

SECTION 131 FORM

Appeal NO: ABP 312 642-22

Defer Re O/H

TO: SEO

Having considered the contents of the submission dated/ received 08/02/2022
fromAngus O'Suodagh TD I recommend that section 131 of the Planning and Development Act, 2000
be not invoked at this stage for the following reason(s): No new planning issuesE.O.: Rosa O'SuodaghDate: 11/3/22

To EO: _____

Section 131 not to be invoked at this stage. ☐Section 131 to be invoked – allow 2/4 weeks for reply. ☐

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached
submission

to: _____ Task No: _____

Allow 2/3/4 weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____



Aengus Ó Snodaigh TD

Urlabhraí Gaeilge, Gaeltachta, Cultúir agus Ealaíon
Spokesperson on Gaeilge, Gaeltacht, Culture and the Arts

Teach Laighean, Sráid Chill Dara, Baile Átha Cliath 2. D02XR20

Email: aengus.osnodaigh@oireachtas.ie Tel: 01-6184084



Twitter: @aosnodaigh

Facebook: Aengus O Snodaigh TD

Instagram: @aengus.osnodaigh

AN BORD PLEANÁLA
LDG- 04888-22
ABP- _____
08 FEB 2022
Fee: € 50 Type: Cash
Time: 17.13 By: Hand

A chara,

observation

Please find enclosed my ~~objection~~ *observation* in relation to planning applications **2862/21** and ~~2861/21~~ which I made objections too also when permission was sought last year 2021.

Is mise le meas

Aengus Ó Snodaigh TD

8/2/22

A chára,

observation

I, Aengus Ó Snodaigh TD wish to record the following ~~objections~~ to the planning permissions given by Dublin City Council to planning applications **2862/21 and 2861/21** which I made objections too also when permission was sought last year 2021.

Firstly, I support those who believe that the site in question is of such national and international historic importance that the consideration of the applications for 'development' warrant a full oral hearing.

While An Bord Pleanála at this stage are only concerned with two applications, there are three inter-locked applications thus far to do with this site, and even at that, the combined three are in fact conditional on future planning applications being submitted and granted. In fact applications have not been made, nor permissions granted for that part of the Dublin Central site and may never be made given that the applications currently before An Bord Pleanála having achieved planning permission have already inflated the value of these holdings for the property group Hammerson.

The three applications are inter-linked and involved a contiguous and co-dependent site with each other and with the yet unseen other applications, and the intention is to develop the site as a singular entity, as can be seen by the title Dublin Central which the scheme has been promoted as. The applicant does not in fact have vacant possession of all the properties in question, nor in fact does Hammerson own all the properties in question. And that in the case of some properties the granting of consent to be included in the scheme would be contrary to the expressed wishes of the elected members of the Dáil including the government members or Dublin City Council who own the properties. Dáil Éireann through its unanimous support on two occasions in 2021 for the passing of the Ceathrú Chultúir 1916 Bill 2021 and its intention to protect the whole streetscape and buildings in the vicinity, and, Dublin City Council with its passage of a Council motion declaring the area as a whole "an architectural conservation area", have both shown that any planning application to do otherwise would be contrary to their stated aims.

It is my understanding that the Developer does not own, 24/25 Moore Street, nor part of No. 18 Moore Street which are contained within the three planning applications which were submitted together to Dublin City Council in June 2021. With no permission for the sale of 24/25 Moore Street granted by the Council members, and no department or Ministerial consent for the knocking of No. 18, which the applications are reliant upon, and with the third application 2863/21 which Dublin City Council Planning Department has sought further additional information containing the compound and service yard for the development contained in the other two developments, all these applications should be reviewed together.

The applications are also contrary to the stated position of Darragh O'Brien TD, the Minister for Housing, Local Government and Heritage who Housing produced an earlier version of my bill called Cheathrú Cultúir Bill 2021 called Moore Street Area Renewal and Development Bill 2015 which was submitted in the Seanad in 2015. That bill also called for the area to be persevered as a Culture Quarter.

I believe further that if the applications are granted the developments would interfere with context, of the stated National Monument at 14-17, its place in a terrace of houses, its plot lines in particular to the rear.

