



Moore Street Preservation Trust
Iontaobhas Caomhnaithe Sráid an Mhúraigh
Ireland Institute, The Pearse Centre, 27 Pearse St., Dublin 2
moorestpreservationtrust@gmail.com

The Secretary.
An Bord Pleanála.
64 Marlborough Street,
Dublin 1
D01 V902

18th July 2022

AN BORD PLEANÁLA	
LDG-	<u>05SL35-22</u>
ABP-	
19 JUL 2022 o.k	
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Re. Appeal against Dublin City Planning application Reg. Ref. 2863/21 Decision to Grant Permission

A chara,

The Moore Street Preservation Trust is hereby appealing the decision of Dublin City Council to grant planning permission for a proposed development at 22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1 (Plan Reg. Ref. 2863/21).

Full details of the planning application which is the subject of this appeal and the appellant's full details are attached. We have also enclosed Dublin City Council's acknowledgement of the Trust's original submission during the City Council's planning process as well as the prescribed fee of €220.

As part of this submission please note that the Moore Street Preservation Trust hereby requests an oral appeal hearing. The site for the proposed development is located in an area of historical importance being central to the evacuation route and the location of the surrender of those who escaped under fire from the GPO during the Easter Rising of 1916. A national monument and protected structures are located nearby and a process to list other structures on Moore Street as Protected Structures is currently underway within Dublin City Council, rendering them protected structures pending completion of that process. For these reasons the Trust believes an oral hearing should take place and asks An Bord Pleanála to facilitate one. It should be noted that in 2009 the Board facilitated an oral hearing for a proposed multi-storey development on another adjacent section of the developer's site. I enclose the prescribed fee of €50 to request an oral hearing. Please note that our previous recent requests for oral hearings for the adjoining sites were refused and we believe this was unjustified considering the importance of these sites of national historical importance. The refusal of those oral hearings also prevented the Board from being fully informed before making its decisions.

An Oral Hearing is the only means whereby crucial survey reports required on foot of the vote of City Councillors to add 10 to 25 Moore St to the list of protected structures can be opened for scrutiny and consideration by members of An Bord Pleanála in this Appeal.

City Planners inexplicably granted consent to the applications before these reports were finalised and made available and so cannot have made an informed decision on the applications submitted by Hammerson. In effect their decision to grant consent regardless renders the requirements of their own regulations on procedure under the listing process meaningless.

Please also note that the City Council's Planning decision concerning this application arrived one week late, leaving only three weeks to submit appeals and not four as is the statutory requirement.

Importantly it is the Trust's opinion that An Bord Pleanála should make no decision on the merits of our Appeal until such time as the enquiry ordered into An Bord Pleanála by the Minister concludes and public confidence in the internal business and decision making of An Bord Pleanála is restored.

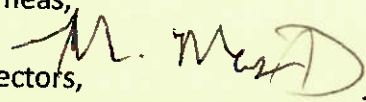
The Trust's full grounds of appeal are attached and submitted under the following headings:

- Moore Street and the 1916 Battlefield site: an historic quarter
- The Dublin Central GP (Hammerson) site
- The Development Plan
- Conservation Appraisal
- The National Monument and Protected Structures on Moore Street
- Archaeology, Conservation and Heritage
- The planning application process
- The scale of development
- The demolition OF Moore Street
- The Moore Street Traders
- An alternative approach
- Observations and Objections
- Conclusion
- Copy of submission to Dublin City Council
- Appendix A, supporting documentation

The Trust believes that there has been a failure on behalf of Dublin City Council to take account of relevant or indeed irrelevant considerations throughout the planning process.

We trust An Bord Pleanála will give this submission fair consideration and that the Board will confirm an oral hearing as requested.

Le meas,


Directors,

James Connolly Heron

Rosa Mylonas


Cllr. Michael Mac Donncha

Christina Mc Loughlin

Clíodhna Nic Bhranáir

- on behalf of The Moore Street Preservation Trust

Applicant, Appellant and Application details

Local Authority (L.A.)	Dublin City Council
L.A. Planning Ref. No.	Reg. Ref. 2863/21
Applicant	Dublin Central GP Ltd. (Hammerson Ltd.)
Location of proposed development	'Dublin Central - Site 5' (c. 0.18 Ha) at No. 22 - 25 Moore 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 O'Rahilly Parade to the north, by Moore Lane to the east, by No. 21 Moore Street and No. 12 Moore Lane to the south and by Moore Street to the west.
Description of proposed development	The proposed development comprises a mixed-use scheme in a single building as described in the planning advertisement/site notice as part of the clarification of further information requested by DCC and submitted on Non. 9th 2021.
Local Authority decision	To grant planning permission
Date of decision	23rd June 2022
Appellant's name	The Moore Street Preservation Trust
Appellant's address	Ireland Institute, The Pearse ³ Centre, 27 Pearse St., D02K037
Appellant's contact details	moorestpreservationtrust@gmail.com; 
Appeal fee	The prescribed appeal fee of €220.00 is enclosed
Local Authority acknowledgement	A copy of the letter issued by Dublin City Council in acknowledgement of the Preservation's submission during the Council's planning process is enclosed
Oral hearing request	An oral hearing has been requested as part of this submission. The additional prescribed fee of €50.00 is enclosed

An Roinn Pleanála & Forbairt Maoine, Bloc 4, Urlár 3,
Oifigi 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. Míchéal MacDonnacha
Moore Street Preservation Trust
Ireland Institute
27, Pearse Street
Dublin 2

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 :
PROPOSAL :

2863/21
29-Apr-2022
22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1
PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 15 years at a site, 'Dublin Central - Site 5' (c. 0.18 Ha) at No. 22 - 25 Moore 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 O'Rahilly Parade to the north, by Moore Lane to the east, by No. 21 Moore Street and No. 12 Moore Lane to the south and by Moore Street to the west. The proposed development comprises: - A mixed-use scheme in a single building (c. 6,478 sq. m gross floor area) ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. The building includes office space (c. 5,753 sq. m) from 1st to 5th floor with office lobby at ground floor level, with 3no. terraces at 2nd, 3rd and 5th floor respectively (c. 401 sq. m in total) and 3no. licenced restaurant / café units with takeaway / collection facility at ground floor (Unit 1 on Moore Lane, O'Rahilly Parade and the proposed new public plaza - c. 228 sq. m, Unit 2 on the proposed new public plaza - c. 271 sq. m and Unit 3 on Moore Street, O'Rahilly Parade and the proposed new public plaza - c. 179 sq. m), together with provision of a 'delivery hub' unit at ground floor level (c. 46 sq. m). All associated and ancillary site development, demolition, landscaping, site infrastructure and temporary works, including: - Demolition of all existing buildings and structures on site (c. 2,312 sq. m); Provision of part of a new public plaza (168 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south (1,253 sq. m public plaza overall); 58no. bicycle parking spaces at ground floor level with associated cycling welfare facilities; Plant at basement and roof level; Building signage zone and retractable canopies; Laying of underground drainage infrastructure from O'Rahilly Parade to connect with existing drainage network on Parnell Street via Moore Street. The application site is outside the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.

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Oifigi na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

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Block 4, Floor 3, Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288
E. planningsubmissions@dublincity.ie

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.

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

**PLANNING APPEAL SUBMISSION
to
AN BORD PLEANÁLA**



Moore Street

**PLANNING APPEAL AGAINST THE DECISION OF DUBLIN CITY COUNCIL
TO GRANT PERMISSION FOR DEVELOPMENT ON 22-25 MOORE SREET, 13 MOORE LANE 14-15 MOORE
LANE, DUBLIN 1 (Site 5) AND ADJOINING LANDS: PLAN REG. REF. 2863/21**

**Submitted by The Moore Street Preservation Trust
July 2022**

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GROUNDS OF APPEAL

Moore Street and the 1916 Battlefield site: an historic quarter

To begin this appeal the historical importance of the locality around the site of the proposed development must be highlighted. The map below shows various locations on or close to Moore Street (numbered 1-14). The importance of each location is listed and described below, to highlight the historical importance of the area. A walk through the area today will highlight the number of 1916 buildings, features and fabric still visible. Looking down Henry Place the aspect is exactly the same as the volunteers would have seen in 1916. The entrance to Henry Place is framed by two portals of magnificent buildings, one on each corner.

Moore Street and the 'Moore Street Battles' are well documented and are recognised as a series of events which formed the platform for the foundation of the Irish Republic. The lands and buildings, fronted by Moore Street and bounded by Henry Place, Moore Lane, and O'Rahilly Parade are sometimes referred to as "the island." This forms the core of the historic Moore Street Quarter.

Most importantly this planning application is close to a National Monument and Protected Structures at 14-17 Moore Street (discussed further below) and this proposed development in proximity to the monument will have a serious negative impact on that monument. Dublin City Council may have granted planning permission for the proposed development on the site but the decision has been made with inadequate information. The grant of permission is littered with conditions seeking further details and this is simply inappropriate when the project is in close to a National Monument and to Protected structures.



Key to the Map:

1. The GPO which would become headquarters for the military operations of the Easter Rising
2. O'Brien's Mineral Water Works which was occupied by Connolly's men, who had evacuated the GPO, led by Michael Collins
3. The White House at the junction of Henry Place and Moore Lane took heavy fire from the Rotunda. A barricade was set up as a shield here
4. No. 10 Moore St which volunteers entered through a side door to avoid the heavy fire. It was decided to take over the Moore St. terrace of houses by burrowing from house to house
5. No. 16 Moore St. where a wounded James Connolly was carried from No. 10 Moore St.
6. Hanlon's yard at 20/21 Moore St. where volunteers gathered and decided to surrender
7. No. 25 Moore St which the volunteers reached after burrowing from house to house
8. Sackville Lane (now O'Rahilly Parade) where Michael Joseph O'Rahilly made a final dash to, wounded and under fire, after attacking the British army barricade
9. The location of the British army barricade at Parnell St. Elizabeth O'Farrell made her way from 15 Moore St. to the barricade under a white flag. She was brought to meet General Lowe
10. After returning to Moore St., O'Farrell was accompanied by Pdraig Pearse to meet General Lowe in Parnell St.
11. The Rotunda Hospital where volunteers were escorted after laying down their arms
12. The Parnell monument where volunteers were ordered to march to where they were to lay down their arms
13. Tom Clarke's shop where Elizabeth O'Farrell was held prisoner
14. The Gresham Hotel where the volunteers had been ordered to march to the Parnell Monument

The evacuation route from the GPO through Henry Place into the Moore Street Terrace is today in line and form exactly as it appeared to volunteers fleeing the burning GPO under machinegun fire and heavy artillery shelling.

The volunteers led by Michael Collins sought refuge here only to be met with machine-gun fire from enemy forces on Parnell Street. A barricade was erected at the junction of Moore Lane and Henry Place to shield volunteers as they crossed at the wave of the sword held by none other than Joseph Mary Plunkett. 17 volunteers were wounded at this location. Michael Mulvihill and Henry Coyle were killed in action here. It is a hugely significant location in the story of the evacuation and in the Battle of Moore Street - the final battle of The Rising.

The Bottling Stores that frame this junction were occupied and held by volunteers led by Frank Henderson. They are original buildings and qualify for National Monument protection since their preservation is without doubt a matter of national importance.

The applicants proposal to site a hotel on Henry Place and remove the Bottling Stores (O'Connell Street side) simply beggars belief. One can only conclude that they are blissfully unaware of what took place in these lanes of history and in particular at this location.

If the final meeting place of the leaders is deemed worthy of preservation and protection, it surely follows that the route to that historic location has to be viewed as being of equal importance.

High Court Judge Max Barrett held that **'the wealth of evidence before the Court concerning the historical significance of the bottling stores is such that the court cannot but and does unhesitantly conclude that the stores comprise both a monument and a National Monument.**

He continued ' can there be any doubt, faced with such powerful observations from so distinguished

in their field as to see them appointed Director and Acting Director of the National Museum of Ireland, that the current streetways and alignments of the Moore Street 'theatre of conflict' satisfy the criteria identified in the National Monuments Acts to be national monuments? To the Courts mind they cannot'.

Please note that any development relating to O'Rahilly Parade must be sensitive to its place in the history of The Rising. Three volunteers were killed in action here. The O Rahilly, the only leader to die in the field of battle was left to die here overnight. Found dead alongside him were Charles Carrigan and Francis Macken. The rear yard of No. 25 Moore Street was the location of a gathering of volunteers preparing a final do or die charge on the enemy barricade on Parnell Street. As they emerged from the yard they were summoned back to No. 16 Moore Street and told of the decision to surrender. The last act of The Rising took place in this historically important laneway.

It should be noted that while this appeal concerns a subdivided site for development, the developer's overall plan for the locality encompasses six separate sites which will be the subject of six separate planning applications, three of which are ongoing. The developed sites will have a detrimental impact on the areas shown on the map above, including the laneways, due to the overall scale of the proposed developments relative to the low scale Moore Street terrace. It is the Trust's opinion that this current planning application and other adjoining current and forthcoming planning applications will have a wholly negative impact on what should be an historical and cultural quarter, commemorating the events of 1916. The City Council has permitted a development which has little respect for the historical events of the locality or for the National Monument at 14-17 Moore Street. The applicant's proposal is a commercial proposal for an area described by the National Museum as "the most important historic site in modern Irish history".

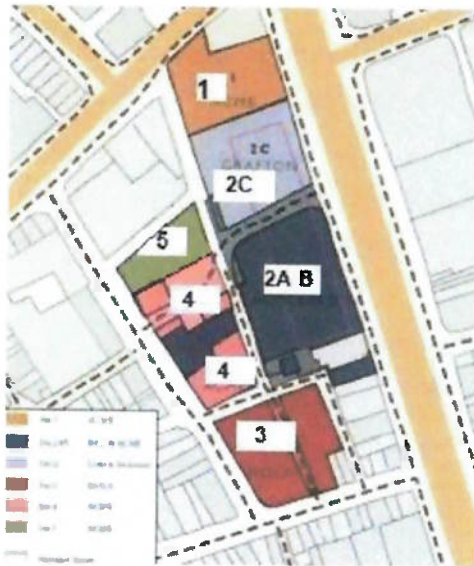
In 2016 the Mayor's Forum on Moore Street, under the then Dublin Mayor, Críona Ní Dhálaigh, brought together a team who produced a booklet "Moore Street Battlefield Site Plan, the Lanes of history", commissioned by Dublin City Council which proposed a conservation plan for the Moore Street area as an historic cultural quarter.

In 2021 the Moore Street Preservation Trust produced a plan for the Moore Street area including an architectural model. The plan meets all the recommendations of the Advisory group to the Minister; the objectives of the Development Plan; the aims of the Moore Street Renewal Bill presented to An Seanad by Minister Darragh O'Brien and European and International guidelines and charters. A presentation was made to Dublin City Council, including the Chief Planner, and the model was publicly displayed in City Hall. The Office of the Lord Mayor expressed support for the plan as a positive way forward in the proposed development of Moore Street.

Finally please also note that this site, as part of a larger site, was previously the subject of an appeal to An Bord Pleanála (PL29N.232347; page 106). The Board's inspector Ms. Jane Dennehy recommended a refusal of planning permission which was confirmed by the Board. As part of the reasons for the refusal Ms. Dennehy wrote:

- 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**, 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 no's 14 to 17 Moore Street monuments which stand registered under National Monuments Acts. As a result the proposed development would fail to integrate into the established pattern and context of the north central city and would therefore be seriously injurious to the amenities and contrary to proper planning and development of the area.

The Dublin Central GP (Hammerson) site



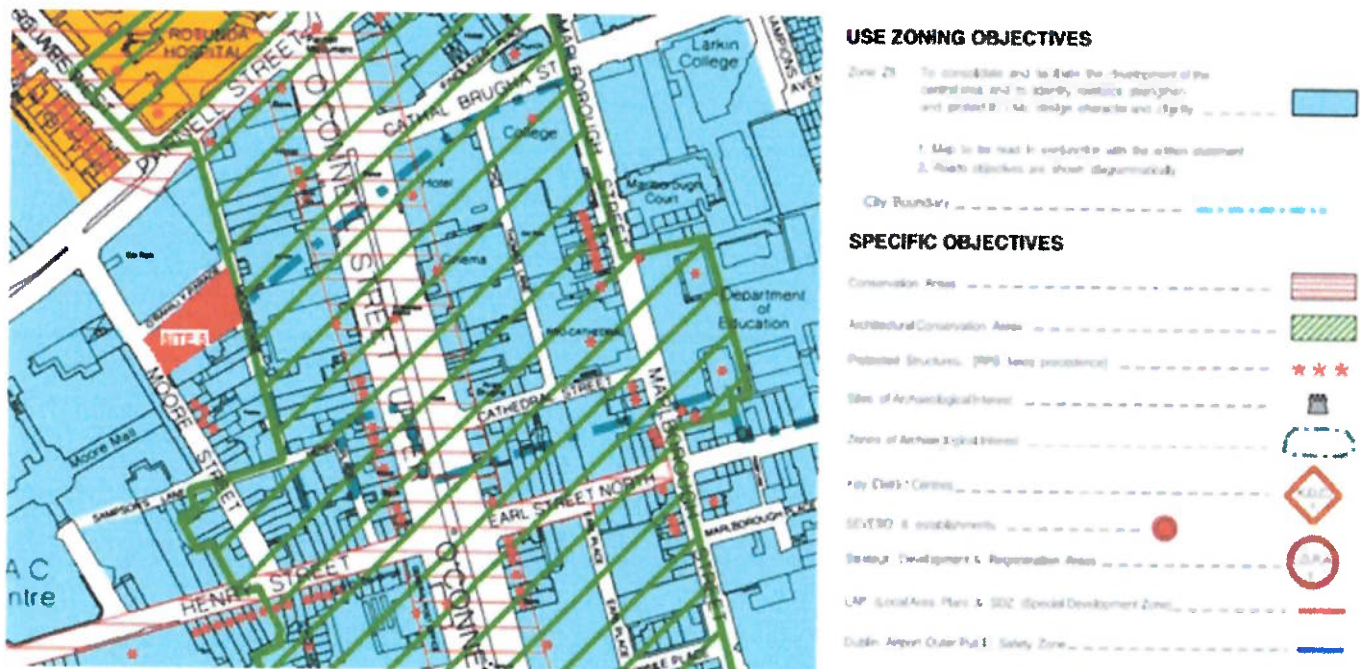
The real scale of the developer's overall project including this site at Site 5

The proposed development which is the subject of this appeal is located at 5 on the map above, north of the national monument shown (unnumbered) in grey but this appeal cannot be considered alone. The sites shown above at 1, 2A, 2B, 2C, 3, 4 and 5 comprising approximately 5 acres all belong to the same developer and, as stated above, will be the subject of a number of planning applications. In reality this is a single extremely large site to be developed in an historic area of central Dublin. The scale and density of the development will be referred to elsewhere in this appeal, but the Trust asks An Bord Pleanála not to consider this appeal in isolation. The appeals should be considered alongside consideration given to the impact that the development of all the above site will have on Moore Street and its environs, including a National Monument. Although only three sites have been the subject of planning applications with Dublin City Council to date, it is critical that An Bord Pleanála consider all sites, 1-5 above together when assessing the impact on an area such as the low scale Moore Street.

