

elsewhere. Please refer to Figures 5.2 and 5.3 in section 5.3 'Summary of site's contribution to 1916' below, for further brief graphical representation of what survives from these eras.

The resultant present-day character of Site 2 onto Moore Lane (east) is the unilateral absence of interaction between surviving buildings and the lane. The character of the corresponding streetscape at Moore Lane (west) has similarly regressed in discord to present an inactive presence onto the lane. The north and south of Site 2 is bookended by existing buildings, outside and within the wider Dublin Central Masterplan Area. The portion of the Masterplan Area sharing the northern boundary of Site 2, comprising Site 1, is unoccupied. However, building ranges to the south are largely occupied and contribute to an active street presence.

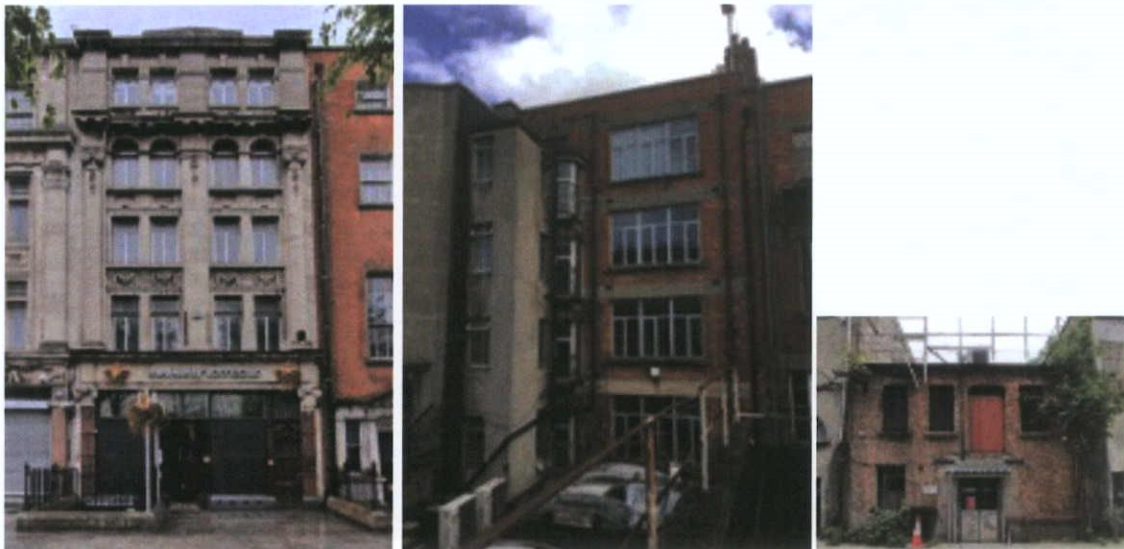
### Overview of O'Connell Street Upper

The subject building range is of architectural heritage interest. Please refer to Statement of Significance, below, for further detail.

#### No.43 O'Connell Street Upper

*Please refer to Appendix 15.3 for an expanded description*

No.43 O'Connell Street Upper is a four-bay, five-storey over basement building dating from the 1920s. Its façade of Portland stone is flanked by ionic pilasters with swags between first and second floors and a modillion cornice above the third floor. Its parapet bears the date 1925. The basement area to the front has a wrought-iron balustrade on a cut-granite plinth wall. Its windows are a mix of original and uPVC casements.



**Plate 15.3.1** Front and rear façade of 43 O'Connell Street Upper, together with Moore Lane elevation

Its interior, in good general condition, has a central staircase with ornamental square-section balusters and a hardwood handrail. Rooms are simple, with plain run cornices and some surviving cast-iron chimneypieces. Its footprint is fully developed, with rear returns extending to Moore Lane.

Its brick-faced Moore Lane elevation is consistent with the building form to the rear and is likely to originate from the reconstruction of the building in the 1920s.

#### No.44 O'Connell Street Upper

*Please refer to Appendix 15.4 for an expanded description*

No.44 is a three-bay, four-storey-over-basement mid-terraced building. The front elevation is comprised of coursed Portland stone, with recessed bays of paired windows to first and second floors flanked to corners and centre by projecting piers, with outer piers being pilasters with stylised fluted capitals. A cornice to second floor oversails a frieze of triglyphs and circular medallions. Third floor outer bays are flanked by pilasters with triglyph pediments. Square-headed window opes having leaded, multi-paned casement windows, are paired to first and second floors with Portland stone mullions and leaded, multi-pane overlights with carved Portland stone aprons to second floor having raised panelled mouldings. Square-headed window opes to third floor have eight-over-eight timber sash windows. The main building has a flat roof with red brick chimney stacks with granite cappings to the north-east and a rendered chimneystack with granite cappings to the south.



**Plate 15.3.2** Front and rear elevation of No.44 O'Connell Street Upper together with Moore Lane elevation

An original shop front exists to ground floor, comprising pink granite pilasters with stylised capitals having circular medallions supporting a Portland stone frieze and carved modillion cornice. Double-leaf timber panelled doors to south with raised central studs, carved timber architrave with circular medallion motif and plain glazed transom with ventilation grille over. Replacement glazed shop windows set to timber frames over granite stall risers.

