

46 Shantalla Drive

Beaumont

Dublin 9

February 7th 2022

AN BORD PLEANÁLA	
LDG-	<u>048706-22</u>
ABP-	
07 FEB 2022 ok	
Fee: €	<u>220</u> Type: <u>cheque</u>
Time: <u>15.14</u>	By: <u>hand</u>

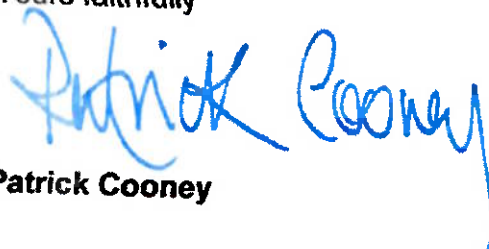
Dear Sir/ Madam

Ref: DCC Planning Permission 2862/21

I enclose DCC acknowledgement of the original observation and An B P objection

fee of €220.00

Yours faithfully


Patrick Cooney

AN BORD PLEANÁLA	
LDG-	<u>048829-22</u>
ABP-	
08 FEB 2022	
Fee: €	<u>220</u> Type: <u>Cash</u>
Time: <u>17.01</u>	By: <u>Hand</u>

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email - hqlbmoore@gmail.com

03544-10-2 - 0000

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THE SAVE 16 MOORE STREET COMMITTEE

Grounds of Appeal for Dublin Central Application Ref. no : 2862/21

Opening Statement

The Save 16 Moore Street Campaign supports and endorses the following statements on the development of the Moore Street Area on the declaration by the High Court that the site in question satisfies the criteria for full protection and preservation as a site of National importance. Published on: 18 March 2016

'Chairman of Fianna Fáil Coiste 1916 Committee Éamon Ó Cuív has called on the Government to accept the decision of the High Court, which has designated the Moore Street area as a national monument. He has also called for assurances from the Government that it will not appeal the court's decision, and will instead set about acquiring and preserving the site for posterity. Deputy Ó Cuív commented, "I believe the High Court decision is the correct one. The Moore Street area should now be preserved as an important world battlefield site in conjunction with the GPO, as the Rising signified the beginning of the end of the British Empire." "We all need to move forward together on this issue and make the necessary resources available for this work. 1916 belongs to no one group in our society; and the way that communities right across the country have taken the commemorations to their hearts aptly demonstrates this." "Now is the time for action on this matter and I would hope that in the coming days the Government would make a positive announcement of intent to accept the court's decision and acquire and preserve this whole area.

Eamon O'Cuiv TD Fianna Fail

"Last year I introduced The Moore Street Area and Redevelopment Bill to the Seanad. Fianna Fáil has worked to preserve the whole of the battlefield site, not just the buildings of 14-17 Moore Street. The street in its entirety is iconic to Dublin, preserving just 4 buildings, while ignoring the rest of the terrace would have been completely inappropriate. Moore Street has great economic potential and we want to see a greater vision for the use of the whole terrace and adjoining lands on North O'Connell Street.

Darragh O'Brien : Minister of Heritage Fianna Fail

All of us are calling for the preservation of the entire Moore Street terrace. As a Dublin City councillor between 2014 and 2016, huge pressure was brought to bear on us to sell 24 and 25 Moore Street to Chartered Land. Had we yielded to that pressure, planning permission would have been brought into force, there would be a huge shopping centre now in place there, and much of the terrace would have been destroyed. It was not the finest hour for city management but thankfully there were enough of us Dublin City councillors to prevent the disposal of 24 and 25 Moore Street. We are talking about a battlefield site and laneways of history. All of it must be preserved.

Sean Haughey TD Fianna Fail

Procedural Point

I attempted to submit the Committee objection to the planning application on line and registered to do so but found the

the process not fit for purpose

1. Comments/ objection restricted to 6000 characters
2. No facility to attach documentation
3. Only primitive cut and paste facility

The model sought by City Planners was not displayed adequately or advertised for public consideration.

The issues raised under further information as requested by City Planners were not addressed adequately or at all.

The presentation of three planning applications originally presented as one to the Advisory Group to the Minister on three occasions and in private to An Taoiseach, Micheal Martin is confusing and misleading. The public site planning notice failed to include protected structures that are in the process of being listed.

Grounds of Appeal

We wish to register an Appeal on the grant of permission to the above planning application on the following grounds:

Preliminary Point:

The required written consents to this application have not been submitted by the applicants. They are:

Consent from the City Council as owners of streets and laneways within the site not owned by the applicant

Ministerial Consent for work in proximity to the National Monument at 14 to 17

Moore

Street.

Interference with the Planning Process

The public statement by An Taoiseach in support of the applicants plans represents an unprecedented interference with the independence of the planning process.

The letter of consent to the application from a senior officer in the Department (as owners of 14 to 17/18 Moore Street) supporting not only the submission of the application but the plan itself - the proposed archway - was and is an unprecedented interference with the independence of the planning process and an interference with Ministerial Consent for work to at or in proximity to the National Monument. An Bord Pleanála should allow this appeal on this ground alone if the independence of the process is to be protected in the public interest.

Reports and Surveys

The planning authority could not have made an informed decision on this application without the assessment carried out by suitably qualified architectural experts on buildings that councillors wish to see added to the list of protected structures. No such reports were made available for consideration.

The Shaffrey Conservation Report identifying no 18 Moore Street as a 19th century building was not made available to City Planners.

Architectural Conservation Area

The application does not adequately recognise Moore Street as a place or town place that is of special architectural, historical, archeological, artistic cultural, social or technical interest as a designated Architectural Conservation Area.

Ground Disturbance

The applicants fail to address adequately or at all:

- i. The disturbance of ground in or around or in proximity to the declared National Monument by the proposed development. Works and excavations relating to a proposed development that is so dramatically out of scale with the surrounding area are likely to cause lasting damage to the Monument and its curtilage and to protected structures throughout the site.
- ii. The likely damaging effect of the estimated **100 trucks** a day passing through an Architectural Conservation Area that includes monuments and protected structures of national importance.

National Monument Cellars

Cellars to the rear of no's 14 to 17 Moore Street discovered by engineer Kevin Rudden on behalf of 1916 relatives that extend outside the protection zone afforded under preservation order no' 1 of 2007 and form part of the Monument are afforded no protection under this application.

The cellars in their entirety form part of the National Monument and as a continuation are entitled to the same protection as those within.

Applicants Claims

The applicant does not as claimed secure protect or preserve all 1916 elements on site. The Myles/Shaffrey Report that identifies 1916 elements visible from the public realm shows 1916 elements and buildings that will be demolished under this application.

No 18 Moore Street

We refer to the Dublin City publication of The Local News and its issue dated May 2014.

The front page headline of the aforesaid publication The Local News reads "**Mistake causes Easter 1916 site destruction**". A subheading states that a "**Deenihan aide now admits wrong date given in preservation order**". Mr. Terry Allen of the Department of Arts Heritage and the Gaeltacht is reported therein as agreeing that "at least the façade" of No 18 Moore Street was built at the same time as Nos. 14 - 17.

On the 30th October 2014 at a subsequent meeting at the Department of Arts, Heritage and the Gaeltacht and in the presence of the Minister, we asked for clarification as to Mr. Allen's position on the status of No 18 Moore Street - which was at that time operating as The Paris Bakery Restaurant. Mr. Allen denied that he had made the comments as reported. When asked whether he intended seeking a retraction or an apology from the publication Mr. Allen replied that he did not think it any matter of any great importance. He did, however, when pressed, accept that the facade of no. 18 was in fact 'pre 1916'.

Subsequent to the foregoing, in or around November 2014 we made enquiries as to whether The Local News Editor, Frank Bambrick, stood over the aforesaid report and were assured by him that the report was an accurate and true representation of Mr. Allen's position as outlined to the paper.

Historic Street Pattern

The claim by Hammerson that they are to restore the historic street pattern of Moore Street are misleading, to put it mildly. They plan to do nothing of the sort. A cursory glance at the Hammerson planning application in fact shows a complete disregard for the existing street pattern with the creation of entirely new streets and public squares.

They also claim that they will retain 'all pre 1916 buildings and fabric along Moore Street'. This is simply not true. No'18 Moore Street is a pre 1916 structure according to leading Conservation Architect Grainne Shaffrey who identified this building as pre 1916 in a Conservation Report drawn up on behalf of Chartered Land. This building that has important architectural features within will be demolished to facilitate a new street connection to the ILAC entrance opposite.

Historic Site

The applicants seek the unnecessary demolition of a terrace of houses rebuilt in style, shape, and form as the original after being destroyed during Easter Week 1916. The application does not reflect the historical importance of this area described by The National Museum of Ireland as 'the most important historic site in modern Irish history'. The applicants appear unaware of the High Court Judgment that supports that position holding that the Battlefield is worthy of National Monument status.

The application seeks the demolition of part of the terrace of houses that was the last Headquarters of the 1916 Provisional Government of the Irish Republic.

The proposed development will alter and interfere with lines of historic streets and laneways directly linked to The Rising.

Archaeology

The application does not recognize in any way the unique importance of below ground archaeology as outlined by archaeologist Linzi Simpson in her report 'Archaeological Finds Retrieval during the Essential Works Programme at Nos 14-17 Moore Street, Dublin 1 Phase 1 - Report and Preliminary Finds Register' Courtney Deery 2018. In the report she mentions test pits that located the existence of a 'midden' some 2 meters deep lying beneath the

entire Moore Street Block its yards, surrounding laneways and extending east as far as O'Connell Street This has been described by Eamon P Kelly former Keeper of Antiquities at the National Museum of Ireland as 'Dublin's post Medieval Rubbish Dump' and arguably on par in historical and archaeological terms with the Viking site at Wood Quay.

The Archway

The proposed archway will interfere, alter and part destroy the National Monument and its curtilage at 14 to 17 Moore Street.

It will require the demolition of no' 18 Moore Street, a 19th century building part owned by the State and under the control of The Minister.

The applicants include its removal in their application without any reference whatsoever to the requirement for Ministerial Consent under National Monuments legislation

No 18 is singled out in a 2011 Conservation Report, requested by then Minister Jimmy Deenihan, by conservation Architect Grainne Shaffrey in which she describes no' 18 as follows:

'It is worth noting that no 18 Moore Street (which was leased on the same day in 1759 as no's 15 - 17) was described as derelict in 1914 although a portion of its 19th century facade remains to the first floor to the front'.

Were the Minister to consent to this application he would in fact be consenting to the demolition of a Monument that he is duty bound to protect and preserve as a Monument the preservation of which as a pre 1916 structure is a matter of National importance.

It is important to note that despite repeated requests for it to be made available to members of the Advisory Group to the Minister for consideration the Report cannot to date be found within the Department.

The Hammerson submission and The Dublin Development Plan.

The further information provided on all three planning applications does not satisfy and fails to meet the policies, aims and objectives of the development of this historic area contained within the current **Dublin Development Plan or that under consideration at present for the future of the capital.**

Zoned Z5 in the Plan 2016 - 2022 to serve 'to consolidate and facilitate the development of the central area and to identify, reinforce, strengthen and protect its civic design character and dignity.

CEE 18: (V!) : To recognise the unique importance of the Moore Street Market to the history and the culture of the city and to ensure its protection, renewal and enhancement as advocated by the Moore Street Advisory Committee recommendations relating thereto.

CHC 20: To support the retention and refurbishment of the cultural quarter associated with 1916 on Moore Street.

Under CHCO 31: To develop a 1916 Historic quarter including Moore Street, with its National Monument and historic terrace, an appropriately developed street market creating an integrated historic, literary and commercial focus for the north city centre.

Breach of The Development Plan

A breach of local authority development plans runs counter to a landmark 1991 Supreme Court Judgment that such plans form:

'an environmental contract between the planning authority and the wider community, embodying a promise by the planning authority that it will regulate private development in a manner consistent with the objectives stated in the plan'.

CONCLUSION

The applicants seek the demolition of no. 18 Moore Street a 19th century structure and other 1916 Monuments, buildings and structures that have yet to be independently assessed or surveyed.

The application includes the appropriation and invasion of the curtilage of National Monuments and protected structures throughout the site.

The proposed development is out of context with the declared National Monument at

14 to 17 contrary to Venice Charter principles and International guidelines on the protection of history and heritage. The application runs contrary to the objectives of The Dublin Development Plan and the aims and objectives of the O Snodaigh Bill under consideration by Dail Eireann and The Moore Street Renewal and Development Bill placed before An Seanad by Minister Darragh O' Brien in 2015.

The application fails to address/ acknowledge the recommendations of ' HQ16. The Citizens Plan for Dublin: Part 1

The application fails to address/ acknowledge/ implement the conclusion and recommendations of the Kelly Report (enc) for Dublin City Council on the proposed listing of 1916 buildings.

The application does not meet the recommendations of the DCC Moore Street Advisory group (chair Cllr. Nial Ring).

The application does not meet the agreed recommendations of the Securing History Reports of the MSAG.

The application does not meet the aims and objectives of the Moore Street Renewal and Development Bill presented to An Seanad by the Minister in 2015 or The O Snodaigh Bill currently at Committee Stage in the Dail.

The application fails to address the concerns of the Department of Housing and Heritage on the removal of 1 to 9 Moore Street, the extent of demolitions planned and the call for a redesign of the proposal.

The application does not meet the recommendations of The Green Party's ' Vision for Moore Street

Supporting Documentation

In support of this Appeal The Save 16 Moore Street Committee wish to refer An Bord Pleanala to the following relevant reports and documents:

The Moore Street Preservation Trust Plan

The Green Party Vision for Moore Street

The Department of Housing and Heritage submission to the Planning Authority on the Hammerson Proposal

The Securing History Reports of the Moore Street Advisory Group

The Report of the City Council Moore Street Advisory Committee

The 'Lanes of History' Report of The Lord Mayors Forum

HQ 16 - A Citizens Plan for Dublin

The Shaffrey Conservation Report 2011

The Shaffrey/Myles Battlefield Report

The Local News, Newspaper, May 2014 (no' 18 Moore Street)

The Broderick Report on no'18 Moore Street

Irish Arts Centre, New York
Conradh na Gaeilge
US Domestic Workers Union
The James Connolly Memorial Initiative
Ambassador to Cuba Lord
Mayor of Belfast Deputy
First Minister O Neil
Damian Dempsey - Musician
Frances Black - Musician
Ruan O Donnell Historian
Tim Pat Coogan, Historian
Paul Ronan - Actor
Saoirse Ronan - Actor
Fionnula Flanagan - Actor
Robert Ballagh, Artist
Jim Fitzpatrick, Artist,
Charlie Mulgraine, Artist
An Taisce
Dublin Civic Trust
O Connell St Revival Society
Retail Excellence Ireland
Ciaran Cuffe MEP
Barry Andrews MEP
Mick Wallace MEP
Clare Daly MEP

Moore Street Bondholders - Dail/Seanad
Eamon O Cuiv, TD
Sean Haughey, TD
Paul Mc Auliffe, TD
Maureen O Sullivan
Dep Lord Mayor
Dublin : Cllr Joe
Costello
Labhras O Murchu

The Hosford Report on no' 18 Moore Street
 The Moore Street Renewal and Development Bill submitted to An Seanad 2015
 O Snodaigh Moore Street Culture Quarter Bill, March 2021
 Statement of An Taoiseach on the planning application
 Letter of Consent from the Department to the Applicants
 Dublin City Council Motions on the listing of structures
 The Decision of An Bord Planning Inspector Jane Dennehy on the Chartered Land
 planning application
 The Dublin Development Plan(s)
 The Venice Charter
 The Granada Convention
 The Judgment Mr Justice Max Barrett of the High Court
 The Kelly Appraisal of the Hammerson Plan for the MSAG 2018
 The National Museum corresp. with former Minister Jimmy Deenihan
 The 1916 Relatives Association Policy Submission to the MSAG 2017
 Archaeological Finds Retrieval during the Essential Works Programme at Nos 14-
 17 Moore Street, Dublin 1 Phase 1 – Report and Preliminary Finds Register
 Courtney Deery 2018

**We urge the members of An Bord in carrying out their duty to protect and
 preserve this area of special historical and architectural interest to reject
 this application in the National interest, the public interest and in the
 interest of proper planning and development.**

**The Campaign to Save Moore Street in its entirety has the support of
 the following :**

The elected members of Dublin City Council

The Relatives of the Signatories to The Proclamation
The Easter 16 - Relatives of the 16 executed leaders
 The 1916 Relatives Alliance (Garrison/Signatories & killed in action)
 The 1916 Relatives Moore Street Initiative - Vols. killed in Moore St Battle
 GPO Garrison
 The Sinn Fein Party
 People Before Profit
 AOH
 SIPTU
 National Graves Association
 The 16/21 Club
 The Save 16 Moore Street Campaign
 The Lord Mayors Forum
 The Ireland Institute
 Reclaim the Spirit of 1916
 The Moore Street Bonds Initiative
 The 1916 Arts Club
 Arms Around Moore Street Project
 Aras Ui Chonghaile, Belfast
 Comhaltas
 Irish Gazette, Minnesota,
 Irish Heritage Center, Ohio
 USA Battlefield Trust

Copy Documents for the attention of An Bord Pleanála. :

- i. National Museum correspondence under an application for Ministerial Consent 2011
- ii. National Museum correspondence 2012.
- iii. Appraisal Report by Kelly & Cogan Architects requested by The Advisory Group to the Minister on the Hammerson Presentation 2018.
- iv. Copy Local News, North edition May 2014. headed 'Mistake Causes Easter 1916 Site Destruction.
- v. Fig. 6 page 62 - The Franc Myles Battlefield Report - Surviving pre 1916 fabric.
- vi. Page 11, Shaffrey Conservation Report re. no' 18 Moore Street
- vii. Dept. of Housing Criticism of the Moore Street Plan
- viii. Reasons for Refusal of Permission by Planning Inspector Ms. Jane Dennehy 2009
- ix. Copy report on Fianna Fail position on Development of Moore Street 2015
- x. Copy Survey Report on 1916 Buildings by Kelly & Cogan, Architects, commissioned by Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

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

T: (01) 222 2288

E. planningsubmissions@dublincity.ie

Mr. Patrick Cooney on Behalf of Save 16
Moore Street Committee
46, Shantalla Drive
Beaumont
Dublin 9

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

PLAN NO.
DATE RECEIVED:
LOCATION :

2862/21

01-Jun-2021

10-13 & 19-21 Moore Street, 5A Moore Lane & 6-7 & 10-12 Moore Lane & 17-18 Henry Place, Dublin 1

PROPOSAL :

PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey basements comprising 15no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m gfa) and office use (c. 295 sq. m gfa). The proposed development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1no. café / restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new



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2 storey extension at the side of No. 17 Moore Street (National Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa). This building sits independently of the northern boundary of No. 9 Moore Lane at the rear of Nos. 14 - 17 Moore Street; Provision of part of a new public plaza (1,085 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 5 immediately to the north (1,253 sq. m public plaza overall); The proposed development to the south of Nos. 14 - 17 Moore Street consists of: - 11no. apartment units (7no. 1-bed apartments and 4no. 2-bed apartments), accessed from proposed central courtyard from Henry Place in 2 - 3 storeys buildings (1 storey to rear) contained above ground floor within No. 10 Moore Street (refurbished and adapted), Nos. 11 - 13 Moore Street (replacement buildings with party wall of No. 12 and No. 13 Moore Street retained) and No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place - replacement building) and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane - ground floor façade retained) with associated resident storage area at basement level of No. 10 Moore Street; 5no. retail units at ground floor: Unit 6 (c. 149 sq. m gfa) and Unit 7 (c. 128 sq. m gfa) on Moore Lane, Unit 10 (c. 69 sq. m gfa), Unit 11 (c. 149 sq. m gfa - including basement level) and Unit 12 (c. 58 sq. m gfa) on Moore Street; 2no. licenced restaurant / café units with takeaway / collection facility at ground floor: Unit 4 (c. 250 sq. m gfa - including basement level) onto Moore Lane and Unit 7 (c. 130 sq. m gfa - including basement level) onto Moore Street; 1no. office unit at first floor (c. 221 sq. m gfa) of 6 - 7 Moore Lane with access from ground on Moore Lane; A new courtyard is proposed between the rear of Moore Street buildings and Moore Lane buildings to provide communal open space (c. 155 sq. m) for the residential units; All apartment served by terraces / balconies with exception of Unit 13, No. 10 Moore Street. All associated and ancillary site development, conservation, demolition, landscaping, site infrastructure and temporary works, including: - Conservation, repair, refurbishment and adaptive reuse of part of existing building fabric including: - Retention of Nos. 20 - 21 Moore Street with internal and external modifications and new shopfronts; Retention of No. 10 Moore Street with internal and external modifications and new shopfront; Retention of Nos. 6 - 7 Moore Lane with internal and external modifications and new shopfronts; Works to include repair and upgrade works (where required) of existing masonry, external and internal joinery, plasterwork and features of significance; Demolition of rear



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boundary wall onto Moore Lane at the rear of Nos. 50 - 51 and Nos. 52 - 54 (a protected structure) Upper O'Connell Street, Dublin 1; Demolition of all other existing buildings and structures on site (c. 4,525 sq. m); 44no. bicycle parking spaces serving residential, retail and office; Plant at basement and roof level; 1no. ESB substation onto Henry Place; Building signage zone and retractable canopies; Removal of existing boundary fence at junction of O'Rahilly Parade / Moore Lane within that part of the site including No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane). The application site is within the O'Connell Street Architectural Conservation Area and adjoins a National Monument / Protected Structures. An Environmental Impact Assessment Report (EIAR) accompanies this planning application. The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the planning authority during its public opening hours and a submission or observation in relation to the application may be made to the authority in writing on payment of the prescribed fee within the period of 5 weeks beginning on the date of receipt by the authority of the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

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

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

To Whom It May Concern,

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

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

Ceannofig, Oifigí na Cathrach, An Ché Adhmaid, Bhaile Átha Cliath 8, Éire
Head Office, Civic Offices, Wood Quay, Dublin 8, Ireland

T. 01 222 2222 W. www.dublincity.ie



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

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

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

Yours faithfully,

For ADMINISTRATIVE OFFICER

Dublin City Council
Planning Department
Civic Offices,
Wood Quay,
Dublin 8

22nd November 2021

Re. Planning Ref. Nos 2861/21; 2862/21 and 2863/21

Dear Sir/Madam,

The Save 16 Moore Street Committee is an interested party to the Hammerson planning applications to develop Moore Street/Henry Street.

It is our position that the public notices placed on site and in the media are not sufficient to comply with the Planning regulations. They do not accurately inform the public of what is being applied for, nor the extent of demolition in the applicant's proposal as follows:

- The Site Notices do not refer to the specific 5 week statutory period of time for observations
- There was misleading information on the initial web page notice for all three applications headed 'Consultation Period has Expired' when it had not.
- There is no reference in the Site Notices or the newspaper advertisements that the model required by the Planning Authority is available for viewing or is on public view in the Council's offices at Wood Quay.
- The extent of demolition of buildings in all three planning applications is not referred to.
- There is no reference to the requirement of Ministerial Consent for work in proximity to The 1916 National Monument or other Monuments of National Importance.
- There is no reference to the proposed demolition of no. 18 Moore Street, identified in The Shaffrey Conservation Report (2011) as a 19th century structure and as The National Monument in the applicant's submission.
- There are no references to buildings that are proposed to be added to the list of protected structures as policy agreed by Dublin City Councillors
- Further information on the applicant's assessment of no. 12 Moore Street has not been made available
- The reports or update on reports on the protected buildings and terrace have not been made available
- The recommendations of the James Kelly Report commissioned by the City Council has not been made available to councillors
- Without the availability of relevant reports the Planning Authority cannot make an informed decision on the three applications submitted.