It is the Trust's opinion that the piecemeal approach to the proposed development is inappropriate and unfair to the public who cannot see the scale of the overall "master plan" development. Each site is also being designed by separate design teams. It is important to note the cost to any citizen wishing to object to the Council and ABP merits the process grossly unfair to any citizen. For any citizen to object to the overall development including requests for Oral hearings could amount to a prohibitive € 1,620. This certainly not within the spirit of the planning regulations and is a deliberate ploy by the developer to reduce objections.

The Development Plan

The proposed development site is located within zoning objective Z5 of the Dublin City Council Development Plan - 'to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity'.



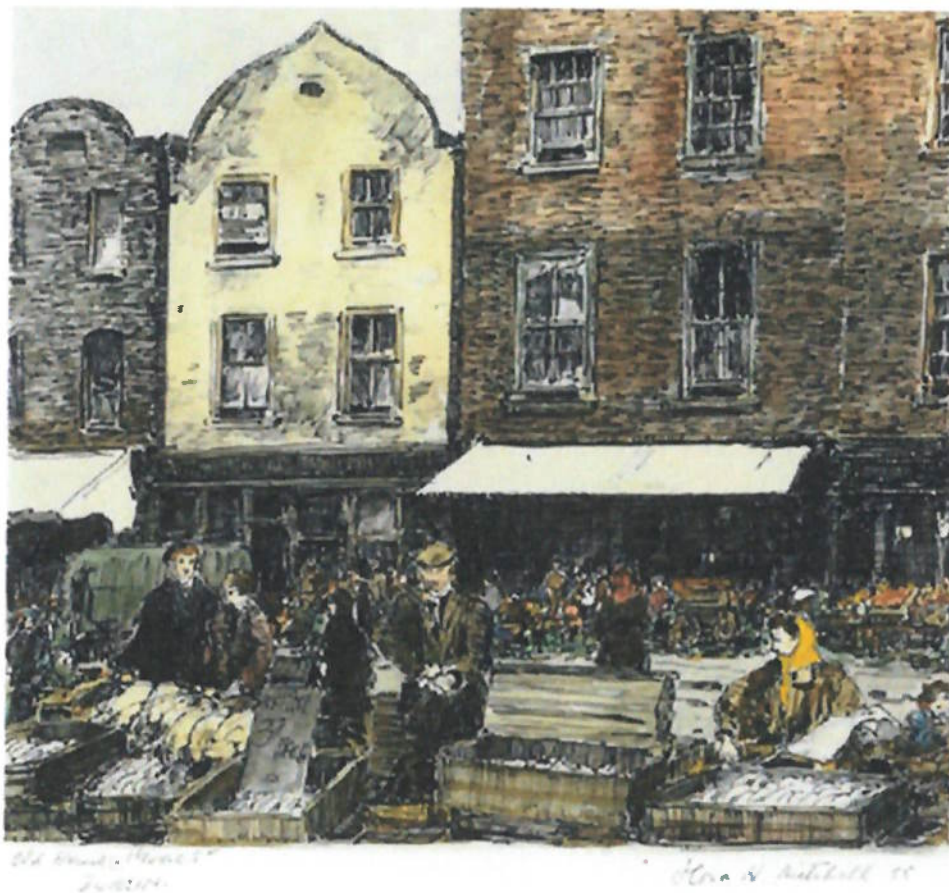
Current zoning from the Dublin City Development Plan 2016-2022

The Development Plan states that the primary purpose of this use zone is to sustain life within the centre of the city through intensive mixed-use development. The strategy is to provide a dynamic mix of uses which interact with each other, help create a sense of community, and which sustain the vitality. The site adjoins the O'Connell Street Architectural Conservation Area (ACA) – hatched green above and in particular includes the laneway to the rear of Site 5, Moore Lane. The ACA also contains a national monument and protected structures at Nos. 14-17 Moore Street.

The ACA statement says it recognises that “ordinary building stock” together with the “stock of historical and cultural memories and associations attached to these buildings and public spaces” generate the special character within the ACA boundaries. Therefore, notwithstanding the historical importance of protected structures within the ACA boundaries, **the importance of the laneways and non-protected buildings within the ACA boundaries cannot be undermined**, particularly given the nature of the activities that occurred within the area and what this meant for the State. This highlighted reference refers to Moore Lane in this situation and indeed it is important to note the historical importance of O’Rahilly Parade which connects with Moore Lane. Insufficient consideration has been given to both laneways in the application, which contravenes the ACA statement above concerning laneways. Please also note the amendment to the new Dublin City Development Plan proposed by Cllr. Mac Donncha on the preservation of the Moore Street terrace, adjacent yards and lanes. (Chapter 12 - Culture).

It is Trust’s opinion that the wholesale demolition of buildings in this planning application is contrary to the above ACA statement and we ask the Board to refuse such demolition by refusing planning permission for the proposal.

Conservation Appraisal
On Behalf Of
The Moore Street Preservation Trust
Regarding
Dublin City Council Planning Application Reference No: 2863/21



Prepared By
Kelly and Cogan Architects
81 North King Street
Smithfield
Dublin 7

19th January 2022

Introduction:

This report is prepared on behalf of our clients, The Moore Street Preservation Trust, in respect of a recently permitted development 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.

It is intended for use by the Trust in relation to the lodgement of an Appeal to An Bord Pleanála against the grant of permission previously referred to and may be disseminated for these purposes by the Trust.

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).

Architectural Morphology and development of the subject Lands:

In 1728 Henry Moore, the First Earl of Drogheda, founded Moore Street along with Drogheda Street Earl Street and Henry Street.

It developed in two building phases, one in 1728 mainly along the western side and a second in 1763 mainly along the eastern side.

In the years following its construction, it was originally a quiet residential area rather than a retail or Market Street.

The 1763 development by Gardiner is probably the last development of a terrace of gabled houses in the city and a significant part of that fabric still survives.

As a late example of the gabled house tradition, the Moore Street terrace demonstrates the longevity and enduring appeal of the tradition and as such the surviving houses (denoted in blue on Fig 1. as identified by the author from research which commenced in 2016), have an architectural significance in addition to the major events that took place there in 1916.

The surviving Moore Street terrace is therefore not just the location of probably the most single historic event in our nation's history but is also a rare surviving ensemble reflecting the planned layout (by Gardiner) of Gabled Houses, (Figs 2, 3, and 4), the only one in fact in the country to survive even partially intact.

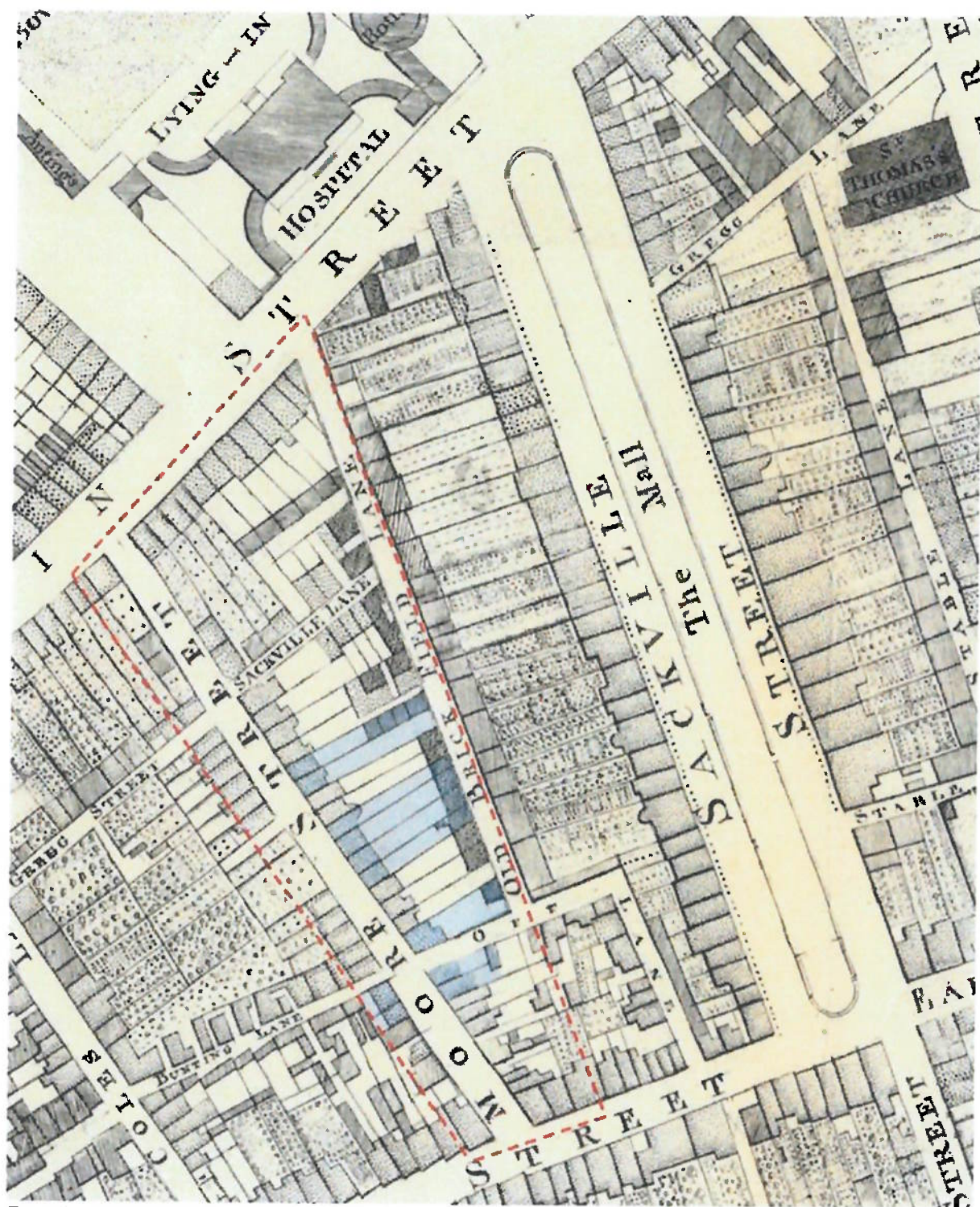


Figure 1 John Roques Map of Dublin of 1756 (Extract) with surviving original fabric highlighted in blue



Figure 2 – Grace, Gabled Houses North of Moore Street on Drumcondra Lane – c.1753



Figure 3- Mitchell, Flora - Old House in Moore Street - 1955

Appendix 1, of this document addresses this issue in greater detail and we would refer An Bord to it and to our own assessment of the surviving houses

Issues arising from this Grant of Planning Permission:

Our own research¹ 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, Moore Lane and in some instances in the rear halves of the existing buildings on O'Connell Street west.

The Conservation Officer is absolutely correct in asserting the importance of the matrix of laneways, plots and courts when she states in her report: *"...The streets and lanes within the overall Masterplan Area reflect their early origins as is evident from the earliest mapping of the area, and they represent the organic hierarchy that developed between the principal and secondary thoroughfares of O'Connell Street and Henry Street, and the smaller streets and rear lanes such as Moore Street, Moore Lane, Henry Place and O'Rahilly Parade, and even smaller cul-de-sacs and courts such as Kelly's Yard. In addition to their original commercial importance, these streets and lanes played an important role in the 1916 Battlefield and the evacuation routes taken by the Volunteers."*

One notable failing in this regard in the application is the failure to recognise the survival of, and to incorporate, 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

¹ Appendix A of this document

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

As noted in the Conservation Officer's report in respect the planning application, "...The sixteen respective plots along Moore Street evident on the 1847 Ordnance Survey are largely present in the current arrangement. This proposal involves the removal of a significant areas of the setting about the national monument buildings and would eradicate the plot outlines of a number of the original 1760s houses".

The permitted development is in Contravention of the stated policies and objectives of Dublin City Council's Development Plan in this regard and is highly destructive of the surviving heritage plots, particularly to the north of the National Monument, and in the insertion of the double height freeform arched gateway is particularly disturbing to the integrity of the historic streetscape and to the integrity of the subject lands.

The Conservation Officer's report also reiterates the historic cultural significance of the surviving built fabric adjacent to the National Monument in the following terms

"...notwithstanding the relatively modest architectural nature of these buildings, their significance is largely that of part of a grouping that contributes to the character of the streetscape and bears testament to the important role they played in the 1916 and 1921 conflicts, and their survival, albeit somewhat compromised, and re-building following changing political, economic, social and business circumstances."

It is difficult to see how the permitted development can be of benefit to the historic environment as it is of such a destructive nature in respect of the original plot layouts 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
2. The Washington Charter (1987)³
3. The Burra Charter (1999)⁴

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

² 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)

³ Charter on the 'Conservation of Historic Towns and Urban Areas' - Adopted by ICOMOS General Assembly in Washington, DC, October 1987.

⁴ The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance

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.

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."

SUMMARY:

We would have a particular concern that notwithstanding the significance of the Heritage Environment that there is little or no awareness in the 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.

Neither is there evidence of any great understanding 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.

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

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:

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."

We would particularly suggest that An Bord Pleanála notes the following in respect of the proposed development:

Planning Application Submission:

- Inappropriate and excessive development affecting the plot boundaries, rear walling and associated built fabric within the curtilage of lands north of the National Monument, which not only destroys the relationship between No's 20 and 21 and their rear curtilage but also destroys the relationship between the original Form of Moore Street in the Gardiner Masterplan with the rear gardens and plots of the houses and their Mews, and stabling on the rear laneway.

The form of intervention proposed to the north of the National Monument is particularly problematic in that it erases both the plot layouts and the integrity of the original terrace

- The proposed development breaches Section 11.1.5.3 of the Dublin City Development Plan 2016 – 2022 which specifically addresses Protected Structures – Policy Application and clearly states that the design, form, scale, height, proportions, siting and materials of new development should relate to and complement the special character of the protected structure and that the traditional proportionate relationship in scale between buildings, returns, gardens and mews structures should be retained,

- The proposed development would have a seriously negative and irreversible impact upon the integrity and character of the protected structures within and adjoining the site and upon their special significance as a surviving palimpsest of the mid 18th century unified terrace facing onto Moore Street.

- It would represent an extremely poor precedent for development affecting a similar terrace.

- The absence of any justification that would support a material contravention of policies CHC1, CHC2, CHC4, CHC5 of the Dublin City Development Plan 2016-2022 in relation to the protection of the special interest and character of protected structures and conservation areas.

- The absence of any justification that would support a material contravention of policy SC17 of the Dublin City Development Plan 2016-2022 which seeks to protect the skyline and to ensure that taller buildings make a positive contribution to the skyline.

- The absence of any justification that would support a material contravention of policies CHC29, CHC 37 and CHC43 of the Dublin City Development Plan 2016-2022 in relation to the protection of cultural and artistic heritage.

In conclusion:

This application cannot be considered as either appropriate or desirable for this sensitive heritage-rich site.

The proposed development is of serious adverse impact upon the on-site and local Historic and Heritage Fabric.

We would suggest that An Bord Pleanála refuse permission for the proposed development and for the proposed amendment scheme on the grounds cited above.

Supporting Documentation:

Appendices:

A - Kelly and Cogan Architects - Supporting Documentation



James Kelly BArchSc DipArch MScUrd RIAI RIBA

RIBA Accredited 'Specialist Conservation Architect'

The National Monument and Protected Structures on Moore Street

As stated above the proposed development site is located within zoning objective Z5 of the Dublin City Council Development Plan - 'to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity' and the site adjoins the O'Connell Street Architectural Conservation Area (ACA). It is also located close to a national monument and protected structures at Nos. 14-17 Moore Street.



Nos. 22-25 Moore Street, adjoining O'Rahilly Parade

While the current status of the site as described above highlights the importance of Moore Street, it is equally important that An Bord Pleanála consider an ongoing situation concerning the status of the Moore Street terrace of buildings.