The application or the site has not been independently assessed, as no full archaeological assessment of site has been carried out and Dublin City Council voted that numerous buildings within the applications' scope be included in the Record of Protected Structures. That process is ongoing, I find it bizarre that planning permission was granted by the Planning Department of that same Council while such a process was ongoing.

According to the last property development company that had possession of No. 18 declared that this building predated the 1916 Rising and therefore receive the same protections as those in the state-declared National Monument 14-17.

Further to that, the justification for interfering, as these applications do, with the conservatively delineated national monument, 14-17 Moore Street, in the form of a monstrosity of an archway and the destruction and removal of No. 18, is to allow the footfall to filter onto Moore Street from the Metro via a new roadway/ pedestrian route through what was the back yards and gardens. This area is specifically the area described in accounts as where the regrouped Irish republican soldiers from the GPO gathered to receive the military order to surrender from the Council of the Republic which had met in No. 16.

While I would contest the limited designation of just 14 to 17 Moore Street as being the extent of the National Monument, the proposed scheme is intent on encroaching on the curtilage of that monument with its pedestrian route through No. 18 Moore Street and gardens and rear of same.

I would further contend that any hope of the two applications under consideration being completed if permission is confirmed by An Bord Pleanála is minimal given that the whole scheme is totally dependent on other planning permission application(s) as yet not made, but the intent of which can be gleaned from the published documentation around the conceptual "Dublin Central" which the developer Hammerson has presented as the overall intention for its holdings coupled with those of the State, a State company and the local authority Dublin City Council which are central to its applications. It is further dependent on, as yet unconfirmed, unapplied and only at concept stage underground Metro for the city of Dublin. This underground public transport network had been touted for decades, but has not been delivered and even recently its start date for construction and delivery was pushed out further by Transport Infrastructure Ireland and the Minister for Transport Eamon Ryan. It is still at a concept stage: no Railway Order has been applied for, no funding set aside and no route has been confirmed. The reason we raise this as being relevant to the consideration of these applications is that the projected footfall associated with such a Metro, specifically if a Metro station is allowed at a location under such development with a passenger entrance and exit at their preferred O'Connell Street/Moore Lane point, is the justification for the whole scheme. They are not stand-alone schemes/applications, and I believe that they will not be proceeded with without the rest of the scheme (O'Connell Street Metro) being granted permission.

Oral hearing

I further believe that as I stated in my Dublin City Council objection to these three co-joined application, that the planning authorities have a duty not only to take into account the planning laws, the Dublin Development Plan as it exists, but also indicative planning policies as indicated by the legislature and the City Council, and of course the greater good.

It is in that context that the Dublin Central planning applications sit, and I for one cannot see how the future vision for Dublin city centre or the greater good can be served by the destruction of the oldest street market in the city; the destruction of 1916 building and streetscape and the closure of long-established businesses with the possibility of continued dereliction due to a 15-year permission being sought or a traffic bottleneck created during construction which could be for years.

The planning permission should be refused because there are better alternatives set out for the area one of which has the support of the democratically elected members of parliament of for the area, including those for the electoral division in which this site sits, as set out in my own An Cheathrú Cultúr Bille 2021. The Moore Street Preservation Trust have produced a scale model of another similar vision and others have produced ideas and vision for the area which are at odds with what has been proposed by Hammerson in their Dublin Central planning masterplan.

The intend of my bill passed by the Dáil at Second Stage is to create a Culture and Historical Quarter covering the extant of the Moore Street Battlefield Area, protecting, restoring, and preserving the full 1916 streetscape and buildings with the once thriving food market and the area's shops. Such a development plan would be a contract between a city and its people, but to allow the Hammerson vision as captured in these applications would be to allow commercial considerations to dictate the destruction of a historical part of the city. It would be a breach of the thrust the citizens have in their Council if what they hold dear is erased.

The status as this being most historic street in the state will be lost forever.

As the ad says, "once it's gone, it's gone".

As I have stated there are many alternative and viable solutions for re-energising of this area which has been purposefully allowed become a derelict eyesore in the hope that people would accept any development rather than have the continued shameful neglect and dereliction. That dereliction has been encouraged by its previous and current owners and assisted by the failures of Dublin City Council and the State by their failure to keep the street market fully alive and their failure to compulsory purchase (CPO) the buildings left derelict, including those being hoarded as developers build their proposed development site.