The Save16 Moore Street Committee are making a formal request that new Site Notices and Newspaper Advertisements are now submitted by the applicants in the interest of accuracy, proper planning and the public interest.

Yours sincerely,

Patrick Cooney
PRO, The Save 16 Moore Street Committee mob. [REDACTED]

museum

National Museum of Ireland
Ard - Mhúsaem na hÉireann

Minister Jimmy Deenihan T.D.,
Department of Arts, Heritage and the Gaeltacht,
23 Kildare Street,
Dublin 2.

25th April, 2012.

Re. Application for Ministerial consent under the National Monuments Acts regarding proposed works at 14-17 Moore Street, Dublin 1

Dear Minister Deenihan,

In 2010, the former Director, Dr Patrick Wallace received a letter from the Chief Archaeologist, National Monuments Service, Department of Arts, Heritage and the Gaeltacht seeking his advice under the National Monuments (Amendment) Act 2004 in relation to an application for a Ministerial Consent to undertake works at 14-17 Moore Street, a National Monument.

In his response of 21st September 2011 the then Director gave the opinion that the National Monument at 14-17 Moore St should take into account broader considerations than that of an archaeological monument and in particular its broader historical and topographical context. Such was demonstrated in the Carrowmore, Co. Sligo Supreme Court case, where it was determined that the amenity value of a proposed development must not outweigh or take from the integrity of the monument. In the case of 14-17 Moore St, any assessment must take into account its location in a battlefield landscape and its interrelationship with neighbouring landmarks and buildings.

Subsequently, discussions took place between the Director of the National Museum, the Keeper of Irish Antiquities, Director of National Monuments and the Chief Archaeologist. At the specific request of the Director, a detailed *Archaeological Assessment of Moore Street and its Environs* was commissioned and the work was undertaken subsequently by Mr Franc Myles, Archaeology and Built Heritage. The Myles Report forms the core of a larger report by Shaffrey Associates Architects and Franc Myles which was submitted to your Department on 6th February 2012. A copy of the report was forwarded to me on 6th March 2012 with a covering letter signed by Mr Brian Duffy, Chief Archaeologist, DAHG.

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It is clear that there are monumental remains surviving on the battlefield that form the wider context of the National Monument. Within the zone of development all of these will be destroyed including the remains of the White House, Moore Place, O'Brien's Bottling Stores and Stables and nos. 8-9, 10, 21-22 Moore St.

The former Director's considered assessment was that the Moore Street theatre of conflict

'is the most important historic site in modern Irish history. The course of Irish history changed as a result of what happened there in Easter week 1916. The Easter Rising had an enormous influence across the globe as the first anti-colonial war of the modern age. If properly and sensitively developed, it could rank with famous historic sites around the world as Dublin's historic quarter.'

It is clear from the Myles Report that nos. 14-17 Moore St are of great historical significance and that their fabric is relatively well preserved by contrast with many of the other surviving buildings. Furthermore they contain graphic visual evidence of the events of 1916 in the repaired holes in the party walls. However, the same can be said of no. 10 Moore St. and it is also clear from the Myles Report that the surviving original building fabric, streetscapes and street surfaces elsewhere within the area are both monumental in form, historic in character and ~~of national importance~~. Myles remarks that what survives of the period is disappointingly small. However, original building fabric survives in key areas such as the junction of Moore Lane and Henry Place and at no. 10 Moore St. and it may be argued that the destruction of so much of the original 1916 landscape makes that which survives all the more important.

Given the huge national significance on the events of Easter Week 1916, consideration must be given to determining whether the monuments in question, including the original street surfaces, are National Monuments in their own right or indeed, are part of the same National Monument as no. 14-17 Moore St.

There is no system in place for the protection of newly discovered monuments of archaeological importance unless they are discovered during the carrying out of archaeological works connected with an approved road development.

The present situation is however somewhat analogous to circumstances that have arisen in the past when important National Monuments were discovered at a time when development projects that would impact negatively upon them were at an advanced stage. In the case of a hillfort at Rahally, Co. Galway and a henge monument at Lismullen, Co. Meath the monumental status of the sites was recognised, however the Minister at the time agreed to the development projects (road schemes) continuing subject to excavation and preservation by record of the National Monuments in question. In the case of a Viking longphort at Woodstown, Co. Waterford the Minister appointed an Expert advisory Committee to advise him in relation to the site. The National Monument was considered to be of such national and international importance that a decision was taken to move the development project (road scheme) elsewhere.

In the publication *Review of Archaeological Policy and Practice in Ireland* (Department of Environment Heritage and Local Government), criteria were published to assist in determining whether a monument discovered in the course of constructing a road scheme is or is not a national monument, as defined in legislation. These were set out in guidelines issued by the Department in relation to directions under the 2004 National Monuments Act. The criteria are not definitive and archaeologists were advised to regard them as aids in reaching an informed judgement.

With regard to the monumental aspect of the Moore St theatre of conflict it appears to me that a number of these criteria are met.

Myles
Chief

The Myles Report is excellent in assessing the battlefield, documenting the surviving buildings and street fabric and uncovering the evidence of the conflict. However, the need for independent advice is underlined by the fact that the Myles Report is predicated on the belief that the completion of the proposed development (with its widespread destruction outside the National Monument) is a ~~reasonable prospect~~. This no doubt reflects the ~~brief~~ as presented to Mr Myles by the developer and his architect. Myles states that a purpose of his report is to 'inform the ultimate treatment of the historic landscape *within the context of the re-development of the battlefield.*' (My italics) (Myles, Appendix A, 2.6). In my view any Ministerial decision on this site, which is clearly of national importance, should be informed by a wider menu of options.

The Myles Report correctly treats the wider ~~strategic battlefield~~ (Appendix A, 2.6) and applies a methodological approach informed by experience gained in the assessment of conflict evidence from towns involved in the Spanish Civil War (Appendix A, 1.5). I am given to understand that the general importance of Irish battlefields is recognised by the National Monuments Service which financed an initiative to map the location of Ireland's main battlefields. Known as the *Irish Battlefields Project* the approach entailed interpreting the written evidence and locating events on the ground, presumably with a view to the long term protection and interpretation of the sites. The importance accorded in existing State policy to battlefields is also evident in the development by the Office of Public Works of an Interpretive Centre connected with the site of the Battle of the Boyne.

From a heritage standpoint it seems inescapable that I must advise you that the presentation of the National Monument at 14-17 Moore St should be done within the context of the surviving terrace houses and original street pattern. This supports the advice already tendered by the former Director in his letter of 21st September 2011.

If such an approach is taken it will provide an opportunity to deal with a problem relating to the complex's suitability for display purposes that was identified by Dr Wallace in his letter of 21st September 2011:

'I also have concern about the feasibility of the proposed commemorative centre and its utilisation as a museum in compliance with Dublin City Council Development Plan 2011-17. For the structure to function as a Commemorative Centre it should be constructed to the highest possible museum standard and specification regarding curation, safety, security and environmental conditions. However there are issues regarding the size of rooms and the floor bearing capacity of the rooms, visitor accessibilities, limited options available for providing an electrical supply, and so on. I would doubt the proposed centre would meet the requirements of the National

Museum of Ireland in the event of the centre lodging a request for the loan of the archaeological or historical objects for future displays.'

The spaces in the terrace now occupied by [REDACTED] buildings would provide an ideal location within which to develop a custom-built Commemorative Centre, as part of a complex that included the original historic buildings. This centre could be constructed 'to the highest possible museum standard and specification regarding curation, safety, security and environmental conditions.'

It is to be regretted that Mr Myles did not consult with the Relatives Group (Relatives of the Signatories to the 1916 Proclamation of Independence) as requested by Dr Wallace.

Summary

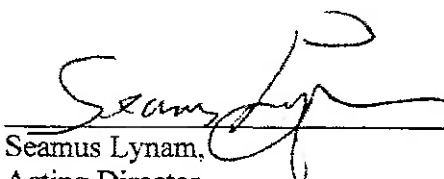
In summary, it is my view, and of my colleagues in the National Museum of Ireland that:

- The proposed development will significantly impoverish the historical and cultural significance of the National Monument (14-17 Moore St) by depriving it of its historical, cultural and architectural context.
- The National Monument exists within an historic battlefield.
- Outside the National Monument (but within the battlefield) there is original building and street fabric that is monumental in form, historic in character and national in importance.
- Any consideration of the National Monument at 14-17 Moore St must, in particular, take account of the routeway between the GPO and Moore St to endeavour to maintain the link in a meaningful way given the extent of the surviving street plan and buildings, especially along Henry Place
- The National Monument should be preserved within the context of the existing terrace and its other original buildings.
- A formal process should be undertaken by the National Monuments Service to assess the status of these survivals and to consider whether they are part of the same National Monument as Nos 14-17 Moore St or constitute separate National Monuments.
- In relation to the proposed Commemoration Centre, consideration should be given to revising the proposed plans for this in order that such a centre be fitted out to a suitable museum standard. My staff would be more than willing to give further advice in this regard.

I am not unmindful of the difficulties that exist in that planning permission has been granted for the proposed development. However my brief is to advise on the heritage aspects of the proposed Ministerial Consent. Had a detailed report such as the Myles Report been commissioned at the start of the process, rather than at this late stage, and had the information contained therein been available prior to the granting of planning permission, I have no doubt that a different developmental approach would have ensued and the present difficulties would have been avoided.

If it is your decision that consent be granted, and should the development subsequently proceed as planned, then the archaeological method statement will need to make effective proposals concerning the recovery of archaeological objects pertaining to the events of Easter Week 1916. It is possible that British bullets remain embedded in the facade of the White House beneath the modern render (and elsewhere). A metal detector survey might provide information as to the likelihood of that being the case, without the need to strip off the modern render. Undoubtedly artefacts relating to the events in question remain throughout the battlefield and the wholesale removal of buildings and streetscapes; associated soil disturbance and digging of foundations would provide an opportunity to recover these. In the event of this becoming the scenario, careful thought will need to be brought to bear on how best to approach this aspect of the matter.

Yours sincerely,



Seamus Lynam,
Acting Director,
National Museum of Ireland

museum

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21st September, 2011.

Minister Jimmy Deenihan T.D.,
Department of Arts, Heritage and the Gaeltacht,
23 Kildare Street,
Dublin 2.

ARCHAEOLOGY

Re. Application for Ministerial consent under the National Monuments Acts regarding proposed works at 14-17 Moore Street, Dublin 1

Dear Minister Deenihan,

I have recently received from the Chief Archaeologist the application for the proposed destruction of part of the backyard areas of the National Monument as well as of parts of the yards of no's. 10 and 11 Moore Lane and the accompanying works to the structures on the Moore Street section of the monument. In approving the Dublin Central scheme An Bord Pleanála placed the condition that no works can take place within the National Monument 14-17 Moore Street unless prior Ministerial Consent is obtained in the "interest of clarity, having regard to the inclusion within the site of works to a National Monument". The inclusion of a National Monument of this cultural-historic nature within a development such as Dublin Central should take into account broader considerations than that of an archaeological monument. As the broader historical and topographical context is what gives meaning and significance to the Moore Street National Monument, the roles played by the preserved buildings of the Moore Street Monument in the surrounding battlefield must be taken into account in the design of any development of this nature around the National Monument.

As demonstrated in the Carrowmore, Co. Sligo High Court case, the amenity value of the proposed development must not outweigh or take from the integrity of the monument, especially when the very monumentality of the structures is based on their location in a battlefield landscape and an interrelationship with neighbouring landmarks and buildings. In this respect, the application copied to my office is inadequate and lacks the clarity required for you as Minister to understand the archaeological and cultural elements of the National Monument. The lack of historical and military input in the application is an oversight on a par with that witnessed at the early phases of the Carrickmines mess. The importance of this monument rests not in its architectural fabric or sub-surface archaeological potential but rather in its significance as one of the surviving fragments of a battlefield landscape inextricably linked to the cultural identity of modern Ireland. As such, the totality of the monument and every piece of its fabric, fixtures and fittings belong as much to the Cultural Register as to National Monuments Register. Any elevation of the monument must be undertaken from an interdisciplinary landscape approach combining archaeological, architectural, historical and military assessments.

Both the application and the Chief Archaeologist's recommendations are inadequate, reflecting standard archaeological practices rather than engaging with the cultural-historical aspects of the monument. This is apparent in the failure of the *Archaeological Method Statement for 14,15,16,17 Moore Street* to take into account the National Monument as a key component of General Post Office -Moore Street axis through the 1916 battlefield landscape. There is no historical account of the activities of Easter 1916 provided in the *Archaeological Methodology*. This omission is also reflected in the proposed archaeological monitoring methodology which fails to comprehend that the requirement for archaeological supervision is due to the significance of the events of 1916 which culminated in the surrender in No 16 rather than any preceding events at the site. As such there should be proposals for structural survey for battlefield activity and a detailed finds retrieval strategy. The application fails to supply any information regarding the buildings use during 1916, the layout of the buildings as a strategic military strong point, and the interrelationship between the monument and other buildings at the time. It is of importance that the Minister insist that such detailed migration strategy be submitted with any application for Consent for works to the Moore Street National Monument.

I also have concern about the feasibility of the proposed commemorative centre and its utilisation as a museum in compliance with Dublin City Council Development Plan 2011-17. For the structure to function as a Commemorative Centre it should be constructed to the highest possible museum standard and specification regarding curation, safety, security and environmental conditions. However there are issues regarding the size of rooms and the floor bearing capacity of the rooms, visitor accessibilities, limited options available for providing an electrical supply, and so on. I would doubt the proposed centre would meet the requirements of the National Museum of Ireland in the event of the centre lodging a request for the loan of the archaeological or historical objects for future displays.

Your advisers in the National Monuments Service will tell you that the application for your consent under the National Monuments Acts in respect of proposed works at 14-17 Moore Street, Dublin 1 pertains only to the buildings in question, my considered view is that any consent you give should be mindful of the national historical importance of the whole Moore Street area with its laneways and buildings. I honestly believe that the low single and two storey red brick buildings which make up the neighbourhood north of the GPO and east of Moore Street north as far as the laneway where the O'Rahilly fell together constitute a battlefield site of European importance which should be preserved in its entirety. Apart from the intensive value of preserving such a precinct and indeed the national obligation to do so as we approach the centenary of the Rising, please consider the negative fallout nationally and internationally for the Government if it fails to respect this neighbourhood and also consider how the proper full-scale preservation of all the streets, lanes, buildings and boundaries if properly presented and marketed could be potentially one of Dublin's leading tourist destinations. The neighbourhood of small red brick buildings of the late 19th century could be retained for the use of small businesses and relevant heritage/souvenir outlets.

While respecting my colleagues in the National Monuments Service and their response which derives from Minister Roche's preservation order of the four Moore Street buildings and their, as ever, literal approach to the area being developed outside the buildings, I have to ask whether a compromise might not be found by which the developer and his designers might not be asked to come up with an approach which would preserve the battlefield buildings and laneways about which I am concerned?

My advice is based on 40 years service in the National Museum of Ireland (23 as Director) including charge of the archaeological excavation of the Wood Quay site with its attendant court cases and delays. I have seen many developments which resulted in costly over runs and compromises. Minister Roche chose not to take my advice about the M3 through Tara; Minister deValera did similarly when the Book of Kells was sent to Australia. You have the same right, but please consider the fall out – both morally, cultural historical, political and economical. Our heritage and what is best for our national morale cannot surely be subjected to the impositions of another time and its disgraced government and remember please that once you allow the destruction of buildings and their neighbourhood ambience you cannot bring them back.

The National Museum of Ireland wishes to engage in a further consultation with you as Minister in regard to this application. I request that these initial comments form the basis for further consultation between us on the issue.

Beir bua agus beannacht.



Patrick F Wallace,
Director

Kelly and Cogan Architects

Appraisal Report:

**Subject: Presentation to Moore Street Advisory Group of 12th
September 2018 prepared by Hammerson and Acme**

This report prepared for the Moore Street Advisory Group
by:

James Kelly BArchSc DipArch MScUrd RIAI RIBA
RIBA Accredited 'Specialist Conservation Architect'

EXPLANATORY NOTE:

Kelly and Cogan Architects were requested in January 2018 to review and report on the documentary presentation prepared by Messrs Hammerson and Acme in respect of the prospective development of lands at O'Connell Street and Moore Street.

A digital copy of that report was provided by email to Kelly and Cogan Architects for the purposes of assessment and appraisal by the Moore Street Advisory Group.

SPECIFIC EXPERTISE AND QUALIFICATIONS:

The author of this Report: James Kelly, is a qualified Architect specialising in Conservation, a member of the Royal Institute of Architects in Ireland and of the Royal Institute of British Architects and holds a Bachelors Degree in Architecture from the University of Dublin, a Diploma in Architecture from Dublin Institute of Technology and a Master of Science Degree in Urban Regeneration and Development from Dublin Institute of Technology. He has acted as Board Member and chairman of Dublin Civic Trust, and as an Advisor and Council member to An Taisce The National Trust for Ireland.

He has extensive experience of the conservation of the built and Urban Environment and is an RIBA Accredited 'Specialist Conservation Architect' (this being the RIBA equivalent of Grade 1 RIAI Conservation Accreditation).

A curriculum vitae is attached at Appendix 1.

STRUCTURE OF THIS REPORT:

In order to ensure clarity this report addresses the subject matter in line with the list of Contents presented at page 2 of the Hammersons / Acme September 2018 presentation as follows:

- 1. Update:**
- 2. The Easter Rising 1916 and its Commemoration**
- 3. Historical research**
- 4. Updated Design Thoughts**

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- 5. East West Connection**
- 6. Bibliography.**

1. UPDATE: 'STEPS UNDERTAKEN SINCE LAST PRESENTATION'

This section of the presentation addresses the processes which the authors have engaged up to the date of completion of the presentation document, those items being highlighted as follows:

- Historical Research
- Meetings with Government Departments
- Meetings with Dublin Institute of Technology
- Meetings with OPW
- Meetings with Politicians and Political Parties
- Meetings with Other Interested Parties

Appraisal:

The section entitled 'Update' simply lists a number of actions. No detail is provided and we

would have come concern that no information is indicated as to the following:

- Historical Research:

The authors are not identified nor is there any significant clarification as to sourcing or of any new information that may have arisen.

- Meetings:

We would normally expect to see a summary of the outcomes of meetings and of the purpose of the meetings.

We would also normally expect to see participants identified.

These two items are particularly of concern in that meetings with government bodies, representatives or agencies are all in the 'Public Realm' and are subject to 'Freedom of Information' under Agenda 21.

2. THE EASTER RISING 1916 AND ITS COMMEMORATION:

This section of the presentation attempts to address a number of items under a single banner.

These include the historic aspects of the events of Easter 1916 which also detail fatalities, merge into a discussion as to how those events have been commemorated to date are further expanded into a series of design concept proposals detailing pavement commemoration plaques and incorporate a number of maps (at pages 39-43) which in map and photographic form attempt to delineate surviving structures and features of the period.

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Appraisal:

The formatting is confusing and 'muddled' in that the overlap between historic events, proposed commemoration concepts and layouts of new structures are insufficiently delineated.

The historic adequately describes the events of Easter 1916 and gives a map and 'timeline'

driven view of events in the period immediately prior to the surrender of the insurgents.

It fails however to contextualise the Rising against a greater historical and geographic backdrop and tends to isolate these events to their immediate impact upon the Moore Street Area without acknowledging the global and national significance of the insurgency.

While 'correct' it does little to enhance knowledge of the events and needs considerable enhancement as against for example the standard presented in the Myles report.

In fairness it must also be added that the drawn map record of the volunteers movements and the nature of the fighting is well handled.

Strangely the manner in which commemoration of these and similar events has been addressed in Dublin and elsewhere seems to be of greater interest in the context of this report.

The manner in which commemoration has been conceptually addressed for Moore Street is problematic in terms of both materiality and the underlying approach. These are summarised in the presentation as follows:

I. Retaining fabric related to the Easter Rising. II. A Memorial Trail III. Photographs etched at key locations on buildings IV. A new public square with a pedestrian connection to the courtyard of the National

Monument V. A commemorative sculpture on the square VI. Relocating The O'Rahilly's commemorative plaque on the correct side of the street VII. A civic building on the square with potential uses as an Irish language centre, dance or cultural venue.

These concepts are highly aspirational and require a great deal further discussion. They seem to derive from a process more akin to advertising / public relations than to conservation or heritage management and we would also be concerned that in a number of instances they would be inappropriate or ill considered:

- Retaining Fabric:

The statement of intent to retain fabric relating to the Easter Rising is certainly correct.

Appraisal:

That said, the manner in which this is to be addressed appears to be one which would actually result in a loss of such fabric.

The paired maps on page 42 are highly misleading and would suggest that no built fabric

beyond a small number of wall structures and the National Monuments themselves survive from either 1916 or earlier.

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This is a significant failing and our own research indicates a considerable number of built structures in some instances dating back to the 1760s and in all cases pre-dating the Easter Rising survive on Moore Street, More Lane and in some instances in the rear halves of the existing buildings on O'Connell Street west.

One notable failing in this regard in the presentation document is the failure to recognise the survival of the original 1760s building plots and their boundary / party walls – particularly in the lands to the rear of the Moore Street Houses. These have a particular significance not only in that they represent the survival of the entirety of the original 18th century urban plots but also in that one of the main impediments preventing the insurgents from progressing through the back-lands of the houses was the presence of the east – west garden and party

walls - ***Memorial Trail:***

Appraisal:

The idea of a memorial trail is a worthy one and would assist an understanding of the events of 1916 in the locality.

- ***Photographs etched at key locations on buildings:***

Appraisal:

This concept is perhaps somewhat questionable and presents many difficulties – Who should feature? What buildings should be utilised and how would the owners be compensated for the resultant loss of window space?

The main concern in this regard however is that it is highly selective and would visually intrude upon the surviving built and urban fabric which in itself tells the most important story.

- ***A new public square with a pedestrian connection to the courtyard of the National Monument:***

This proposal involves the removal of a significant area of the setting about the national monument buildings and would eradicate the plot outlines of a number of the original 1760s houses.

Appraisal:

It is difficult to see how this proposal can be of benefit to the historic environment as it is of such a nature as to suggest a significant lack of awareness or understanding of the relevant ICOMOS Conservation Charters which apply in relation to this site, namely:

1. The Venice Charter (1964)¹
2. The Washington Charter (1987)²

¹ The Venice Charter for the 'Conservation and Restoration of Monuments and Sites' of 1964, which resulted in the establishment of the 'International Council on Monuments and Sites' (ICOMOS)

² Charter on the 'Conservation of Historic Towns and Urban Areas' - Adopted by ICOMOS General Assembly in Washington, DC, October 1987.

