

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

15.4.4.4 Operational Stage

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

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

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

15.5 Potential Impacts

15.5.1 Dublin Central Masterplan

15.5.1.1 Construction Stage

15.5.1.1.1 Introduction

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

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

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

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

15.5.1.1.2 Potential Impacts for the Masterplan Area's Inherent Architectural Heritage

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

Purposeful Retention and Re-use

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

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

Demolition

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

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

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

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

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



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

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

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

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

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

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

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

Address	Potential Impact at Construction Stage	Potential Impact at Operational Stage
	post 1916 buildings, the development will arise in the permanent loss of a 20 th century building of significance. Wider impacts are expanded below.	
40 Henry Street	It is intended to demolish all fabric behind this retained façade. Whilst the retained façade is welcomed as informing the ACA, and generating a streetscape of quality post 1916 buildings, the development will arise in the permanent loss of a 20 th century building of significance. Wider impacts are expanded below.	
41 Henry Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	Operational impacts for the proposed replacement structure are considered as presenting a strong presence within the ACA, at this pivotal junction between Henry and Moore Streets, as evidenced by Verified View M, appendix 12.1
1, 2 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	Operational stage impacts for the replacement of this terrace are broadly summarised in 15.5.2.2. below, as evidenced by Verified View M, appendix 12.1
3 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
4 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
5 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
6 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
7 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
8/9 Moore Street and 11/12 Henry Place	It is intended to conserve and re-occupy this building, with vertical extensions requiring structural inputs. Impacts are summarized below.	Operational stage impacts for the retained, conserved, presented and purposefully occupied 18 th century houses are considered inherently positive, for the building group itself, its enclosing ACA and the setting of the National Monument, forming a wider composition shared with the conserved Nos 10, 20 and 21 Moore Street. The conserved grouping at Nos 11/12 Henry Place will also share a differing but interrelated narrative with the retained Nos 17-18 Henry Place, Nos 6-7 Moore Lane and the Reading Room at the rear of No.59 O'Connell Street onto Moore Lane.

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

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

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

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

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

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

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

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

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

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

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

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential Impact at Construction Stage	Potential Impact at Operational Stage
			<p>at demolition, excavation and construction stage owing to its proximity to the west of the development site.</p> <p>Please refer to Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Place boundary of this structure, further neutralizing impacts.</p> <p>Site 4 Site 4 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p> <p>Site 5 Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>	
14 Moore Street, Dublin 1	5282	50010489 (R)	<p>Site 1 Site 1 is positioned at a distance from these structures. As the design is not yet complete, associated impacts not yet known.</p> <p>Sites 2AB, 2C The structural approach to the development of the MEW has progressed to ensure that construction impacts are minimised. Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for detail on proposed protection strategies associated with the delivery of the MEW on the opposing side of Moore Lane.</p>	<p>Site 1 Site 1 is positioned at a considerable distance from these structures and is unlikely to present an operational stage impact.</p> <p>Sites 2AB, 2C The proposed design of Sites 2AB,2C, is not yet complete, with associated operational impacts not yet known.</p> <p>Site 3 The proposed development will be visible from upper-level rear rooms within these buildings and will alter an outward vista across the roofscape. The proposed development does not impact on the setting of</p>
15 Moore Street, Dublin 1	5283	50010490 (R)		
16 Moore Street, Dublin 1	5284	50010491 (N)		
17 Moore Street, Dublin 1	5285	50010492 (R)		

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

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

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

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

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

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

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

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

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

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

Table 15.5.3: Potential impact for wider architectural heritage.

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

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

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

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

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

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

15.5.1.1.6 Potential Impacts for the ACA

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

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

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

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

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

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

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

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

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

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

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

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

15.5.1.2 Do-Nothing Impact

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

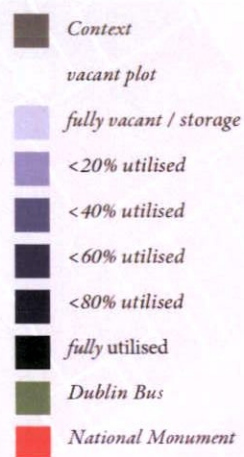
Should no development proceed within the Dublin Central Masterplan area, this extensive city centre site would remain as it currently exists. Whilst no impact would arise from an absence of development, the converse scenario of continued decline would present a more tangible long term impact in the incremental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

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

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

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

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



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

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

15.5.2 Potential Impacts Associated with the Development of Site 3

15.5.2.1 Construction Stage

15.5.2.1.1 Demolition Stage

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

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

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

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

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

15.5.2.1.2 Construction

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

15.5.2.1.3 Renewal and Integration of Retained Fabric within the Development

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

15.5.2.2 Operational Stage

15.5.2.2.1 Retained Buildings within the Site

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

15.5.2.2.2 Potential Operational Stage Impacts for the ACA

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

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

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

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

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: -

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.

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.

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.

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.