In June 2021, Dublin City Councillors, as elected by the citizens of Dublin, passed a motion to list Nos. 10-25 Moore Street as Protected Structures. The motion read: "That this City Council, in relation to the Hammerson application for the development of the Dublin Central site that includes the demolition of 1916 buildings, structures and fabric on Moore Street, calls for the completion of the stalled process to add five buildings on the site to the record of protected structures as agreed by this council; we further call for the terrace 10-25 Moore Street to be added to the record of protected structures as a matter of urgency so that a full assessment of all 1916 buildings, carried out by suitably qualified independent experts, can be made available."

The motion instructed Dublin City Council to take action to proceed with the process of listing 10-25 Moore Street as Protected Structures. The Moore Street Preservation Trust is shocked to note that a decision to grant planning permission was made for this application before the process of adding the sites to the Record of Protected Structures was brought to a conclusion. The Trust believes that the decision to grant planning permission for the site is unfair, as the same decision makers, Dublin City Council, will now decide on the listing of the proposed Protected Structures at 10-25 Moore Street. The Council is now compromised by its decision.

The call by councillors for the listing of 1916 buildings and terrace of houses that became the last headquarters of the provisional government and last refuge of the IGPO Garrison must be heeded given the extent of 1916 fabric identified throughout the area in the Council's survey reports.

The area satisfies the criteria accepted and established by the High Court and Court of Appeal in *Moore v The Minister for National Monument* recognition and protection, since it is beyond doubt that its preservation is a matter of national importance.

While Site 5, as the applicant refers to it, does not adjoin directly the National Monument at 14-17 Moore Street, it is part of the overall area of national importance. The nearby National Monument and Protected Structure at 14-17 Moore Street are so designated to protect the buildings from any danger of being destroyed, injured or removed. The effect of the preservation order is that any works affecting these properties, including any excavation or ground disturbance with, around or in proximity to them, require the prior written consent of the Minister for Housing, Local Government and Heritage under the National Monuments Acts. The Minister is statutorily obliged to consult the director of the National Museum of Ireland as part of the consent process.

In addition the Ceathrú Chultúir 1916 Bill, 1921 with the aim of the preservation and protection of the Moore Street Battlefield is now at Committee Stage in Dáil Éireann. Any endorsement or acceptance by the State or An Bord Pleanála of the planning applications advanced by private interests would, therefore, run the risk of undermining the democratic process and frustrating the efforts of Dáil Éireann to ensure that the site is properly protected from destructive forms of commercial development.

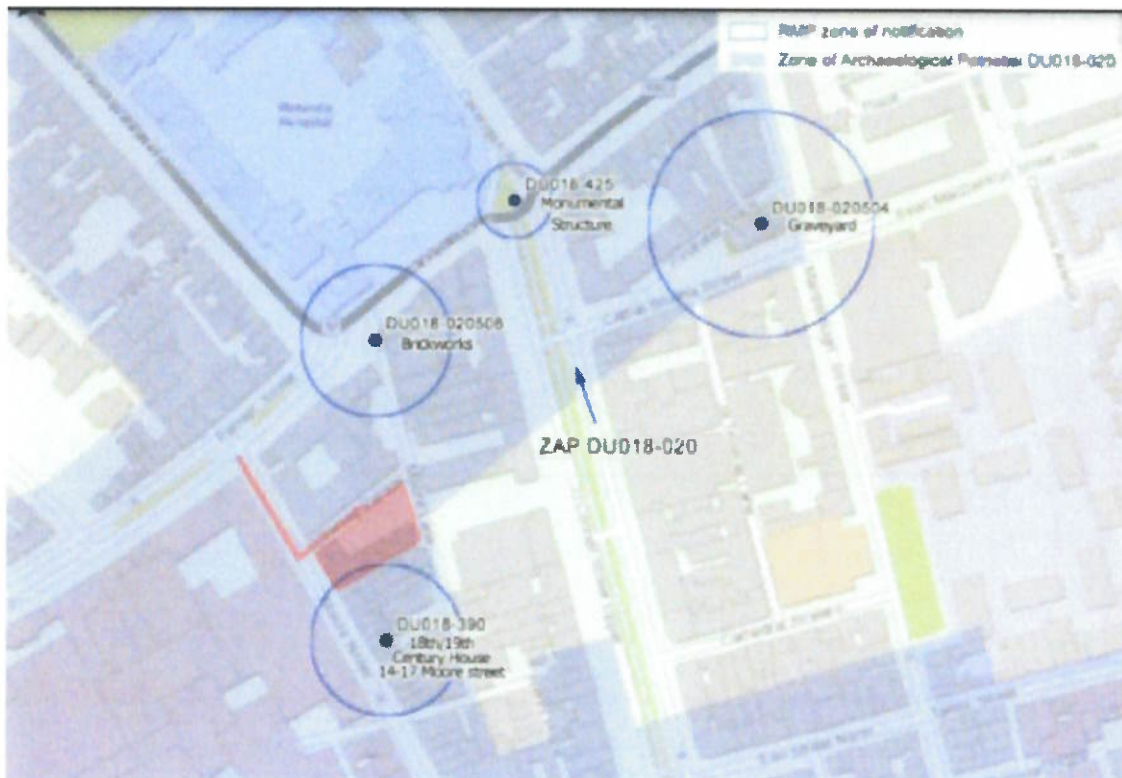
An Bord Pleanála will note, part of the planning application submitted, and the subject of this appeal, refers to works in proximity to the National Monument. This work will include building excavation works close to the National Monument. The Trust asks the Board to consider the words of a former Director of the National Museum, Pat Wallace, who wrote in a letter to the then minister for Culture and Heritage, Jimmy Deenihan:

Letter to Minister Jimmy Deenihan, 25th April 2012 (summary)

- The National Monument exists within an historic Battlefield site
- Outside the National Monument 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 to 17 Moore Street must in particular take account of the route way between the GPO and Moore Street 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 monument service to assess the status of these survivals and to consider whether they are part of the same National monument as no's 14 to 17 Moore Street or constitute separate national monuments

The Trust asks the Board to consider Pat Wallace's expert opinion when assessing this appeal and the Trust requests that planning permission be refused on the basis the negative effect on a National Monument. The Trust would also like to highlight the lack of any "Battlefield site" approach to this planning submission and to the overall master plan proposed by the applicant. No historic or cultural quarter is envisaged. There is no reference whatsoever in the Hammerson planning applications to this site's importance as the last extant 1916 Battlefield site in the city.

Archaeology, Conservation and Heritage



Application's map showing the National Monument and other sites

The Dublin Central application area is located in the Zone of Archaeological Potential for the historic city of Dublin (RMP DU018020).

Site 5 is partially within the Zone of Archaeological Potential for the Recorded Monument DU018-020 (Historic City), which is listed on the Record of Monuments and Places (RMP) (Figure 1), which is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994.

Further, the site in question is located within the Zone of Archaeological Interest in the Dublin City Development 2016-22. This is a zone of high archaeological potential relating to the development of the city since the earliest of times.

Site 5 is located to north of a National Monument in State care at Nos. 14 — 17 Moore Street. This Monument is subject to a preservation order (PO) made under the National Monuments Acts 1930 to 2014 (PO No. 1/2007).

The National Monument comprises four houses dating from the mid-18th century, with facades rebuilt in the 19th century. These structures highlight the association of the environs of Moore Street with the evacuation route from the GPO during the 1916 rising. In addition to this designation, it is also listed in the Record of Monuments and Places (RMP DU018-390) and in the Record of Protected Structures in the Dublin City Development Plan 2016 — 2022 (RPS Nos. 52825285).

The City Council Archaeological Consultant reports show that despite the intensive development of the local area during the 18th to 20th centuries in this part of the city, the development has potential to encounter archaeological sites, soils or features of early medieval or later date.

Archaeological discoveries were recorded previously north of the O'Connell Street and Parnell Street area in the second half of the 18th century during the development of Parnell Square. The burials were believed to be Viking in origin and may have indicated a Viking cemetery or a small collection of burials on high ground overlooking the river and sea.

The scattered burials associated with a Viking cemetery site are concentrated on the northern side of Parnell Street. The Viking burials have also been found at 3.50m below present ground level in subsoil. More recent excavations at 23-8 Parnell Square unearthed disarticulated human remains dating to the 8th and 10th centuries.

Furthermore the Council's consultant indicates that 18th/19th-century structures (basements, foundations, cobbled surfaces etc.) are likely to survive subsurface on this site and that the subsurface remains of the 18th century brickfield found to the north of Site 5 (Recorded Monument DU018-020506) may extend into the development site. It is also possible that earlier archaeological features survive under the upstanding buildings as Viking Age skeletal remains were found in proximity to Site 5. Existing basements to the immediate north of the National Monument at Nos 22 and 23 Moore Street are to be infilled. Site 5 involves the construction of a single level basement level in the northern half of the site where there are no existing examples. As such, there may be undisturbed archaeological levels existing at a subsurface level within the northern half of the subject site.

The proposed basement will be constructed within a 600mm diameter pile wall. The top of the piled wall will be tied together with a 1050x1000mm reinforced concrete capping beam. The proposed scheme will be supported on piled foundations comprising rotary bored piles. The number and diameter of proposed piles is not provided in the EIAR. These elements and their foundations will impact directly on any surviving subsurface archaeological deposits in these locations.

It is important to note that the impact of the foundations cannot be fully determined before the site is tested more extensively and the foundation design is finalised. This could have a serious impact on buildings, including the National Monument buildings, in the locality.

The Moore Street Preservation Trust notes that the Council has asked the developer to engage its own Archaeology and Conservation consultants as a Condition of the decision to grant planning permission. The conditions attached supposedly relate to the protection of the Moore Street National Monument, implementation of an appropriate archaeological mitigation project to address impacts and potential impacts of the development and the proposals for archaeological monitoring, testing and excavation. Such consultants will report to the Council.

While it is appreciated that this can be a normal occurrence in a planning process, the Trust believes that this is inappropriate for this historic Moore Street site. The Council should oversee all aspects of this historical site of national importance but more importantly the detailed Archaeological Conditions requiring further submissions from the applicant mean the public cannot comment further on those further submissions. This is not in any manner fair.

In the interests of fairness should an applicant not provide adequate information in a planning application after Additional Information was sought twice by the Council, the applicant should be refused planning permission.

The Planning process

2863/21

PROTECTED STRUCTURE:
Dublin Central GP
Limited intends to apply
for Permission

22-25 Moore Street, 13
Moore Lane, 14-15 Moore
Lane, Dublin 1

The Moore Street Preservation Trust expresses its concern at this planning process which began on June 1st 2021. In particular there were delays at uploading the planning application information online, which delayed public viewing of the submission. This occurred at Planning, Further Information and Clarification of Further Information stages. It also occurred after a final decision was made by the Council, when the public were not notified for nearly a week. In particular the delay at uploading information online during the period of Covid restrictions was especially concerning for members of the public. Due to the delay notifications did not allow for the statutory five-week period for observations and there was initially misleading information on the webpage in relation to the consultation period.

As part of the Further Information process the Council specifically included a request that the developer provide a three dimensional model. This is referred to in the Planner's report and was listed as Condition 5 in the Additional Information sought. After the applicant submitted the Additional Information to the Council, the Council reviewed that information and it was determined that "Significant Further Information" should be sought. A request for new public notices under Section 35 was then issued by the Council.

The Council accepted the new public notices which was an error on the Council's part. Both the newspaper advertisement and site notices submitted made no references to the Council's request for a three dimensional model to be provided. While the applicant provided the three dimensional model, its omission from the public notices ensured that the public was unaware of its existence. The model was put on display at the Dublin City Council offices on Wood Quay, yet nobody was aware of that fact. The planning process failed the citizens of Dublin.

There are also concerns about the lack of detail on the proposed demolition works throughout the planning application process, including in the public notices. The extent of demolition work is unclear in the original public notices and the public notices submitted as part of the Significant Further Information. The Moore Street Preservation Trust strongly objects to the proposed demolition works and urges An Bord Pleanála to refuse permission for the destruction of 22-25 Moore Street which form part of an historical terrace of buildings, of national importance.

The Planning Report notes that the three dimensional model submitted includes a number of developments which are under construction or permitted in the vicinity of the site, including the redevelopment of the Jervis Centre (permitted under Reg. Ref. 2479/20), Clerys redevelopment (3442/16) and the Moore Lane hotel development (3303/13). While the Clerys and Moore Lane developments are completed or nearing completion, the Jervis Centre redevelopment has not commenced and is considered inappropriate by the Council as a marker of scale and context. Although the Planning Report states that having regard to the distance between the two sites, the inclusion of the Jervis Street development does not "unduly distort the context provided by the model", the Moore

Street Preservation Trust disagrees with this opinion. In the Trust's opinion it does indeed distort that context.

While any grant of planning permission can include Conditions to be adhered to, this grant of permission as decided by Dublin City Council ensures that the scheme is overwhelmingly reliant on the completion of the design through planning conditions. This will ensure the public will have no say in the final design as it will be agreed between the developer and the Council alone. The Preservation Trust objects to this as it is unfair and it is particularly inappropriate in such an historic quarter. The Trust asks that An Bord Pleanála supports this opinion by refusing planning permission for the application.

The Trust has concerns regarding the lodgement of multiple applications on the overall site, with the proposed public plaza split across two application sites, resulting in a disjointed process without a cohesive or sustainable master plan for the area. It also prohibits appeals by the citizens of Dublin. The cost to a citizen wanting to appeal all the planning decisions across the six sites owned by the developer to An Bord Pleanála, while requesting an oral hearing, would amount to €1,620. The subdivision of the site owned is therefore unfair, not in the public interest and interferes with a citizen's rights.

Finally the Trust would like to highlight two interventions in the planning process for the overall development sites which give cause for grave concern at the fairness of the process.

The developers, Hammerson, included these comments from the Taoiseach in their press release announcing news of their plans on June 1st 2021, the date of the planning submission:

"The plans will enhance the status of O'Connell Street by developing new transport links and delivering new homes, retail facilities and offices which will boost employment in the area.

"The locations around Moore Street and the GPO will see an increasing number of visitors who will be drawn to the seminal role it played in our history."

In the Trust's opinion this is a blatant interference with the planning process and is grossly unfair to the fairness of the process. This was further highlighted by the comments of a spokesman for Minister for Housing, Local Government and Heritage Darragh O'Brien when he was asked to intervene by issuing Preservation Orders stated on Jan. 21st 2022: *"The Minister is precluded under legislation from commenting or getting involved in relation to any individual planning case"*.

In addition to the foregoing, the senior Department official in the National Monuments section authorised and therefore approved the interference with, alteration of, and part demolition of a National Monument without reference to the Minister whose consent is required for same under National Monument legislation. In essence Allen's authorisation of the Hammerson proposal usurps the authority of The Minister in the carrying out of his duty as guardian of the National Monument.

This clearly undermines the independent role of the Minister in consideration of the proposed works and the advice required by way of consultation with the Director of the National Museum. It is also contrary to the position adopted by the Department of Housing, Local Government and Heritage in its submission that since the extent of demolition is excessive, a redesign of the plan is called for.

The demolition of Moore Street



The proposed demolition of Moore Street incl. 22-25 is highlighted above - from the applicant's drawing

There is little doubt that the most contentious part of the overall Hammerson/Dublin Central scheme for many is the proposed demolition of the Moore Street streetscape, close to the National Monument. It is proposed to wipe out the historic Moore Street terrace and the demolition of Nos. 22-25 Moore Street are proposed in that demolition work.

The applicants demolition of Moore Street including in the other planning applications submitted included no reference whatsoever to the requirement for Ministerial Consent under National Monuments legislation. No. 18 Moore Street, nearby, is singled out in a 2011 Conservation Report, requested by then Minister Jimmy Deenihan, compiled 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'.

The preservation of this pre-1916 structure is a matter of National importance and should the Minister consent to this application he would be consenting to the demolition of a Monument that he is duty bound to protect and preserve..

Please note that despite repeated requests for the Shaffrey report to be made available to members of the Advisory Group to the Minister for consideration, it cannot to date be found within the Department.

The applicant's final design for Moore Street overall is unknown, even after a lengthy planning process. The Decisions to grant planning permission are littered with requests for further information in writing to be agreed, by way of planning conditions.

Such unnecessary conditions as part of the decision to grant permission, exclude the public from all final decisions for the sites of national historical importance.

The scale of development



The historically important Moore Street terrace with O'Rahilly Parade which is highlighted in blue

The above drawing is from the applicant's submission and the scale of the existing and proposed developments across various sites has been highlighted in black. As can be seen the Moore Street terrace is overwhelmed by the scale of the developing locality. It is time to call a halt to this.

The Moore Street Preservation Trust believes that the buildings at 22-25 Moore Street should not be demolished. The applicant proposes demolition and replacing the demolished buildings with part three storey and part four storey buildings onto Moore Street and the adjoining laneways which will also overshadow existing adjoining apartments.

The applicant's proposal will have a detrimental impact from within the immediate vicinity of the site, including Moore Street and Moore Lane, O'Rahilly Parade, where there will be a significant degree of change, based on the current situation. The Moore Street Preservation Trust considers that the proposed significant degree of change will have a negative impact on the historical laneways in the area.



The scale of the development which the planner stated would have no negative impact on Moore Street

Because the applicant has divided the overall site into smaller sites for the planning submissions it is difficult to comprehend the scale of the overall project. The Moore Street Preservation Trust puts it to An Bord Pleanála that this project is inappropriate to this important historic area. We are requesting that planning permission be refused for this application and we suggest that a new project sympathetic in scale to the locality and its historical importance be considered by the developer.