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3. The Burra Charter (1999)³

This proposal alone (for the formation of a new square at the heart of the historic built receiving environment) is at odds with almost the entirety of the **Venice Charter** in respect of Articles 1, 3, 5, 6 and 14;

***“Article 1.** The concept of a historic monument embraces not only the single architectural work but also the urban or rural setting in which is found the evidence of a particular civilization, a significant development or a historic event. This applies not only to great works of art but also to more modest works of the past which have acquired cultural significance with the passing of time*

***Article 3.** The intention in conserving and restoring monuments is to safeguard them no less as works of art than as historical evidence*

***Article 5.** The conservation of monuments is always facilitated by making use of them for some socially useful purpose. Such use is therefore desirable but it must not change the lay-out or decoration of the building. It is within these limits only that modifications demanded by a change of function should be envisaged and may be permitted.*

Article 6. *The conservation of a monument implies preserving a setting which is not out of scale. Wherever the traditional setting exists, it must be kept. No new construction, demolition or modification which would alter the relations of mass and color must be allowed.*

Article 14. *The sites of monuments must be the object of special care in order to safeguard their integrity and ensure that they are cleared and presented in a seemly manner. The work of conservation and restoration carried out in such places should be inspired by the principles set forth in the foregoing articles."*

It is also in conflict with Principles and Objectives 2a, 2c, and 2e of the **Washington Charter**:

"2 Principles and Objectives: *Qualities to be preserved include the historic character of the town or urban area and all those material and spiritual elements that express this character, especially:*

- a) Urban patterns as defined by lots and streets;*
- c) The formal appearance, interior and exterior, of buildings as defined by scale, size, style, construction, materials, colour and decoration;*
- e) The various functions that the town or urban area has acquired over time. Any threat to these qualities would compromise the authenticity of the historic town or urban area."*

It conflicts severely with Articles 2, 3, 8, 15, 21, 22, of the **Burra Charter**:

"Article 2. Conservation and Management 2.1 Places of cultural significance should be conserved.

2.2 *The aim of conservation is to retain the cultural significance of a place.*

2.3 *Conservation is an integral part of good management of places of cultural significance.*

2.4 *Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.*

³ The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance

Article 3. Cautious Approach 3.1 Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 8. Setting Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 15. Change 15.1 Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place and its use should be guided by the cultural significance of the place and its appropriate interpretation.

15.2 Changes which reduce cultural significance should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.

Article 21. Adaptation 21.1 Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.

21.2 Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work 22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation. 22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place."

- A commemorative sculpture on the square

Appraisal:

This is a surprisingly outdated and perhaps inappropriate concept.

It has long been recognised that the commemoration of events such as those of Easter 1916 often defy simple memorialisation.

We would refer the authors of the presentation document to the voluminous literature on this subject including the following:

Bray, Z., 2014 *"Sculptures of Discord: Public Art and the Politics of Commemoration in the Basque Country"*, Public Art Dialogue, 4:2, 221-248

Mayo, JM., 1988. *"War Memorials as Political Memory"* Geographical Review, Vol. 78, No. 1 pp. 62-75

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Whitmarsh, A., 2001. *"We Will Remember Them"* Memory and Commemoration in War Museums. Journal of Conservation and Museum Studies, 7, pp.11-15.

- Relocating The O'Rahilly's commemorative plaque on the correct side of the street

Appraisal:

This is very much a positive development and one which is to be welcomed.

- A civic building on the square with potential uses as an Irish language centre, dance or cultural venue

The presentation states that among the new interventions proposed would be a new 'Civic' building to front onto the (new) square to accommodate the uses suggested.

Appraisal:

Again, it is difficult to see how this proposal can be of benefit to the historic environment as it is of such a nature as to suggest a significant lack of awareness or understanding of the relevant ICOMOS Conservation Charters which apply in relation to this site, namely:

1 The Venice Charter (1964)

2 The Washington Charter (1987)

3 The Burra Charter (1999)

This proposal alone (for a new building at the heart of the historic built receiving environment) is at odds with almost the entirety of the **Venice Charter** in respect of Articles 1, 5, 6 and 14;

***“Article 1.** The concept of a historic monument embraces not only the single architectural work but also the urban or rural setting in which is found the evidence of a particular civilization, a significant development or a historic event. This applies not only to great works of art but also to more modest works of the past which have acquired cultural significance with the passing of time*

***Article 5.** The conservation of monuments is always facilitated by making use of them for some socially useful purpose. Such use is therefore desirable but it must not change the lay-out or decoration of the building. It is within these limits only that modifications demanded by a change of function should be envisaged and may be permitted.*

***Article 6.** The conservation of a monument implies preserving a setting which is not out of scale. Wherever the traditional setting exists, it must be kept. No new construction, demolition or modification which would alter the relations of mass and color must be allowed.*

***Article 14.** The sites of monuments must be the object of special care in order to safeguard their integrity and ensure that they are cleared and presented in a seemly manner. The work of conservation and restoration carried out in such places should be inspired by the principles set forth in the foregoing articles.”*

It is also in conflict with Principles and Objectives 2a of the **Washington Charter**:

***“2 Principles and Objectives:** Qualities to be preserved include the historic character of the town or urban area and all those material and spiritual elements that express this character, especially:*

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a) Urban patterns as defined by lots and streets;

It conflicts severely with Articles 2, 3, 8, 15, 21, 22, of the **Burra Charter**:

***“Article 2. Conservation and Management 2.1** Places of cultural significance should be conserved.*

2.2 The aim of conservation is to retain the cultural significance of a place.

2.3 Conservation is an integral part of good management of places of cultural significance.

2.4 Places of cultural significance should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious Approach 3.1 Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

3.2 Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 8. Setting Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Article 15. Change 15.1 Change may be necessary to retain cultural significance, but is undesirable where it reduces cultural significance. The amount of change to a place and its use should be guided by the cultural significance of the place and its appropriate interpretation.

15.2 Changes which reduce cultural significance should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.

Article 21. Adaptation 21.1 Adaptation is acceptable only where the adaptation has minimal impact on the cultural significance of the place.

21.2 Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.

Article 22. New work 22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation. 22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place."

3. HISTORICAL RESEARCH:

The 'Historical research section of the presentation takes the form mainly of maps, census records and an appraisal of a number of buildings within the overall east side of Moore Street in the context of their 'role' in the events of the Easter Rising.

Appraisal:

The research presented is raw information in the form of the relevant maps, census information and insurance and claim relevant documentation.

There is however little in the way of a comprehensive and correct interpretation and assessment of the buildings of the east side on a building by building basis nor is here any assessment of the historic morphology of the subject lands.

In particular, there is no appraisal of the structures and plots under the relevant '*Categories of Special Interest*' (Architectural, Historical, Archaeological, Artistic, Cultural, Scientific, Technical or Social) which is of relevance when one considers the overall setting of the street and its special interest.

Neither is there any coherent methodological approach in the form of a Heritage Impact Appraisal detailing the impact of the proposed development upon the Heritage Environment.

No significant detail of the proposed development is included beyond aspirational and undetailed 'Sketchup⁴' type perspectives is provided. Neither are plans elevations sections or details of plot ratio and site coverage or scheduled uses provided.

In consequence the highly important process of mitigation of adverse impact of the proposed development has not been addressed.

4. UPDATED DESIGN THOUGHTS:

This section of the presentation is represented by a number of three dimensional 'model' views of Moore Street and its hinterlands as envisaged by the authors of the presentation in relation to the proposed development works.

Appraisal:

No significant detail of the proposed development beyond aspirational and undetailed 'Sketchup' type perspectives is provided. Neither are plans elevations sections or details of plot ratio and site coverage or scheduled uses provided.

This is somewhat puzzling as the methodology by which even very simple 'cartoon-like' perspective imagery such as that generated by 'Sketchup' is prepared usually involves a base layout in two dimensions in the form of plans, section and elevations all of which usually provide quite definitive and measurable information.

In so far as a proper appraisal of design ideas is concerned, the provision of such information would be more informative than the imagery presented.

⁴ SketchUp was developed as a general-purpose 3D content creation tool and was envisioned as a software program "that would allow design professionals to draw the way they want by emulating the feel and freedom of working with pen and paper

9

Kelly and Cogan Architects

As before the most worrying aspect of the proposed development insofar as any design intent can be determined from the presentation drawings, is the significant impact upon the More Street terrace occasioned by the formation of new link through a new square to O'Connell Street as clearly shown in the image at pages 208 and 209.

With regard to 'design quality' we would be particularly concerned at the degree to which the architectural language proposed - and in particular that shown on the O'Connell Street facades is heavily reliant upon a crude form of 'facadism' which might best be described as 'pastiche' whereby a number of generic fake 'traditional' façade types seem to be being utilised to for ma skin over a monolithic development model.

Additionally, we would have a considerable concern generally that the design proposals as submitted are generic and decontextualized:

This is particularly apparent in the proposed treatment of a new entrance from O'Connell Street illustrated at page 184 in which a series of 'pod' type umbrellas are proposed, a design which closely mirrors the design on the design on the Acme website for the 'Gardens of the Emirates' in Dubai.

SUMMARY:

The presentation submitted while aspirational is lacking in detail to such a degree that it is almost impossible to assess the impact of the proposed development upon the receiving

Heritage environment.

It is lacking also in detail that one would normally expect to accompany the level of consultative presentation.

We would have a particular concern that notwithstanding the significance of the Heritage Environment that there is little or no awareness in the presentation proposals of the requirements of the ICOMOS Conservation Charters. This is a fundamental flaw the importance and magnitude of which is difficult to overstate .

It is difficult to avoid concluding that the development as proposed is severely lacking in insight or understanding of the heritage context either at a built or urban level and that the design response is 'internationalised' to such a degree as to erase the 'sense of place' inherent within this environment.

Neither is any great understanding evident of the principles of 'Place' 'Cultural Significance' or 'Cultural Heritage'. It is worth considering these concepts in some detail for the purposes of clarity:

Structure / Place of Cultural Significance: A structure or place perceived to be of value to society, as a result of its continuity of presence and worth (as a synthesis of its historical, emotional, cultural and spiritual significance) which has historically established value for its social, architectural and aesthetic worth. ⁵

Cultural Heritage: As defined in Article 1 of 17th Session of UNESCO⁶.

⁵ Authors own definition.

⁶ The General Conference of the United Nations Educational, Scientific and Cultural Organization meeting in Paris from 17 October to 21 November 1972, at its seventeenth session:

"For the purposes of this Convention, the following shall be considered as "cultural heritage":

monuments: architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of outstanding universal value from the point of view of history, art or science;

groups of buildings: groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of outstanding universal value from the point of view of history, art or science;

sites: works of man or the combined works of nature and man, and areas including archaeological sites which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view."

Against this backdrop it is clear that the goals of Urban Regeneration may not simply be achieved by the provision of accommodation, the establishment of amenity, availability of work or ease of access to services but that other issues associated with memory, (both group and individual), identity and character in respect of place are involved.

Loss of place in the context of the loss of morphology or of heritage fabric occurs for various reasons and under varying circumstances, some traumatic some not so.

An example of the former might be the devastation caused over a short period – perhaps a few hours – as a consequence of an act of violence – naturally invoked or otherwise: The destruction of the remains at Palmyra, the fire-bombing of Dresden, the loss of Bam in Iran or the Santa Catalina Monastery in Peru, both to earthquakes or the Glasgow School of Art, lost to fire.

Equally, some loss may not be regarded as traumatic, notwithstanding the significance of the loss – historic loss over an extended period of time comes to mind, such as for example the gradual erasure of the mediaeval streets and burbage plots of Dublin,

Norberg Schulz (1980) argues that in the built environment the concept of place has a meaning beyond the immediate accommodation provided or value of the property –he names this phenomena the '*genius loci*' or the '*spirit of the place*' in which the built environment is a potentially 'meaning giving place and argues that where the 'traditional' urban structure of place is lost, the landscape is deprived of it's 'meaning'.

He goes on to discuss this crisis as an urban problem and characterises the loss of built fabric as the loss to man of individuality and belonging and argues that that in such circumstances, all 'qualities' are lost and that such loss of recognisable forms of spatial structures which secure the identity of a settlement might be regarded as an 'environmental crisis'.

This is the background against which these proposals must be considered.

We would conclude that the presentation proposals do not adequately respond to these issues, that they are inadequately detailed and that in particular the Heritage Environment is not properly understood.

James Kelly BArchSc DipArch MScUrd RIAI RIBA
RIBA Accredited 'Specialist Conservation Architect'

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LOCAL news

NORTH EDITION

May 2014

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Mistake causes Easter 1916 site destruction

- Deenihan aide now admits wrong date given in preservation order
- Last-minute moves by Cllr Ray McAdam may save 1916 building
- Imperial War Museum says 18 Moore Street "uniquely important"
- Taxpayer will fund Paris Bakery destruction - thanks to NAMA

A DATE blunder may lead the post-election bulldozing of The Paris Bakery, 18 Moore Street. Civil servants advising the then-minister on the preservation order of the adjacent Rising Headquarters wrongly told him that number 13 was "not contemporaneous" with the preserved HQ buildings, 14 to 17, but was "built later".

Officials in the same Department now admit that this was wrong.

Mr Terry Allen, who is in charge of the Monuments division of the Department of Arts, Heritage and the Gaeltacht, agrees with historian James Connolly Heron that "at least the facade" — and possibly the entire Paris Bakery building, number 18 — was built at the same time as 14-17. "Historians active on the issue insist the entire building is pre-1916." However, Mr Allen said there

would be "no change" to extend the preservation order to 18 or other buildings.

He agreed this would mean the destruction of The Paris Bakery, a building that was part of the terrace at the time of the rising.

"But you can't make an omelette without breaking eggs," he commented to Local News.

The bakery, in operation for nearly two years, has "brought a wonderful kind of customer to the street" according to Reverend Moore Street fishmonger Imelda Buckley.

Other businesses, including the fruit merchants in the famous market, believe that The Paris Bakery has given a great boost to the area — and will be an ideal gathering place for tourists who come to see the interpretative centre planned for Number 16, the Rebel Headquarters during the 1916 Rising.

Many Irish military historians, including James Connolly Heron, grandson of his rebel namesake, have already condemned the plans to knock down 18 Moore Street, site of the Paris Bakery.

"One day of the State the

Minister is now destroying what another arm, the National Museum, says we should be preserving," Mr Connolly Heron told Local News.

But now the fight to save the street has gone international. The Imperial War Museum in London has told this newspaper that it is "essential" to preserve this historic street — the only city-based, twentieth century battlefield to survive in all of Europe, and possibly the world.

"Given the choice, it is between just saving 14 to 17,

(continued on page 2)



LOAVES AND FISHES: local fishmongers Margaret and Imelda Buckley support baker Cornelius Rotaru, who is "totally destroyed" to hear of the end of his beloved Paris Bakery.

TV & FREE

SADWEN

Mistake causes Easter 1916 site destruction

from page 1

and saving number 18, and the street itself. I would save all of Moore Street as a battlefield site," Dr Catherine Phillips, Senior Researcher at the Imperial War Museum told Local News earlier this week.

"If it was up to me, I would include the buildings, the cobblestones, and as much of the site as possible."

She said that she had recently paid a visit to the area.

"I have put my fingers into the bullet-holes at the GPO," she said, adding that she was "deeply moved" to have been able to share the atmosphere of Moore Street and the surrounding battlefield area.

"Whatever you have left of that site, including Moore Street, you should keep as much as you can. If you're going to knock down number 18, why stop there? Why not pull



DEENIHAN: no change to "preservation order" that demolishes number 18

up the cobblestones, destroy the whole battlefield site, destroy Dublin's heritage? It has to be one of your greatest assets, and that's speaking purely in commercial terms. Historically, it is beyond price."

Modern cities "are very good at pulling things down" but such a step, once taken, could not be reversed, she warned.

Many phone calls put through to Minister James Deenihan's constituency office in Kerry, and his Dublin office, were not returned.

Fine Gael deputy for Dublin Central, Paschal Donohoe, said:

"You've put these

issues to me on the phone, out of the blue. I will not be quoted as saying [the destruction of 18 Moore Street] can be put on hold. I will raise it with the Minister [Deenihan]. I cannot go any further than that."

However his partly colleague, Cllr Ray McAdam, who

error, in which 18 was said to have been built later, may have prompted the limiting of the preservation order to numbers 14 to 17 alone.

"If number 18 is of the same period, then surely someone should tell Minister Deenihan this, and as soon as possible,"

French master b was "completely fled" by the Government's co-operation in the destruction of Moore Street. He that news site about the end of Bakery meant "many people that we are already closed" and that were "hardly customers" as a suit.

Mr Forel signed short-term lease The Paris Bakery years ago, at the time believing that Chartered Land, the now bankrupt owner would never have money for the elaborate shopping area that would result in his own destruction. He put over a quarter of a million euros into ovens and fittings for the restaurant and café.

Since then, however, Chartered Land have been given development money NAMA.

Thus, Local News readers will themselves pay for the bulldozers that will drive through the Paris Bakery in a month. And they will fund the destruction of the last remaining 20th century battlefield in the world.

Local News has promised Cllr Ray McAdam that we will publish, on our local news site, any news a stay or reprieve that he may be able to secure for number 18. The Paris Bakery and rest of the Moore Street 1916 site.



FINAL CUT: manager Stephen serves a final slice

represents North Inner City, telephoned Local News minutes later with quite a different reaction.

"If you're telling me the wrong information was given [to then-Minister Dick Roche] when the preservation order was made, then that fact has to be brought to the current Minister's attention."

Cllr McAdam expressed alarm and concern that the

Cllr McAdam said.

The Councillor said he would do "everything he could" to call a halt to the destruction of the Paris Bakery building while this historical evidence was being examined. Meanwhile, Paris Bakery manager Stephen Cunningham was gloomy about prospects for a reprieve.

"The owner Yannick Forel has lost heart," he admitted, explaining that the



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Teresa Eastmann





Fig. 6

Surviving pre-1916 built fabric visible from the public realm

MYLES BATTLEFIELD REPORTING

Nos. 14-17 in 1916 and since

In April 1916, Nos. 14-17 Moore Street would have looked very similar to how they do today. The need for security and ever more glaring signage resulted in the late-20th-century replacement of the 19th-century shopfronts in order to fit metal roller shutters. This is consistent throughout the street. Nor have the 19th-century timber window sashes survived, except at first floor level in No. 14. Otherwise the red-brick façades with their varying parapets and with their strong 19th-century appearance, set within a busy fruit and flower market, are just as they might have been in the days before the Rising. The intactness of the interiors varies, with No. 15 having lost the majority of its early fabric, and with Nos 16 and 17 retaining their mid-eighteenth character to the greatest degree. The fine mid-Georgian staircase with original newel post remain intact in all four buildings in a large extent. In Nos. 15-17, a number of the original door and window architraves have survived, and the characteristic plan form, with projecting cabinet returns supplementing the two-room plan, set around a diagonally orientated chimney breast, is typical of modest middle-class Georgian houses which continued to be used as residence and shops — as they were originally designed — for the last two hundred and fifty years.

In contrast to the wholesale destruction at the Henry Street end of Moore Street Nos 14-17 seem to have suffered very little during the days of the Rising. There are no immediately visible remnants of shrapnel or ricocheted bullets off the front façade, although any future works should be archaeologically sensitive to these possibilities. Of the 16 houses on this terrace (Nos. 10-25), Nos. 15 and 16 were the only two houses from which no claims were made to the Property Losses (Ireland) Committee. 1916 The effects of the damage to the rest of the street is most evident on its southern end at the junction with Henry Street, where terraces of house-shops with classical façades were re-built under the supervision of the Reconstruction Committee of Dublin Corporation. A portion of the Good Fire Insurance Plan produced after the rising, shows the extent of destruction on that south-eastern corner of the street (See Fig 2.1.6)

It is worth noting that No. 18 Moore Street (which was leased on the same day in 1759 as Nos 15-17, although this time to John Darragh) was described as derelict in 1974 (map from 1913/1914 Local Government Board Inquiry into Dublin Housing conditions reproduced in Jacinta Prunty Dublin slums, 1800-1925, a study in urban geography (Dublin 1988) p. 177), although a portion of its 19th-century façade remains to the first floor at the front. Nos. 18 & 19 were recorded as being in ruins in the 1911-1915 valuation records. No. 19 recorded as being in ruins in the 1911 census. There were no insurance claims made for either 18 or 19 after the Rising, both being in ruins.

Moore Street and environs continue to deteriorate in status throughout the 20th-century, and systematic plans for its architectural revival, date back as early as the 1930s, when the then Dublin Corporation invited an American academic, Professor Abraham, to devise plans for its revival. Abraham was dismissive of what he referred to as the "small-scale peddling" which made up the majority of businesses to the west of Moore Street in particular. He suggested the replacement of these seemingly low-grade streets by large department stores, with car-parking areas. Some thirty to forty years later all of this was begun. The houses, lanes and streets between Cole's Lane and Moore Street were cleared between c.1968 and 1972. The new II AG centre, comprising a co-operative lease and rent arrangement with Dublin Corporation was begun soon afterwards. Those of the traders onto Moore Street directly were given some overnight lock up facilities and the fruit and vegetable and flower markets persist.

Felix Pearson: The heart of Dublin: resurgence of an historic city (Dublin 2000), 400

STATE CONSERVATION REPORT 2011
APPROX. FOR RECONSTRUCTION
Conservation

Fig 2.2.6
The Good Fire Insurance Plan shows that damage to buildings was concentrated around Lower Sackville Street (present day O'Connell Street) and the lower Henry Street end of Moore Street

Some of the second-hand clothes dealers were also given rudimentary premises facing onto Parnell Street. The run-down and dull façade of this shopping centre now makes up much of the western half of the street. The 19th-century appearance and 18th-century city grain of the street is still valiantly, but only partially preserved on the eastern side, where Nos. 14-17 are located.

Department of Housing criticises Moore Street plan

OLIVIA KELLY
Dublin Editor

The extent of demolition on Moore Street and Henry Street planned as part of the 5.5-acre "Dublin Central" development is "unnecessary" and "unwarranted", the Department of Housing has said.

UK property group Hammerson is seeking permission for a mixed retail, office and residential scheme on the large north inner city block formerly known as the Carlton site, parts of which have lain vacant and derelict for more than 40 years.

The site, which stretches west from O'Connell Street to Moore Street, and north from Henry Street to Parnell Street, is to be developed under six separate planning applications. The first three applications, which focus on Moore Street and Henry Street and include residential, hotel, retail, restaurant and café and cultural uses, were lodged with Dublin City Council last month.

While Hammerson proposes the retention of a number of buildings in its ownership on both streets, significant demolition across the site is planned.

In a submission to the council the Department of Housing said the "extent of demolition of all or part of these two terraces of early-20th century build-

ings is unwarranted". The department is responsible for the National Monument buildings 14-17 Moore Street, which are due to be developed separately as a 1916 Rising Commemorative Centre.

However, it said, the post-1916 buildings on Moore Street and Henry Street, now almost 100 years old, were also of significance.

"The extent of demolition of all or part of these two terraces... is unwarranted"

"These are fine buildings of their time, form an important part of the urban streetscape of the city centre and appear to be largely intact both internally and externally. They also have historical significance as part of the reconstruction of Dublin City immediately after the Easter Rising of 1916," it added.

It raised particular concern about plans to demolish number 38 Henry Street, which Hammerson proposes to convert into a new passageway into the site.

"The proposed demolition of no 38 Henry Street to create so-called 'permeability' in the

street block is, in the department's opinion unnecessary," it said.

"Dublin has a tradition of arched openings within terraces of buildings which allows permeability at street level whilst maintaining the integrity of the terrace and retaining the building fabric at the upper floors."