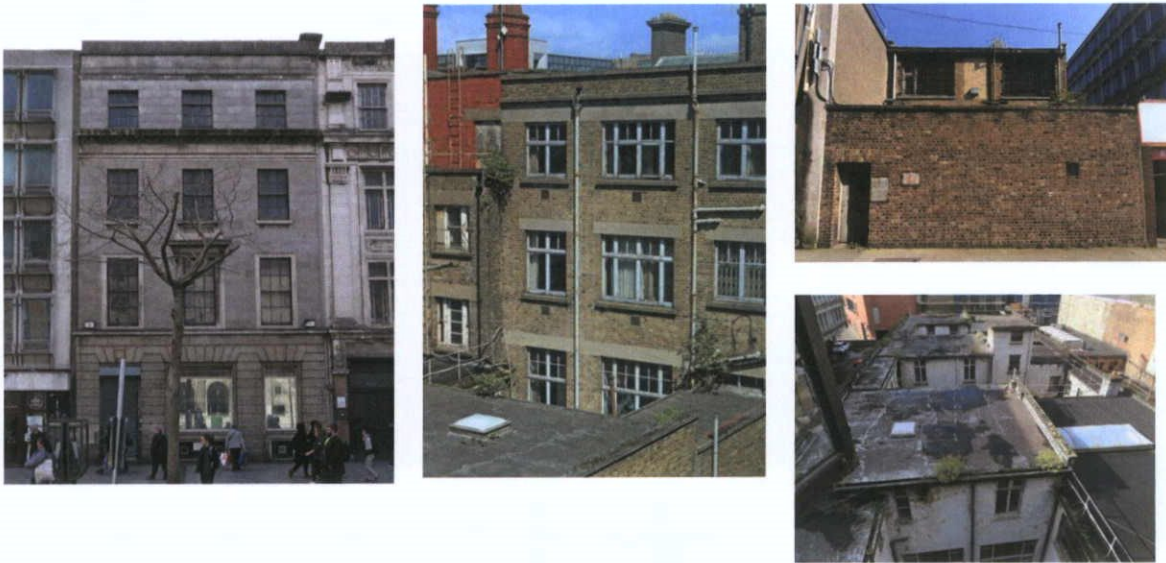
Its rear elevation has a red brick parapet and granite coping over façade of red brick laid in English garden wall bond with cementitious plat bands forming lintels to each floor. Its return is full-height to the north-west corner and finished in buff brick laid in a Flemish bond, having a mix of cast-iron and cast-aluminium rainwater goods.

Its rear plot is occupied by rhythmic single and two-storey flat roofed structures with inset lanterns extending to enclose a modest concrete framed, but modified elevation to Moore Lane, designed to interconnect compositionally with No.45 adjacent, and therefore likely attributable to the notable architect Harold Leask. The modulated treatment of the rear structures is successful in the introduction of ample daylight to basement spaces from lightwells, rendering the expansive footprint of the site wholly habitable.

#### **Nos.45 O'Connell Street Upper**

*Please refer to Appendix 15.5 for an expanded description*

No.45 O'Connell Street Upper is a three-bay, four-storey building with granite ashlar façade with plain granite parapet and with modillion cornice and plain frieze in Portland stone between second and third floors. The windows are three-over-six sashes on the top floor and six-over-six at first- and second-floor levels. The reconstructed building, subject to fire damage in the aftermath of 1922, was redeveloped in 1929 for the Civil Service Commission to the designs of Harold Leask, who designed the façade to reflect the 18th-century Dublin traditional architecture, with channelled granite ashlar walling and classical detailing in Portland stone.



**Plate 15.3.3** Front and rear elevations of No.45 O'Connell Street Upper together with Moore Lane elevation and a cameo of the rear building's roof composition

The rear building range is as described for No.44 above and given the clear visual similarities between the two buildings (not reflected in the maintained functional independent of both) was intentionally designed by Harold Leask to maximise the habitable comfort for occupants of what was an early purpose-built office building, in the carefully choreographed synchrony between opposing elevations and their shared, top-lit roof forms ensuring air and light quality to all internal spaces.

#### **Nos.46-49 O'Connell Street Upper**

*Please refer to Appendix 15.6 for an expanded description*

Nos.46-49 O'Connell Street is a five-storey office building erected in the early 1970s. The façade comprises precast concrete panels is broken up into five units, each with four bays, reflecting the rhythm and proportions of the typical Georgian Dublin street, though using 20th-century materials and techniques. Each window frame projects from the façade with plain glazing and with ventilation grilles beneath, below which is a sloped panel. At entrance level are five shop units. This building has a T-shaped plan, with a full height return projecting from the centre of the rear façade, rising from a podium that fills the balance of the site, with two levels of parking. The building is occupied at entrance and basement levels, at the front of the building only and the rear carpark is in use. All other areas are vacant. The rear, street level car park onto Moore Lane comprises a concrete slab suspended above upstanding 18<sup>th</sup> century building fragments, visible through a small ventilation opening, but not surveyed due to spatial constraints.



**Plate 15.3.4** Front of No.46-49 O'Connell Street Upper and rear elevation on Moore Lane

### **Nos.50-51 O'Connell Street Upper**

*Please refer to Appendix 15.7 for an expanded description*

Nos.50-51 O'Connell Street Upper is an undeveloped, amalgamated plot, which has been vacant since the demolition of its two buildings in 1979 following a fire. Whilst east and western boundary walls have been demolished and replaced with temporary screening, the boundary walls that define the north and southern extents of this plot are of historic and architectural interest, limited however due to the absence of connecting building fabric. The 18<sup>th</sup> and 19<sup>th</sup> century buildings which formerly stood on this site are indicated in niches and indentations visible in surviving these walls. A section of the original southwestern boundary within the site was previously removed to accommodate amalgamation with No.55 adjacent.