There is no denying that a future Moore Street will need a more mixed usage than its current retail offerings and this is reflected in the vision of the Market expert group and in my Cheathrú Cultúr Bille 2021. These planning applications do not strengthen, reinforce or integrate with the existing Moore Street market or the remaining independent businesses. In fact, the market and businesses will more than likely be lost FOREVER throughout the lengthy construction phase.

There is no denying either that the area surrounding the proposed site requires upgrading, modernisation and investment, though much of the vicinity has seen development of apartment blocks, shopping mall and hotel in the past 20 years, and there have been plans for an upgrade of the Arnotts footprint.

None of that dictates that a street so important in Irish historical context or our heritage should mimic the modernising office/retail block development which has been built around it. There is an opportunity to do something different and set a standard, reflect a vision which would attract people from afar and near to see a living street market in a context of a street so important in the revolution that was the 1916 Rising which came basically to an end in the lanes and building within the footprint of these planning application, namely the 1916 Moore Street Battlefield Area.

While an Historical, Cultural Quarter concept is not reliant on state investment to be successful or even initiated, it is preferable that National Monuments is in the hands of the State, to protect and promote them. In this instance the whole site was in the view of the High Court a National Monument.

There are examples of historic or cultural quarters flourishing and the Titanic Quarter in Belfast for instance has been deemed a success story.

Much of the footfall which the viability of these planning permissions Dublin Central are dependent on are illustrative of a pre-Covid time, when more shopping was done more in person than online, when the demand for offices in Dublin City centre was high, whereas now the world has changed, and much of what had been envisaged re shopping on-line and working remotely has come to being.

As I have indicated earlier in this submission another central tenet of the Dublin Central application is its dependence on Metro North going ahead, that a Railway Order will be granted, and that Metro North will use the building in O'Connell Street to host the Metro station, with people spilling out onto Moore Lane and O'Connell Street. There are too many variables there to build a future footfall on which the commercial retail element of the Dublin Central plan to be dependent on. Any one of those variables could fail, there is no guarantees, which may end up with the area being a ghost-town area again and unviable.

These buildings have been described as the most important buildings in the state by the National Museum and Dublin City Council must ensure prior to the planning

process proceeding that Dublin City Council and an independent team of conservational architects and archaeologist should be allowed complete the work of inspecting each and every building, garden walls, yards, and basements to assess them to establish if they contain pre-1916 elements.

This is even more important as the previous developer-Chartered Land stated that buildings that Hammerson now claim are post 1916, are in fact pre-1916, notably no.18 which Hammerson propose to completely demolish.

If permission is granted the fabric and context of the laneways will be forever changed removing with them the visage the Volunteers of 1916 once had. Any alteration in the way imagined by Hammerson in their Dublin Central plans would be removing the walking tour stories', real-life experience possibilities and much of the heritage of the area. It's easier to explain how an area looked like if it is still there. This visual should not be removed as it hinders the ambiance and visuals of the walking tours affectively altering the story of 1916.

It is also not correct to state as some have that only Nos. 18-19 Moore Street and the White House would be the only buildings due to be fully demolished, other buildings Nos.10-13 and Nos. 20-25 will be demolished or partially demolition which the High Court had stated were part of the National Monument.

Much of these processes in relation this site will be dependent on whether the minister permits the destruction of Nos. 18/19, Nos. 13/12 which he has a say in due to their boundaries being shared with the buildings the state hold and that have been declared as a National Monument 14-17 Moore Street. We would hope that the planning authorities will bear this in mind when taking their decision as the current plans does not take due care of the relationship between these building Nos. 18/9 and Nos.12/13 Moore Street and the state-owned 14-17 which they have indicated as a 1916 heritage centre and which are a declared National Monument for a number of years now. The logic is that the whole terrace and their associated yards and the paths and lanes abutting it form a contiguous site and therefore an injury to one portion of it, is an injury to the whole. The fact that injures where inflicted on the terrace of Moore Street in the past does not justify the replication of such a misguided approach.

The demolition of Nos. 18/19 to make way for an 'archway' which is totally out of context with terrace and would be visually intrusive on the historic nature of the area. Not continuing the line of the terrace would be a missed opportunity to allow the retelling in buildings of the story of that fateful few days in April 1916.