The adaptation and reuse of existing buildings "should be considered a more sustainable option than the demolition and construction of new ones," it said.

"The department believes that many of the landmark buildings on this site are capable of refurbishment and adaptation and recommends that the planning authority should consider whether an alternative design of the redevelopment of this site would allow for the retention and sensitive adaptation for reuse of significant existing structures."

The council planners had been due to issue a decision on the application this week, but it is expected they will ask Hammerson to review aspects of their plans.

While several business and tourism organisations, including Fáilte Ireland are supporting the scheme, large numbers of objections have been lodged by politicians, 1916 relatives' groups, and Moore Street businesses.

27/7/21

AN BORD P

DECISION.

Refuse Permission on the Basis of the Reasons and Considerations set out below.

REASONS AND CONSIDERATIONS

- 1 It is considered that the proposed destruction of the internal lane network and construction of new streets and public spaces of excessive proportions, width and exposure, especially at the junctions on the Upper O'Connell Street and Henry Street frontage would radically change the existing street hierarchy and grid like layout of linear streets and lanes within the area and the historic context of the GPO and Nos. 14-17 Moore Street, monuments which stand registered under the National Monuments Acts, 1930 – 2004. As a result the proposed development would fail integrate into the established pattern and context of the north central city and would therefore be seriously injurious to the amenities and contrary to the proper planning and sustainable development of the area.

2. The site which is located almost entirely within the O'Connell Street Area and Environs Architectural Conservation and contains a large number of protected structures and a high quality of design in context with the architecture of the surroundings is required. Having regard to:

the architectural composition and integrity of the existing buildings at 37 to 41 Henry Street and 1-9 Moore Street in the streetscape, the demolition in entirety of which is proposed;

the form, footprint, height and detailed design of the proposed iconic building and roof top park and observation areas, especially the glazed screen to each side of the sloping roof garden and the elevation onto Moore Street;

the large scale above parapet façade and unbroken horizontality of the canopy and the large scale façade above the parapet line adjoining the upper façade of the Carlton cinema over the entrance to the anchor store and the wide opening and prominent exposure of the public plaza onto the street, the double height glazing on the proposed new facades and, the lack of engagement with the well defined continuity in the architectural articulation on existing facades to be retained on the Upper O'Connell Street frontage, the proposed development would result in undue fragmentation of the architectural, cohesion, continuity and integrity of

the streetscapes and would be visually dominant and obtrusive from various vantage points.

As a result the proposed development would be seriously injurious to the visual amenities of the area and the context and setting of the protected structures on Upper O'Connell Street, and would fail to maintain and enhance the architectural character and integrity of the architectural conservation area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

JANE DENNEHY
Senior Planning Inspector
June, 2009.



FF Bill to turn Moore Street into next Temple Bar

OLIVIA KELLY
Dublin Correspondent

A historical quarter, along the lines of the Temple Bar cultural quarter, should be developed on Moore Street, according to Fianna Fáil.

The party has published a Bill to regenerate and preserve the entire street and its surrounding lanes, and not just the National Monument buildings at 14 to 17 Moore Street.

Minister for Arts and Heritage Heather Humphreys last week announced the Government plan for the buildings,

the last headquarters of the leaders of the 1916 Rising, for €4 million.

1916 surrender

Number 16 Moore Street was the location where the decision was taken to surrender on Saturday April 29th, 1916.

It was declared a national monument in 2007 by then minister for the environment Dick Roche, but has been derelict for years.

Fianna Fáil councillor Paul McAuliffe said the Government's plans were inadequate. "The Government plan for

the National Monument at Moore Street lacks vision and does not do justice to the surrounding area," he said.

"Today we have put forward a more comprehensive and appropriate plan to ensure that the birthplace of the Republic is truly recognised for its significance.

"Our plan will see the entire

Moore Street area redeveloped and the historical and economic significance of the site preserved."

Most of the street is owned by Chartered Land, the company of Dundrum shopping centre developer Joe O'Reilly, which has planning permission for a shopping complex on a 2.7 hectare site stretching from the former Carlton cinema on O'Connell Street to Moore Street.

While planning permission was granted for the development, known as Dublin Central, in 2010, no work has started

ed and a spokeswoman for Chartered Land said the scheme was "on hold pending recovery in the Irish economy".

The company's property on the street, including the National Monument buildings, are in the control of NAMA.

Compulsory purchase

The Fianna Fáil Bill contains provisions which would allow the compulsory purchase of the sites by the State to ensure the preservation, renewal, restoration or redevelopment of the street.

Patrick Cooney of the Save

■ Senator Darragh O'Brien speaking at the launch of the Fianna Fáil's proposal for the regeneration of Moore Street.

PHOTOGRAPH: DONOR MCCABE

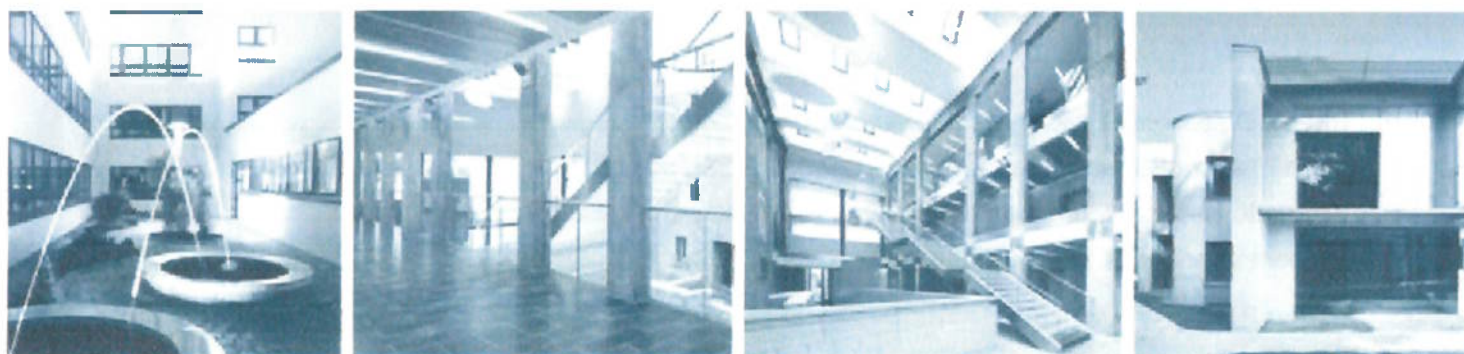
16 Moore Street Committee said he supported Fianna Fáil's plans.

"The Government plans only to protect the National Monument buildings, and after 14 years campaigning I think this was a given, and to be honest we aren't impressed with that. This Bill goes much further."



Video

Watch a report on the plan on irishtimes.com



REPORT

Preservation Order No. 01 of 2007, National Monumental at No's 14-17 Moore Street, Dublin 1.

Consent issued by the Minister for Arts Heritage and Gaeltacht under Section 14 of the National Monuments Act 1930, as amended by Section 5 of the National Monuments (amendments) Act 2004.

22nd April 2014

GARLAND
Concepts Realised

CONTENTS

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2. No 17 Moore Street	5
3. Route to National Monument form Henry Place	5
4. Recommendations	6

Description of change	Originator	Rev	Approval	Date
Initial Release	KR	1st	KR	22/04/2014

I have been retained by the National Graves Association and James Connolly Heron Concerned Relatives of the Signatories to the 1916 Proclamation to review a letter received from Mr. James Deenihan, TD, Minister for Arts Heritage and Gaeltacht dated 16/06/2013 confirming his Departments consent for works that are considered necessary for the conservation and preservation of the National Monument and his refusal for works that are not considered necessary for the preservation of the National Monument. The following documents were also reviewed;

- o The sections of the Environmental Impact Statement prepared by Shaffrey Associates Architects on behalf of Chartered Land dated December 2012 submitted to the Department of Arts, Heritage and the Gaeltacht
- o The revised documents prepared by Shaffrey and Associates in response to Minister Deenihans letter of 16/07/2013.
- o TJ O Connor and Associates Civil and Structural Consulting Engineer Environmental Impact Statement dated the 01/11/2012
- o Courtney Deery Heritage Consultancy archaeological Method Statement dated April 2011

An inspection took place of the National Monument on Moore Street on 1st April 2014 for the purpose of comparing the Proposal by the Developers consultants with the Consent of the Minister of Arts, Heritage and the Gaeltacht. This report has been prepared to compliment aspects identified in the Plan Design Associates report prepared by Michael Conmy, MRIA Conservation Architect Grade II, CEng, MRICS

1. Newly Discovered Cellars

No 8/9 Moore Lane are located in the rear gardens of 15/16 Moore Street and are within the boundary of the National Monument.

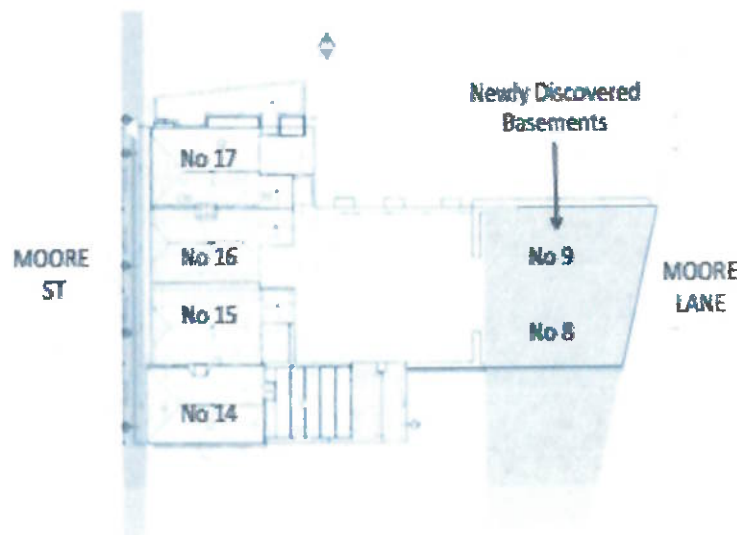


Fig 1: Location of Newly Discovered Cellars

An industrial Building Formerly located on this site was previously destroyed by fire and only the front elevation is retained. This building formed a terrace of Industrial Buildings and on the adjoining property to the rear of 14 Moore Street the entire building remains intact. It is evident that this Industrial Building is pre 1916.

During recent investigatory works within the adjoining Industrial Building, to the rear of 14 Moore Street (outside the National Monument), a large cellar was discovered. The cellar extended directly into 8/9 Moore Lane (within the National Monument). The cellar under 8/9 Moore Lane measures circa 10m x 10m square under the concrete floor of the now demolished buildings No's 8-9 Moore Lane. The basement is five bays deep and two bays wide. The roof is barrel vaulted concrete augmented with structural steel beams

corresponding with each bay. The span of the beams is halved with concrete columns. The condition of the structure is good notwithstanding the fact that it was totally neglected since the building over was burned down some considerable time ago.



Fig 1: Stairs to Newly Discovered Cellar



Fig 2: Internal View of Cellars

Although 14 Moore Street is within the National Monument, the cellar behind it is not within the National Monument and is not a protected structure despite being of an identical construction to that contained within the National Monument. However as its existence was not known about, it could not have been protected.

Planning Permission has been granted to Chartered Land proposed to install 18.7 m deep basements within 600mm of the gables of No's 14 and 17 and within 3m of the back line of the Buildings No. 15 and 16. The deep basements are designed to provide two levels of retail units with two levels of car parking under them. However to install the planned works it will be necessary that the cellar behind 13/14 Moore Street must be removed.

The planning permission for the Dublin Central Development does not indicate that the removal of this cellar as its existence was not known at the time of the preparation of the planning permission. We do not believe that the removal of this basement can be sanctioned by Ministerial Order. Therefore a new planning application will be required to demolish these cellars. The fact that these basements were not detected during the preparation of the original Environmental Impact Statement for the Development, prepared by the Developers, demonstrates that this document was fundamentally flawed and incorrect. As the Environmental Impact Statement is a critical document relied upon by Dublin City Council in approving the planning Permission and the Minister for Arts Heritage and Gaeltacht in assessing the National Monument, it is essential that this Environmental Impact Statement is corrected and re-submitted with the revised planning application.

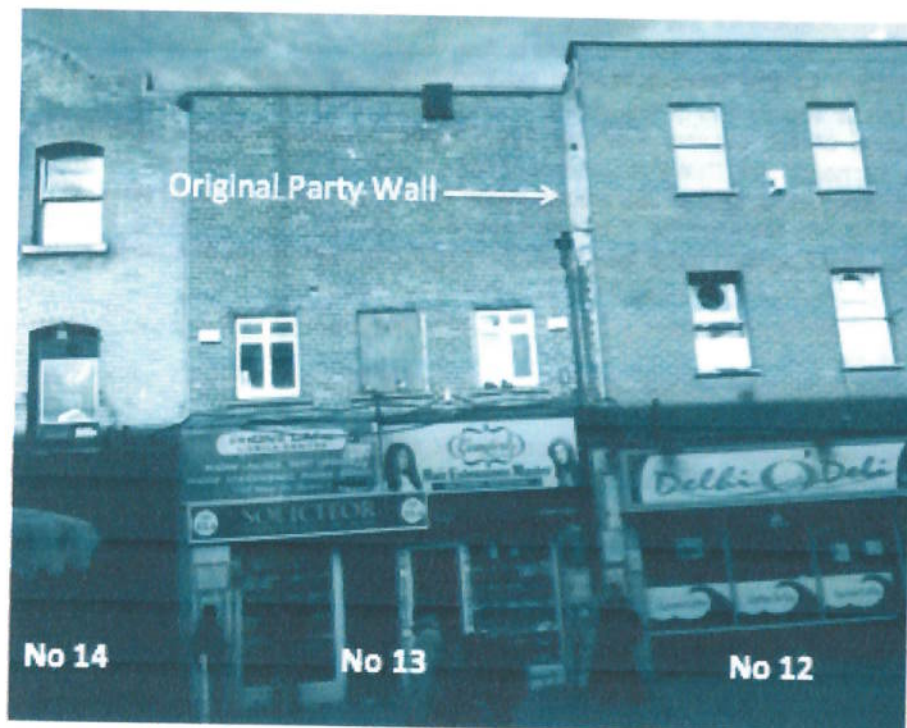
2. No 17 Moore Street.

The Developers proposals for No 17 Moore Street has ignored the Ministers request to omit the extension proposed to be constructed to the north western elevation of No. 17 Moore Street. Internal linings have been removed in places along the party wall between 17/18 Moore Street. This reveals that this party wall in the locations examined was re-built post 1916. However no linings have been removed at basement level to determine if the original wall is intact at this level. It is quite likely that the wall was rebuilt above ground level only. We believe that further investigations must be carried out to confirm the situation.

3. Route to National Monument form Henry Place.

Historical Records show that after fleeing from the GPO the Volunteers gained access to No 10 Moore Street via a window on the Henry Place elevation of this building. The window was broken out to form a door opening to accommodate the large number of Volunteers entering. This opening is visible today.

Once the volunteers had entered No 10, we understand that access was gained to No 11 via a shared flat roof at first floor level. From No 11 it is understood access to No 12 was gained via an opening created in the party wall. It has been argued that 12/13 Moore Street are post 1916 buildings, however it is evident from an inspection from the street that the original party wall between 12/13 still exists. The brick front elevation has been replaced. It is therefore critical that a detailed examination is carried out of these buildings to determine the extent of pre 1916 elements that still exist and to determine the location of the opening between these buildings. The opening between No 13/14 is very evident in No 14.



4. Recommendations

We recommend the following:

1. The Minister of Arts, Heritage and the Gaeltacht requests that a detailed investigation is carried out of 10/11/12/13 Moore Street and its backland buildings to determine the extent of pre 1916 features existing and establish the role these buildings played in the immediate aftermath of the 1916 Rising with a view to extending the boundary of the National Monument.
2. The Minister of Arts, Heritage and the Gaeltacht requests that further investigations are carried out of the basement to No 17 Moore Street to determine if the party wall between 17/18 is original at the basement level.
3. The Minister of Arts, Heritage and the Gaeltacht insists that a new planning application including a corrected Environmental Impact Assessment is lodged with Dublin City Council should the Developers wish to remove the newly discovered cellars outside the National Monument Boundary.

Signed:


KEVIN RUDDEN

REGISTERED PROFESSIONAL CONSULTING ENGINEER

Date: 22nd April 2014

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***Moore Street, Henry Place and Moore Lane Assessment of
Structures for Proposed Additions to the Record of Protected
Structures***

By:

**Kelly and Cogan Architects
31 August 2016**

For:

**The Planning and Property Development Department
Dublin City Council**



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DESCRIPTION OF THE URBAN BLOCK:

Part 1: Morphology and Origins:

The Moore Estate:

Simms and Brady¹ describe in detail the process by which development of Moore Street took place.

The lands form part of the Mediaeval St Marys Abbey which, following confiscation were granted in 1619 to Garrett Moore. The Moore family names are still remembered in Henry Street, Earl Street, Moore Street and Drogheda Street. As can be seen from the Francis Place drawings of 1698, little in the way of development was in evidence in that area at the latter end of the 17th century (fig 1).

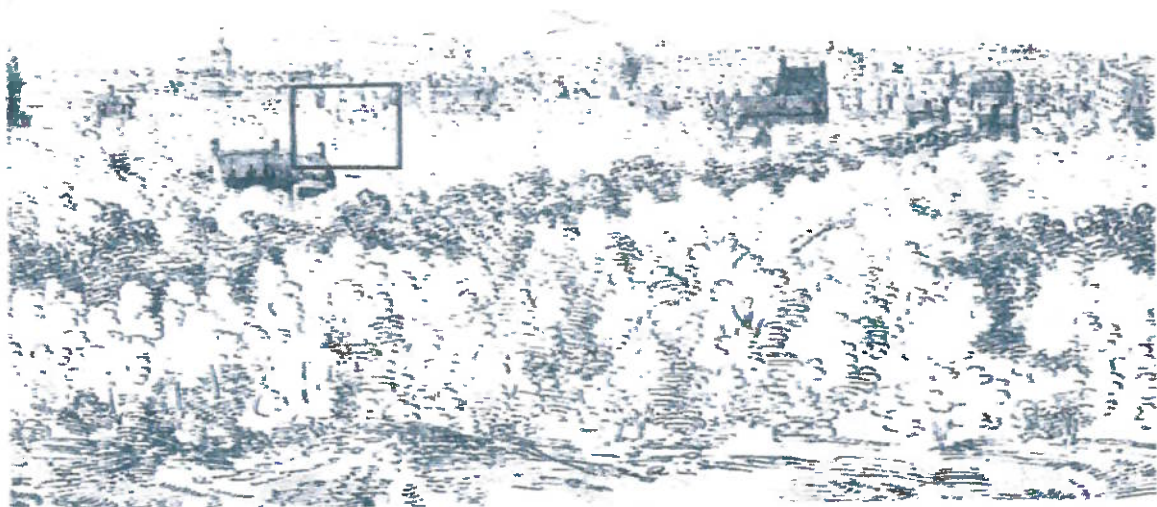


Figure 1 – Francis Place – A View of the City of Dublin (extract) - 1698

Pearson states² that while the Moores (later to become Earls of Drogheda) adapted part of St Mary's Abbey for their own use that it was not until the early 18th century that they capitalised on their holdings by laying out the estate for building purposes.

Notwithstanding that statement, some level of development is in evidence on Brookings Map of 1728 (fig 2), which would

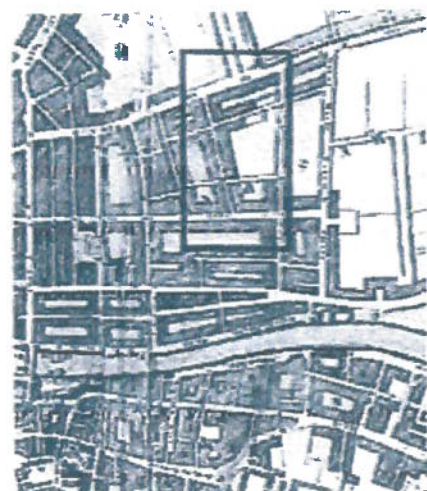


Figure 2 – Brookings Map - 1728

¹ Dublin Through Space and Time, Simms A and Brady J, 2001: 89

² The Heart of Dublin, Pearson P, 2000: 406

suggest that at that date a proto-streetscape was beginning to emerge.

This is not supported however on the 1756 John Roque Map which shows a significantly less developed streetscape and much of the area shown as developed on Brookings 1728 image is represented as 'Brickfields' as can be seen from the accompanying overlay image (fig 3).

A question obviously arises as to the accuracy of Brookings map and whether or not the insertion of development at the street-line was conjectural given the later depiction of the same street frontage on Roque as being 'Brickfields'.

It is conceivable that this is indeed the case and little in the way of registry of deed information is available to indicate otherwise. Similarly, Francis Place in 1698 shows some development at the approximate location of Lower Moore Street abutting what would become More Lane but nothing north of that location on the Upper Moore Street alignment.

On the other hand the surrounding area had become urbanised to a visible degree on Brookings, who also correctly locates the former Gregg Street (later Sackville Lane then O'Rahilly Parade) and Bunting Lane (later Henry Place) and shows both connecting directly to an undeveloped Drogheda Street. Development in the vicinity of Drogheda Street and Marlborough Street is largely correctly shown on Brookings 1728 image, so there is a strong possibility that some degree of ad hoc development had taken place along Moore Street between 1700 and 1728 which was swept away in the course of the developments of the 1750's by Luke Gardiner.