The Moore Street Traders



The Moore Street market is Dublin's oldest food market. The street itself pre-dates the Famine, the building of the GPO and pre-dates O Connell St/Sackville Street. The market itself started around the 1850s and has continued since the foundation of the state. The Market has mostly had a good relationship with the Council and state agencies. However, in 1968 inspectors for Dublin Corporation, found the conditions of the markets to be 'unhygienic and unsuitable', using it as a basis for argument to get rid of almost the entire west side of the street in order to accommodate the ILAC Centre, destroying the Rotunda Market, Taaffe's Market, Anglesea Market and Norfolk Market. Fortunately, the Moore Street market was maintained, although it has been argued that it has not been the same since.

The Moore Street Preservation Trust is concerned at the impact this planning submission will have on the existing street market and independent businesses on Moore Street and the impact from construction noise, debris, traffic etc., in addition to loss of footfall. Submissions have been made as part of the planning process expressing such concerns

The Conditioned reference to the street traders proposed by the Council in the grant of permission is weak: "During construction works the developer/owner is requested to ensure the protection of the Moore Street Casual Trading Area as far as is practicable and provide support and liaise with the Casual Traders and/or representatives where ongoing trading is no longer possible or construction works necessitate relocation of the Casual Trading Area". Such a Condition simply hands the developer permission to interfere with the Moore Street traders business, including causing their trading to cease. The Council simply passes the problem on to the developer and washes its hand of the matter. This is totally inappropriate particularly as the Council licences the Traders. The Trust asks the Board to ensure that this does not occur by refusing planning permission.

Please also note that mindful of the possible adverse effects of development on traders' livelihoods the Advisory Group to the Minister recommended consideration by a subgroup of financial compensation for those most affected.

Media reports now suggest that undue pressure was exerted on traders to accept payment in return for support for the plans. If correct this would represent a direct interference with the planning process and render the decision to grant permission invalid. It is imperative, therefore, that the record of meetings about compensation be made available to members of An Bord Pleanála so that there is no hint of suspicion hanging over the any decision to grant planning permission.

An alternative approach



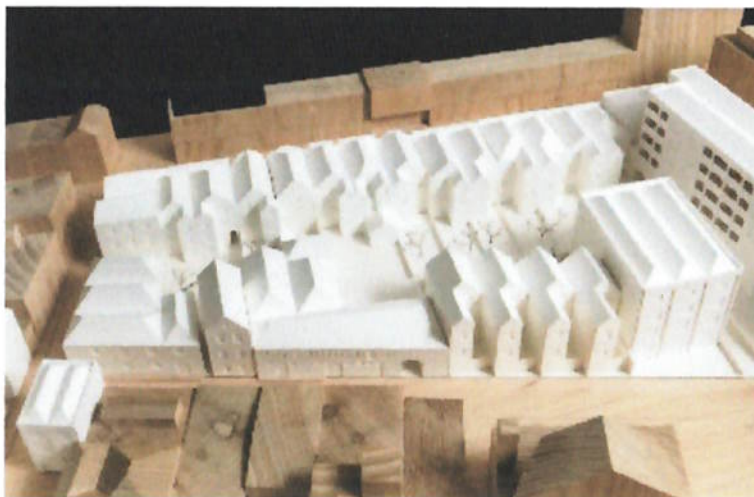
The Moore Street Preservation Trust's alternative Moore St. streetscape

The Moore Street Preservation Trust has aimed to highlight issues around the development of the Moore Street area for a number of years now. Its members have been supportive of legal cases, taken part in the Dublin Mayor Forum and contributed to the booklet published. As part of the current planning applications, the Trust designed its own proposals for the sites and provided an architectural model of the proposal. "Moore Street – Historic Area Urban Master Plan" was exhibited at the Rotunda in Dublin City Hall, the Grand Hotel in Malahide as well as in Belfast and Cork cities. The exhibition was available for viewing by members of the public and elected representative, Planners and Management. It was hoped that the points made in the Trust's scheme would be taken on board by the Council's decision makers.



The alternative proposal's view of Moore Street

The Trust would be very happy to make the same presentation to An Bord Pleanála at a time convenient to the Board's inspector. It is for this reason that the refusal to grant Oral hearings for the ongoing appeals concerning the adjoining sites was baffling. We ask the Board not to make the same mistake in this appeal and to ensure an Oral Hearing takes place.



An alternative view of the Trust's model

The Moore Street Preservation Trust reiterates to the Board that an oral hearing was permitted by the Board in 2009 concerning a proposed multi-storey development of this site and the Trust asks that such precedent should ensure that an oral hearing can take place as part of this appeal.

The Trust recently wrote to An Bord Pleanála concerning the refusal to hold oral hearings for the appeals on the adjoining sites. With the turmoil the Board now finds itself in, the Trust recently wrote to ABP seeking the names of those in attendance when the decisions to refuse the Oral Hearings were made. The Trust still awaits a response to that correspondence.

Observations and Objections

A large number of objections and comments were submitted to the Council by various parties, including the Moore Street Preservation Trust. concerning this planning application for Site 5.

The Moore Street Preservation Trust fully supports the main objections as listed below:

Format of the application/duration of application

- Objection to the proposed provision of the new public plaza indicated being divided across two planning applications
- The proposed planning permission duration of 15 years is not acceptable
- The north-facing street frontage to O'Rahilly Parade at ground floor level is taken up by a delivery hub, an ESB sub-station, a switch-room, a 'refuse station', and a blank wall to a lift. This fails to respect the historical importance of O'Rahilly Parade and must be refused
- The proposal will result in the demolition of a late 18th century southern boundary wall to the rear of the existing Dublin City Council depot
- The archaeological reports are incomplete as the archaeologists or compilers of the reports did not have access to all buildings or data relating to them and they state that they are unsure if infilled basements of an early era exist in the rebuilt or partially rebuilt buildings associated the trio of applications 1916
- All visitors to the area should be aware of the area's importance and pivotal role in the Nation's history
- The applicant does not - as claimed - secure protect or preserve all 1916 elements on site.
- 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 proposed development will alter and interfere with lines of historic streets and laneways directly linked to The Rising
- The applicants also seek the demolition of nearby 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 proposed development is out of context with the nearby declared National Monument at 14 to 17 contrary to Venice Charter principles and International guidelines on the protection of history and heritage
- The plans would see the historic area dominated by modern high-rise hotel and office buildings. Instead, we want to see this 1916 battlefield preserved and sensitively developed as a Cultural Quarter where people can visit, trade, shop and live, while appreciating its unique character and heritage
- Not only is this and adjoining sites of great Irish historical importance but it is in fact of sufficient international historical importance to become a World Heritage Site
- Moore Street holds a special place in the history of Ireland. It was in Moore Street and the surrounding streets and laneways and at the nearby GPO, that a fierce battle was fought between the 1916 republican forces and the British Army. Number 16 Moore Street was where five of the seven signatories of the Proclamation held their last meeting before the surrender. This is ignored in the application
- For over two decades a campaign has been waged, led by the Relatives of the Signatories and involving the relatives of many of those who participated in the Rising, to preserve Moore Street and its environs as a National Monument. The design has ignored the campaign
- The development proposed fails to preserve and restore Moore Street in its entirety or reconstructing cobbled streets etc.

- The development would result in a monopoly commercial units owned by the applicant

Demolition

- It is inappropriate to demolish the existing buildings on the East side of Moore Street. It is concerning to read a report suggesting that the existing buildings are unsuitable for modern use. There is significant potential to refurbish the existing buildings and provide for residential use on the upper floors with retail shops at ground floor level
- The policy trend at European Union level is to retain older buildings due to their embodied energy and carbon. It would be regrettable if an entire terrace of early twentieth century buildings were lost.
- Levelling an intact terrace will destroy the existing urban grain and is an inadequate and inappropriate approach from the Applicant.
- No. 24 – 25 Moore Street is in the ownership of Dublin City Council and while planning permission covers these houses they do not belong to the developers and can only be disposed of by agreement of City Councillors under a Section 183 disposal order
- The extent of demolition is not clear – what is being demolished and what retained – but as demolition will be considerable, more information should be provided by Hammersons as part of their application.

Impact on the Markets

- The developer proposes to remove the 300 old market from Moore Street, this would be a huge loss to the heritage and to the character of the Street and contrary to the report issued by the Lord Mayor's forum on Moore Street.
- The plans would completely change the street market character of Moore Street and therefore its nature and potential as a socialising area, both for those shopping there and for others just passing through but stopping to chat. The plans will destroy what is left of the famous ambience.
- The Moore Street Advisory Group stated in its report that the Moore Street Traders would not be able to trade through the construction stage. The developer has agreed to pay disruption compensation to street traders but the very few remaining independent businesses are expected to remain viable. The removal of the market will impact on customer base and footfall
- The loss of the car park on Moore lane will have an immeasurable impact on retailer's especially fresh food/perishable good businesses. Buildings currently used for stock will be impacted by construction traffic and stock would be contaminated by dirt and dust
- The applicant has not approached or consulted with the independent store traders on Moore Street
- The noise pollution that will be generated from construction works in Henry Place will deter shoppers from stopping at the stall. The store and street traders of Moore Street have enjoyed a mutually beneficial trading relationship which will be lost if the traders are lost during construction works
- There is grave concern regarding the retail competitiveness as a result of the monopoly of ownership of lands in the area (Sites 1-5 incl.) within a single legal entity, while the same owners also have an interest in the Ilac Centre
- There is a fear of the permanent closure of businesses arising from the loss of footfall on Moore Street as a result of the extended phase of construction. The overlapping construction phases will result in loss of business for independent store trader son Moore Street
- The application does not adequately recognise Moore Street as a place of special architectural, historical, archaeological, artistic cultural, social or technical interest as a designated Architectural Conservation Area

Transport proposal

- Projections in the Transport Assessment are not backed up with hard survey information the impacts of the extended construction period on independent store traders on Moore Street are understated.
- Application refers to traffic surveys for the Luas cross city project and the Luas project has created many changes to traffic since then. An up to date survey should be completed. There is no detailed traffic management plan submitted with the application and it does not address properly the negative impact such a development would have on surrounding residents and existing businesses. These narrow streets and junctions are already struggling with the levels of traffic currently using them and any development here must adequately address this issue. The proposed narrowing of footpaths in the plan is contrary to the City Development Plan objective to promote safer environments for pedestrians in the City
- The developers are planning to drive anything between 80 - 100 trucks per day through the bottleneck of O' Rahilly Parade. The projected heavy construction vehicle arrival per day on Moore Street between O'Rahilly Parade and Parnell St will be unworkable. Temporary junction widening proposals will reduce safe passage for pedestrians and will impact on the store front amenity of the adjacent store trader
- The EIAR does not state how traffic will come and go from the car park from Greg Court apartment block and is only accessible via Moore Street
- Lorries will be constantly stacked resulting in nearby shops being sheltered behind heavy vehicles and plagued by fumes and noise.
- Cutting back the footpath to facilitate lorries brings them closer to shop doors
- Traffic congestion from the proposed one way route at Moore Street will impact the Luas and impede access to the Rotunda Hospital
- A delivery schedule survey was undertaken by the developer but undertaken during covid lockdowns so it cannot be accurate
- Pedestrianising Moore St/O'Rahilly Parade/Coles Lane and Henry Place after 11am would be disastrous for businesses. If construction traffic impacts on traffic and deliveries run late how will deliveries be undertaken?
- The Luas project resulted in the closure of a lot of businesses and the same will happen here

Roof plant

- All roof plant should be minimised, and designed so as not to dominate the important historical skyline of this area. Any roof structures or vents not shown in these drawings should be subject to further Planning Applications, given the area's historical importance. Length of permission
- Dublin City Council should not consider granting permission beyond the standard length of seven years
- This project will ensure that the City Centre will be a development site for so long that it could permanently affect the viability of many businesses in the City Centre and would dramatically reduce footfall
- There are grave concerns regarding the ability of businesses to serve customers and employ staff over the 10 year combined construction programmes for the overall project

Other observations

- The buildings proposed for O'Rahilly Parade will completely overshadow the sun balconies in the Greg court apartment block and the retailers at ground floor level

- The application runs contrary to the objectives of the Dublin Development Plan and the aims and objectives of the Ó Snodaigh Bill under consideration by Dáil Éireann as well as The Moore Street Renewal and Development Bill placed before An Seanad by Minister Darragh O' Brien in 2015
- The planning documents were not available online for over two weeks after the three planning applications were lodged. This delay runs contrary to the spirit and intent of the Planning and Development Acts
- The description of development is inaccurate, as the proposal would have a maximum height of 7 storeys
- There is concern with the developer's decision to lodge multiple planning applications for a landmark site such as this. For example, the proposed new public plaza is divided across two applications
- The number of studies and projections which sought to develop the quarter as an interesting historical-cultural quarter in the north city centre would be nullified if the Hammerson applications are granted planning permission
- Pandemic has seen a rise in localism and destinations such as Dublin City need to have a diverse and engaging set of propositions in order to maintain footfall and generate customer engagement
- It is unfair that citizens of Dublin cannot visualise the entire project and a full architect's 3D model should be prepared for the entire masterplan site
- Additional information should be requested requiring full streetscape drawings across the 3 sites
- No letters of consent from the Council allowing interference with the streets, lanes etc. are provided
- The proposed hotel on the adjoining site should be for residential units with shop units on all public laneways
- It is a deeply flawed development which will be inevitably be overturned by Law as the Planning process evolves
- Development of site is dependent on Dublin City Council selling 25 Moore Street, which requires approval of elected members

Observations on Significant Additional Information

Procedural issues

- The applicant has included a list of items from the original applications which are deemed to have been appropriately resolved. This is incorrect. Under no circumstances have the issues referred to been resolved
- The concerns of the Planning Authority to the applicant's proposals have not been addressed by the further information submission. In particular the Planning Authority's specific requests for changes to the original design have not been complied with
- The public notices placed on site and in the print media are not sufficient to comply with the Planning regulations. The Site Notices erected as part of the Further Information submission do not refer to the specific five week statutory period of time for observation. There are no references in the Site Notices or in the newspaper advertisements that the architectural model is on public display in the Council's offices at Wood Quay
- The submitted documents do not appear to comply with the requirements of Article 23(1)(a) as the Hammerson Annual Report 2020 states that they have a 50% interest in the ILAC Centre. The plans do not indicate land which adjoins abuts or is adjacent to the subject site which is in the ownership of the applicant or land owner

- The Moore Street Advisory Group report is not a legally binding document and the planning department should be aware of the possibility of legal issues that may arise under the law if some of its recommendations are executed.
- Site 5 is still in the ownership of DCC and is now subject to a vote by DCC Councillors to dispose of the property. It is highly unlikely they will vote in favour of selling
- There is insufficient information in the EIAR concerning the extent and effect of the demolitions proposed or the aspects of the environment likely to be affected, including architectural and archaeological heritage and cultural heritage
- No planning permission should be given that exceeded the usual time lines. This could set a dangerous precedent

Design

- Development plan identifies Dublin as a low rise city and requires development to protect conservation areas and the architectural character of buildings, streets and spaces of artistic, civic or historic importance. This application ignores that fact
- The impact of the loss of sunlight on the surrounding properties has not been considered adequately
- The Department of Heritage who state that the extent of demolition proposed is unnecessary and unwarranted. ABP should now consider an alternative design for the site allowing for retention and sensitive adaptation of the existing structures.
- The Hammerson plan entails the loss of fine urban grain in this historical part of Ireland, which supports a diversity of economic, historical and cultural life. This proposal would not fully comply with the development plan 4.5.9 Urban Form and Architecture and in particular chapter 11 (culture and heritage), including guidance on development in conservation areas and protected structures. The proposal would in part contravene the policy objectives of SC25, SC26 SC29 and SC30.
- The proposed development is too close to the site boundary, which is contrary to BRE advice and will severely impact food businesses and market traders in close vicinity
- The inadequate drawings and images of interfaces with protected structures provided, mean that the impact on immediate context and skyline is not fully explored, with insufficient LVIA in respect of neighbouring heritage buildings
- Plans to sensitively develop and conserve the visible signs of history in the street should take account of the evacuation route of most of the GPO Garrison through Henry Place, across the dangerous junction with Moore Lane and into No.10 Moore street, then tunnelling from house to house, progressing through buildings of the entire terrace to emerge in what is now O'Rahilly Parade. The construction of a lane from Henry Street into evacuation route distracts from historic route and a new road from O'Connell Street through the central terrace, as in the Hammerson application on the adjoining site breaks that historical line of the progress of the Volunteers forever.
- In the Courtney Deery Heritage Consultancy report it is mentioned that Henry Place, Moore Lane and O'Rahilly Parade are busy public lanes which form access for business and services and the historic street surfaces lie concealed below modern tarmac surfaces. It is therefore it unfeasible to provide a comprehensive survey of the historical street surfaces and it will not be possible to provide a comprehensive survey of the historic street surfaces and fabrics as part of an RFI response. This survey would need to be completed before any possible planning permission
- The integrity of these historical lanes must be protected, the lines kept intact and these cobblestones and curbs uncovered and repaired.
- The proposal would contravene policy SC17 in relation to protection of the skyline

- The impact of such a large scale development in this proposal and the potential for loss of fine urban grain in this historical part of Ireland, which supports a diversity of economic, historical and cultural life needs to be carefully considered, any regeneration should be measured against the objectives of an Architectural Conservation Area and a cultural and historical quarter.