Measured surveys have been undertaken to record the composition of boundary walls.



**Plate 15.3.5** Overview of vacant plot at Nos.50-51 O'Connell Street Upper due east from Moore Lane

#### **Nos.52-54 O'Connell Street Upper**

*Please refer to Appendix 15.8 for an expanded description*

Nos.52-54 O'Connell Street Upper is occupied by the former Carlton Cinema. The iconic façade features pared back Art Deco motifs and is a good example of an early 20<sup>th</sup> century cinema typology.

The front three-storey façade has nine bays, comprised of alternating courses of Portland stone and ashlar granite, with mounded granite coping. The central, seven-bay breakfront comprises bays of two-storey, with multipaned cast-iron windows (presently obscured by canvas) framed by engaged Ionic-styled pilasters and flanked at both ends by a paired engaged columns Ionic-styled pilasters on raised plinths and surmounted by tripod lamps. The neon lettering 'CARLTON' is fixed to the breakfront, between first and second floors. At street-level there is a modern, projecting canopy to centre with modern fascia, flanked by modern shop fronts concealed behind steel roller shutters. The blank side elevations are finished in cementitious render.



**Plate 15.3.6** Front elevation of No.52-54 O'Connell Street Upper, the former Carlton Cinema and rear (upper) elevation on Moore Lane

The two-storey wing to the north is faced in calp limestone. Rear (west) elevation finished in buff brick laid in English garden wall bonds, with matching buttresses at regular intervals. Internally, the building has been altered, but retains a legible interior, with parts presently in use as a casino and the remainder unoccupied.

The boundary to Moore Lane is marked by a high wall of mass concrete surmounted by three courses of concrete blockwork.

#### **Nos.55-56 O'Connell Street Upper**

*Please refer to Appendix 15.9 for an expanded description*

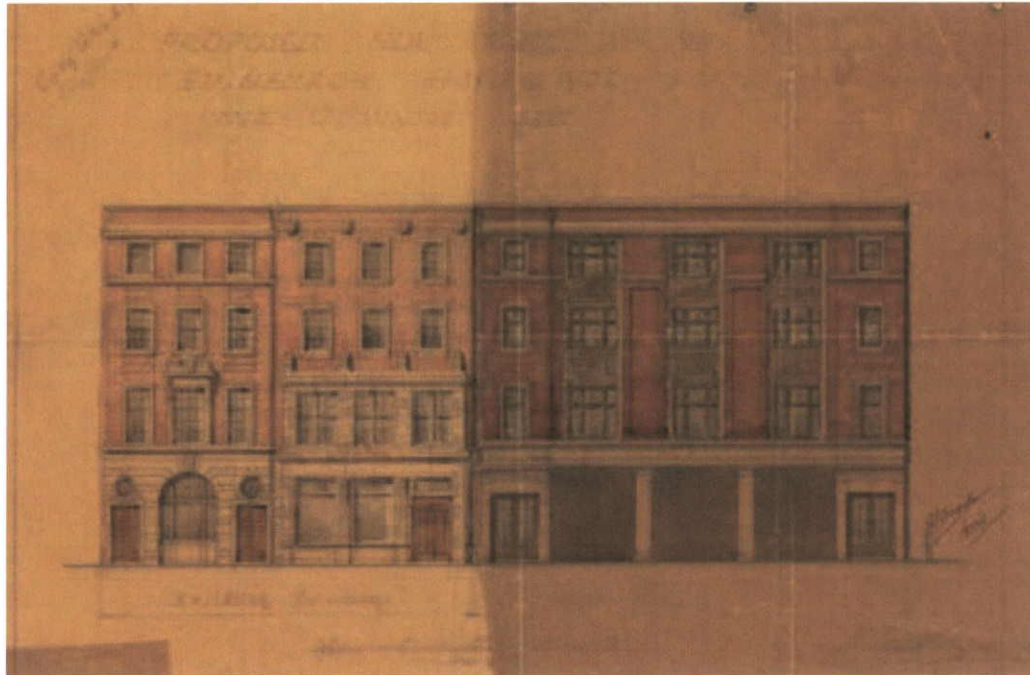


**Plate 15.3.7** Front façade of No.55-56 O'Connell Street Upper and its mixed material rear elevation on Moore Lane

The amalgamated plots of Nos.55-56 O'Connell Street Upper were constructed between 1927-1933, replacing two original house plots. The building is a five-bay, four storey structure with dormer attic. The shopfront extends the full width of the site with a deep Portland stone fascia above. The upper floors are comprised of red brick, laid in English garden wall bond with a Portland stone string course at third-floor sill level and a projecting cornice of Portland stone below the red-brick parapet.

The windows are framed with Portland stone, with small casements in the outer bays and three broad windows in the central bays, each floor separated by a panel adorned with a roundel and swag. The outer bays project forward slightly from the main façade.

