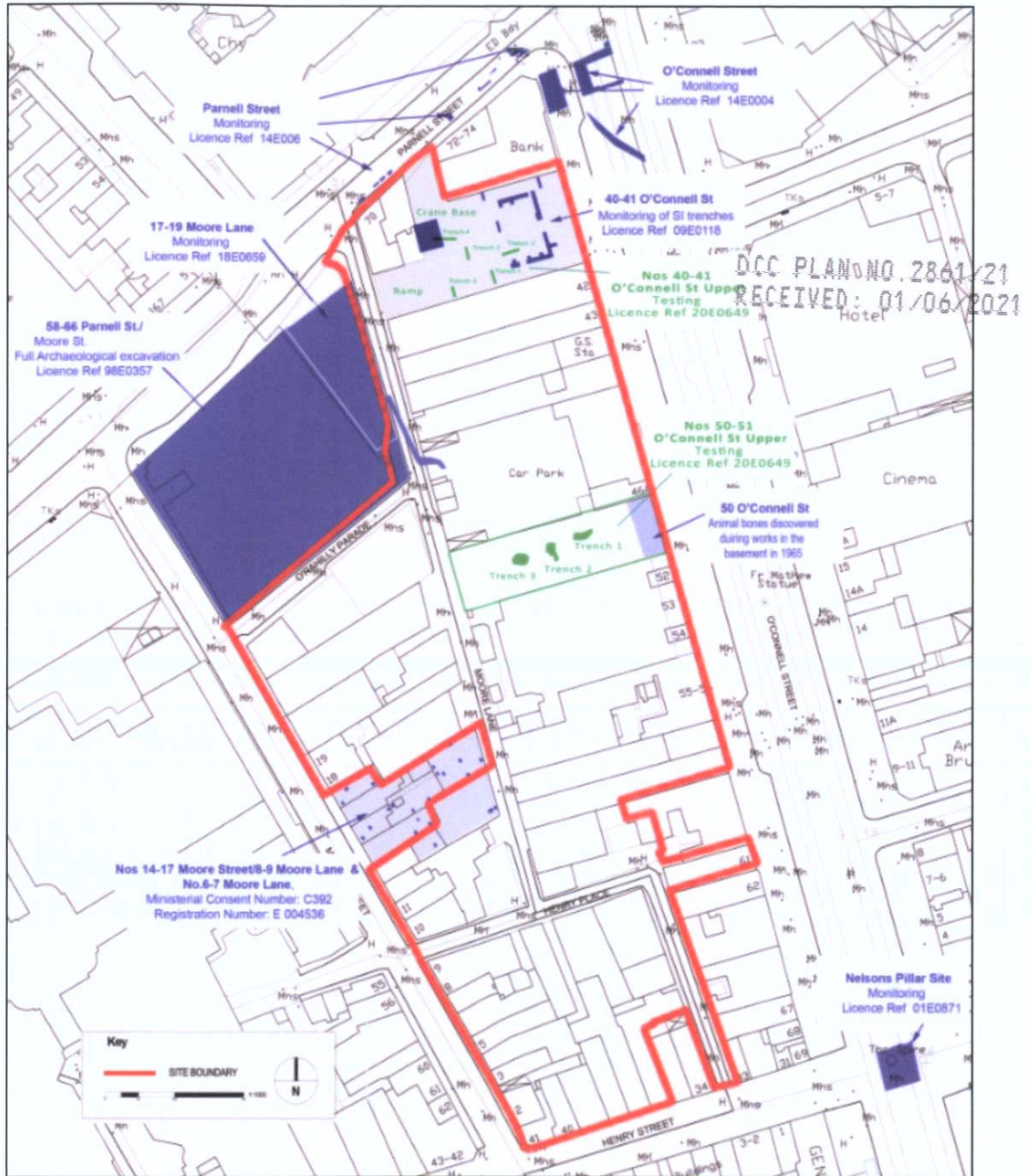


Figure 16.15: Archaeological excavations, assessments within and in the environs of Dublin Central Masterplan area.

16.4.2.2 Archaeological Assessment within the Dublin Central Masterplan Area

16.4.2.2.1 Introduction

Archaeological testing was undertaken on behalf of the Applicant in two vacant plots within the Dublin Central Masterplan area, at Nos. 40 – 41 O’Connell Street and Nos. 50 – 51 O’Connell Street (Licence Number 20E0649, (Figure 16.16). The testing was carried out on Saturday the 28th of and the 30th of November 2020 under licence no. 20E0649 (Simpson 2020). Both sites are open car-parks, stretching between O’Connell Street on the east and Moore Lane on the west. The full testing report is provided in Appendix 16.4.