In terms of urban form, the Brookings map also illustrates new departure in town planning, namely that the new streets on the Moore Lands and other estates such as Aungier and Jervis, have acquired a rational grid form in strong contrast to the narrow and winding streets of the old town and Simms and Brady³ point to the similarities with the private estates of London at the same time

By mid century Moore Street / Drogheda Street were at the centre of a significant matrix of speculative designed development as seen in Simms and Brady's map illustrating spheres of influence of private landlords in 18th century Dublin fig 4⁴



Figure 3 - Brookings 1728 Map overlaid onto John Roques Map of 1756

³ Dublin Through Space and Time, Simms A and Brady J, 2001: 89

⁴ Dublin Through Space and Time, Simms A and Brady J, 2001: fig 23

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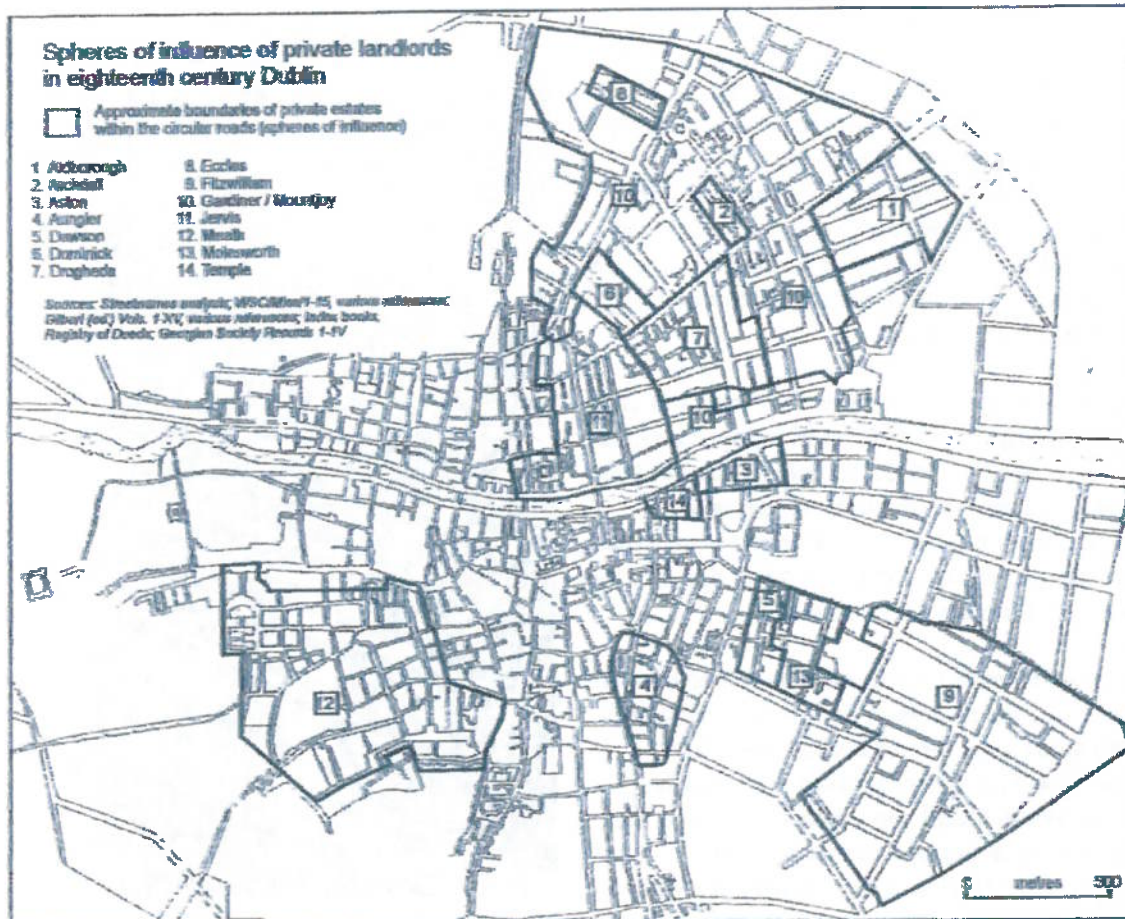


Figure 4—Spheres of Influence of Private Landlords in the 18th century

The Gardiner Estate:

In 1714, Luke Gardiner acquired significant land holdings north of the Liffey which had previously been in the ownership of St Mary's Abbey.

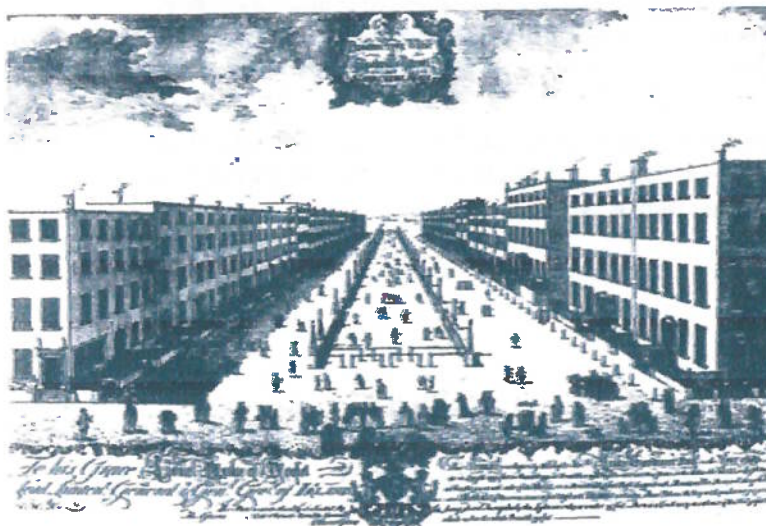


Figure 5 - Sackville Mall 1749

In 1749, his son, Lord Mountjoy (the second Luke Gardiner) purchased a portion of the original Moore Estate including the Moore Street lands and the old Drogheda Street and proceeded to re-develop the latter by the demolition of Drogheda Street north of Henry Street, widening it into a rectangular Mall, 1050 ft long and 150 ft wide as can be seen in fig 5, in a process described

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in greater detail and context by McCulloch⁵.

By the late 18th century the Gardiner Family had developed or re-developed much of the older Moore Estate in the immediate vicinity, with only the more peripheral Moore developments of the 1670's – 1720's surviving the wholesale re-planning of this quarter (figure 6)

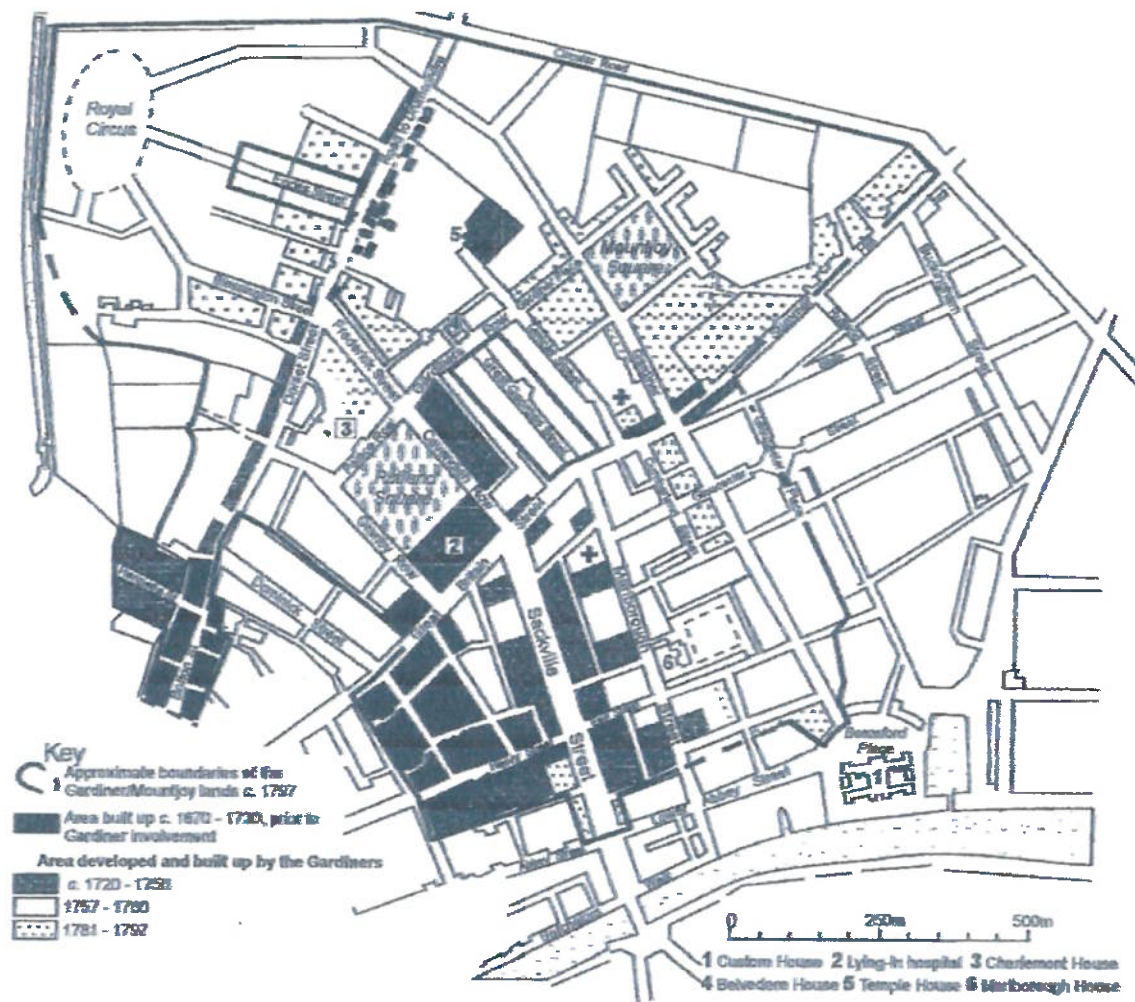


Figure 6 - The Gardiner Estate - Late 18th Century - E Sheridan

Much of the Moore Street development appears to date from this period on the same model of development procured elsewhere by Gardiner:

Pearson⁶ describes that process as being one whereby Gardiner himself laid out and designed the Mall but individual sites were leased out to bricklayers, carpenters and builders who developed them and leased them on a speculative basis.

For example: 15 – 17 Moore Street were built by Joseph Ryan, a Dublin merchant between June 1759 and July 1760 on three adjoining plots each of 20 foot width acquired from Charles Gardiner Esq, the son and heir of Luke Gardiner, senior, for lives renewable forever.

⁵ Dublin An Urban History, McCulloch N, 2nd Ed 2007: 114

⁶ The Heart of Dublin, Pearson P, 2000: 394

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Ryan was a developer rather than a builder and is recorded on the leases as a tailor by trade, however other members of the Ryan family were plasterers and painters and possible building contractors for these houses, include George and John Darley who developed no. 14 Moore Street on foot of a lease from Gardiner dated October 1758.

No. 13 was built by John Dowling, brick-layer, on a 21 foot plot acquired from Charles Gardiner also in October 1758.

Part 2 Historic Built Form Of Moore Street:

The house types erected from 1750 on appear to have followed a more or less generic pattern.

No's . 14, 15, 16 and 17 Moore Street have previously been the subject of survey and recording as a part of the Chartered Land Planning application and present some clarification of the overall generic form of the original street block.

It is clear from the survey floor plans submitted with the Chartered Land planning application that nos. 15,16 and 17 Moore Street feature the generic early to mid 18th century house plan, complete with corner fireplaces and closet returns.

In section and stair detail, these three houses conform to precedents elsewhere, with the sole exception that there seems not to have been a cruciform element to the roof structures.

The cruciform roof had been a defining characteristic of the gabled house tradition in the early 18th century, but declined in importance by the mid 1730s and examples such as no. 20 Molesworth Street feature the cruciform roof element only on the chimney side of the house.

In later houses this cross element, abutting the central chimney stack became further reduced such that its ridge no longer aligned with the primary front-to-back roof ridge, so it is perhaps not surprising that roof structures constructed in 1760 may have completely omitted any cross element to the roof.

The floor plan of no. 14 is distinct from that of the adjoining Ryan terrace houses in that the rear return is omitted and the back room instead features a fireplace between a pair of windows. This feature became common in the 1770s and is found primarily in the north Georgian district.



Figure 7- Mitchell, Flora - Old House in Moore Street - 1955

Modest houses of this type were developed by George & John Darley on the lower end of Dominick Street in the 1760s, one of which was sold on completion to Francis Ryan, painter.

The assertion in the Chartered Land EIS that the existing 'half-hipped' roof to the front is 'original' is certainly open to question given the extent to which this feature has long been recognised as a characteristic intervention by which originally gable-fronted houses were modified well into the early 20th century.

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There is some evidence that the entire terrace was originally gable-fronted in an oblique aerial photograph taken by the Irish Independent and widely reproduced in later publications showing no. 13 retaining an open pedimented gable.

Similarly fragmentary remains of gable frontages are visible on no. 14 and a full mid 18th century curvilinear 'Dutch' Gable on no. 13 in drawings by Flora Mitchell of 1955 (figure 7) and fragmentary gables (which still survive) on no's 14 and 17 in photographic images from 1959 (figure 8).

The hipped roof of no. 13 remains visible behind a modern brick reconstructed façade in the photograph at figure 8



Figure 8 - Dublin City Council Video Archives - Moore Street - 1959

The development of built form can be seen in the relevant Map images:

Morphology in 1756:

Roque's 1756 map (figure 9) shows little of the development form which was to emerge on the east side of Moore Street.

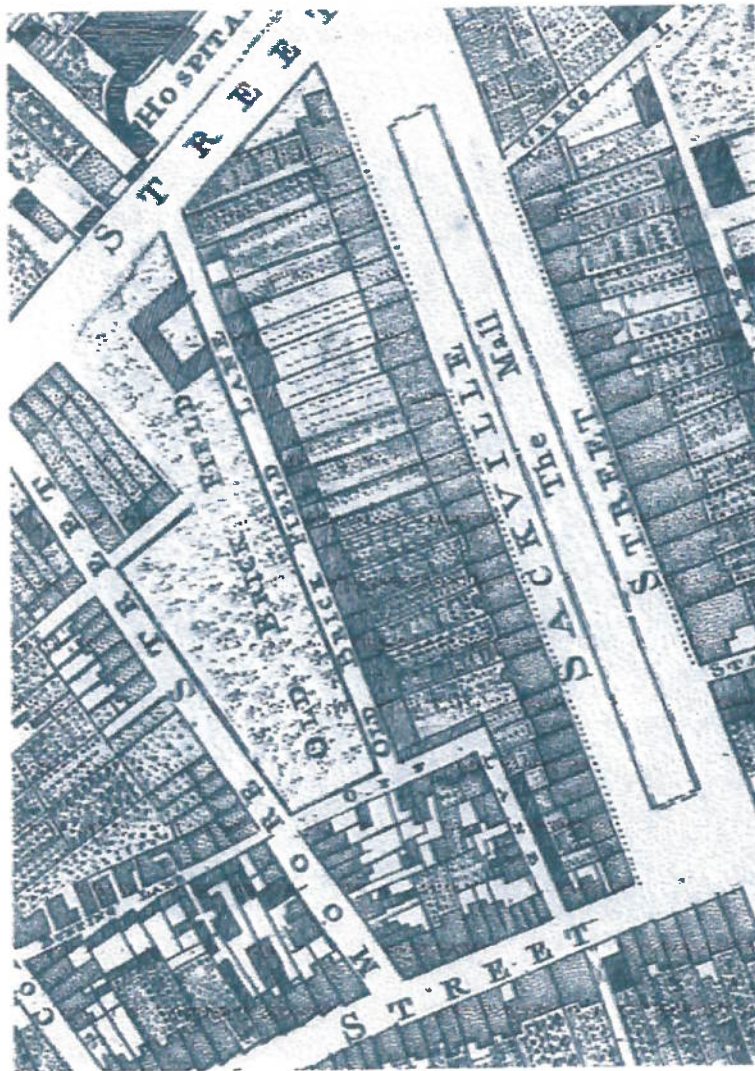


Figure 9 – John Roque - Extract – Dublin - 1756

However two plan forms are visible on the west side of the Street between Greeg Street the Nort hand Bunting Lane to the southwest side of the street, separated by open 'orchard' lands.

To the north, a terrace of 6 houses of uniform width and incorporating back to back mirrored closet returns can be seen, while to the south a terrace of 5 apparently earlier houses of differing widths and depths, but without returns, can be seen .

South of Bunting Lane, on the east side of the Street lies a mix of house types, differing in plot width and depth and of mixed plan form, two incorporating closet returns but the remainder lacking such returns

Morphology in 1773:

Bernard Scale's 1773 amendment of Roque's Plan (figure 10) shows Gardiner's development of the west side of Moore Street as completed at that date and represents a snapshot of plan and urban form changes which have taken place in the intervening 19 years.

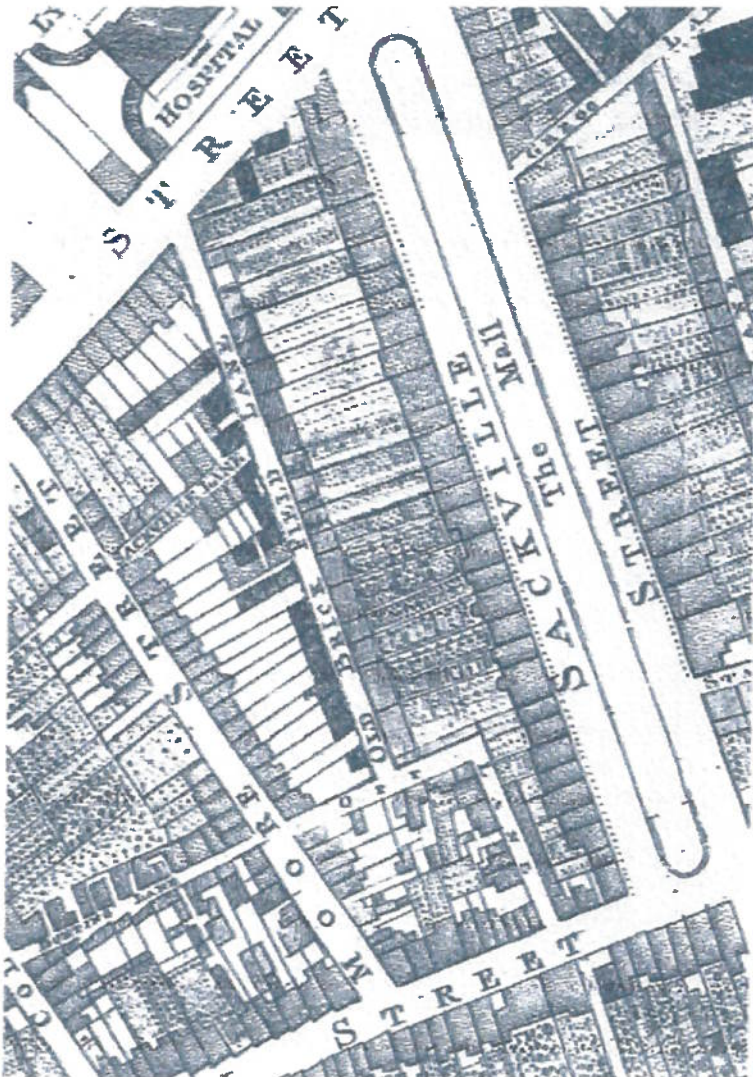


Figure 10 - Bernard Scale - Amendment to Roque's Map - 1773

Scale shows the built form on the west side of the Street and south of Henry Place unaltered.

However the Old Brick Fields seen on Roque's 1756 Map have now been fully developed with the completion of 7 new house plots on Great Britain Street to the North and 16 new house plots between the newly named Sackville Lane (extension of Greeg Street) and Off Lane (extension of Bunting Lane) on the west side of the Street.

In addition a total of 6 new terraced houses have been built to either side of Sackville Lane at its abutment with the newly named Old Brickfield Lane and an indeterminate structure(s) aligning with the Moore Street plots of no's 21-23, further south and accessed by a narrow unnamed lane across which a row of 4 warehouse or mews structures has been developed.

All bar two of the Moore Street Plots (no's 11 and 20) show Mews or Warehouse development to the rear

accessed from the Old Brickfield Lane.

The Plot widths shown are largely uniform, however plan form is not, with some houses represented as having rear closet returns and others shown with flat rear facades.

In addition, some houses, notably, those occupying the plots of no's 10, 13, 19 and 25 show projecting flat rear facades stepping beyond the generic rear façade line.

It should be noted however that Roque's mapping convention was to show only development footprint at ground level and that Scale is probably following this convention in which case he may be recording covered in spaces (at ground level) adjacent to closet returns as Roque was also known

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to have done. This would concur with profiles shown on later more detailed mapping which will be discussed separately.

Of greater concern is the absence of return on a number of structures which are present in later plans and including 15 and 16 Moore Street, while 17 and its reciprocal return on 18 are both shown.

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Morphology in 1847:

The 1847 5 ft to 1 mile Ordnance Survey sheet (figure 11) presents a high level of detail of both ancillary and primary development form within the block and shows a significant encroachment of warehouse / industrial / stable use into rear garden space. Rear closet returns are clearly visible in respect of no's 11, 12, 13, 15, 17, 19, 20, 21 and 23.

No's 19 and 20 alone retain their rear gardens, which are shown in the convention normally utilised for private residential development.



Figure 11 - 1847 5 ft to 1 mile OS Sheet

Morphology in 1893

The Goad Fire Insurance Map Vol 1 sheet 4 of 1893 (figure 12) shows a further development in form and morphology and for the first time indicates useage and occupancy and again presents a high level of detail of both ancillary and primary development form within the block, showing further significant encroachment of warehouse / industrial / stable use into rear garden space. Rear closet returns are clearly visible in respect of no's 11, 12, 13, 15, 17, 18, 19, 20, 21, 22, 23 and 24.



Figure 12 - GOAD Fire Insurance Map - 1893

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The 'White House' is now clearly visible on the small laneway titled Moore Lane to the south of Henry Place as one of six similar plot size buildings, three each to either side of that lane.

No 10 Moore Street is indicated as 'Tenanted over'.

No 21 Moore Street is also indicated as being in use at ground level as a 'Grocery'. The laneway to rear accessed from Moore Lane and which on previous Maps show indeterminate development is shown in greater detail and the developments to either side are identified as 'Stables'.

No 21 Moore Street is not indicated as having a specific use although the mews building to the rear is identified as 'Stables'.

It is clear from this map that the original configuration of the rear return closet to no 20 (and other buildings) has been altered by the addition of further structure forming a secondary return.

O'Briens Bottling Stores to the rear of 10 Moore Street are shown in a rough plan form sub-divided into three parts and linking internally (conjoined) into the rear mews behind no 11 Moore Street.

The O'Brien Mineral Water Building on the corner of Henry Place is clearly seen and its ground level plan arrangement is also shown. It is indicated as a substantial premises crossing 5 plot widths (co-aligning with those to the rears of 5, 6, 7, 8 and 9 Moore Street. And the full width of the respondent houses at 34, 35 and 36 Henry Street. The internal arrangements mapped suggest a series of mews structures 'isolated' from their original houses and linked to one another by ad hoc doorways within party boundary walls.

Morphology in 1908:

The 1907-1908 Ordnance Survey Sheet (figure 13) shows similar levels of development at that date to the GOAD map.

Boundaries remain unchanged from the earlier map and building profiles closely match those indicated on the more detailed GOAD map.



Figure 13 - Extract - Ordnance Survey - 1907-1908

Part 2: Site Specific Information:

The purpose of the site specific mapping exercise is the location of the subject properties relevant to the available historic mapping of the area for verification and comparison.

As a point of departure, an extract from the John Roque 1756 Map of the City of Dublin (figure 14) is used to indicate locations for each of the relevant buildings, highlighted on that map and numbered 1 to 5, which are then discussed in further detail individually by reference to mapping and other records.

The 1756 image is chosen as it represents a verifiable point in time at which only one site (that of the O'Brien Mineral Water Building) had been developed and shows the receiving environment into which the majority of the subject properties were developed some 3 years later.

Charles Brooking's map of 1728 shows development present on the site of Moore Street at that date, however the nature of that development (if it is correctly represented) cannot be verified from his map and Roques 1756 map shows that the subject lands cleared for development.