The frontage to Moore Lane is in two sections. The section to the rear of No.55 O'Connell Street Upper is enclosed by a mass concrete wall topped with four courses of concrete blockwork. The rear of No.56 is marked by a two-storey blank wall faced in sand and cement render; the wall appears to have had doors or a gateway, now blocked up, and which has an array of ventilation holes covered with steel mesh. The two sections are divided by a pier of brick and stone that appears to be nineteenth-century in origin. This pier is not part of a wall that runs back into the site.



**Figure 15.3.10:** No.55-59 O'Connell Street Upper, proposed 'new' buildings, W.H Byrne & Son. 1926 Source: IAA W.H. Byrne Collection, 2006.

### **No.57 O'Connell Street Upper**

*Please refer to Appendix 15.10 for an expanded description*

No.57 O'Connell Street, constructed in 1926, is a four-storey, three-bay building faced with red brick laid in English garden wall bond on the upper floors. The shopfront is of granite ashlar bearing the incised name "A & R Thwaites & Co" on the fascia. At first-floor level there are three paired and mullioned windows, each sash having one-over-four configuration and the whole being framed in granite ashlar. On the upper floors the windows are framed with granite ashlar and there are three-over-six sashes on the top floor and six-over-six on the second floor. The parapet is of granite and has a wrought-iron railing. There are decorative elements of carved granite on the façade.

At the rear of the plot, there is a double-height extension facing onto Moore Lane. The façade has been modified to create two wide vehicular openings with steel rollers, with the earlier fabric fragmented and limited to framing piers. The earlier façade was constructed in multiple phases, comprising Calp limestone at lower level and buff brick, laid in English garden wall bond above. There is evidence of former window opening with a granite cill.

In the brick reveal of the southernmost pier, there is a marking which was previously identified in 2008 by archaeologist Frank Myles as being a possible bullet hole remnant from the 1916 Rising, although this theory remains unproven.

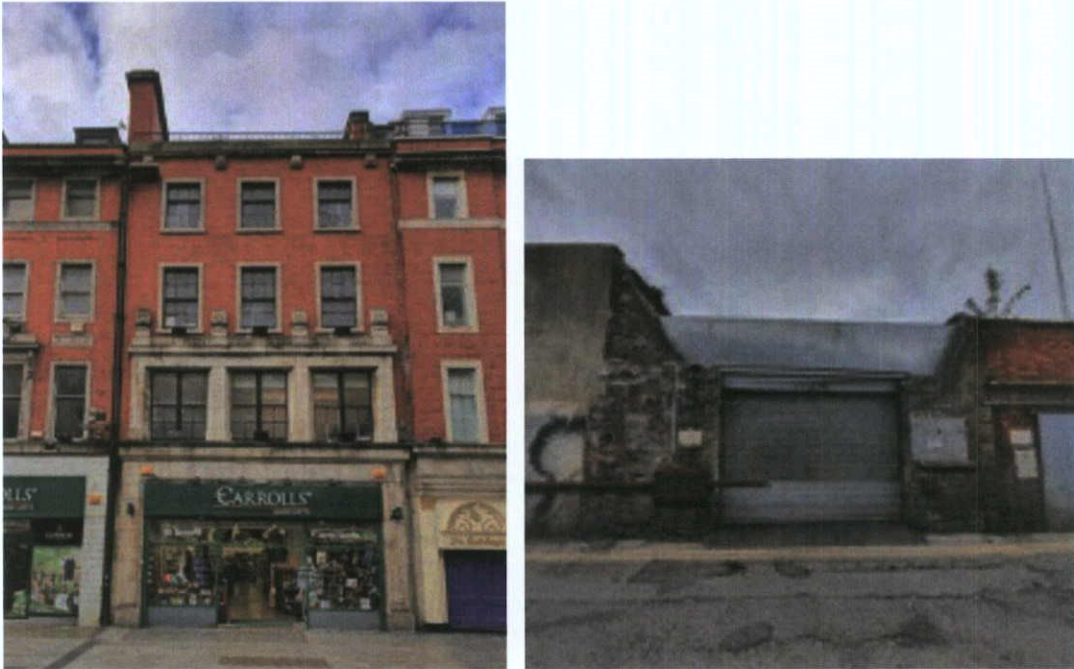


Plate 15.3.8 Front of No.57 O'Connell Street Upper and rear elevation to Moore Lane

### No.58 O'Connell Street Upper

*Please refer to Appendix 15.11 for an expanded description*

No.58 is a four-storey, three-bay building faced with red brick laid in Flemish bond, above which is a dormer attic storey. The shopfront is a replacement, though with surviving moulded granite sill course above. Modern tiles have been adhered to the face of the original granite shopfront and the present condition of the concealed stone is unknown. The upper floor windows are framed with cut granite and are single-pane timber sliding sashes. Between first- and second-floor windows there is a bracketed cornice above the central window above which is a shield bearing the monograph JGC for J & G Campbell, above which is a swag, while to left and right are granite panels bearing rosettes. A granite cornice projects above the top-floor windows, above which is a brick blocking course.

At lower ground floor level there are extensive brick vaults surviving from 1873 when they were built for a wine and spirit merchant. The upper floors contain good examples of early 20<sup>th</sup> century architectural features and incorporate glazed brick lined lightwells to illuminate the interior spaces.

The retail space is presently in use as a gift shop and all other floors are unoccupied.