Timeframe

- There is only one way to execute the project to avoid future high court challenges and that is by having full access to the street as a construction compound which would result in the project being completed in a much more cost efficient and timelier manner
- Relieved to see the planning department cannot justify supporting a 15 year construction project and trust that they recognise the devastating impact such a phase would have on the viability of independent businesses and market traders
- The applications are only 3 of 6 so we could possibly be on building site for 20-25 years. Impact on market
- The extent of demolition on this site is unwarranted and will have adverse effects on Independent businesses who are solely reliant on Moore Street to trade successfully and located in the immediate vicinity of the site
- The loss of the market through construction will impact on the few remaining independent stores, two of which are fresh food businesses and are generational traders on Moore Street.
- It has been the intention of the developer to remove the Moore Street Traders for a long period and the offer of compensation was derisory
- The planning permission and market are not compatible, in no world will both co-exist.

Construction impacts

- The applicants suggest construction won't commence until August 2023. We urge Dublin City Council to immediately enforce planning laws and ensure the necessary retail standard within their own Dublin City Development plan is implemented within the Moore Street Terrace shopping district until such a date
- We are disappointed that the planning authority has not insisted on a traffic management plan being produced for such a large scale construction project to date.
- It would be negligent to replace the existing retail core with a building site for such a long period
- A fifteen year construction project would have severe impacts on the entire north inner city when considering construction traffic, interfering with customer's journeys due to road / street closures, dirt / noise pollution and the general undesirable shopping area that a construction site environment entails.
- Entry and exit routes are extremely limited for large construction lorries. This will cause problems for all residents, traders and shoppers in the vicinity of the works
- The site compound is in close proximity to a fresh food business and noise pollution outside the shop will make it difficult to hear customer orders. This will be exacerbated if footpaths are curtailed
- The developers have in their control a very large site fronting onto O'Connell Street with two very large vacant sites which would facilitate access and egress to the current proposed developments known as Site 3, 4 & 5
- The developer has failed to explain how delivery access to Moore Lane Service yard, Cole's lane service yard and Henry Place will be maintained with such high volumes of construction traffic
- The developer says the project will be handled by multiple contractors so it would be impossible to organise a timetable for lorries arriving considering the various volumes of traffic around the city

- The applicant has failed to acknowledge that there is a service bay at Moore Lane where they suggest construction traffic will access and regress from site 5. However the area is regularly congested and will impede access and result in tailbacks on Moore Street
- There has been no provision in the Hammerson proposal for dirt or debris falling from lorries
- The noise pollution mitigation measures proposed won't have any real impact on neighbouring retailers or the residents in Gregg court apartment
- The wide scale of demolition and piling will disrupt the habitat of rodents, not ideal on a predominantly food marketplace.
- External steel structures and hoardings, construction traffic, noise pollution, road closures, drainage works etc. would make it difficult for the Independent businesses to keep trading during the lengthy construction phase and will impact on the unique and welcoming atmosphere for which Moore Street has been famous worldwide.

Car parking

- It will be disappointing to lose the existing car parking facilities on Moore Lane
- Impact of the loss of the 160 car parking spaces whilst the area awaits 20 years plus for the completion of the metro is understated.

Other items

- The area can be improved through better management by landlords
- There were many Issues with the online portal when attempting to submit objections
- There is a lack of recognition of the importance of the National Monument on Moore Street
- There is a lack of independent assessment of the historic importance of the existing buildings
- There are no references to or reports on the buildings or structures that are currently in the process of being added to the list of protected structures as agreed unanimously by Dublin City Councillors (Nos. 10 - 25 Moore St.)
- Dublin City Council has tendered for a Moore Street manager to revitalise the street bringing vibrancy, more footfall, more traders and more variety in food stall offerings, promotion, historical signage, street art, increased trading hours with night time and Sunday trading. This will begin in January and the development must not prevent this revitalisation of the Moore Street Market Area
- The applicants reference the Metro yet this project is only on paper at the moment and has no design or railway order
- The proposal 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 despite the many existing hotels / shopping centres in close proximity
- The reduced demand for office and retail space due to Covid 19 may become permanent as many companies have found it more cost-efficient for employees to work from home and the surge in online shopping has become the newest trend as a direct result of the pandemic. There will be an abundance of offices in the area if this project receives planning permission
- Planning permission should be refused because there are better alternatives for the area – see the Moore Street Cultural Bill which is before the Dáil
- Development will impact on emergency journeys to the Mater and Rotunda
- Reference in the documentation is made to the Dublin Central Master Plan when only the local authority can develop a master plan. There must be a strategic framework, which relates to the physical social and economic context of the site and its surroundings. There are no guidelines in this 'master plan' on scale and how it relates to heritage buildings, streetscapes and roof tops.

- Proposal would contravene development plan policies CHC29, CHC37 and CHC43 in relation to protection of the cultural and artistic use of buildings in established cultural quarters, without justification.
- The further information ignores the findings of the Conservation and Historical Architectural Practice. Shaffrey/Myles in their Battlefield report clearly identify surviving pre-1916 built fabric visible from the public realm
- The most sustainable buildings are the ones that already exist. The first principle should be to restore and to reuse existing buildings to reduce carbon emissions associated with demolition and construction works of a new large scale development, and to protect the existing character and built heritage
- The impact of building traffic, construction and demolition has not been properly assessed on air quality and noise pollution to surrounding residents, business and the public. Less demolition and restoring and reusing materials on site would reduce the impact of the construct.

Conclusion

From the preceding objections and comments An Bord Pleanála will note that there is deep concern among the citizens of Dublin at Dublin City Council's decision to grant Planning Permission for this development. The permission granted is extremely vague with an inordinate number of Conditions where the development will be reassessed by the Council and Developer alone, prior to commencing on site. This removes the citizens of Dublin from the equation and ensures the voices of objectors are eliminated. In essence the permission granted by the Council is a non-decision, to be revisited at a later stage, without any public voices.

The Moore Street Preservation Trust is requesting that on the basis of the contents of this appeal document that An Bord Pleanála now overturns the Council's decision and refuses planning permission for the proposal (DCC Reg. Ref. No. 2863/21). The development is inappropriate in scale and content, and most importantly takes no proper account of the National Monument/Protected Structures and will have a negative impact on or damage to the historic structures.

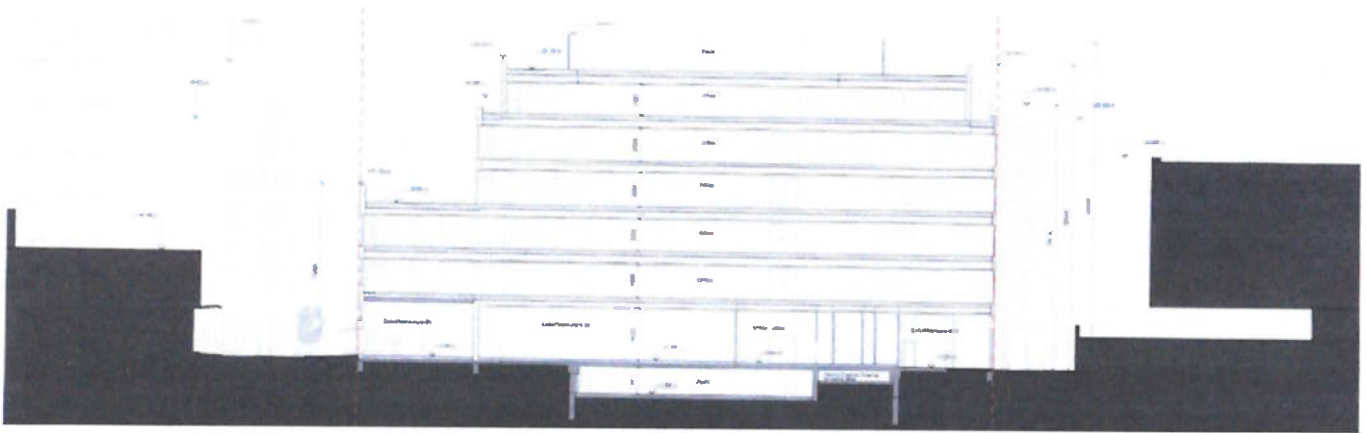
We look forward, with An Bord Pleanála's approval, to engage further on this at an oral hearing.

The Moore Street Preservation Trust
July 2022

COPY OF SUBMISSION TO DUBLIN CITY COUNCIL

**Objections to Planning Application as submitted to Dublin City Council
Reg. Ref. 2863/21**

**Proposed Development at:
22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane**



A proposed section taken from the planning submission indicating the large scale of the project

Submitted by:
**Moore Street Preservation Trust
The Ireland Institute
The Pearse Centre
27 Pearse Street
Dublin 2**

Objections to Planning Application Reg. Ref. 2863/21 (Site 5)

Location and proposed development

The location of the site is at 22-25 Moore Street, 13 Moore Lane, 14-15 Moore Lane, Dublin 1.

The proposed development comprises

- a mixed-use scheme in a single building ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. The building includes office space from 1st to 5th and restaurant / café units at ground floor near the new public plaza.
- All associated and ancillary site development, demolition, landscaping, site infrastructure and temporary works, including demolition of all existing buildings and structures on site
- Provision of part of a new public plaza and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south (1,253 sq. m public plaza overall)

The planning application forms part of a number of sites in the vicinity for which Hammerson intend applying for planning permission for development. It is not clear whether the applicant will develop the sites. This application refers to Site 5 on the map below "provision of the northern portion of the new public plaza":



Hammerson sites from applicant's submission

OBJECTIONS



22-25 Moore Street as part of the existing streetscape incl. the National Monument Buildings

Background

The Moore Street sites have been the subject of previous planning applications, preservation orders, protected structures and legal challenges.

Nos. 14 - 17 Moore Street were made subject to a Preservation Order under the national Monuments Act by the relevant Minister (Dick Roche TD) in 2007. The Easter Rising surrender decision was made in No. 16 Moore Street by the 1916 Leaders. Nos. 14 - 17 are a continuous set of complete pre-1916 buildings with evidence of the presence of the insurgents.

The State acquired Nos. 14 - 17 (and part of No.18) in mid-2015 when all other proposals to restore the buildings had failed. Until then the site had been owned by a private development company (Chartered Land) as part of a wider property portfolio in the area. The acquisition was facilitated by NAMA as the buildings were under lien to them at the time.

Following an independent Value for Money and Process Audit, the Department then took up a tender process that had been initiated by the previous owners (Chartered Land) for the conservation and restoration of the buildings (14-17) as a 1916 Commemorative Centre.

The intention was to have the Commemorative Centre open in time for the 1916 Centenary. However, legal proceedings to stop the 1916 Commemorative Centre project were initiated against the State in the High Court by a private citizen in late 2015. At the same time the buildings were occupied by protestors opposed to the State's project which included demolishing adjoining buildings which the State contended were post 1916.

The High Court held on 18 March 2016 that the works were not compliant with national monuments or planning legislation and went on to find that extensive areas of Moore Street and surrounds were national monuments as had been sought by the applicant in the proceedings.

This effectively stopped all works on the site, other than essential stabilisation and preservation works which were carried out with the full agreement of the High Court. The buildings are in the care of OPW ever since.

On 14 February 2018 the Court of Appeal overturned the High Court judgments against the Minister in all respects and essentially reaffirmed that the power to determine what constituted a National Monument was a policy matter vested in the Minister and that the Minister did not require planning permission for works on National Monument sites. Securing History which was published in March 2017 was drafted against a background of ongoing legal proceedings which also created a context of some uncertainty over the deliberations of the MSAG until the Court of Appeal judgement was announced in February.

What is a National Monument?

There have been various interpretations as to what and who defines a National Monument. In a Judgment of The High Court of Appeal in Moore v. The Minister it was stated:

Page 6, Para 14: In particular the 1930 Act is quite unclear on the fundamental question of who should determine what monuments are to be national monuments or whether some form of formal designation of such monuments as national monuments is actually necessary.

Page 7, para 17: While the term 'monument' is widely defined, the 1930 Act applies only to monuments which are also national monuments. Such monuments are only national monuments if their preservation is 'a matter of national importance'.

One of the matters highlighted by this litigation is that the 1930 Act is strangely silent in respect of the critical question of precisely who is to determine what Monument is a National Monument. The 1930 Act rather assumes the existence of national monument as an objective fact which does not require formal designation.

The Court Conclusion was:

Page 28, para 65: It is unnecessary to express any view as to the circumstances in which a particular monument can otherwise come to be regarded as a national monument under the 1930 Act on the ground that its preservation was a matter of national importance beyond repeating that the High Court does not enjoy such a free standing jurisdiction to make a declaration in the first instance.

Planning process

Three Planning applications, including this application, were submitted to Dublin City Council on June 1st 2021. As the Council will be aware the three sites located adjoining and close to the National Monument at 14-17 Moore Street are of great historical significance and have been central to much discussion, debate and legal action over a number of years.

Due to Covid restrictions members of the public were restricted in visiting the Council offices to view the documents lodged and could only do so by appointment. In addition the project was not available to the public online for over two weeks leaving little time to view, study, understand and compile any

submission they might want to make before the five week deadline. The planning process has not been in the spirit of what was intended by the Planning and Development Acts.

While we appreciate that the Council will state its hands are tied on this matter, the Moore Street Preservation Trust would urge the Council to seek additional information (as suggested below). Any request for additional information by the Council will also allow members of the public adequate time to study the project prior to any possible appeal to An Bord Pleanála.

No.s 24-25 Moore Street are the property of Dublin City Council. It is notable that No.s 24-25 form the end of the historic terrace 10-25 Moore Street, yet it is submitted in a separate planning application to the rest of the terrace. It is important to note that it would be subject to a vote of the elected members of Dublin City Council if planning permission is granted as set out by the Chief Executive of Dublin City Council Owen Keegan in reply to a question from Cllr. Mícheál Mac Donncha on 14 June 2021. In the absence of an explanation from Hammerson of this piecemeal approach to the project, the question arises as to whether the prospect of a vote on the disposal of the property by the City Council was a factor in the decision to split No.s 24-25 off into the separate planning application. Is this bizarre avoidance of proper planning practice an attempt to circumvent what would be an effective veto over the wider development if Councillors were to vote against the disposal?

Clarity of information

The overall Hammerson development project site has been subdivided by the developers into six different sites (1,2C, 2AB, 3, 4 and 5) with various design teams making planning submissions. The current planning applications submitted comprise the Sites 3, 4 and 5.

The applications as lodged contain a high quantity of information which has been difficult to take on board, particularly as three separate planning submissions have been made (to date) with further applications to follow. This is unfair as one large development project site cannot be assessed in such a piecemeal fashion with even the proposed new public plaza being shown divided across two of the planning submissions.

Seven pre-planning meetings took place with the City Council concerning the three sites so presumably Dublin City Council is aware of the Hammerson plans for the overall project across the six sites. However it is grossly unfair that the citizens of Dublin cannot visualise the overall project, including all sites, for such a major development in the city centre. The Trust asks Dublin City Council to request as Additional Information that a full architect's model be submitted by the applicants to be put on public display at the Planning Offices showing the full development proposed across all sites and is available to the citizens of Dublin.

The Trust is also asking the Council to request that further information be submitted by the applicant which will clearly show the full streetscape drawings across the three sites in the form of the existing streetscapes and the proposed streetscapes. While I appreciate there are references in the written documents submitted to the streetscape design, there is no clarity in terms of the overall project, even in references to the Masterplan. Indeed full streetscapes across all six sites should be included in the application. A project of this scale, located in such a prime part of Dublin city centre, should be presented in such a manner that members of the public can at least see the full proposed streetscapes across all the design projects submitted, with the existing streetscapes shown as well. In the Trust's opinion this is not currently possible and we ask the Council to seek such information from the applicant for existing and proposed streetscapes across Moore Street, Henry Street, Henry Place, Moore Lane, O'Rahilly Parade and the proposed new passageway, including the National Monument buildings.

Ownership of sites

It is noted that Dublin City Council have granted permission to include sites under its ownership within the planning applications. The Council will also have engaged in pre-planning meetings with the applicant and naturally finds itself in the rare role of having an interest in the application while adjudicating on that same application.

However the following should be noted and should be requested by the Council as Additional Information:

(a) There are no letters of consent submitted with the application from Dublin City Council allowing interference with and development of streets, lanes and footpaths that are under public ownership through Dublin City Council.

(b) There are no letters of consent submitted from the Minister as part of the application for the development of works 'in proximity to The National Monument at 14 to 17 Moore Street,' as required by legislation regarding National Monuments.

As it took over two weeks for the planning application to be uploaded online the Trust requests the Council to ensure all documents and decisions concerning this project hereon are uploaded online urgently in the interest of transparency.

Protected structures

The site is located within the O'Connell Street Architectural Conservation Area and about 30 metres from a National Monument at 14-17 Moore Street.

In addition as recently as the 14th June 2021, Dublin City Councillors voted unanimously to add the terrace of houses at 10 to 25 Moore Street to the list of protected structures. The owners have been duly notified.

The Trust asks the Council to take on board the historical importance of these Protected Structures and ensure the architectural design of the new buildings in the locality take into consideration the existing scale and design along Moore Street and Henry Street.

It should also be noted that No.18 Moore Street is to be demolished as part of a concurrent planning application and yet in the Shaffrey Conservation report submitted in a previous planning application No. 18 Moore Street, which was leased on the same day in 1759 as No.s 15 to 17, was described as derelict in 1916 although a portion of its 19th century façade remains to the first floor at the front'. With this in mind No.18 Moore Street should not be demolished as it will have a detrimental effect on the historic streetscape part of which is the subject of this application.

Demolition of historic buildings

The unnecessary demolition of a number of historic buildings is a hallmark of the Hammerson proposals for central Dublin. No.s 1-7 Moore Street is a well-known streetscape as the introduction to Moore Street is to be demolished and replaced with a new bland streetscape while No.18 Moore Street is to be demolished and a brutal open arch punched through the historic streetscape. In addition No. 38 Henry Street is to be demolished

The demolition works are unnecessary and the Moore Street Preservation Trust asks Dublin City Council to refuse planning permission for the demolitions.