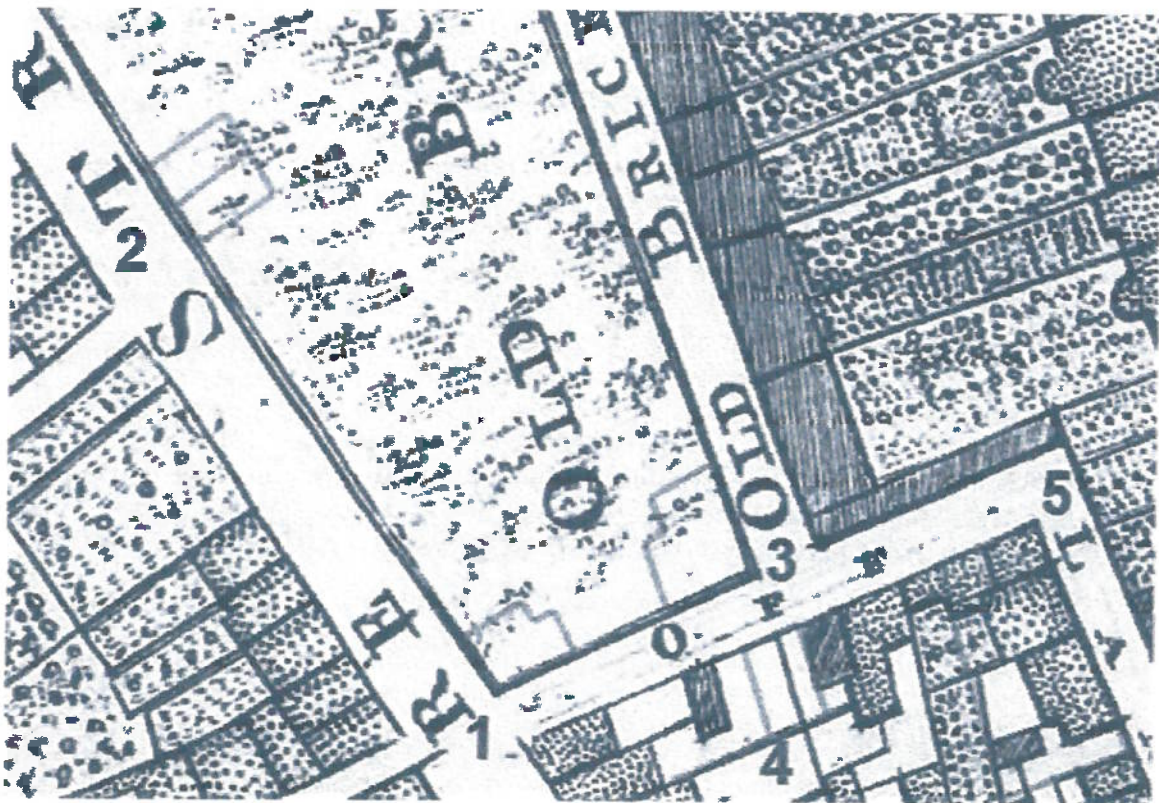


Figure 14 - Map of the City of Dublin (Extract) - John Roque - 1756

The subject properties are located on that map as follows:

1. 10 Moore Street
2. 20-21 Moore Street
3. O'Briens Bottling Stores, Moore Lane, to rear of 10 and 11 Moore Street
4. The 'White House' on Henry Place
5. O'Briens Mineral Water Building on Henry Place

1. 10 Moore Street:

Description:

Note: Bounded to the rear by the O'Brien Bottling Stores (3.)

A two bay, Red brick façade facing onto Moore Street in 'Flemish' bond with weather-struck cement pointing and incorporating vertical $\frac{1}{4}$ radius circular corner 'special' brick at the southern abutment with the side gable wall facing onto Henry Place which is finished in 'English Garden Wall' bond in yellow Dublin Stock brick. The front facing onto Moore Street is 'steeped' back from the building line by approximately 450mm. The rear façade facing east onto Moore Lane is cement rendered and a half landing window is blocked up in concrete block.

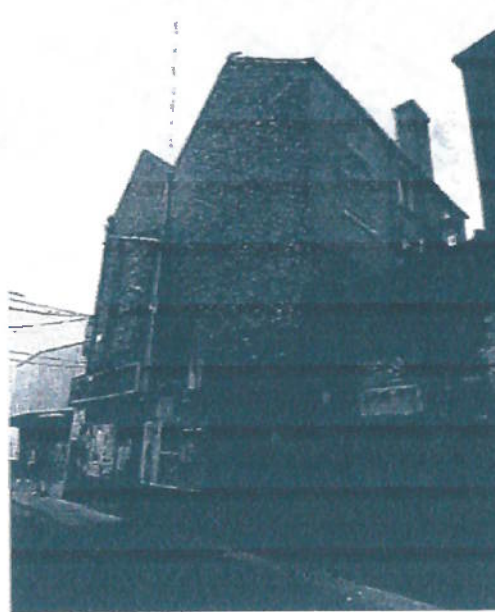
Granite cills and copings to front and rear.

Slated pitched double A roof behind a raised brick parapet, incorporating blue slates of indeterminate type and with blue clay ridge cappings with ridge running east to west. To rear the roof projects onto a projecting upvc gutter discharging to a upvc down-pipe. Roof to gable detail is a traditional verge type configuration with cement or lime packing of the gap between the underside of the sloping slate and the topside of the gable brickwork. The eaves to rear is also a traditional simple verge, there are no boxed eaves to either the gables or rear walls

Shop-front is modern, substantial boxing at fascia and around piers make it impossible to determine presence or otherwise of original shop-front joinery.

Windows to front are inward opening timber casements incorporating clerestories over a similar type window is visible to the north of the rear façade, two other windows at top floor and at half landing level are blocked up with plywood and concrete block respectively. Earlier one over one siding sash windows are visible in film footage from 1959 (fig 8)

The rear garden boundary wall facing east onto Henry Place runs from the rear wall to the adjoining side wall of the O'Brien Bottling Stores is predominantly finished in 'English Garden Wall' bond in yellow Dublin Stock brick with some red brick additions in the same bond at the upper 3 courses and the insertion of a concrete cast ring beam 3 courses deep at head height.



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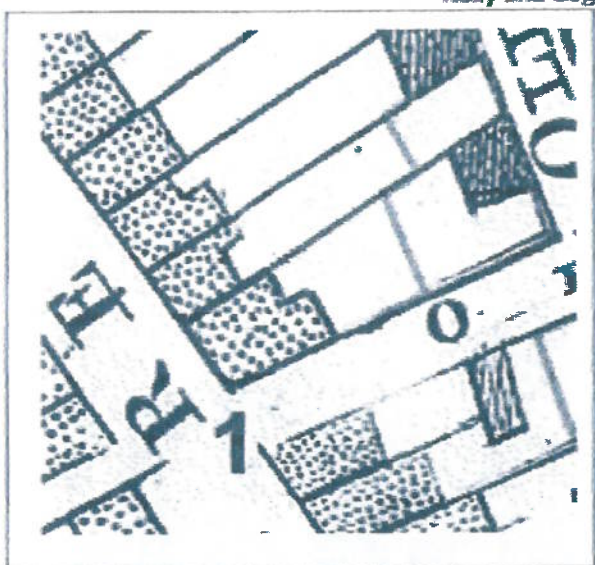
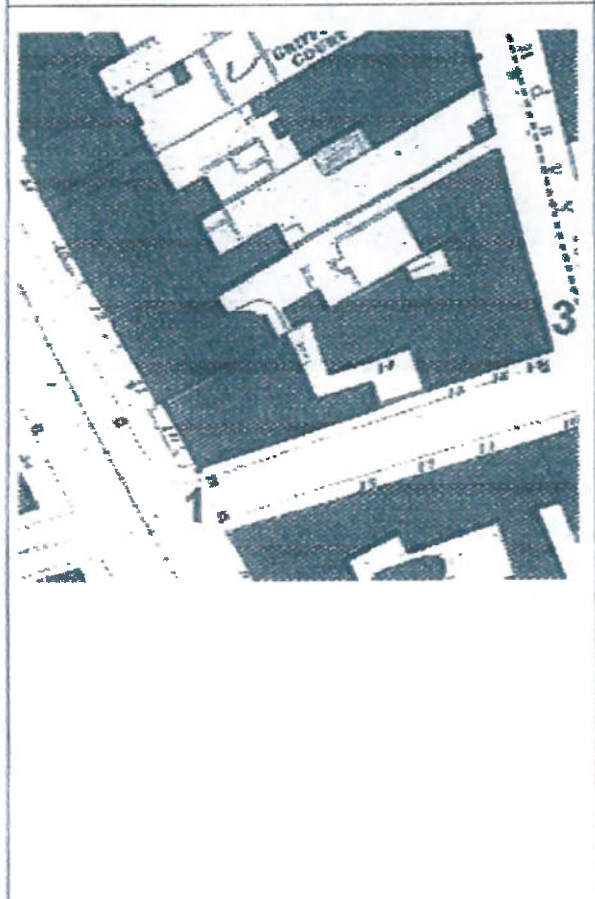


Morphology:



1756:

Site cleared / undeveloped. Earlier cohesive street development is apparent on the opposite side of Moore Street and Henry Place and a matrix of streets and lanes has been established

	<p>1773:</p> <p>Site developed. Showing at ground level a atypical trapezoidal plan in 'L' format incorporating a wider than normal (for the period) rear return.</p> <p>The rear garden is clearly visible and boundaries in masonry delineated.</p> <p>A mews structure is apparent facing onto Moore Lane and occupying half of the width of the rear garden suggestive of a carriage entrance to the rear garden being maintained.</p>
	<p>1847:</p> <p>The detailed 1847 OS map shows:</p> <p>A railed 'Area' on the street frontage at ground level with a delineated walkway leading to a front door.</p> <p>A railed area to the rear of the house is also visible in the surviving portion of the rear garden.</p> <p>The front façade wall is shown recessed from the street-line by approximately 1ft 6"</p> <p>Alterations at ground level comprising the filling in of the rear return 'void' and the development of the rear garden inclusive of a new elongated return at ground level along the length of the south boundary wall.</p> <p>A yard has been formed to rear leading into an industrial or warehouse type structure built in the rear garden and numbered separately as no 14 Henry Place.</p>



1891:

The 1891 revision of the 1847 OS map shows:

The railed 'Area' on the street frontage at ground level has now been removed.

A small projection, possibly a WC, is visible on the rear of the house.

A railed area to the rear of the house remains but the surviving portion of the rear garden has been further sub-divided, probably to fully separate the shed structure numbered 14 Henry Place.

In addition steps have been introduced in that rear garden suggesting some changes to ground levels.

The rear return along the boundary wall of the rear garden with Henry Place has now disappeared.

The front façade wall recess-line is not visible.



1893:

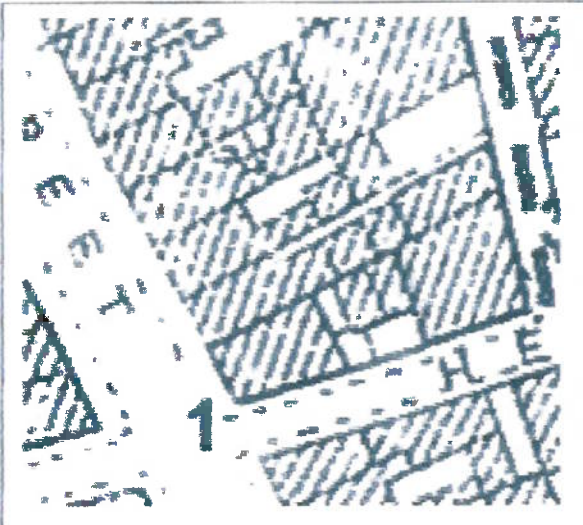
By 1893 the rear sub-divisions with the shed unit to the rear garden have been removed.

There is no indication of a front area. This feature appears to have been filled in.

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	<p>1908:</p> <p>The 1908 OS sheet show that little change has taken place since 1893, however it is notable that the rear 'garden' has now been further sub-divided into three separate parts and that the structure within the rear garden previously indicated as no 14 has now been visibly sub-divided.</p> <p>Again, no front 'areas' are visible and the front wall is incorrectly shown as aligning with that of its neighbour at no 11</p>
---	---

Recorded Occupancy and Use:

(Note: Entries to mercantile use only unless otherwise stated)

Date:	Use and Occupancy:	Source:
1802	Linen Draper – Anne Ball	Watsons Gentlemans and Citizens Almanack 1802
1803	Linen Draper – Anne Ball	Wilsons Dublin Directory 1803
1812	No Mercantile Entry	Watsons Gentlemans and Citizens Almanack 1812
1815	Rotunda Charitable Society of the Sick and Indigent Roomkeepers Association Divisional President – Thomas Rooney	Treble Almanack 1815
1818	Smith and Farrier – Thomas Rooney	Watsons Gentlemans and Citizens Almanack 1818
1821	Smith and Farrier – Thomas Rooney	Watsons Gentlemans and Citizens Almanack 1821
1832	Rotunda Charitable Society of the Sick and Indigent Roomkeepers Association Divisional President – Thomas Rooney	Watsons Gentlemans and Citizens Almanack 1832
1834	James Mulligan - Attorney	Pettigrew and Oulton's Dublin Almanack 1834
1840	James Mulligan – Attorney Michael Williamson – Attorney	Pettigrew and Oulton's Dublin Almanack 1840
1842	James Mulligan – Attorney Edward Lowther – Cork Manufacturer	Pettigrew and Oulton's Dublin Almanack 1842
1862	Laurence McNulty - Pawnbroker	Thom's Dublin Directory 1862

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Interior Notes:		
NONE; OWNERS HAVE REFUSED ACCESS FOR INSPECTION		
Item:	Location:	Description:

Assessment of No 10 Moore Street:

The plan, form and layout of no 10 Moore Street remain remarkably consistent from the 1773 Scale Edition of Roques Map through to the contemporary OS sheets.

Based upon external visual assessment, the main body of the building as seen from Moore Lane and Henry Place inclusive of the gable façade facing onto the lane-way appears to date from the late 18th century and the masonry construction and roof configuration seen from the rear is consistent with this dating..

The front brick façade facing onto Moore Street is not, we believe, of 18th century vintage. Instead, based upon an examination of the building brick and the detailing of the moulded corner at the abutment of More Street with Henry Place we are of the opinion that this façade dates from the mid 19th century. This alteration is probably post 1847 as the 1847 OS sheet shows a railed front area and 'bridge' or step access to the front door of the then house. The 1891 amendment to that OS sheet clearly however, shows that this feature did not survive into the 1890s.

This replacement of front facades onto earlier built fabric is much more common than is normally appreciated. In much 18th century construction the brick bond between front and side walls is not significant, the nature of the floor construction makes it relatively straightforward to prop and temporarily support and the cellular integrity of the buildings is usually only marginally affected by removal and replacement of a front wall.

The obvious question however is as to why a building owner would go to such lengths. The answer probably lies in the character of the façade. No 10 was clearly in residential and office use for much of its history with Attorneys predominating up to 1842. By 1862 however the building housed a pawnbrokers a more 'commercial' entity involving a greater degree of interaction with the general public.

We would hypothesise that the change brought about to the façade was to facilitate the installation of a shop front across the width of the building at some point in the mid 19th century. Re-building a façade in these circumstances may have proven a simpler option than temporarily pinning and propping the building frontage while inserting a wide timber bressumer beam beneath to support a façade over a new shop-front

We would provisionally (pending internal examination of plan form and detail) date the main body of this building on that basis to 1773 (the date of Scale's Map).

We would date the front façade of the building to approximately 1860.

Note: It has not been possible to access the remaining portions of the rear lands or to inspect within the curtilage and attendant lands. It is suggested that the site is defined as shown on the basis of its original 1773 curtilage

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10 Moore Street – Categories of Special Interest:			
Item:	Category:	Description of the Special Interest:	Notes
1.0	Architectural		
1.1		Positive contribution to streetscape and integral part of designed streetscape	The 18 th century plan form of the main body of the building as well as the 19th century façade alterations are of architectural significance as both a surviving part of the original Gardiner master-plan for the Street and an increasingly rare type of mid rank mercantile development.
1.2		Quality of built fabric and survival of a significant portion of the original external fabric	
2.0	Historical		
2.1		Historical interest by association with the events of the 1916 Rising	High level of Historic importance. No 10 was the first building which the Rebels entered and occupied. The leaders of the Rising stayed here overnight following the evacuation from the GPO and subsequently the Rebels formed opening through the north party wall into no 11 with the aim of moving the evacuees the length of the street under shelter from British machine gun fire.
2.2		Example of changes over time	
3.0	Archaeological		
3.1		Not known	
4.0	Artistic		
4.1		None Known	
5.0	Cultural		
5.1		Acquired cultural significance in the context of the	

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5.2		development of More Street and its changing character into a Market Quarter since inception The association of the building with the 'Sick and Indigent Roomkeepers Association' is of minor significance	
6.0	<i>Scientific</i>		
6.1		None Known	
7.0	<i>Technical</i>		
7.1		Not Known	
8.0	<i>Social</i>		
8.1		Through its setting as a part of the Moore Street Street market area	

Recommendation:

On the basis of our investigations, we are of the opinion that no 10 Moore Street is of Architectural, Historical, Cultural and Social 'Special Interest'.

We therefore recommend that the building is added to the Record of Protected Structures.

We also recommend seeking future access to determine the internal layout and detail of this building.

2. 20 – 21 Moore Street:

Description:

Matched and paired two bay red brick façades facing onto Moore Street in 'Flemish' bond with weather-struck cement pointing. The rear façade has not to date been accessible for inspection, however contemporary aerial photography shows a rendered pair of two bay façades.

Granite cills are visible to the front at second floor level. Those to first floor level are obscured by signage. The coping to the Moore Street Elevation appears to be of Granite.

Contemporary aerial photography and oblique views to no 20 from the south shows that each building has a half-hipped pitched roof running front to back behind a raised front brick parapet, with ridge running east to west. Roof coverings to no 20 appear to be modern fibre cement slate, that to no 21 cannot be determined at this stage. To rear the roof projects onto a projecting gutter discharging to a down-pipe. This form of roof is consistent with mid 18th century building practise.

That aerial photography and oblique ground level views from south also shows that no 21 has a central 'corner' type chimney stack on the south party wall, (re-built in 19th century brick) with no 20 and a rendered chimney of configuration is visible on the south party wall of no 20 abutting no 19. Again this is consistent with mid 18th century building practise.

The conjoined shop-front joining both properties is modern, with substantial boxing at fascia and around piers make it impossible to determine presence or otherwise of original shop-front joinery.

Windows to front on no 21 are 2 over 2, 19th century pattern, timber sliding sashes. No 21 has a single projecting mid 20th century projecting timber casement window across the width of the front façade amalgamating both original window bays at this level and incorporating timber framed casement windows with clerestories over. The window configuration to the rear of both buildings visible from contemporary aerial photography shows each building to have a single rear window to the rear room at each floor level with a single half landing window to the north

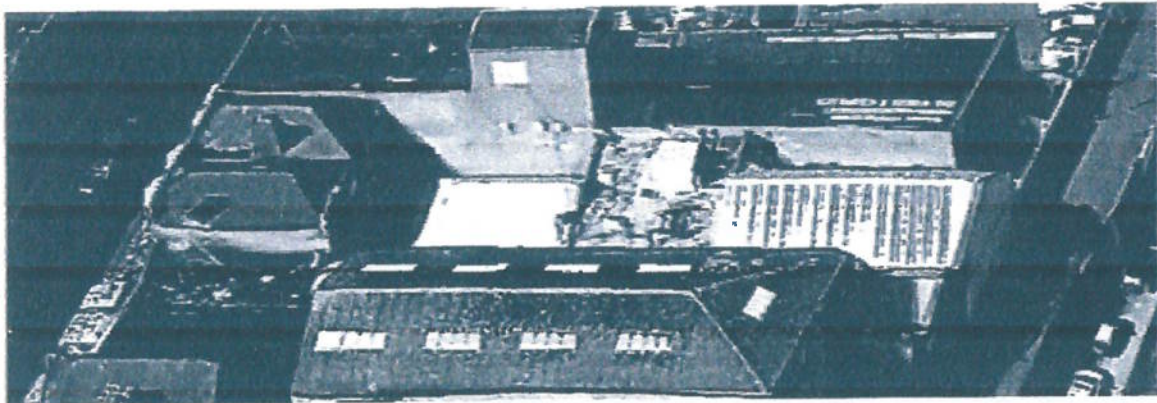
The rear gardens to both properties and the original line of Murrays Lane to rear is occupied by late 20th century industrial type structures



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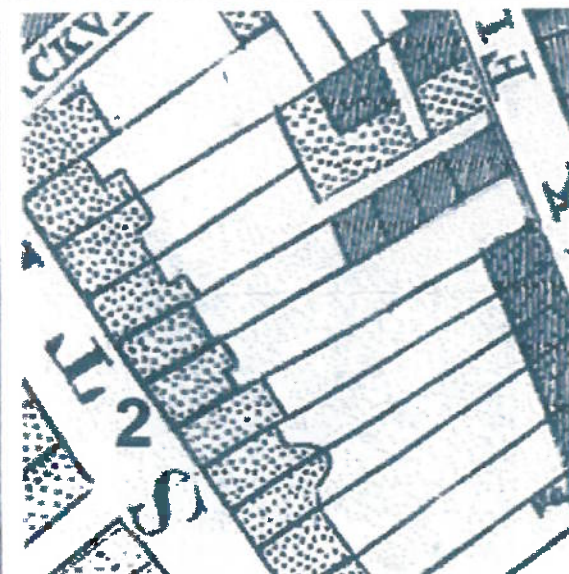


Morphology:



1756:

Site cleared / undeveloped. Earlier cohesive street development is apparent on the opposite side of Moore Street and a matrix of streets and lanes has been established



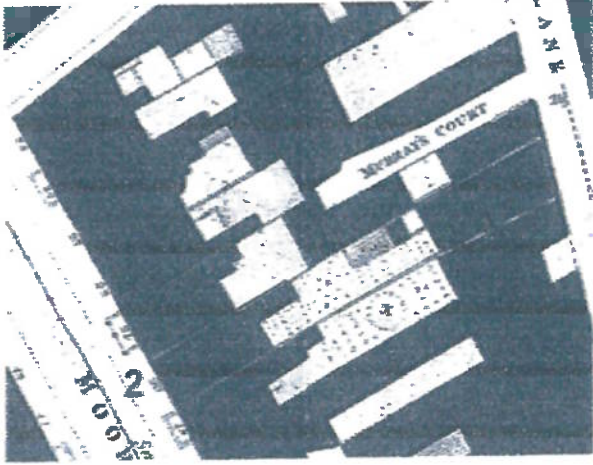
1773:

Site developed. Showing at ground level a typical square plan for no 21 without a return and a 'L' format plan for no 20 indicative of a rear return.

The rear gardens of both properties are clearly visible and boundaries in masonry delineated.

No mews has been developed (atypically) to the rear of no 20.

Again no mews is apparent to the rear of no 21 and a laneway incorporating residential / stable buildings (according to the Roque

	<p>hatching protocol) has been developed in the rear halves of the gardens of no's 21, 22 and 23 (later known as Murrays Court).</p>
	<p>1847:</p> <p>The detailed 1847 OS map shows:</p> <p>A railed 'Area' on the street frontage of no 21 is visible at ground level.</p> <p>Alterations at ground level of no 21 comprising the insertion of an elongated rear return to the house adjacent to the north party boundary and the filling in of the rear portion of the garden with a structure accessed from Murrays Court (later known as Murrays Lane).</p> <p>Alterations at ground level of no 20 comprising the insertion of an elongated rear return to the house adjacent to the north party boundary, the insertion of a structure along the length of the remaining garden party boundary to north approximately 3 m deep and the filling in of the rear portion of the garden with a stables / industrial structure accessed from Moore Lane.</p> <p>A garden layout has been established which is in itself significant enough to merit representation on the OS plan.</p> <p>The space between the elongated return and south party boundary along the length of that return, has been in-filled at ground level</p>



1891:

The 1891 revision to the 1847 OS map shows:

The railed 'Area' on the street frontage of no 21 has been removed or filled in.

The rear garden of no 21 has been erased and a sub-division of the open space has taken place suggestive of multiple occupancy of no 21 resulting in sub-division of this space

A hatched structure – possibly a canopy overhang or ground level grille, is shown in front of no 20.