The rear structure facing onto Moore Lane is a replacement structure dating from the 1920s, is flat-roofed and faced in red brick laid in Flemish bond, with a stucco plat band having a projecting cornice, and inscribed as "J & G. CAMPB—". Part of the face of the brickwork has been cut back to facilitate a sliding steel door closing a vehicular opening.





Plate 15.3.9 Front façade of No.58 O'Connell Street Upper and rear elevations on Moore Lane

#### **Structures at the rear of No.59 O'Connell Street Upper**

*Please refer to Appendix 15.12 for expanded description*

##### **Former reading room - Sackville Street Club**

To the rear of the main building at No.59 are structures that predate the 1920s reconstruction including a two-storey building with surviving elements of the kitchens of the Sackville Street Club, above which is an extensive top-lit reading room with a modillion cornice, large roof lights and a central sunken oval soffit. Site investigations post removal of the present roof covering are required to determine if there was originally a rooflight set within the now-infilled oval as the ceiling design suggests.

The structure is enclosed by boundary walls and adjoining buildings; the rear, west facing elevation was internalised by the construction of a car port in the early 20th century. A mixture of casements and sash windows survive in this façade.

There are three brick chimneystacks on the multi-pitched roof; the stack on the southern boundary wall is truncated and was originally taller, but the other two are prominent stacks and the northern-most stack incorporates glazed brick at its base, most likely to reflect light back in through the adjacent roof light.

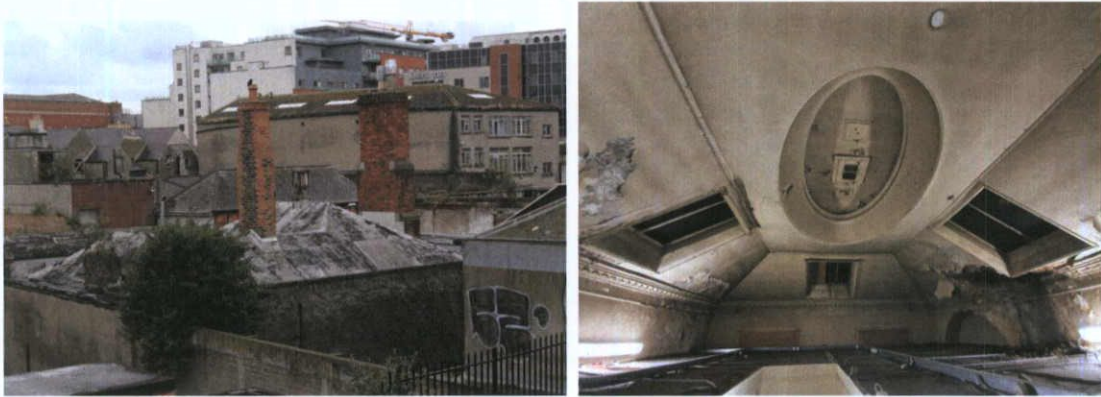


Plate 15.3.10 Roof and interior of rear of a former reading room pertaining to the Sackville Street Club

### Car Port

One of the structures to the rear of No.59 includes a single volume car port onto Moore Lane, above an 18th century basement. It is assumed that the car port was created to serve the Sackville Street Club, at the turn of the 20th century. It is a modest steel framed structure with pitched roof having boarded internal linings and a concrete floor. It has clerestory lights onto an internalised yard shared with the reading room structure, cited above.



Plate 15.3.11 Interior and exterior of the car port

### Regency annex

No. 59 Upper O'Connell Street was built as a private house in 1752. From the end of the 18th century, it was in use as a club house for the Sackville Street Club, with extensive buildings at the rear including annexes, a car port, kitchens and a reading room. The front of the building was damaged during the second battle of O'Connell Street in July 1922 and was rebuilt shortly afterward, leaving rear building ranges intact.

The annex is a two-storey structure attached to the extended rear return of No.59 O'Connell Street Upper. It has a slated pitched roof and features a channelled render at entrance level and window hoods at first floor level on the east facing façade. The west-facing façade is plainer with a dashed render. All windows are modern uPVC. Examination of historic maps suggests that this west-facing elevation was previously attached to another two storey structure, which has since been removed.



Plate 15.3.12 Left: Recency annex attached to the rear return of No.59 and right: western elevation of annex

### **No.60a O'Connell Street Upper (also referred to as No.19 Moore Lane and No.5 Henry Place)**

*Please refer to Appendix 15.13 for expanded description*

No.60a is a two-bay, two-storey former stable building, positioned at the junction of Henry Place and Moore Lane. The external walls are comprised of rubble Calp limestone, finished with cementitious render and supported by steel braces. The flat roof is mid-late 20<sup>th</sup> century in origin and records confirm that the building originally had a pitched slated roof. It has a blind elevation to north, and a former, original cruciform ventilation opening to high level, west elevation, is now blocked-up; a square-headed window opening to first floor to south elevation, now blocked-up and flanked by blocked-up original, vertical ventilation slit openings. Evidence of two former window openings to ground floor to south elevation, are blocked-up and concealed with render. Two square-headed shop entrances were provided to the south elevation, with the eastern ope forming an infill to possible former carriage openings. The eastern opening is supported by an exposed lintel, and an exposed bulkhead concealing a roller shutter, forming a fascia. Both opes are now infilled with modern-glazed doors.



Plate 15.3.13 The corner sited No.60A O'Connell Street Upper, at the junction of Moore Lane and Henry Place.