Impact on the National Monument

This proposed development is close to the National Monument at 14-17 Moore Street. The applicant states in another concurrent planning application that there will be a potential impact on structures located within the National Monument boundary (14-17 Moore St) due to the demolition of Nos.18 and 19 Moore Street back to Moore Lane, 13 Moore Street and the rear yard as well as subsequent construction works. This is gravely concerning and the Council cannot allow any impact whatsoever on the terrace of houses which adjoin the National Monument. If this necessitates refusing planning permission for this proposed development then so be it.

As previously stated this proposed development will demolish part of the historic Moore Street terrace of buildings to allow access to a proposed new "public plaza" space. This demolition should not be permitted and will brutally puncture the historic streetscape with a large ugly arch. The City Council must intervene to prevent such an intervention on this historic streetscape and again, if that necessitates a refusal of planning permission, that must be the necessary decision made by the Council.

Archaeological impact

As the site lies partially within the protected Zone of Archaeological Potential (ZAP) for Dublin, the Trust asks the Council to ensure a full archaeological dig takes place on the site.

Scale of proposed development

The proposed scale of the overall development of the Hammerson sites ignore the existing scale of adjoining buildings in an area within the O'Connell Street Architectural Conservation area. It would appear that little consideration has been given to this fact and should the Council permit a seven and nine storey hotel development it will be ignoring its very own designation of the area.

With a National Monument of historical importance near to this site, it is clear that little consideration has been given to the existing scale of buildings in the locality.

The Trust asks the Council to refuse permission for a building of this scale in a conservation area.

Density of development

This planning application proposes a total new build of 1,885 sq.m. on a site of 0.3ha (3,000 sq.m.). However in conjunction with the other planning applications lodged by the applicant the overall density of the development within a Conservation area constitutes over development. I ask the Council to consider its own designation of the area and refuse planning permission for such a density on the overall site.

The Battlefield Site

This site forms part of the Moore Street Battlefield site which the National Museum of Ireland has described as "the most important historic site in modern Irish history." Moore Street holds a special place in the history of Ireland. It was in Moore Street and the surrounding streets and laneways (to the rear of the site which is the subject of this application) and at the nearby GPO, that a fierce battle was fought between the 1916 republican forces and the British Army. No. 16 Moore Street was where five of the seven signatories of the Proclamation held their last meeting before the surrender. For over two decades a campaign has been waged, led by the Relatives of the Signatories and involving the relatives of many of those who participated in the Rising, to preserve Moore Street and its environs as a National Monument.



Interfering with an historic streetscape
(from the planning submission)

The proposed development will alter and interfere with lines of historic streets and laneways directly linked to The Easter Rising and is out of context with the nearby National Monument at 14 to 17 Moore Street contrary to the Venice Charter principles and International guidelines on the protection of history and heritage.



Existing street elevation Proposed street elevation
(Demolition of 1-7 Moore St., from the planning submission)

This application also runs contrary to the objectives of the Dublin City Development Plan and the aims and objectives of the Ó Snodaigh Bill under consideration by Dáil Éireann and The Moore Street Renewal and Development Bill placed before An Seanad by Minister Darragh O' Brien in 2015.

The Moore Street Preservation Trust asks the Council to 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 the proper planning and sustainable development of this very important historic area.

Traffic

The planning application refers to traffic surveys for the Luas cross city project rather than any current traffic management plan. The Luas project has obviously created many changes in traffic in the area and this has not been given due consideration. Access to and from existing car parks in the area must be addressed particularly for nearby apartment blocks. I ask the Council to request an up to date traffic survey for the locality.

Conclusion

This planning application does not reflect the historical importance of the area described by the National Museum of Ireland as 'the most important historic site in modern Irish history'. There is little consideration for the Battlefield Site as a whole. The scale and density of the proposed design is contrary to the proper planning and sustainable development of such an important area and are contrary to its zoning as part of O'Connell Street Architectural Preservation Area where the site is located. The scale of this project bears no relationship to the existing scale of Moore Street buildings. The demolition or part-demolition of historic buildings is unnecessary and should be prevented.

The Moore Street Preservation Trust urges Dublin City Council to refuse planning permission for this proposed development.

The Moore Street Preservation Trust
1st July 2021

APPENDIX A

Supporting Documentation

In Respect Of

Appeal to An Bord Pleanála

Regarding

Dublin City Council Planning Application Reference No: 2863/21



Prepared By

***Kelly and Cogan Architects
81 North King Street
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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).

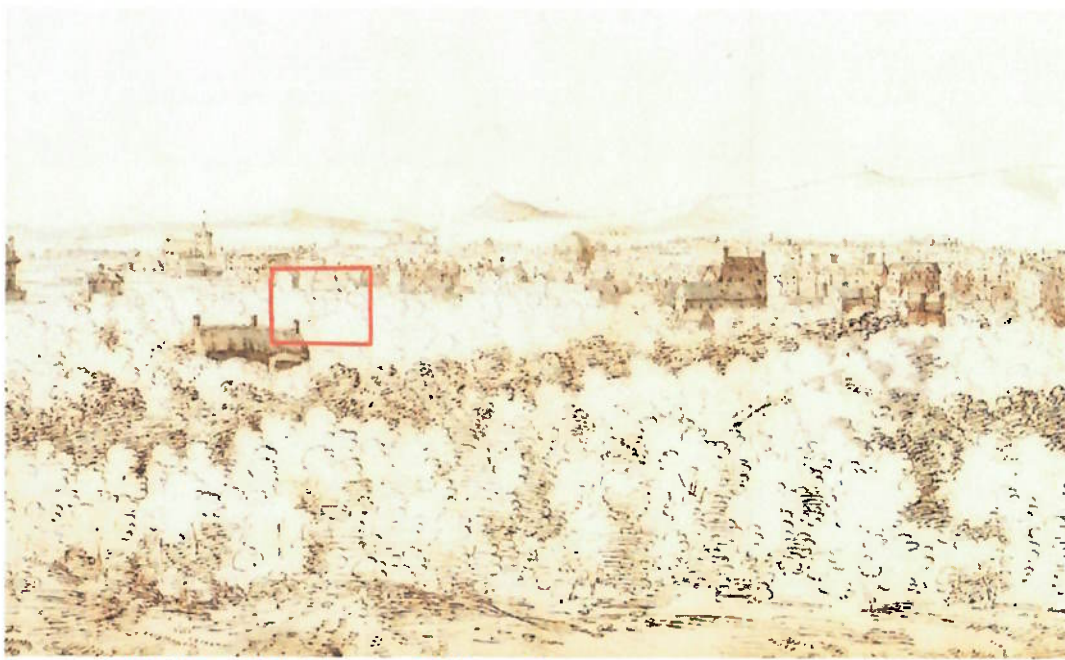


Figure 1 – Francis Place - A View of the City of Dublin (extract) - 1698

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

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 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



Figure 2 – Brookings Map - 1728



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

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

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

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

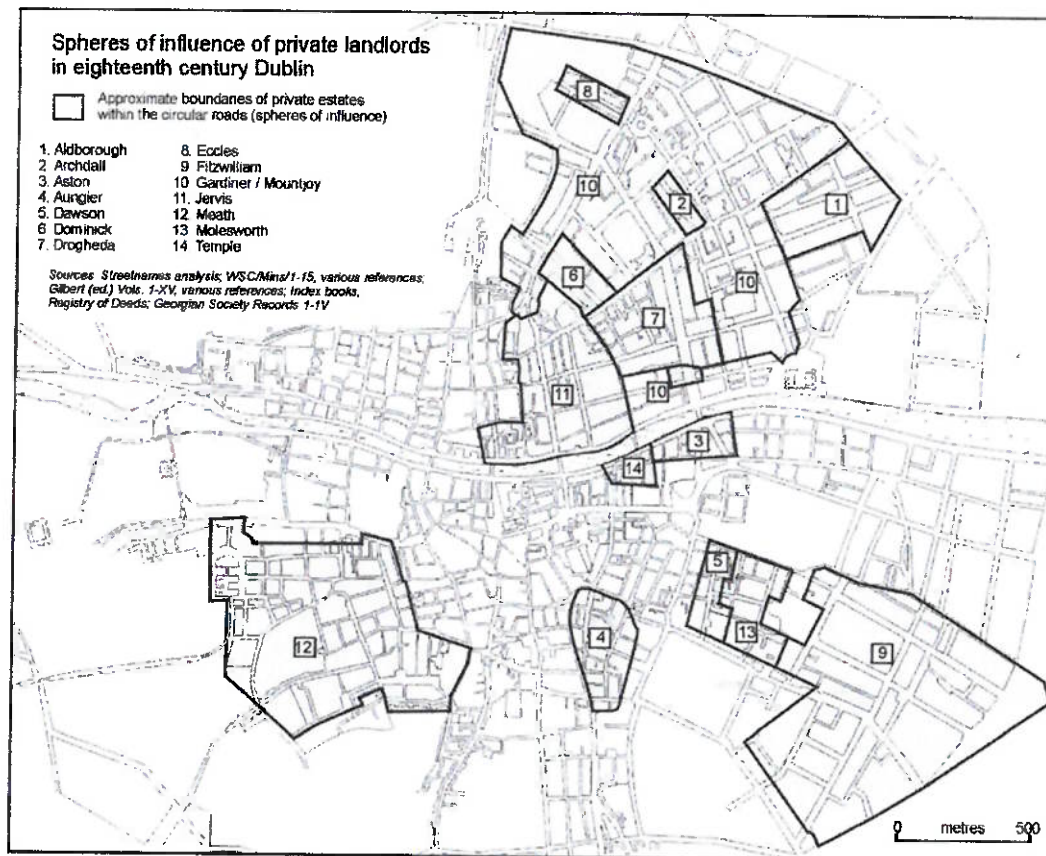


Figure 4 – Spheres of Influence of Private Landlords in the 18th century

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.

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

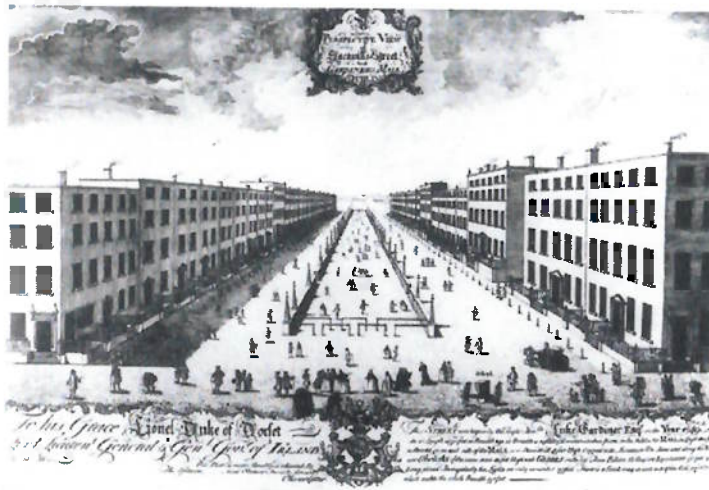


Figure 5 - Sackville Mall 1749

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 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)

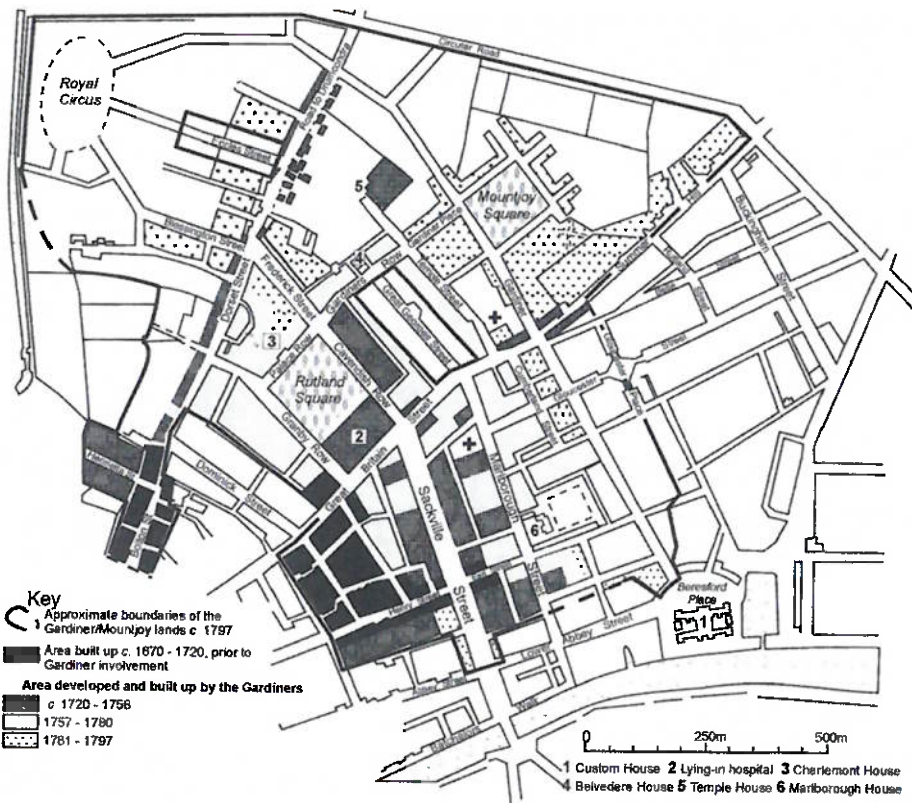


Figure 6 - The Gardiner Estate - Late 18th Century – E Sheridan

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

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.

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.

Nos. 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.

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



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.

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.

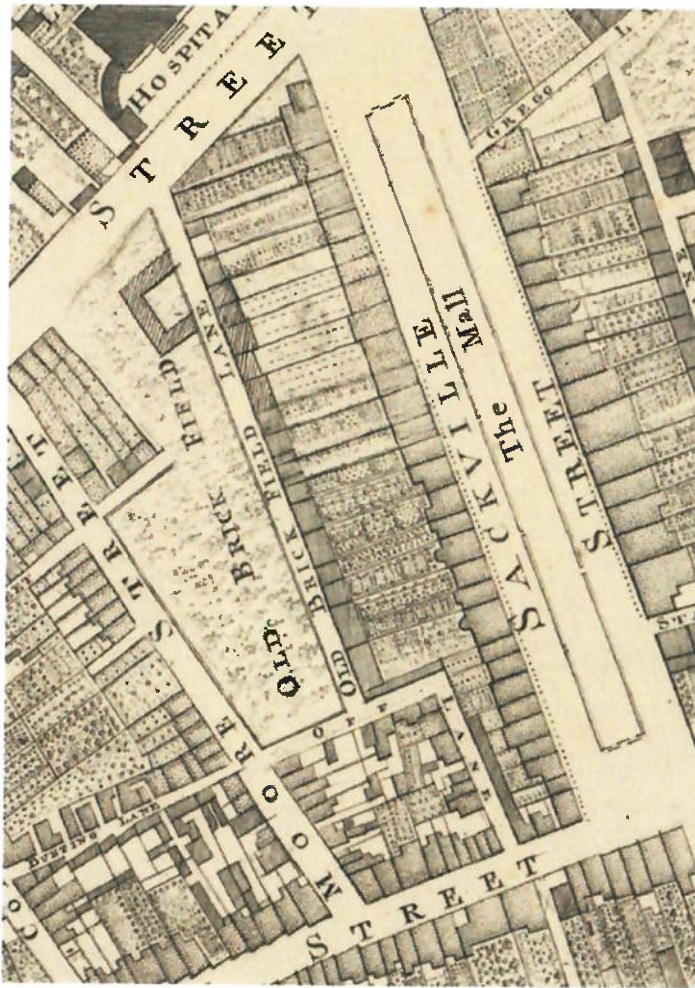


Figure 9 – John Roque - Extract – Dublin - 1756

However two plan forms are visible on the west side of the Street between Greeg Street the North 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.