The garden layout to no 20 has also been erased and the open space to rear of 20 has been sub-divided in two, along the line of the rear return, with the rear portion partially developed with a new structure along the length of the remaining party boundary with no 21

The space between the elongated return and south party boundary along the length of that return, remains in-filled at ground level.

No's 20 and 21 are delineated on the map as separate properties.



1893:

The 1893 GOAD Insurance Map shows:

No 21 is in use at that date and at ground floor as a Grocery with Tenants living above the shop.

The rear portion of the Grocery (coloured in yellow) has been amalgamated with the two rear structures within the garden space of no 20 (also coloured in yellow).

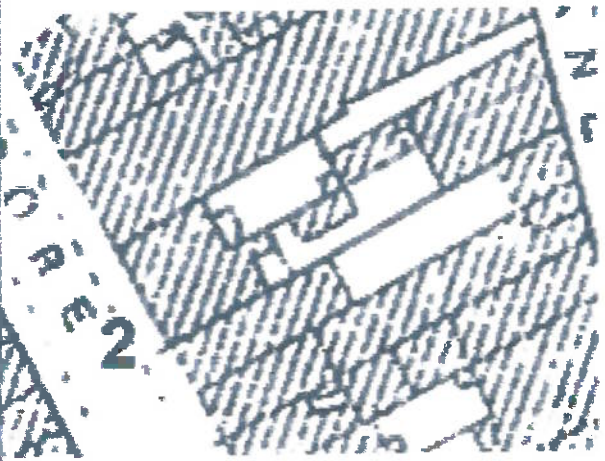
Murray's Court to the rear of No 21 is clearly in use as a stable lane with all structures described as stables on this map and internal sub-divisions clearly delineated.

No 20 is not designated as having a specific use category, this and the fact that they are

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	<p>treated as a single entity on plan with no 21 and the fact that the rear garden structures are conjoined with the structures to the rear of no 21 suggests that amalgamation between the two properties has occurred at this date.</p> <p>The mews type structure to the rear of no 20, accessed from Moore Lane is described as Stables and Stores and as can be seen from this map, it is accessible from the rear garden lands of no 20 as well as from the Laneway</p>
	<p>1908:</p> <p>The 1908 OS sheet show that little change has taken place since 1893, however it is notable that no's 20 and 21 are now represented as a single entity without separation.</p>

Recorded Occupancy and Use:

Date:	Use and Occupancy:	Source:
1783	No Merchant Record	Watsons Dublin Almanack
1803	No 20 Moore Street Linen Draper – Anne Ball	Wilsons Dublin Directory 1803
1821	No 20 Moore Street David Ireland, Registrar, Dublin Infirmary for Diseases of the Skin (Established 1818 the first of its kind in the British Empire)	Watsons Gentlemen and Citizens Almanack 1821
1834	No 20 Moore Street Dublin Infirmary for Cutaneous Disorders No 21 Moore Street Catherine Leonard - Upholsterer	Pettigrew and Oulton's Dublin Almanack 1834

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1840	No 20 Moore Street Edward Delany - Victualler	Pettigrew and Oulton's Dublin Almanack 1834
	No 21 Moore Street William Clarke - Upholsterer	
1840	No 20 Moore Street Edward Daly - Victualler	Pettigrew and Oulton's Dublin Almanack 1840
	No 21 Moore Street William Clarke - Upholsterer	
1862	No 20 Moore Street Patrick Behan - Victualler	Thom's Dublin Directory 1862
	No 21 Moore Street J Walsh - Greengrocer	

Interior Notes:

NONE; OWNERS HAVE REFUSED ACCESS FOR INSPECTION

Item:	Location:	Description:

Assessment of No's 20 and 21 Moore Street:

The plan, form and layout of no's 20 and 21 Moore Street remain remarkably consistent from the 1773 Scale Edition of Roques Map through to the contemporary OS sheets.

Based upon external visual assessment, the main body of both buildings as seen from Moore Street appears to date from the late 18th century and the masonry construction and roof configuration visible are consistent with this dating.

No 20 Moore Street:

The front brick façade facing onto Moore Street is, we believe, in part at second floor level of late 20th century date. The brickwork and jointing in this location is not consistent with its neighbour at no 21 and appears to be of more modern date where it abuts the neighbouring property at 19 More Street. That brick appears to be a modern machine made brick and the jointing is of cement. The pattern of 'quoining' to the south return of the wall at parapet level into the rendered party wall is a recent intervention suggesting significant alterations in the late 20th century at this level probably following the demolition of the second floor of no 19 in the late 20th.

Alterations at first floor conjoining two bays of this façade appear to date from the late 20th century. The parapet appears to have been rebuilt during the 1980s with the addition of a 'feature modillion' in cast cement shared across the widths of both no 20 and 21.

The roof form and chimney stack positioning is however typical of mid 18th century construction. The 'front to back' hipped profile is typical of that date.

We would provisionally (pending internal examination of plan form and detail) date the main body of this building on that basis to 1773 (the date of Scale's Map) with the caveat that significant alterations appear to have been carried out in the late 20th century to that fabric..

We would date the front bay window at first floor of the building to approximately 1950.

Note: It has not been possible to access the remaining portions of the rear lands or to inspect within the curtilage and attendant lands. It is suggested that the site is defined as shown on the basis of its original 1773 curtilage

20 Moore Street – Categories of Special Interest:			
Item:	Category:	Description of the Special Interest:	Notes
1.0	Architectural		
1.1		Positive contribution to streetscape and integral part of designed streetscape	The 18 th century plan form of the main body of the building as well as the 19th century façade alterations are of architectural significance as both a surviving part of the original Gardiner master-plan for the Street and an increasingly rare type of mid rank mercantile development.
2.0	Historical		
2.1		Historical interest by association with the events of the 1916 Rising	
2.2		Example of changes over time	
3.0	Archaeological		
3.1		Not known	
4.0	Artistic		
4.1		None Known	
5.0	Cultural		
5.1		Acquired cultural significance in the context of the development of More Street and its changing character into a Market Quarter since inception	

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5.2		Significant cultural interest as from its associations in 1821 with the Dublin Infirmary for Diseases of the Skin (Established 1818 the first of its kind in the British Empire) and its subsequent location as noted in 1834 as the Dublin Infirmary for Cutaneous Disorders	
6.0	<i>Scientific</i>		
6.1		None Known	
7.0	<i>Technical</i>		
7.1		None Known	
8.0	<i>Social</i>		
8.1		Through its setting as a part of the Moore Street Street market area	

Recommendation:

On the basis of our investigations, we are of the opinion that no 20 Moore Street is of Architectural, Historical, Cultural and Social 'Special Interest'.

We therefore recommend that the building is added to the Record of Protected Structures.

We also recommend seeking future access to determine the internal layout and detail of this building.

Assessment of No 21 Moore Street:

The front brick façade facing onto Moore Street is, we believe, of 18th century vintage. The brick and surviving elements of lime jointing are consistent with that date.

The roof form and chimney stack positioning is typical of mid 18th century construction. The 'front to back' hipped profile is typical of that date.

We would provisionally (pending internal examination of plan form and detail) date the main body of this building on that basis to 1773 (the date of Scale's Map).

Note: It has not been possible to access the remaining portions of the rear lands or to inspect within the curtilage and attendant lands. It is suggested that the site is defined as shown on the basis of its original 1773 curtilage

21 Moore Street – Categories of Special Interest:			
Item:	Category:	Description of the Special Interest:	Notes
1.0	Architectural		
1.1		Positive contribution to streetscape and integral part of designed streetscape	The 18 th century plan form of the main body of the building as well as the 19th century façade alterations are of architectural significance as both a surviving part of the original Gardiner master-plan for the Street and an increasingly rare type of mid rank mercantile development.
1.2		Quality of built fabric and survival of a significant portion of the original external fabric	Survey Plans shown at Fig 2.2 and 2.3 of The Environmental Impact Assessment on 14, 15, 16 and 17 Moore Street carried out by Shafrey Associates and Frank Myles on behalf of Chartered Land in 2012 shows the two room plan form and corner chimney stack configuration of no 21 to have survived at 2012 at first and second floor levels.
2.0	Historical		
2.1		Historical interest by association with the events of the 1916 Rising	
2.2		Example of changes over time	

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3.0	Archaeological		
3.1		Not known	
4.0	Artistic		
4.1		None Known	
5.0	Cultural		
5.1		Acquired cultural significance in the context of the development of More Street and its changing character into a Market Quarter since inception	
5.2			
6.0	Scientific		
6.1		None Known	
7.0	Technical		
7.1		Not Known	
8.0	Social		
8.1		Through its setting as a part of the Moore Street market area	

Recommendation:

On the basis of our investigations, we are of the opinion that no 21 Moore Street is of Architectural, Historical, Cultural and Social 'Special Interest'.

We therefore recommend that the building is added to the Record of Protected Structures.

We also recommend seeking future access to determine the internal layout and detail of this building.

3. O'Brien's Bottling Stores – Rear of 10 / 11 Moore Street:

Description:

Note: Bounded to the west by 10 Moore Street (1.) and 11 Moore Street (not part of this study), to the east by Moore Lane and to the east by Henry Place

Formerly a two storey structure (the fragmentary first floor walls being removed in 2010 - 2011 on the instructions of Dublin City Council's Dangerous Buildings Section).

The remaining structure comprise (externally) two red brick single storey façades in Dublin stock brick, facing respectively onto Moore Lane across the widths of the plots of 10 and 11 Moore Street (2 bays to each plot) and onto Henry Place (4 bays wide) in the rear portion of the plot of no 10 Moore Street in 'Flemish' bond with weather-struck cement pointing.

Granite cills and copings survive on both façades and the demolition of the first floor was curtailed at the cill level to the first floor.

The roof and first floor do not survive.

Window opes with arched gauged brick survive but are filled with concrete block-work on both façades.

An existing arched carriage opening top Henry Place survives but has been widened with the insertion of a steel support beam below arch level.

A profiled brick plinth to the Henry Place façade appears to be a later alteration to the façade, possibly to mitigate against damage by cart wheel hubs.



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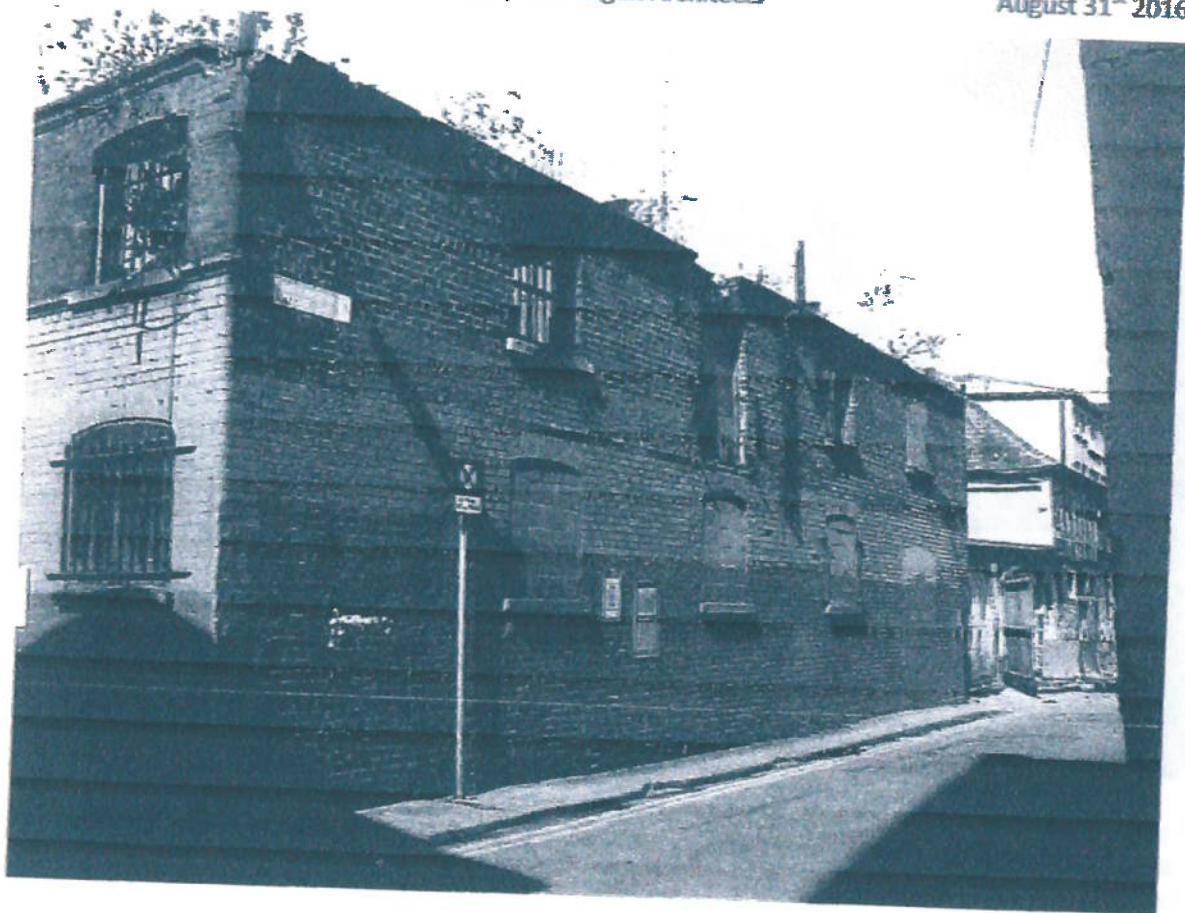
As mentioned Dublin City Council's Dangerous Buildings Section required the demolition of the surviving first floor structure in 2010-2011. The pre-demolition structure is recorded in Dangerous Buildings own photographs of that date.



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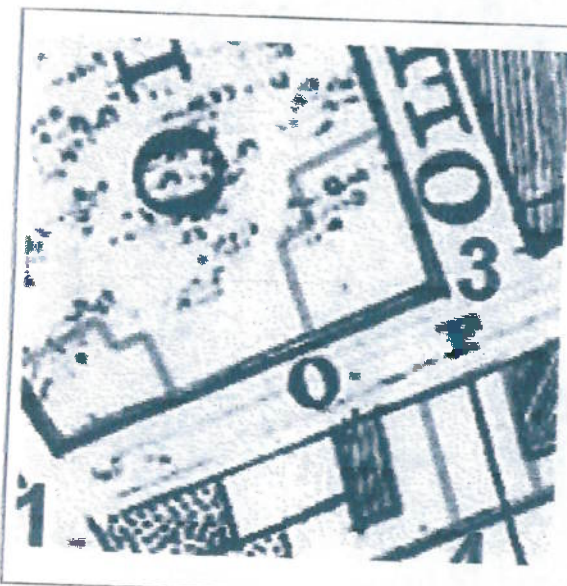
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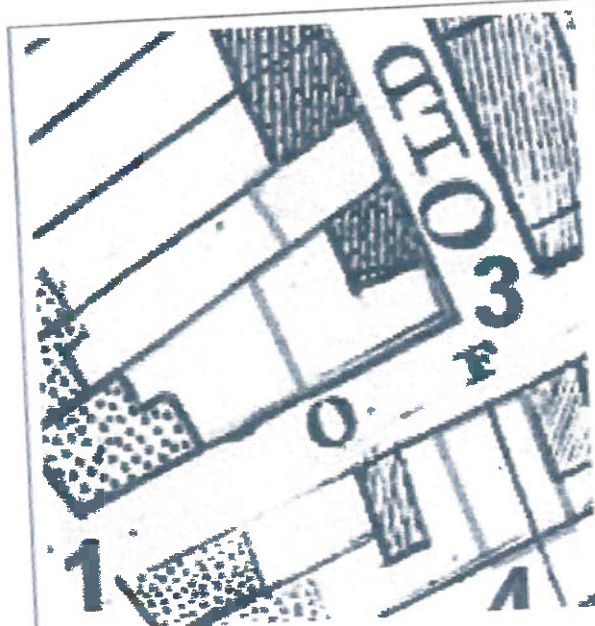
The demolished structure can be seen at first floor to incorporate red brick to Henry Place and yellow stock brick to Moore Lane, both in Flemish bond matching that of the surviving portions of the walls at ground level. Additionally, a profiled brick corbel cornice (to support guttering) is visible at the top of the wall.

Morphology:



1756:

Site cleared / undeveloped. Earlier cohesive street development is apparent on the opposite side of Moore Street and Henry Place and a matrix of streets and lanes has been established

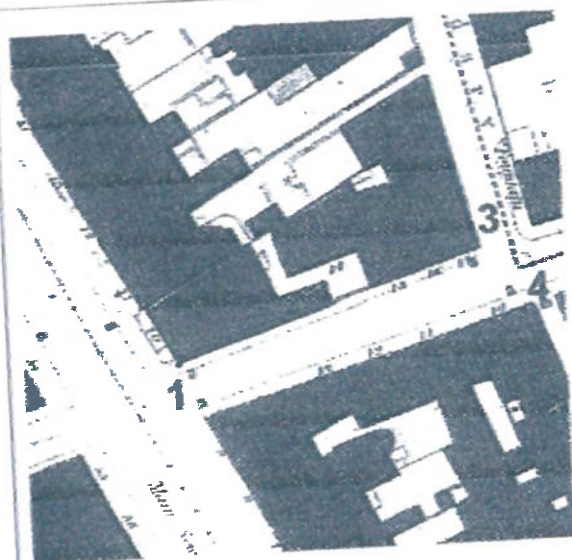


1773:

Site partly developed. Showing at ground level a trapezoidal plan stable structure occupying half of the plot width of no 10 Moore St and facing onto Moore Lane.

The rear gardens to no 10 and 11 Moore Street are clearly visible and boundaries in masonry delineated.

A mews structure is apparent facing onto Moore Lane and occupying half of the width of the rear garden suggestive of a carriage entrance to the rear garden to 10 Moore St being maintained.



1847:

The detailed 1847 OS map shows:

Alterations at ground level comprising the filling in of the rear return 'void' and the development of the rear garden inclusive of a new elongated return at ground level along the length of the south boundary wall at Off Lane.

A yard has been formed to rear leading into an industrial or warehouse type structure built in the rear garden and numbered separately as no 14 Off Lane and a further series of structures have been developed to the rear of the site and accessed directly from Off Lane (Henry Place) numbered 15, 16 and 17 Off Lane.

The stable / industrial back to the rear of no 11 Moore Street is shown as a separate premises.

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1891:

The 1891 revision to the 1847 OS map shows:

The plan form of the conjoined stables / industrial buildings survive as does the internal light-well abutting the party boundary with no 11 Moore Street.

No's 15, 16 and 17 Off Lane (Henry Place) are now shown as a single entity, the structure to the rear of 11 Moore Street accessed from Moore Lane is however still shown as a separate entity.

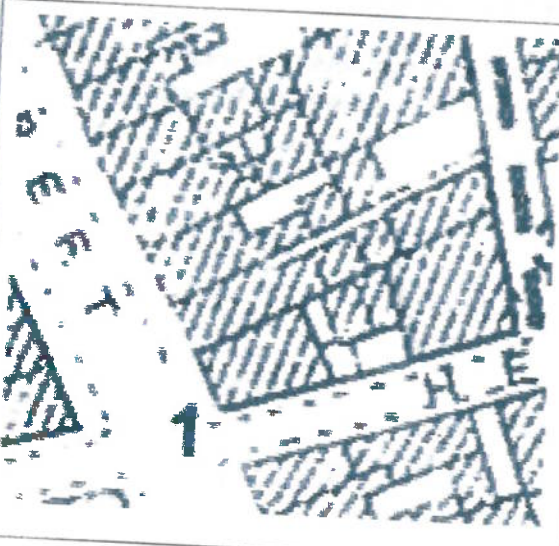


1893:

By 1893 the rear return along the boundary wall to the rear garden has been removed.

There is no indication of a front area. This feature appears to have been filled in.

An indication of internal subdivision is shown suggesting conjoining of no's 15, 16 and 17 Henry Place (Off Lane) with the stable building to the rear of no 11 Moore Street



1908:

The 1908 OS sheet show that little change has taken place since 1893, however while no's 15, 16 and 17 Henry Place are shown as a single premises, the stable building to the rear of no 11 Moore Street is shown as a separate premises

Recorded Occupancy and Use:		
Date:	Use and Occupancy:	Source:
1862	No 14 Off Lane Tenements No 15 Off Lane Tenements No 16 Off Lane William Dowd – Locksmith No 17 Off Lane Tenements	Thoms Dublin Directory 1862

Interior Notes:		
NONE; OWNERS HAVE REFUSED ACCESS FOR INSPECTION		
Item:	Location:	Description:

Assessment of O'Briens Bottling Stores to rear of No's 10 and 11 Moore Street:

The plan, form and layout of the site of O'Briens Bottling Stores have changed significantly from the 1773 Scale Edition of Roques Map through to the contemporary OS sheets.

Based upon external visual assessment, the main body of the surviving building fabric as seen from Moore Lane and Henry Place facing onto the lane-way appears to date from the late 19th century.

The surviving brick façades facing onto Moore Lane and Henry Place are not, we believe, of 18th century vintage. Based upon an examination of the building brick and the detailing of the moulded corner at the abutment of Moore Lane with Henry Place we are of the opinion that the two surviving brick façade elements date from the late 19th century. The surviving fabric appears to date from circa 1890 on the basis of the detailing present

We would provisionally (pending internal examination of plan form and detail) date the main body of the surviving built fabric on that basis to approximately 1890.

Note: It has not been possible to gain access to inspect within the curtilage and attendant lands. It is suggested that the site is defined as shown on the basis of its 1891 curtilage

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O'Briens Bottling Store – Categories of Special Interest:

Item:	Category:	Description of the Special Interest:	Notes
1.0	Architectural	N/A	
1.1			
2.0	Historical	Historical interest by association with the events of the 1916 Rising	<p>High level of Historic Importance.</p> <p>As stated in the Environmental Impact Assessment on 14, 15, 16 and 17 Moore Street carried out by Shaffrey Associates and Frank Myles on behalf of Chartered Land in 2012, the Building was occupied during the fighting by a detachment led (briefly) by Frank Henderson.</p>
2.1			
3.0	Archaeological	Not known	
3.1			
4.0	Artistic	None Known	
4.1			
5.0	Cultural	None Known	
5.1			
6.0	Scientific	None Known	
6.1			
7.0	Technical	None Known	
7.1			
8.0	Social	None Known	
8.1			

Recommendation:

On the basis of our investigations, we are of the opinion that O'Briens Bottling Store is of Historical 'Special Interest'.

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We therefore recommend that the building is added to the Record of Protected Structures.

We also recommend seeking future access to determine the internal layout and detail of the
surviving parts of this building and to determine necessary works to ensure the protection of its
vulnerable and exposed surviving brick fabric.

4. The 'White House' - Henry Place:

Description:

The 'White House' is located on the junction of Henry Place and Moore Place.