### **No.61 O'Connell Street Upper**

*Please refer to Appendix 15.14 for expanded description*

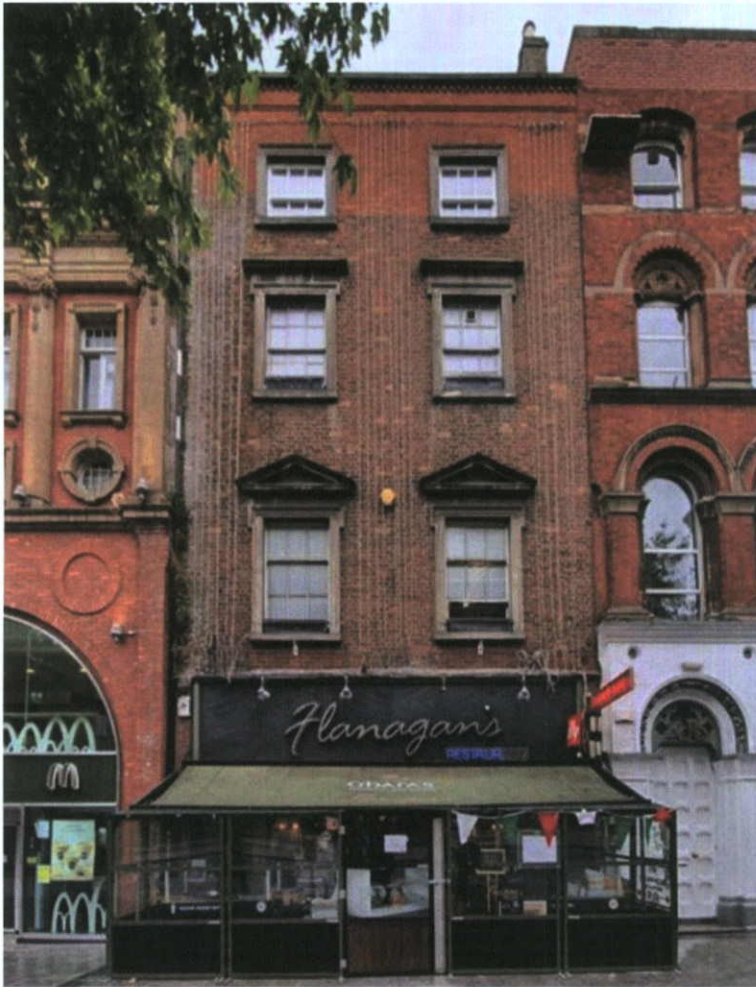


Plate 15.3.14 Front elevation of No.61 O'Connell Street Upper

No.61 O'Connell Street is a two-bay, four-storey over basement brick-fronted mid-18th century house. There is a single storey over basement extension attached to the rear, with a canopy structure at 2nd floor level attached to the rear of the original building. Internally, the building has been extensively modernised on all levels and is operating as a restaurant on entrance and basement levels, with the kitchen, staff facilities and administration offices on the upper floors.

The primary structure; walls, floors and roof comprise 18th and 19th century fabric, with structural modifications noted at entrance and basement levels. All internal walls and floors are lined and whilst few original features were observed internally, the existent of concealed elements behind linings cannot be excluded. Site inspections were limited to visible fabric and no invasive investigations were undertaken so it is possible that later linings may conceal historic fabric.

#### 15.3.2.4 Statement of Significance of Building Range Within the Combined Site

The Architectural Heritage Protections Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht 2011 provides a series of headings under which a building or structure should be evaluated in order to assess its significance. The characteristics of special significance are as follows; Architectural, Historical, Archaeological, Artistic, Cultural, Scientific, Technical and Social. Certain facades only of buildings in the subject site are included in the Record of Protected Structures, with some also included in the National Inventory of Architectural Heritage.

Notwithstanding the dual circumstances arising from the previously permitted development to demolish extensively together with the absence of statutory protection extending beyond certain facades, the unlimited assessment of interiors and rear structures of the building range accompanied by careful forensic examination and physical investigations has afforded this team an unprecedented understanding of the characteristics of each building. On that basis, this section explores an expanded remit of assessment, applied by Molloy&Associates Conservation Architects. The same approach was adopted for the applications for Site 3, 4 and 5, where the methodology has been approved by Dublin City Council which has granted permission.

Further to a robust analysis of emerging documentary and physical evidence for each structure and plot in the Dublin Central Masterplan Area, Molloy&Associates assumed a renewed form of assessment of hierarchical significance. Four classifications of significance are thus suggested; Of high significance, Of significance, Of moderate significance and Of limited / No significance, defined as follows;

#### **Of high significance**

Structures which are deemed to possess significant interest under one or more of the following categories of interest as defined by the Planning and Development Act 2000; a. Architectural; b. Historical; c. Archaeological; d. Artistic; e. Cultural; f. Scientific; g. Technical; h. Social. Selected buildings assigned this classification are distinguishable from other buildings in the Dublin Central Masterplan Area by virtue of their significance under one or more of the above categories of special interest. Some, but not all, are included on the Record of Protected Structures and the NIAH. The majority of structures within Site 2 that fall into this category date from the reconstruction of the terrace in the aftermath of 1922, some containing traces from the 18<sup>th</sup> century.