There is a need for any building works to have a minimum intervention to protected structures, which is not the intention here

The dead hand that enveloped the of Moore Street Market and its 300 years of Heritage has prevented this once vibrant market from flourishing and any planning

application must ensure that the needs of market stall holders now and the future must be considered. Again, these applications fails to measure up to the proposals of the Moore Street Market Expert Group. The heritage, tourism and economic value of the market should not be under-estimated or, but rather embraced and helped to flourish again. Market Street stall holders were facing a further 15 years of their stalls not being viable due to continued dereliction, disruption to business, lack of footfall, if the 15-year planning permission being sought by Hammerson was granted and on top of that the length of time it would take to build a site. The same is true of the remaining businesses on the street. There is no denying that the market should be revitalised, with new and varied products, and I know from working and talking with some the stall holders that they would be happy too, as they have already, embrace the changes to the nation's palates and trends of today.

The Moore Street Market contributes to the cultural vibrancy of the city and is part of the city's cultural infrastructure – Any loss of the market would be contrary to development plan policies CHC24 and CHC33 and would severely impact remaining independent businesses on Moore Street.

Major questions still exist around the ability of this site and the further three applications which would be connected to it when Hammerson submit them for the O'Connell Street properties around transport, traffic etc. There are major public transport routes flowing directly past between Luas and bus service, without considering the vehicular traffic on O'Connell Street and Parnell Street.

It should be remembered that the businesses on Moore Street and even the adjoining streets must also continue trading to survive and they also need to be supplied and they must also trade, so traffic must be able to deliver and collect from them. A single direction of traffic inf=to the site and exiting onto Parnell Street is likely to restrict their ability to trade, especially that a given time there could be the parking or stacking of some 20,30,40 plus trucks at any given time within that area causing a traffic bottleneck, discouraging customers, and making near impossible to guarantee delivery to customers within a given time. The area traffic wise could be at a standstill during much of the construction phase which is estimated to take with no hic-cups over three years, that's for these three applications alone.

It should further be remembered that one of the State's main maternity hospitals is also nearby and there needs to be guaranteed access maintained for ambulances, and that building works cannot be allowed prevent the hospital operating in any way nor be noisy, dirty, dusty in a way which will affect the mothers and their children or any other aspect of the working of the hospital.

It should not be taken as a given that the developer, Hammerson, has the wherewithal to develop this portion of the site known as Dublin Central and that given the underlying precariousness of the parent company, that in all likelihood the site would if given planning permission would be sold on, flipped. This would ensure

that the purchaser, as in majority of other flipped site, would apply for a different planning permission, further extending the dereliction of the area. The only realistic and deliverable plan for the Moore Street Battlefield Area is for the state to purchase, CPO or otherwise acquire the full site and develop it along the grounds as envisaged by my An Cheathrú Cultúr Bille 2021.

We contend that the city centre doesn't need any more major shopping or retail space on the scale imagined and that this site along with the GPO should be central to refocussing the city on drawing people into its heart to enjoy its culture and heritage.

Much of the city centre is derelict, with many of the main streets and shopping malls struggling to attract new tenants due to high rents, lack of footfall and thus they will all be competing against each other for the same pool or reduced.

I also believe that proposal contravenes development plan policy SC1 which states that Dublin is intrinsically a low-rise city. Moore Street as a battlefield site is not a location identified for taller buildings. The development plan identifies that Dublin is a low-rise city and requires development to protect conservation areas and the architectural character of existing buildings, streets, and spaces of artistic, civic, or historic importance, and to ensure that any development is sensitive to the historic square and protects and enhances the skyline of the inner city.

This proposal I believe, would be contrary to the purpose of Z5 designation by reducing the cultural space within the city centre, impacting on its night-time culture, and facilitating an over concentration of hotel/retail developments in the area considering the many existing hotels/shopping centres in close proximity. There are already over 40 hotels within 2km of the site, and more than 20 hotels and B&Bs within a ten-minute walk, we don't need any more hotels in the environs of Moore Street.

The site is already a cultural destination for both locals and visitors, which will be reduced in scale and significance if planning permission is granted. The whole site should be sensitively restored. The current proposed planning application is not sympathetic to the local physical or cultural heritage and encroaches on the curtilage of the current declared state-owned national monument or the other protected structures in the area.