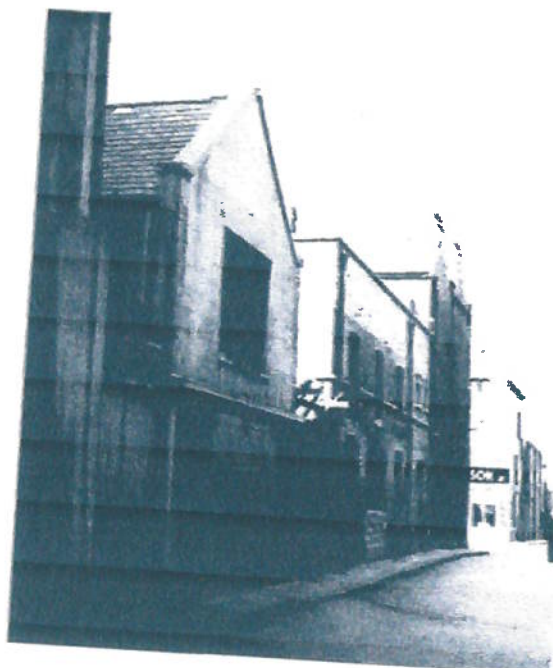
Moore Place was a narrow laneway which returned through 90deg to exit for much of its history, through 6 Moore Street.

The White House is shown on photographs taken immediately after the events of the 1916 Rising, as a 3 bay brick building over a ground floor with white-washed elevation.

The building as seen in that image dates from between 1780 and 1840 and is clearly visible on the high resolution 1847 OS Sheet.

At the date of the Rising it accommodated another O'Brien warehouse – a stone beer store, with a small yard to rear and the upper floors were in tenement use.

By 1952 when recorded by the Bureau of Military History, the White House had been significantly altered by the reduction in height to two stories, the construction of a new slated roof, and significant alterations to the laneway (front) façade to form a single new ope at first floor and two new door openings at ground level.



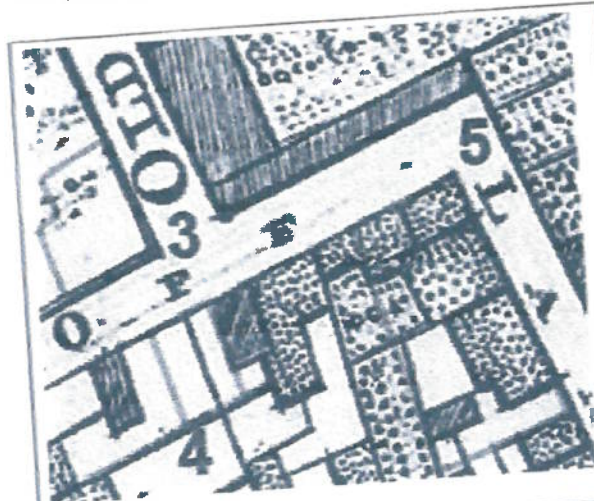
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The modern day façade is heavily obscured by painted cement render but failure of the render to the west party wall and the base of the front façade wall abutting the east party wall show that late 18th / early 19th century Dublin stock brick construction beneath the render.

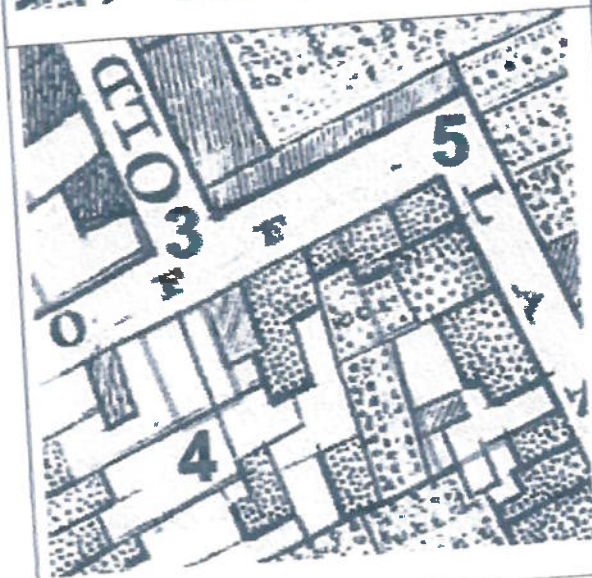
Morphology:



1756:

Site undeveloped. Earlier laneway development is apparent in adjacent sites the hatching of which here shows that they were in residential use.

The site of the white House is bisected by a boundary / garden wall running north to south although its northern and southern boundaries are clearly visible.



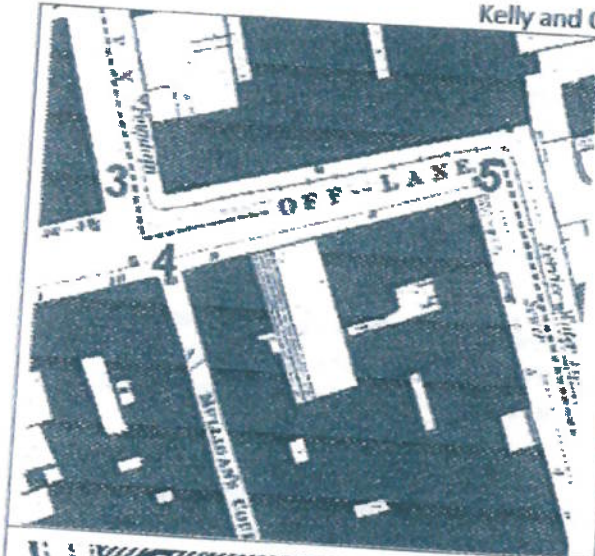
1773:

The site remains undeveloped and neighbouring properties remain unaltered and in residential use.

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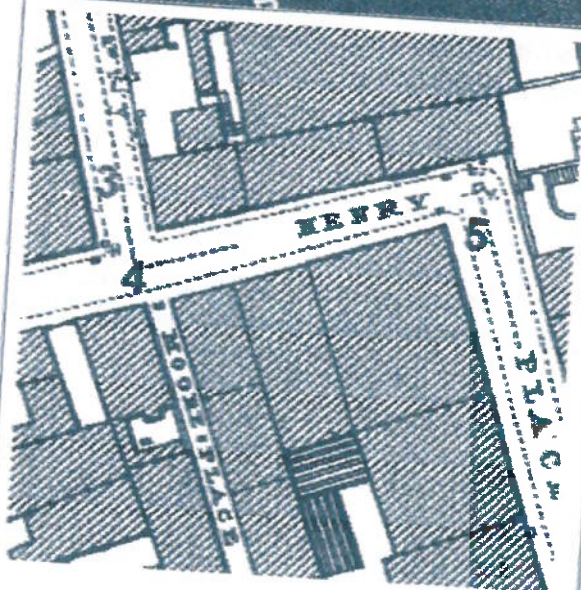
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1847:

By 1847 the site has been developed and A new laneway – Mulligans Court, has been formed to the east side of the site and developed on both west and east sides..



1891:

By 1891 Mulligans Court has been renamed More Place.

The plan form of the building has been altered by the filling in of a light-well and the formation of a new light-well adjacent to the south façade.

That second light-well is possibly an earlier light-well which had been covered over by 1847 as such a feature would have been typical in the early 19th century in a three bay building of this type.

The exposure of a central a projecting feature in that wall possibly a central chimney stack in the rear room, would support this hypothesis.

Plot width and sub-division along Moore Place suggests that the White House was one of 6 houses developed contemporaneously.

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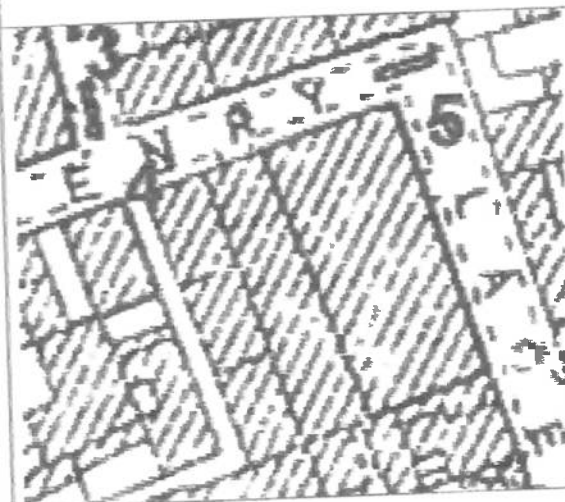


1893:

By 1893 the rear return along the boundary wall to the rear garden has been removed.

The 1893 map shows the building as 'Tens' (possibly meaning 'Tenements').

The light-well to the west previously covered can now be seen and it is clear from comparison with similar plot development across Moore Place that the 'White House' is one of six identically conceived properties with matching light-well locations.



1908:

The 1908 OS sheet shows no change has taken place since 1893,

Recorded Occupancy and Use:

Date:	Use and Occupancy:	Source:
1862	Daniel Cavanagh – Hay and Straw Dealer	Thoms Dublin Directory 1862

Interior Notes:

NONE; OWNERS HAVE REFUSED ACCESS FOR INSPECTION

Item:	Location:	Description:

Assessment of the 'White House':

The plan, form and layout of the site of the White House and Moore Place have changed significantly from its first recorded appearance on the 1847 OS Map through to the contemporary OS sheets.

Dating the existing structure is extremely problematic in that it has suffered major alterations following the events of the 1916 Rising which have resulted in loss of a full storey, re-ordering of the façade and fenestration, application of a render finish and re-roofing to the extent that it is extremely difficult to date the surviving fabric (if any).

We are of the opinion that some 19th century brick survives at the base of the front façade wall facing onto the laneway (visible where render has fallen away) and on the east and west party walls. The extent of this surviving brick fabric is however, extremely difficult to ascertain and we would add that in this particular instance the buildings original meaning and architectural integrity has been entirely lost or obscured as a consequence of the later alterations.

We cannot, in the absence of access and possibly of opening up works, date this structure with any confidence as a consequence of these alterations.

Note: It has not been possible to gain access to inspect within the curtilage and attendant lands. It is suggested that the site is defined as shown on the basis of its 1847 curtilage

O'Briens Bottling Store – Categories of Special Interest:

Item:	Category:	Description of the Special Interest:	Notes
1.0	Architectural	N/A	
1.1			
2.0	Historical	Historical interest by association with the events of the 1916 Rising	<p>High level of Historic Importance.</p> <p>The role of the White House in the events of the 1916 Rising are eloquently stated by Franc Myles (P.51) in the Environmental Impact Assessment on 14, 15, 16 and 17 Moore Street carried out by Shaffrey Associates and Frank Myles on behalf of Chartered Land in 2012.</p> <p>The Building was occupied for a part of the fighting by Oscar Traynor, Tom McGrath, Michael Staines, Fergus deBurca and Sean McLoughlin and barricading works within the building at first floor level were described by Fergus</p>
2.1			

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			deBurca as being carried out under the command of Michael Collins "in Captains uniform".
3.0	Archaeological		
3.1		Not known	
4.0	Artistic		
4.1		Not known	
5.0	Cultural		
5.1		Not known	
6.0	Scientific		
6.1		Not known	
7.0	Technical		
7.1		Not known	
8.0	Social		
8.1		Not known	

Recommendation:

On the basis of our investigations, we are of the opinion that the 'White House' is of Historical 'Special Interest'.

We cannot however recommend that the building is added to the Record of Protected Structures without further investigation.

As mentioned previously in this report, the extent of surviving fabric is extremely difficult to ascertain and in this particular instance the buildings original meaning and architectural integrity has been entirely lost or obscured as a consequence of the later alterations.

We recommend seeking future access to determine how much (if any) of its original fabric survives.

5. O'Briens Mineral Water Factory – Henry Place

Description:

The 'O'Briens Mineral Water Factory is located on the north west corner of Henry Place as it turns south to Henry Street.



It is brick built, in English Garden Wall bond, with the ground floor rendered and, at first floor exposed brick, with a concrete band beam at window head level to first floor and above that a further storey of brick in Saw Tooth profile, concrete capped with matching North-Light roof profile over.

Windows are of industrial with format 20th century 'Crittals' pattern at first floor with more traditional double cube vertical windows at ground level.

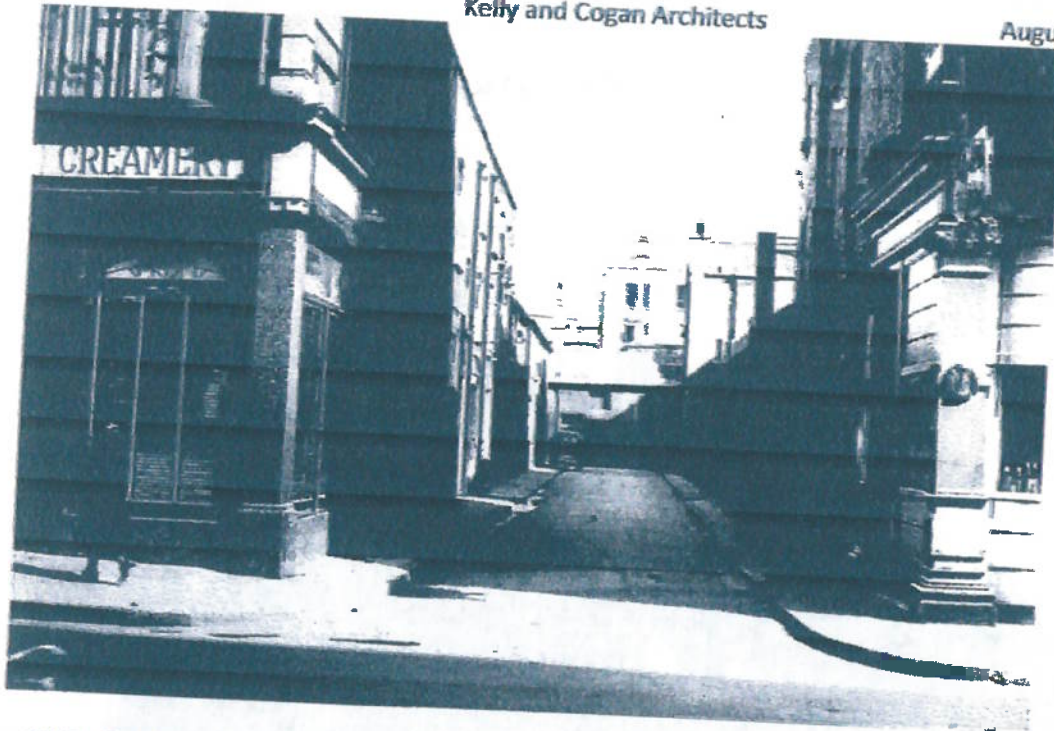
The construction of the building suggests that the ground floor and first floor external walls onto Henry Place are not contemporary with one another. The Saw Tooth profile appears to also be of separate construction.

The building presents as a structure that has been built (or re-built) in several phases

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A 1952 photograph of Henry Place taken from Henry Street in the archives of the Bureau of Military History shows the building at the bottom of the lane on the left as a two storey brick structure.



A related image of the same date this time from Henry Place facing Henry Street shows the building on the right as a brick two storey structure of residential scale and character.

At the present date the subject building is a two storey brick industrial structure with a saw to north-light roof and horizontal windows of mid-20th century vintage.

The building has clearly been substantially altered since 1952.

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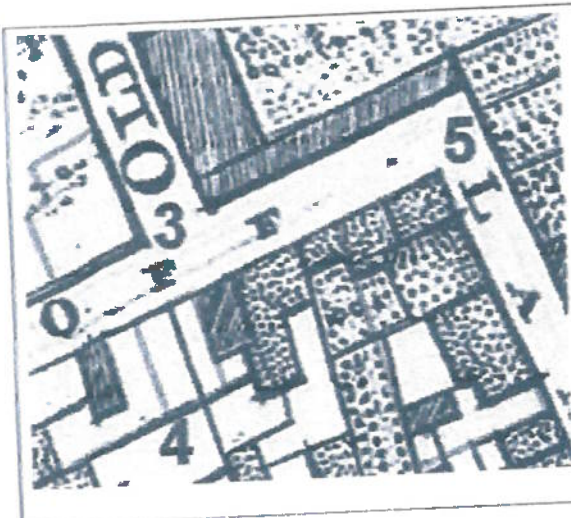
A photograph taken post 1916 from Henry Street to Henry Place recording the damage caused by the fighting in 1916 shows a ruinous series of structures in the mid foreground which it is stated are the ruins of the pre-1916 Mineral Ware Factory which appears to have been heavily damaged during the bombardment of the area.



However the exact identify of these buildings is questionable and merits further investigation.

Failure of the render to the north east corner wall at the base of the front façade wall appears to show early 19th century Dublin stock brick construction beneath the render at ground level.

Morphology:



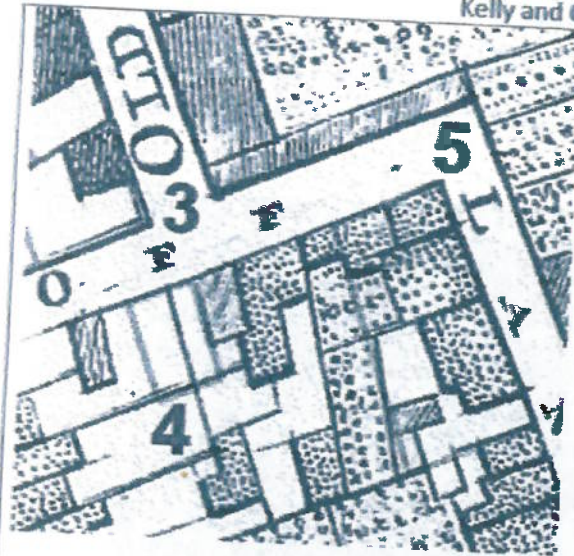
1756:

Site developed as a series of separate plots the hatching of which here shows that they were in residential use.

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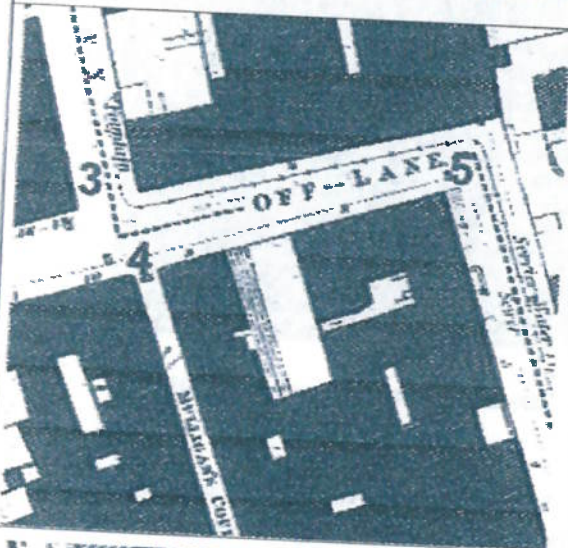
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1773:

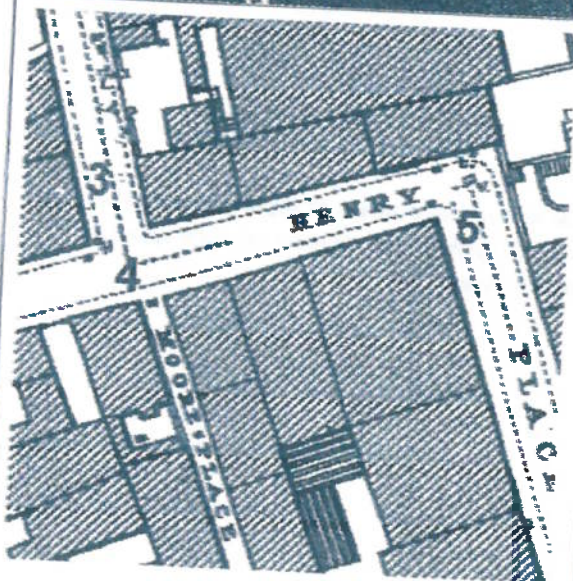
The site remains unaltered and in residential use.

Ornate garden plots are clearly visible.



1847:

By 1847 the site has been further developed and the individual plots numbered 4 through to 8 and a new laneway – Mulligans Court, has been formed to the east side of the site and developed on both west and east sides.



1891:

The site is shown as a single conjoined entity.

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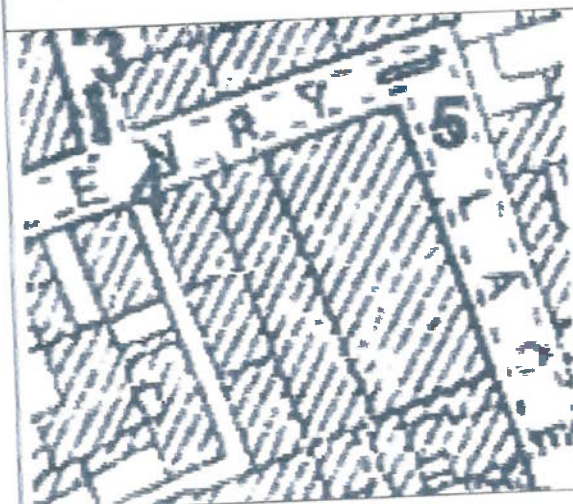


1893:

The Goad map of 1893, shows the internal subdivision at ground floor of the site and the interlinkage between parts.

That internal layout is suggestive of a number of residential buildings of two room plan which have been conjoined .

The Goad map states that the site is in use as the 'O'Brien & Co Mineral Water Factory'



1908:

The 1908 OS sheet show that no change has taken place since 1893.

Recorded Occupancy and Use:

Date:	Use and Occupancy:	Source:
1834	<p>No's 5 and 6 Off Lane Lodgings</p> <p>No 7 Off Lane Patrick Smith Huxter John Ralph – Huxter</p> <p>No 8 Off Lane John Cuddy – Dairy John Campbell – Cooper James Rogan – Chimney</p>	Pettigrew and Oulton 1834

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	Sweeper	
1840	No 8 Off Lane John Campbell – Cooper John Cullen – Dairy	Pettigrew and Oulton 1840
1842	No 8 Off Lane John Campbell – Cooper John Cullen – Dairy No 4 and 5 Off Lane James Doyle – Mat Maker James Farley – Washing and Mangling Matthew Kennedy – Washing and Mangling	Pettigrew and Oulton 1842

Interior Notes:

NONE; OWNERS HAVE REFUSED ACCESS FOR INSPECTION

Item:	Location:	Description:

Assessment of the O'Brien and Co Mineral Water Factory:

The plan, form and layout of the site of the subject property has changed significantly from its first recorded appearance on the 1891 OS Map through to the contemporary OS sheets.

The existing structure appears to largely post-date the events of the 1916 Rising.

The current structure appears to post-date the 1952 photographs taken by Oglagh na hEireann's Bureau of Military History

We cannot, in the absence of access, whether any original fabric survives these alterations.

Note: It has not been possible to gain access to inspect within the curtilage and attendant lands. It is suggested that the site is defined as shown on the basis of its 1891 curtilage

Assessment of the O'Briens Mineral Water Factory:

O'Briens Mineral Water Factory – Categories of Special Interest:

Item:	Category:	Description of the Special Interest:	Notes
1.0	Architectural	N/A	
1.1			
2.0	Historical	N/A	
2.1			
3.0	Archaeological	N/A	
3.1			
4.0	Artistic	N/A	
4.1			
5.0	Cultural	N/A	
5.1			
6.0	Scientific	N/A	
6.1			
7.0	Technical	N/A	
7.1			
8.0	Social	N/A	
8.1			

AN BORD PLEANÁLA
07 FEB 2022
LTR DATED _____ FROM _____
LDG- _____
ABP- _____

Recommendation:

On the basis of our investigations, we are of the opinion that the visible built fabric of the O'Brien Mineral Water Factory is a modern structure post – dating 1952.

We cannot recommend that the building is added to the Record of Protected Structures without further investigation.

We recommend seeking future access to determine how much (if any) of its original fabric survives.