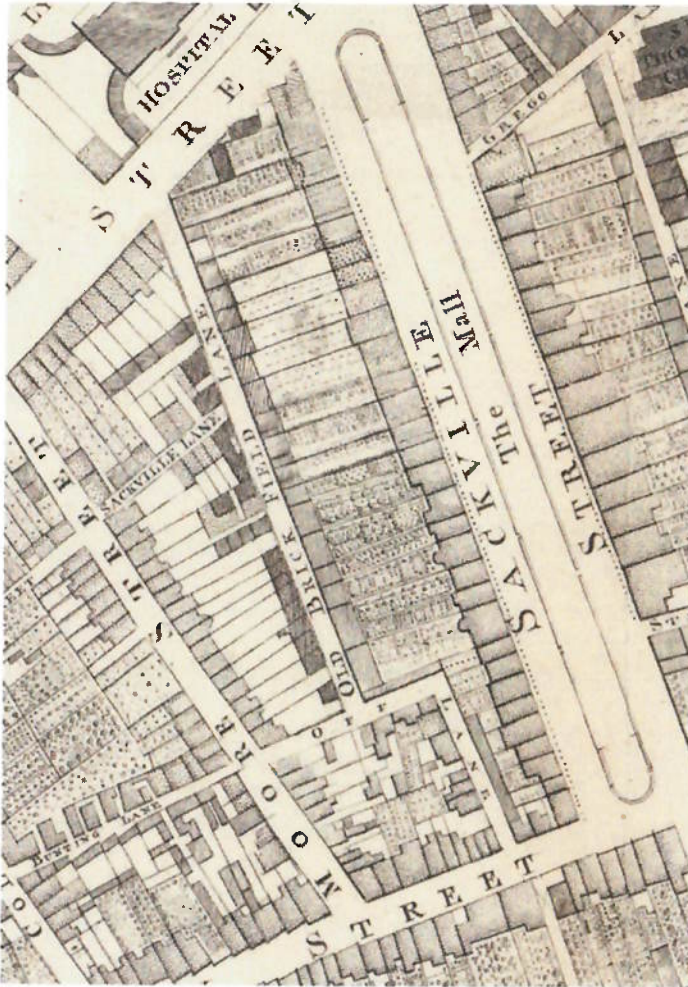


Figure 10 - Bernard Scale - Amendment to Roque's Map - 1773

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

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

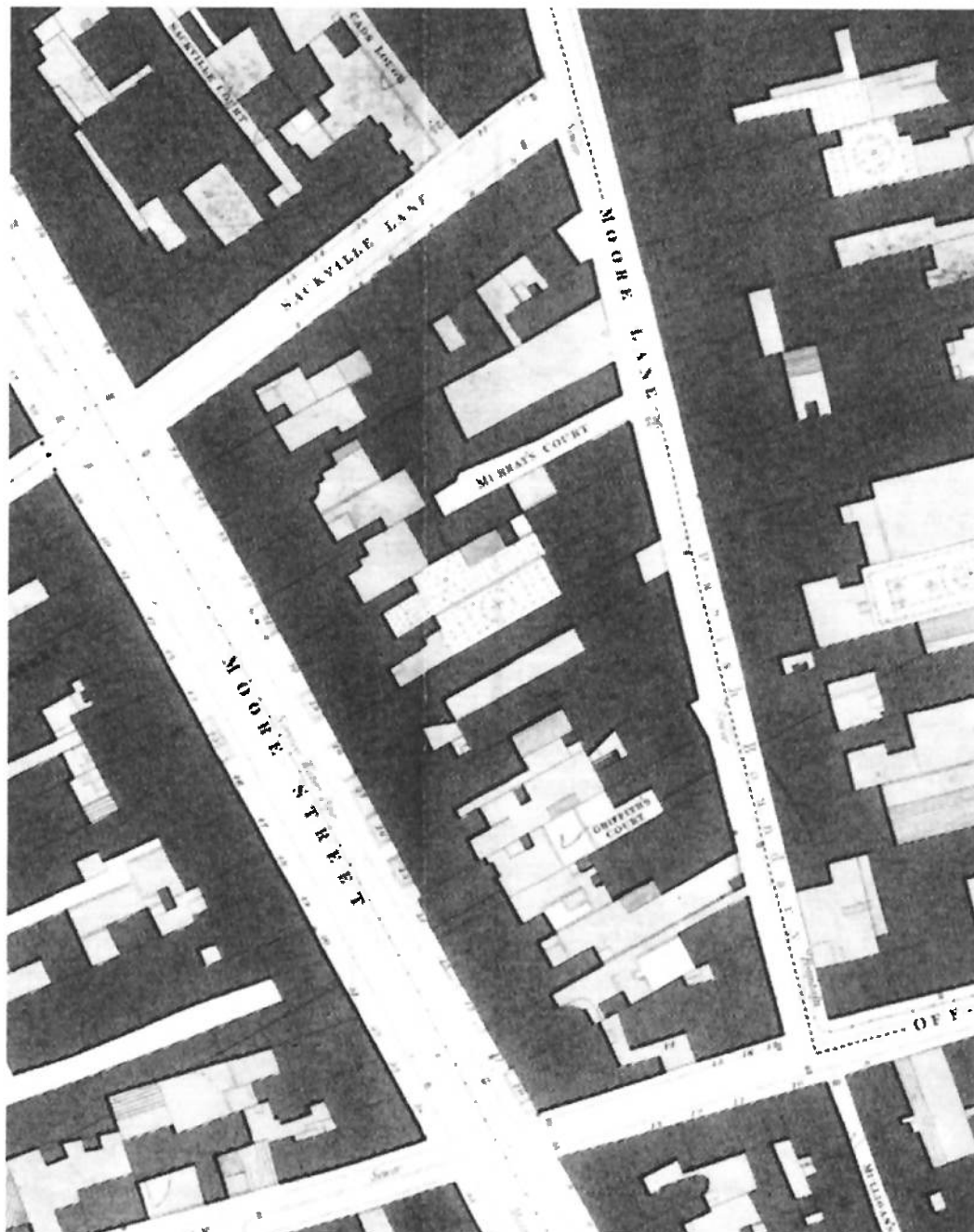
to have done. This would concur with profiles shown on later more detailed mapping which will be discussed separately.

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.

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.



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.

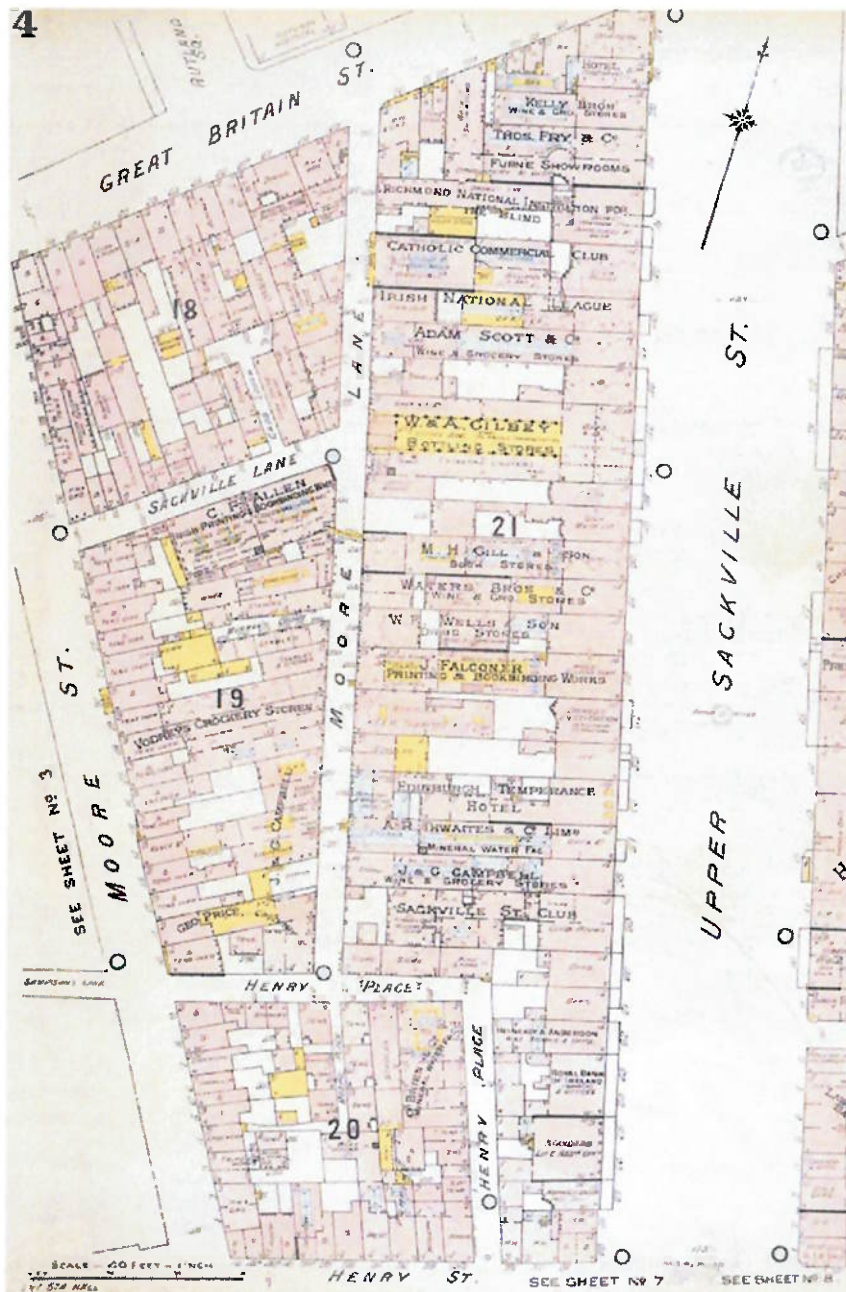


Figure 12 - GOAD Fire Insurance Map - 1893

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 a number of 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 Moor 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.

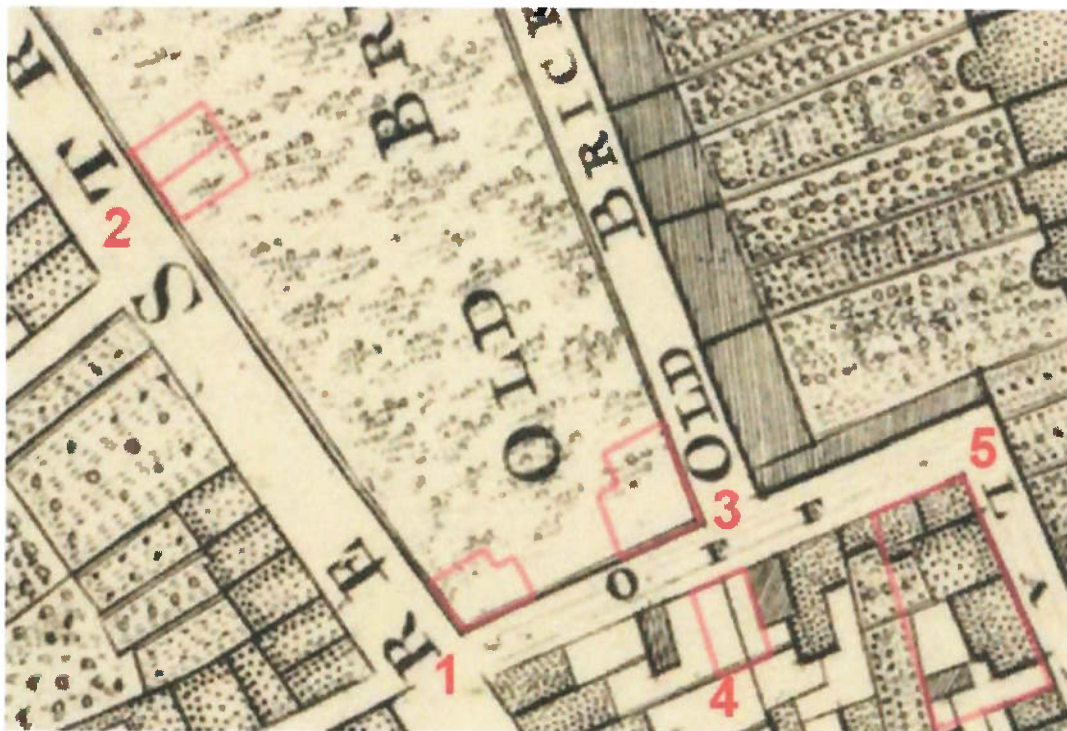


Figure 14 - Map of the City of Dublin (Extract) - John Roque - 1756

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 $\frac{3}{4}$ 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.

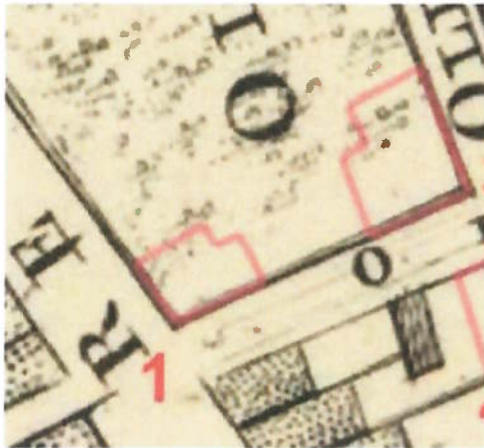
Windows to front are inward opening timber casements incorporating clerestories over a similar type window is visible to the north of the rear façade, two other windows at top floor and at half landing level are blocked up with plywood and concrete block respectively. Earlier one over one siding sash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

The rear garden boundary walling facing east onto Henry Place runs from the rear wall to the conjoining 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.



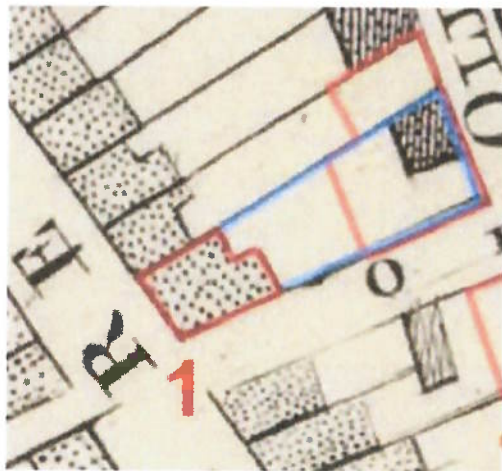


Morphology:



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 developed. Showing at ground level a atypical trapezoidal plan in 'L' format incorporating a wider than normal (for the period) rear return.

The rear garden is 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 being maintained.



1847:

The detailed 1847 OS map shows:

A railed 'Area' on the street frontage at ground level with a delineated walkway leading to a front door.

A railed area to the rear of the house is also visible in the surviving portion of the rear garden.

The front façade wall is shown recessed from the street-line by approximately 1ft 6"

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.

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.



1891:

The 1891 revision of the 1847 OS map shows:

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

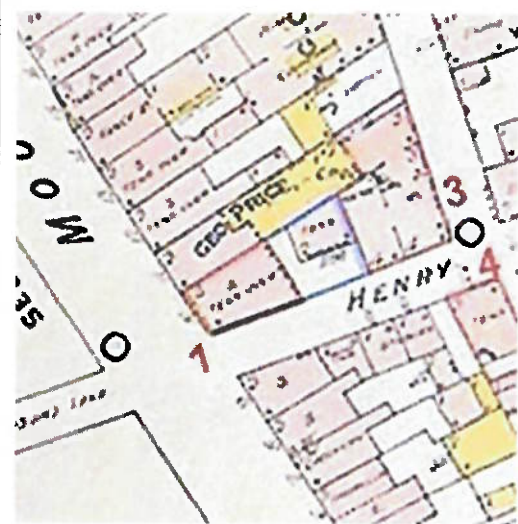
A small projection, possibly a WC, is visible on the rear of the house.

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.

	<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>
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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

Interior Notes:		
NONE		
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 greeaer 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 bean 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

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 development of More Street and its changing character into a Market Quarter since inception	
5.2		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'.

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.

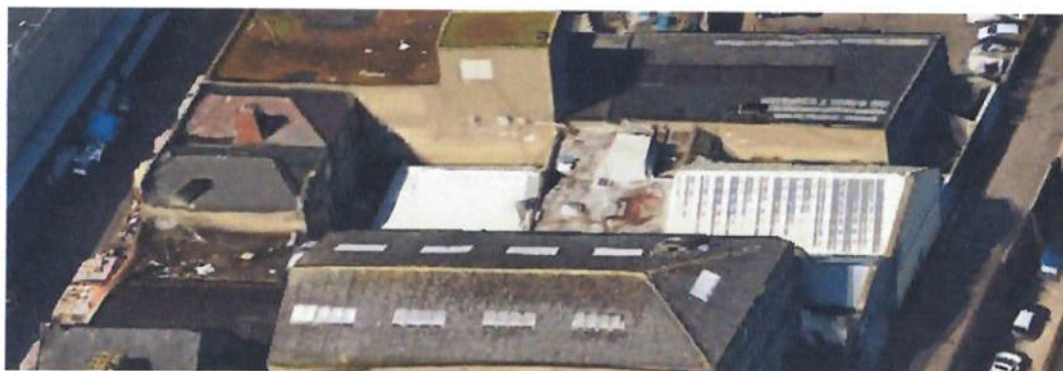
That aerial photography and oblique ground level views from south also shows that no 21 has a central 'corner' type chimney stack on the south party wall, (re-built in 19th century brick) with no 20 and a rendered chimney of configuration is visible on the south party wall of no 20 abutting no 19. Again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

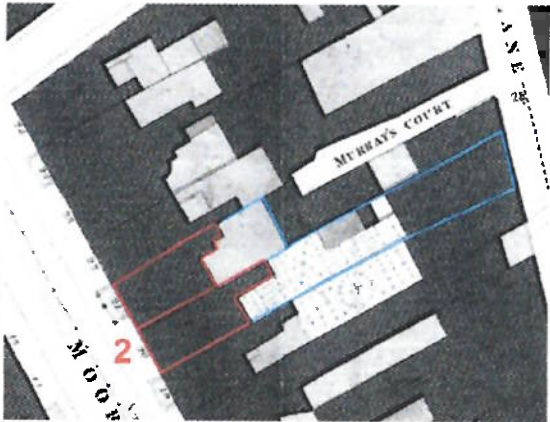
The rear gardens to both properties and the original line of Murrays Lane to rear is occupied by late 20th century industrial type structures





Morphology:

	<p>1756:</p> <p>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</p>
	<p>1773:</p> <p>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.</p> <p>The rear gardens of both properties are clearly visible and boundaries in masonry delineated.</p> <p>No mews has been developed (atypically) to the rear of no 20.</p> <p>Again no mews is apparent to the rear of no 21 and a laneway incorporating residential / stable buildings (according to the Roque hatching protocol) has been developed in the rear halves of the gardens</p>

	<p>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>
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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.

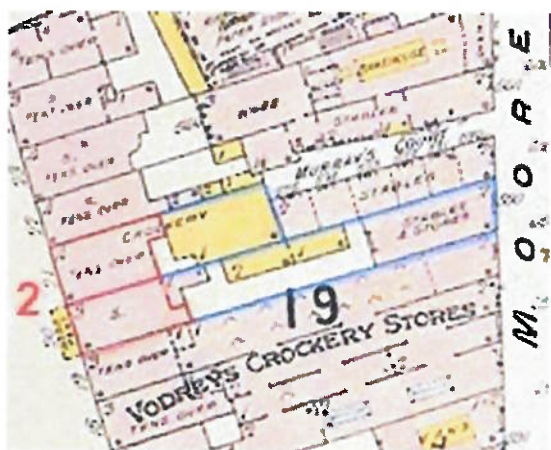
The rear garden of no 21 has been erased and a sub-division of the open space has taken place suggestive of multiple occupancy of no 21 resulting in sub-division of this space

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.