Figure 16.16: Nos. 40 – 41 O'Connell Street (left) and Nos. 50 – 51 O'Connell Street (right).

16.4.2.2.2 Nos. 50 - 51 O'Connell Street Upper

Currently in use as a car-park, Nos. 50 – 51 O'Connell Street Upper located in Site 2AB of the Dublin Central Masterplan area (Figure 16.15), originally comprised two property plots which were amalgamated by the removal of the boundary wall. The northern and southern boundary walls are historic walls preserving the imprint of various buildings. They were constructed of brick and limestone and reveal the imprint of at least four buildings, dating from the middle of the 18th century onwards (the testing report in Appendix 16.4 provides a photographic and written record of the walls). Thus, the expectation was that the foundations of these buildings would survive in situ along with the drains, latrines and surfaces usually found on similar sites. The trenches were carefully positioned to try and trace any walls that could be associated with the historic standing walls. However, no other features were found. The unstable nature of the fill resulted in the sides of the trenches constantly collapsing and, as a result, the trenches were restricted to just three, these unexpectedly revealed deep deposits of very modern infill and refuse, extending up to 4m in depth.

Trench 1 exposed modern fill up to 3.40m. It exposed yellow clays at the base of the trench and close inspection identified areas of fire-reddening in the clay, the result of intense heat, most likely to have emanated from the brickworks, captured on Rocque's map of Dublin, dated 1756.



Figure 16.17: Fire reddened clay and timbers found at the base of Trench 1.

In trench 3, a substantial limestone footing lying 2.70m below present ground level and orientated east-west was identified. It was constructed of small cut limestone blocks and measured approximately 1m in width by at least 0.80m in depth. It was well-faced on the exposed northern side and it had been demolished to a single continuous level. There was an offset on the northern face, set 0.14m below the top of the wall, measuring 80mm in width. A small section of what appeared to be a blackened floor was exposed on the northern side of the trench, extending for 0.35m north-south by 0.55m east-west perhaps suggesting that there was a cellar in this location originally.



Figure 16.18: The northern face: note modern debris.

The Goad's Insurance map of 1893 indicates that the building at the western end of the site was two stories in height but with a basement, which was relatively unusual for a rear building. Rocque's map, dated 1756, does show a stable/coach-house, which is unlikely to have a basement, but which might have been integrated into the building on Goads Map. The wall foundation and floor found in Trench 3 is likely to be related to this structure. The evidence suggests that the basement was demolished but the foundations of the wall and possibly the floor are still *in situ*.

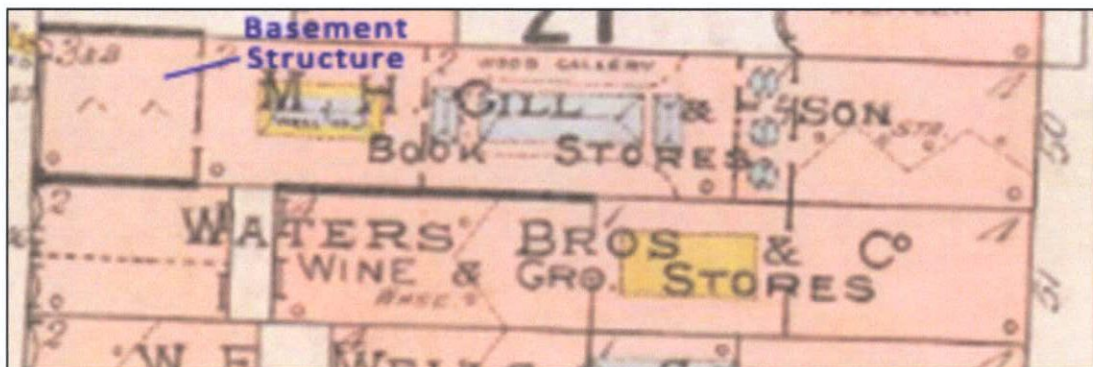


Figure 16.19: Goad's Insurance map of 1893 showing Nos 50 and 51 O'Connell Street.

The testing of this plot is likely to be most representative of the probable archaeological findings for the western side of the Dublin Central Masterplan area (Site 1 and 2AB / 2C), comprising buried structural elements (where there are no basements) and standing historic walls. There is also potential for archaeological deposits extending back to the medieval period to survive in the central area of the plots that were formerly gardens.