I believe that that a conflict of interest which exists should form part of An Bord Pleanála's deliberation as it impacts on the ownership of the site and how the portfolio of properties was put together. One of the officials who was involved in purchase for the State of the National Monument Nos. 14-17 Moore Street as an employee of NAMA, now heads up Hammerson Ireland the property developer which purchased from NAMA the majority of other properties which form the landbank concerned in these applications. Conor Owens transferred from NAMA to Hammerson shortly after the completion of the 'sale' to state of Nos. 14-17. For

reference is correspondence from NAMA, error included setting out some of the above. [Hammerson only fully took over the site from Chartered Land/NAMA in July 2017 when he (Conor Owens) was in fact Head of Assets Recovery, not 2015 as stated here].

From: NAMA OIR <OIR@nama.ie>

Sent: Monday 25 January 2021 15:46

To: Brid Smith <Brid.Smith@oireachtas.ie>; NAMA OIR <OIR@nama.ie>

Subject: RE: Info on project

Dear Deputy Smith,

Thank you for your email.

I refer to your queries regarding Mr Connor Owens and his role in relation to the Project Jewel loan portfolio sale.

At the outset, I wish to point out that Mr Owens was not the Head of Asset Recovery during the sales process for Project Jewel, undertaken in 2015. Rather, he was a Senior Divisional Manager reporting to the then Head of Asset Recovery. Mr Owens led the Project Jewel transaction team which reported to the NAMA Executive. The delegated authority level for decisions pertaining to Project Jewel was the NAMA Board.

I can advise that Eastdil Secured acted as NAMA's loan sale advisor for Project Jewel. Accordingly, Mr Owens and the project team would have engaged frequently with Eastdil in relation to the process.

On advice from Eastdil, an extensive international open market campaign was undertaken for Project Jewel, followed by a formal two-stage bidding process, also managed by Eastdil. I can confirm that Mr Owens did not meet any of the bidders during the loan sale process and any interaction with the bidders was solely through Eastdil.

Hammerson plc / Allianz Real Estate emerged as the highest bidder with a bid significantly in excess of all other bids as well as the Board approved target. The NAMA Board subsequently approved the sale of the Project Jewel loan portfolio to Hammerson/ Allianz.

I can confirm that the Project Jewel loan sale process was entirely consistent with industry best practice and section 10 of the NAMA Act.

I trust this information is of assistance to you.

Kind regards,

Susan

Susan McDermott | Communications and Public Affairs)

This brings me to recent reports which point to questionable dealings involving Dublin City Council and Department officials along with the representatives of the developer Hammerson seeming to secretly conspire to influence the attitude of some members of the Ministerial Moore Street Advisory Group in 2021. If the contentions of the following article are true, it should lead to the suspension of any further deliberation on the current planning applications by either AN Bord Pleanála or Dublin City Council, and an immediate An Garda Síochána investigation to determine if in fact breaches of the planning and companies laws were committed.

The article by Craig Farrell in the Sun newspaper appeared on 23 January 2022.

DCC offered Moore Street traders €200k compo for redevelopment disruption months before planning permission was granted.

DUBLIN City Council offered to pay Moore Street traders €200,000 compensation for redevelopment disruption months before planning permission was granted, the Irish Sun has learned.

And the Department of Housing, Local Government and Heritage offered to cough up a €300,000 sweetener last year as part of the same deal.

Moore Street traders were offered compensation from Dublin City Council months before planning permission was granted. DCC gave the first phase of Moore Street and Henry Street redevelopment the green light last week despite furious local opposition and the presentation of alternative proposals by relatives groups.

The Irish Sun understands DCC officials contacted stall holders in April 2021 before the planning application was lodged, offering them a total of €1.5million over four years for inconvenience once works got underway.

After public and trader representatives had pushed for livelihoods to be protected, it was agreed that developer Hammerson was to pay €1million, DCC €200,000 while the Department would pay the remainder.

Local businesses say the compo offer from a body other than the developer "undermines the democratic process". And sources close to the deal say it's "very strange for a council to be involved in a joint offer with a developer."

The Moore Street Advisory Group was set up in August 2020 tasked with finding a way forward for the beleaguered street which has been plagued by anti-social problems and lower footfall in recent years.