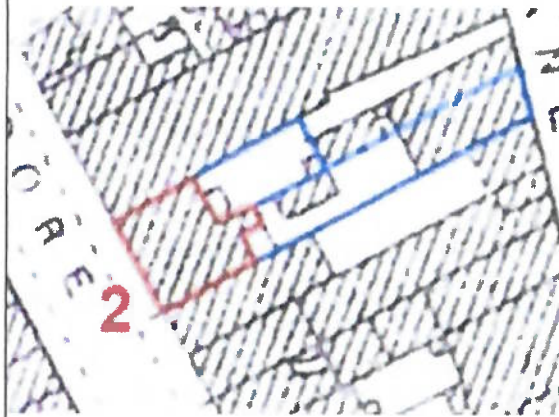
1893:

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

	<p>and internal sub-divisions clearly delineated.</p> <p>No 20 is not designated as having a specific use category, this and the fact that they are 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 Gentlemans and Citizens Almanack 1821
1834	No 20 Moore Street Dublin Infirmary for Cutaneous Disorders	Pettigrew and Oulton's Dublin Almanack 1834

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

Interior Notes:		
NONE		
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	

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'.

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 19 th 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 Shaffrey 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	
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	

5.2		into a Market Quarter since inception	
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'.

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 facades 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 facades.

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.

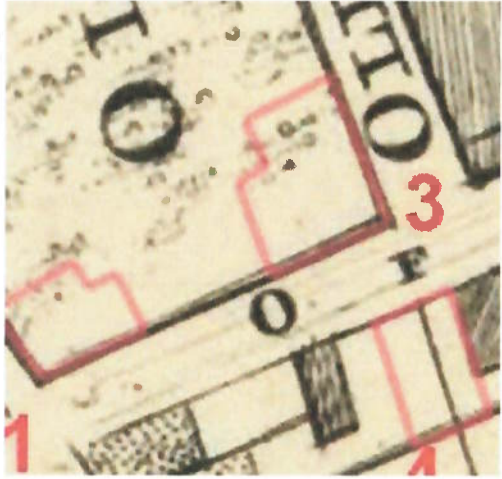
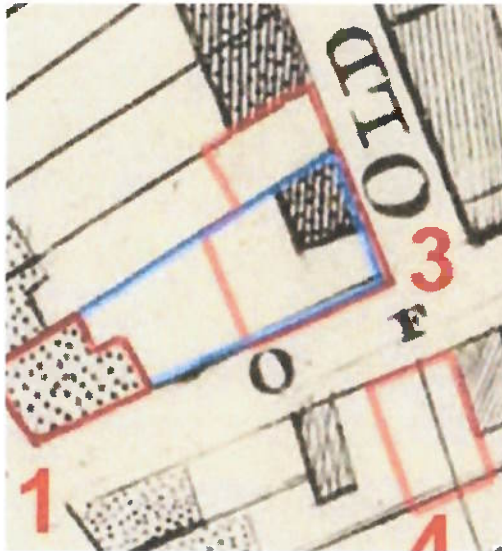


As mentioned Dublin City Councils Dangerous Buildings Section required the demolition of the surviving first floor structure in 2010-2011. The pre-demolition structure is recorded in Dangerous Buildings own photographs of that date.



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:

 A historical map from 1756 showing a cleared site. The map features a grid of streets and lanes. A red outline highlights a specific area, and the number '3' is written in red. The map is labeled with 'MOORE STREET' and 'HENRY PLACE'.	<p>1756:</p> <p>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>
 A historical map from 1773 showing a partly developed site. The map features a grid of streets and lanes. A red outline highlights a specific area, and the number '3' is written in red. The map is labeled with 'MOORE STREET' and 'HENRY PLACE'.	<p>1773:</p> <p>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.</p> <p>The rear gardens to no 10 and 11 Moore Street are 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 to 10 Moore St being maintained.</p>



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 block to the rear of no 11 Moore Street is shown as a separate premises.

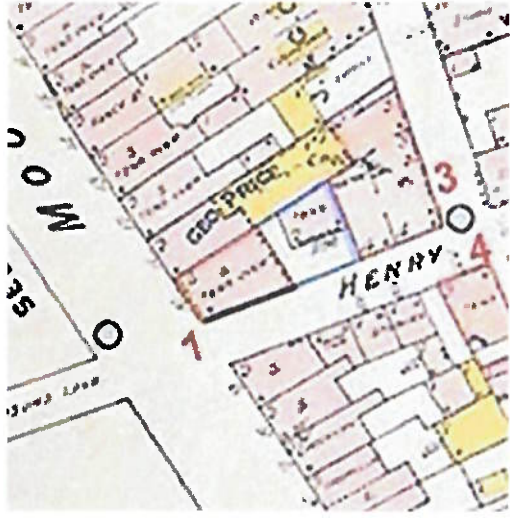
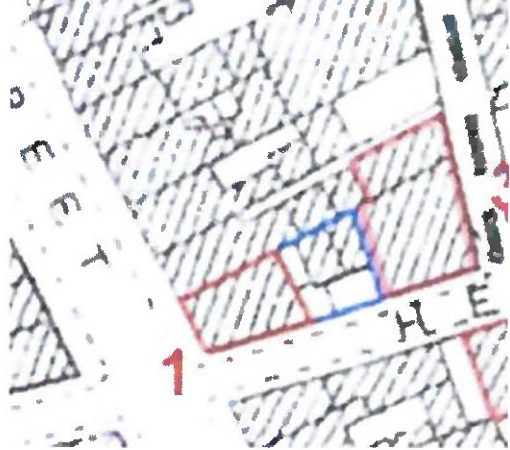


1891:

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.

	<p>1893:</p> <p>By 1893 the rear return along the boundary wall to the rear garden has been removed.</p> <p>There is no indication of a front area. This feature appears to have been filled in.</p> <p>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</p>
	<p>1908:</p> <p>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</p>

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

Interior Notes:		
<i>NONE</i>		
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

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	<i>Artistic</i>		
4.1		None Known	
5.0	<i>Cultural</i>		
5.1		None Known	
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		None Known	

Recommendation:

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

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.

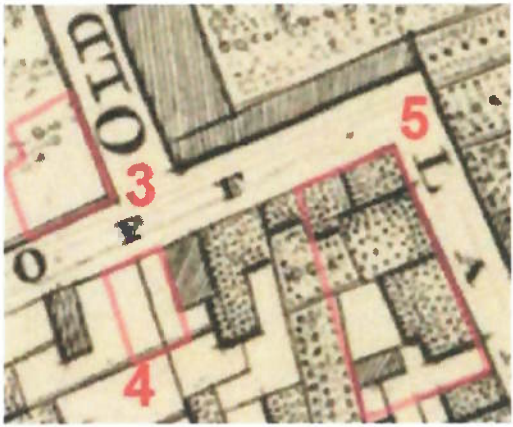
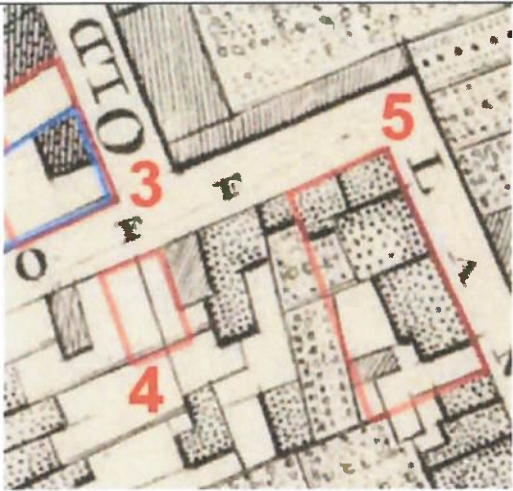
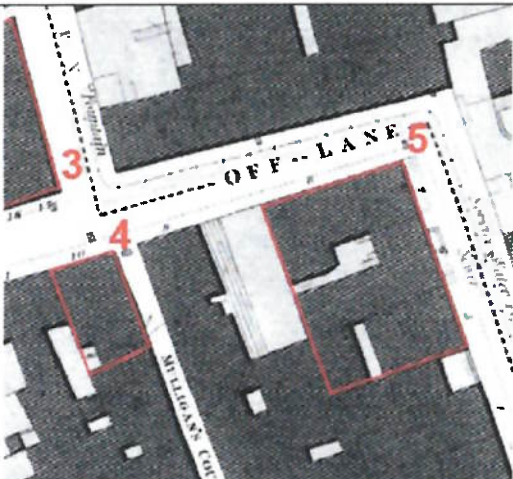
At the date of the Rising it accommodated another O'Brien warehouse – a stone beer store, with a small yard to rear and the upper floors were in tenement use

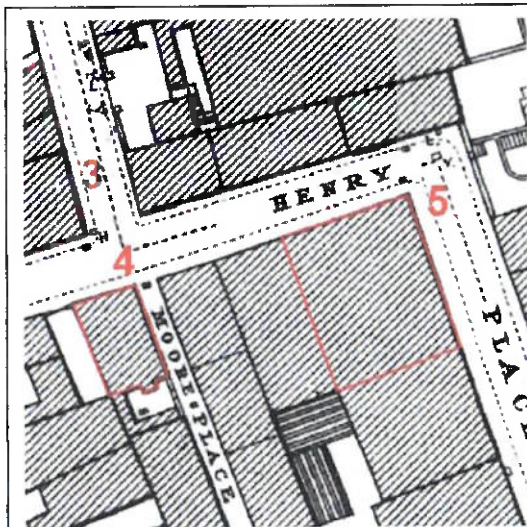
By 1952 when recorded by the Bureau of Military History, the White House had been significantly altered by the reduction in height to two stories, the construction of a new slated roof, and significant alterations to the laneway (front) façade to form a single new ope at first floor and two new door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



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:

	<p>1756:</p> <p>Site undeveloped. Earlier laneway development is apparent in adjacent sites the hatching of which here shows that they were in residential use.</p> <p>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.</p>
	<p>1773:</p> <p>The site remains undeveloped and neighbouring properties remain unaltered and in residential use.</p>
	<p>1847:</p> <p>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..</p>



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 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.

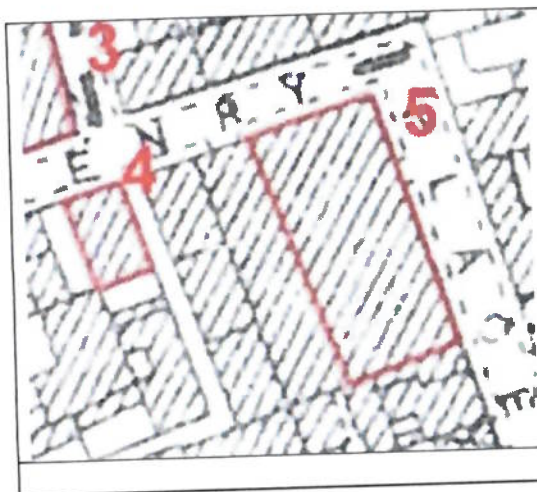


1893:

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

Item:	Location:	Description:
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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 a significant quantity of 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. However we would add that in this particular instance the buildings original meaning and architectural integrity has been obscured as a consequence of the later 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

The White House – 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 deBurca as being carried out under the command of Michael Collins " in Captains uniform".</p>
2.1			
3.0	Archaeological	Not known	
3.1			
4.0	Artistic	Not known	
4.1			
5.0	Cultural	Not known	
5.1			
6.0	Scientific	Not known	
6.1			
7.0	Technical		

7.1		Not known	
8.0	<i>Social</i>		
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'.

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)



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 tooth north-light roof and horizontal windows of mid-20th century vintage.

The building has clearly been altered since 1952.

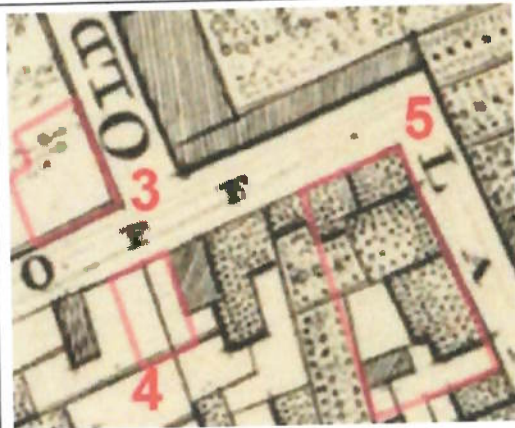
A photograph taken post 1916 from Henry Street to Henry Place recording the damage caused by the fighting in 1916 shows a ruinous series of structures in the mid foreground which it is stated are the ruins of the pre-1916 Mineral Ware Factory which appears to have been heavily damaged during the bombardment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



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

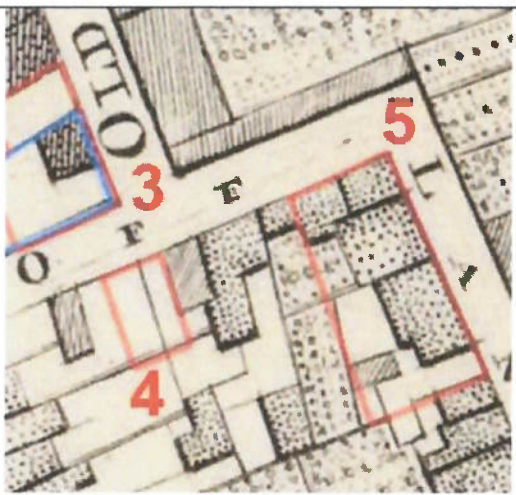
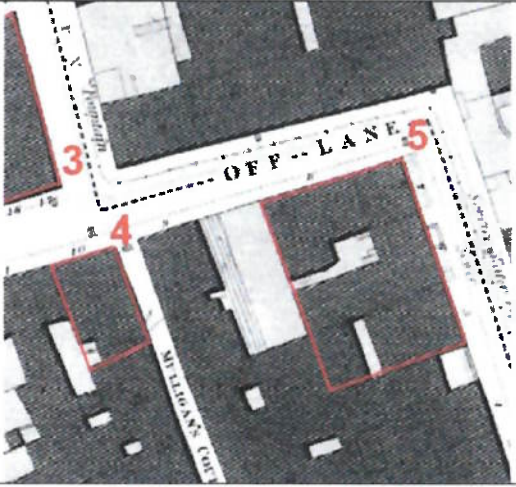
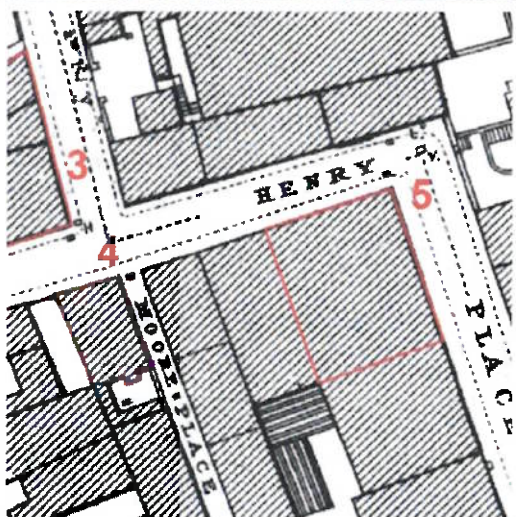
Failure of the render to the north east corner wall at the base of the front façade wall appears to show early 19th century Dublin stock brick construction beneath the render at ground level.

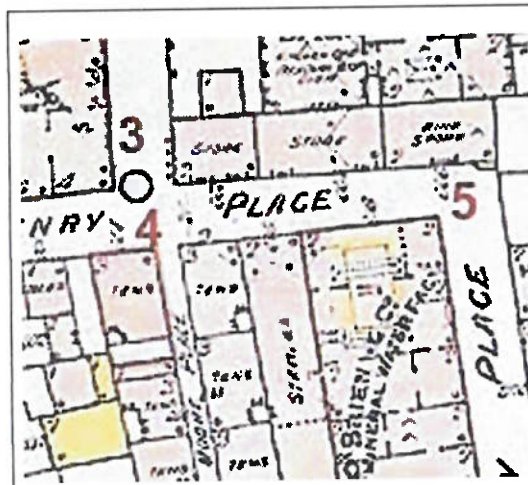
Morphology:



1756:

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

	<p>1773:</p> <p>The site remains unaltered and in residential use.</p> <p>Ornate garden plots are clearly visible.</p>
	<p>1847:</p> <p>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..</p>
	<p>1891:</p> <p>The site is shown as a single conjoined entity.</p>



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 Sweeper</p>	Pettigrew and Oulton 1834
1840	<p>No 8 Off Lane John Campbell – Cooper</p>	Pettigrew and Oulton 1840

	John Cullen – Dairy	
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:		
<i>NONE</i>		
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 from its first recorded appearance on the 1891 OS Map through to the contemporary OS sheets.

The existing structure appears to partially 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		
1.1		N/A	
2.0	Historical		
2.1		N/A	
3.0	Archaeological		

3.1		N/A	
4.0	Artistic		
4.1		N/A	
5.0	Cultural		
5.1		N/A	
6.0	Scientific		
6.1		N/A	
7.0	Technical		
7.1		N/A	
8.0	Social		
8.1		N/A	

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 largely modern structure post – dating 1952.

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