DCC offered Moore Street traders €200k compo for redevelopment disruption months before planning permission was granted. The group reported in to Heritage Minister Malcolm Noonan in May 2021, by which time stall holders had already been offered the €1.5million.

The agreement, which officials said in correspondence was not legally binding, was to assist in maintaining livelihoods and for the inconvenience of being moved around the street once works began.

A full agreement would be drawn up and agreed by the four parties before the redevelopment began.

Earlier this month two applications relating to the historic 1916 battleground site and neighbouring Henry Street were granted planning permission by DCC.

Local butcher Stephen Troy, who condemned the decision as "the biggest planning mistake in Irish history to date", told the Irish Sun: "Incredibly, the Department of Heritage and Housing and DCC are named as contributors to the fund to compensate Moore Street traders.

"This suggests that DCC are not only contributing but propping up the same compensatory fund to facilitate a private developer who would later apply for planning permission to DCC?

"These actions completely undermine the democratic planning process."

UNIQUE HERITAGE

The Chairperson of the Dublin 1 Business alliance added: "The goal of the Department of Heritage is to conserve and manage Ireland's unique heritage.

"Yet they are contributing funds to get rid of a 300-year-old market steeped in history, culture and heritage throughout the ten-year construction phase. It is highly unlikely the market would ever return after a ten-year lapse."

The MSAG report included key recommendations on the future of the area, including the way forward for the 1916 national monument at numbers 14-17 Moore Street (which the State owns), the Moore Street market, and the Hammerson plan for the site.

Meanwhile the 1916 Cultural Quarter Bill introduced by Sinn Fein TD Aengus O'Snodaigh last year and aimed at preserving the historic area received unanimous backing in the Dail and remains at committee stage.

A DCC spokesperson said: "The matter of compensation for Street Traders is a recommendation of the cross party Moore St. Advisory Group. This recommendation is still being considered."

And a spokesman for the Department of Housing said: "It should be stressed that any compensation paid by the Department / OPW would be solely in respect of works at the national monument buildings.

The below Dublin City Council motion was passed on the 12th of April 2021:

Emergency Motion:

"That this Council supports a proposal to initiate a variation of the Dublin City Council development plan to include the historical Moore Street Area which includes the National Monument as an architectural conservation area"

Signed

*Councillor Donna Cooney Chair Lord Mayor's Forum on Moore Street; Lord Mayor
Councillor Hazel Chu; Councillor Mícheál Mac Donncha; Councillor Damian O'Farrell;
Councillor Noeleen Reilly; Councillor Daithí Doolan; Councillor Mannix Flynn; Councillor
Christy Burke; Councillor Pat Dunne; Councillor Seamas McGrattan; Councillor John Lyons;
Councillor Patricia Roe; Councillor Máire Devine; Councillor Dearbhail Butler; Councillor Tina
MacVeigh; Councillor Joe Costello; Councillor Janice Boylan; Councillor Eimer McCormack;
Councillor Anthony Connaghan; Councillor Caroline Conroy; Councillor Alison Gilliland;
Councillor Carolyn Moore; Councillor Darcy Lonergan; Councillor Janet Horner; Councillor
Mary Freehill; Councillor Deirdre Heney; Councillor Tara Deacy; Councillor Deirdre Conroy;
Councillor Declan Meenagh; Councillor Michael Pidgeon; Councillor Claire Byrne.*

Please see attached a copy of the James Kelly draft report in which Dublin City Council hired him to carry to figure out which buildings are per 1916 or not, in but Hammerson threaten legal action and blocked such a study. What does Hammerson to hide to block such a study.

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

Kelly and Cogan Architects

August 31st 2016

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	<p>High level of Historic importance.</p> <p>No 10 was the first building which the Rebels entered and occupied.</p> <p>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.</p>
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	

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

Kelly and Cogan Architects

August 31st 2016

5.2		development of Moore 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	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 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 facades.

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.

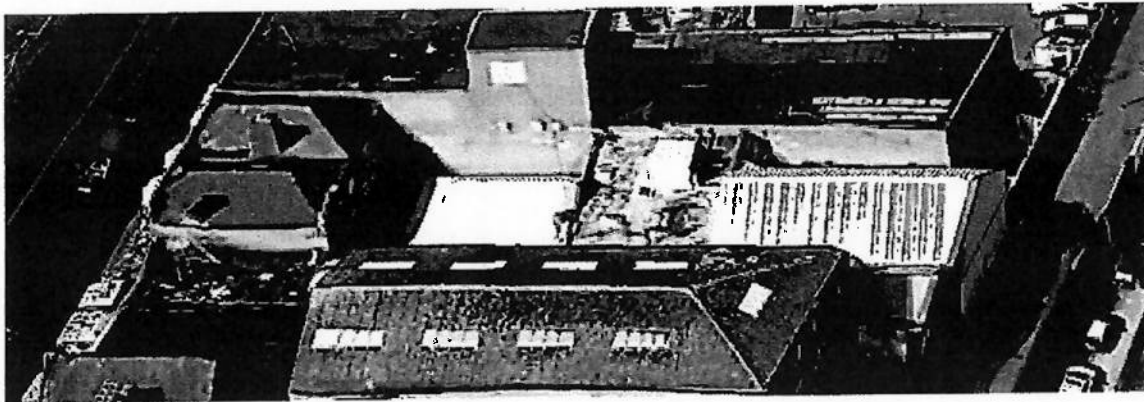
That aerial photography and oblique ground level views from south also shows that no 21 has a central 'corner' type chimney stack on the south party wall, (re-built in 19th century brick) with no 20 and a rendered chimney of configuration is visible on the south party wall of no 20 abutting no 19. Again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

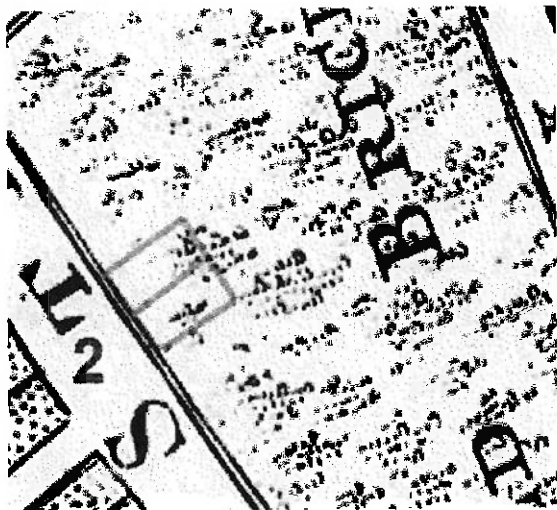
Windows to front on no 21 are 2 over 2, 19th century pattern, timber sliding sashes. No 21 has a single projecting mid 20th century projecting timber casement window across the width of the front façade amalgamating both original window bays at this level and incorporating timber framed casement windows 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



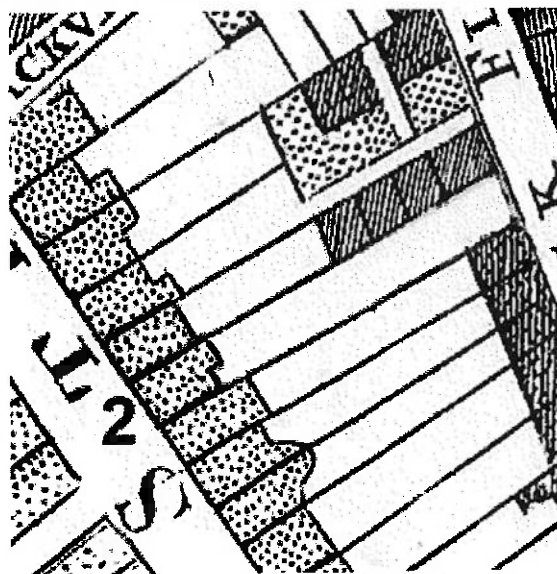


Morphology:



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



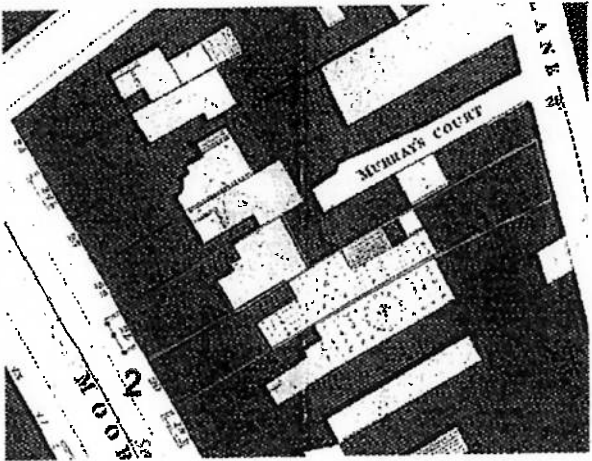
1773:

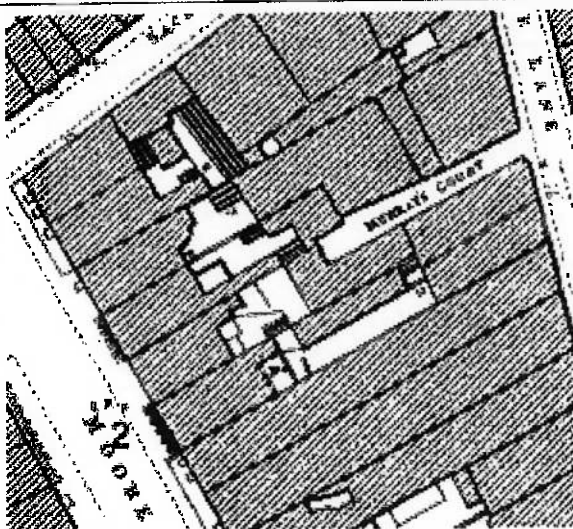
Site developed. Showing at ground level a typical square plan for no 21 without a return and a 'L' format plan for no 20 indicative of a rear return.

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.

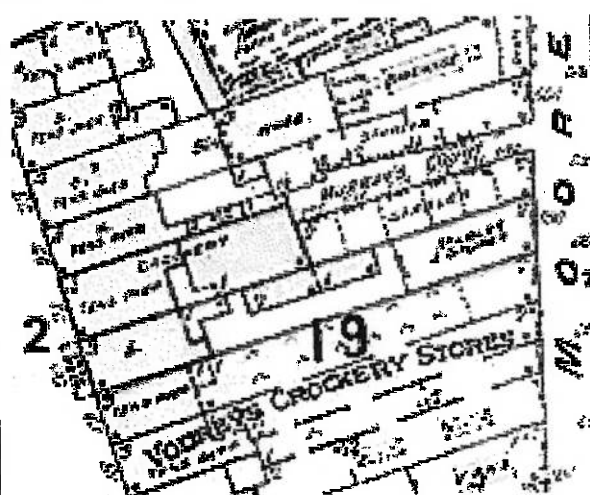
The rear garden of no 21 has been erased and a sub-division of the open space has taken place suggestive of multiple occupancy of no 21 resulting in sub-division of this space

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).

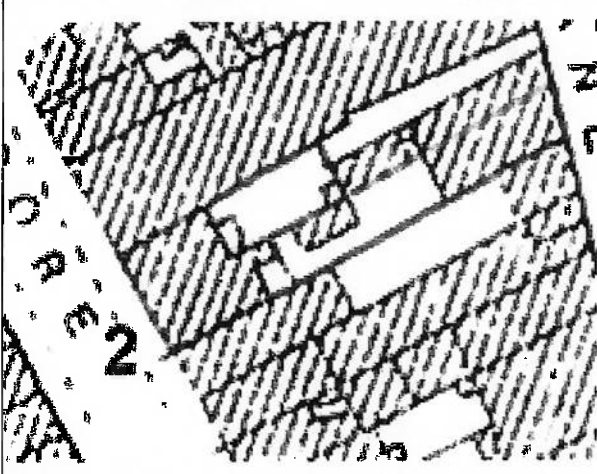
Murray's Court to the rear of No 21 is clearly in use as a stable lane with all structures described as stables on this map and internal sub-divisions clearly delineated.

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

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

Kelly and Cogan Architects

August 31st 2016

	<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	Wilson's 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

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

Kelly and Cogan Architects

August 31st 2016

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	

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

Kelly and Cogan Architects

August 31st 2016

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	Scientific		
6.1		None Known	
7.0	Technical		
7.1		None Known	
8.0	Social		
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	