#### **Of significance**

Structures or plots which are regarded as being of interest relative to other buildings in the Dublin Central Masterplan Area, but not considered to possess comparable interest to those buildings classified as being 'of high significance'. Some structures in this category are included on the Record of Protected Structures and the NIAH.

#### **Of moderate significance**

Structures or plots which, as part of a grouping, are found to contribute to the character of the streetscape but are of limited significance in their own right.

#### **Of limited / No significance**

Structures or plots which are considered to be of little or no interest.

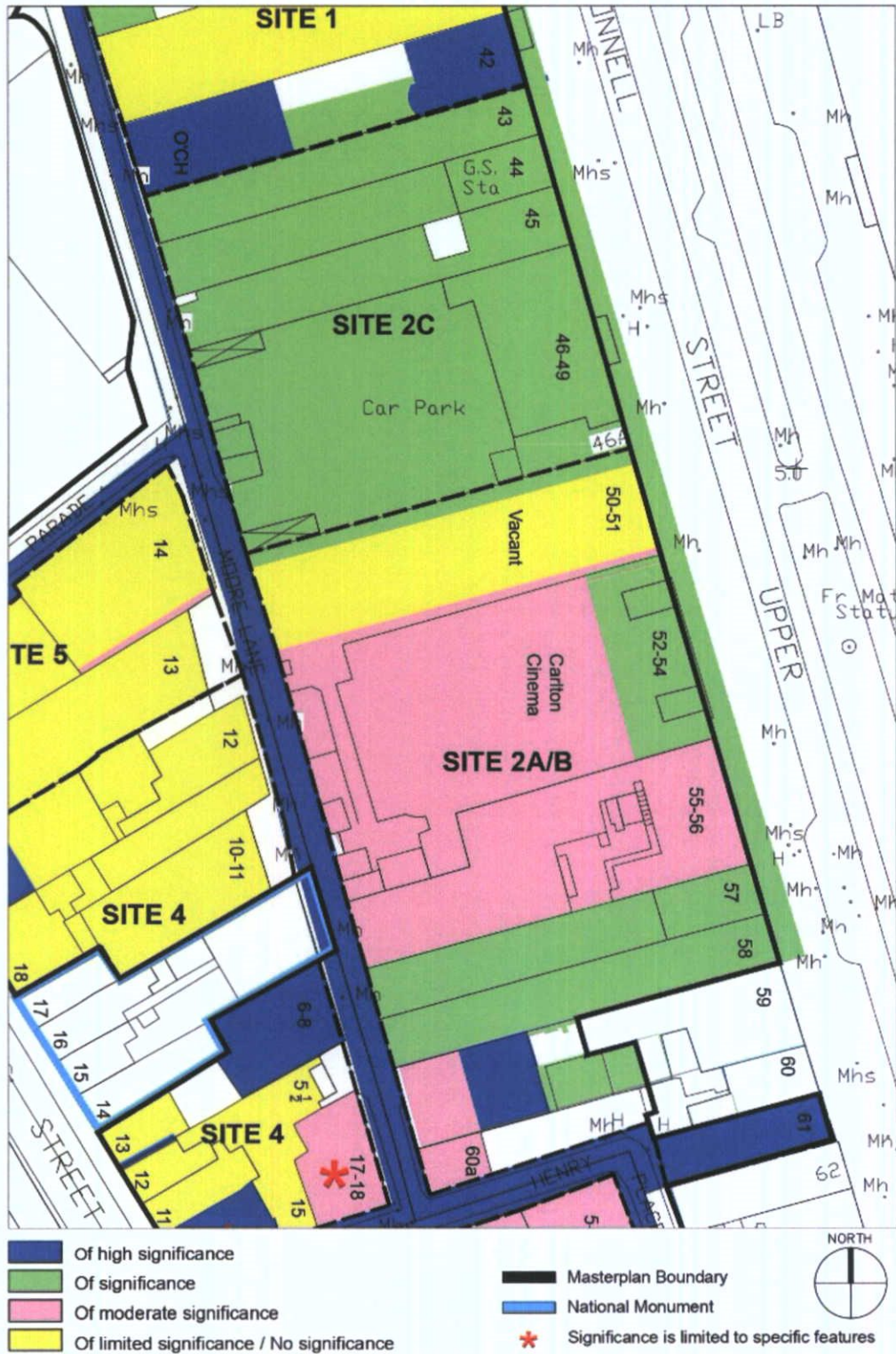


Figure 15.3.11: Ratings assigned to each structure within Site 2AB, Site 2C and No.61 O'Connell Street.

Each building/structure in the subject building group is assessed in accordance with the characteristics of special significance referred to above and assigned a significance rating correspondingly as follows:

Address	Basis for categorisation/ absence of categorisation	Rating assigned by MACA
<p><b>43</b> <b>O'Connell Street Upper</b></p>	<p><i>Of architectural, historical, artistic significance</i></p> <p>Internal configuration and stylistic treatment, together with relative intactness comprise a solid example of 1920s architecture. External Portland stonework well crafted with swag modelling and modillion cornice of artistic merit. Front lightwell complete with wrought-iron balustrade on a cut granite plinth wall together with basement fabric survives from the 18th century.</p>	<p>Of significance</p> <p><i>Please refer to Appendix 15.3 for further detail on the significance of this building</i></p>
<p><b>44</b> <b>O'Connell Street Upper</b></p>	<p><i>Of architectural, historical, artistic significance</i></p> <p>No.44, whilst designed independent of its conjoining with No.45 to the south, is reminiscent of an 18th century townhouse internally. Whilst the building appears to be a reconstructed townhouse in its proportions and stylistic treatment, recent opening up works confirm it was constructed above a surviving 18th century basement in the 1920s using stock brick with party walls appearing inside the north and south boundaries. Its return was reconstructed using salvaged 18th century handmade brick, aligning with materials used in the southern boundary wall of No.42.</p> <p>Some internal features are well crafted, such as the Irish oak chimney pieces and matching slatted office storage units at first and second floor level. Its stuccowork at entrance level is also well crafted and refers to an earlier era of grandeur. Its internal floor plates are lower than its connected building at No.45, with single ope connections stepping up to meeting the levels of No.45 at basement and 2nd floor levels.</p> <p>Rear structures are composed to compliment interconnecting lightwells with No.45, and it is assumed that the accomplished architect Harold Leask was responsible for the integrated design of both.</p>	<p>Of significance</p> <p><i>Please refer to Appendix 15.4 for further detail on the significance of this building</i></p>
<p><b>45</b> <b>O'Connell Street Upper</b></p>	<p><i>Of architectural significance</i></p> <p>No.45 is a well-crafted, wholly intact building, with consistent detailing extending throughout all areas, from its front structure to its rear returns, representative of a distinguished design of its era of construction.</p>	<p>Of significance</p> <p><i>Please refer to Appendix 15.5 for further detail on the significance of this building</i></p>
<p><b>46-49</b> <b>O'Connell Street Upper</b></p>	<p><i>Of architectural significance</i></p> <p>A quite interesting example of a 20th century purpose built commercial building, displaying evidence of a sensitive urban contribution contributing meaningfully to its context, awareness of internal thermal comfort requirements and artistic craft in the composition of its façade.</p>	<p>Of significance</p> <p><i>Please refer to Appendix 15.6 for further detail on the significance of this building</i></p>

Address	Basis for categorisation/ absence of categorisation	Rating assigned by MACA
<b>50-51</b> <b>O'Connell</b> <b>Street Upper</b>	Vacant site, with surviving boundary wall fragments considered to present moderate architectural significance.	Boundary walls of moderate significance; vacant site of limited/ no significance <i>Please refer to Appendix 15.7 for further detail on the significance of this plot</i>
<b>52-54</b> <b>O'Connell</b> <b>Street Upper</b> <i>The former Carlton Cinema</i>	<i>Of architectural, social significance</i> The design and delivery of this structure edified the best of cinematic typologies of its time. Although having suffered modification, decline and neglect, the façade of the building presents a landmark feature in the ACA.	Front building and cinema range of significance, with buildings to rear of moderate significance. <i>Please refer to Appendix 15.8 for further detail on the significance of this building</i>
<b>55-56</b> <b>O'Connell</b> <b>Street Upper</b>	The building has been subject to extensive remodelling and intervention at lower levels, with upper levels modified but somewhat intact. Architecturally, the principal structure is not of comparable significance when compared with its contemporary buildings on the street.	Of moderate Significance <i>Please refer to Appendix 15.9 for further detail on the significance of this building</i>
<b>57 O'Connell</b> <b>Street Upper</b>	<i>Of architectural, historical, artistic significance</i> External and internal treatments present an exemplar of good architecture of its era. Internal configuration aligns with No.58 adjacent to create a shared lightwell. Its connection to the creation of a water bottling function is also of interest. Rear industrial buildings enclosed by 18 <sup>th</sup> century fabric survive.	Of significance <i>Please refer to Appendix 15.10 for further detail on the significance of this building</i>
<b>58 O'Connell</b> <b>Street Upper</b>	<i>Of architectural, historical, artistic significance</i> Constructed as a pair with No.57, sharing a lightwell to same. Interior is a worthy example of good architecture of its era. The surviving vaults in themselves have significance.	Of significance <i>Please refer to Appendix 15.11 for further detail on the significance of this building</i>



Address	Basis for categorisation/ absence of categorisation	Rating assigned by MACA
Regency annex to rear return of No.59 O'Connell Street Upper	<i>Of historical significance</i>  A unique building form within the development lands, but extensively modified internally.	Of significance  <i>Please refer to Appendix 15.12 for further detail on the significance of this building</i>
Reading room to rear of No.59 O'Connell Street Upper	<i>Of architectural, historical, artistic significance</i>  This building is a rare survivor, 18th century in origin with 19th century alterations at street level. In reflecting its grand origins as part of a kitchen complex attached to an 18 <sup>th</sup> century townhouse of standing, its kitchen and yard layouts survive at lower ground level, with its elevated reading room above entrance level still retaining its original configuration, albeit modified over time, with remnants of its 19 <sup>th</sup> century use as a billiards/ reading room. As a composition, it reflects each era of occupation and in retaining much of its original character is considered to represent an exemplar of typically evolving building forms of 18 <sup>th</sup> century Dublin.	Reading room at street level  and kitchens at basement level of high significance.  <i>Please refer to Appendix 15.12 for further detail on the significance of this building</i>
Car port to rear of No.59 O'Connell Street Upper	The car port, Edwardian in origin, whilst interesting, is less significant than other buildings in this range.	Of moderate Significance  <i>Please refer to Appendix 15.12 for further detail on the significance of this building</i>
60 A O'Connell Street Upper	The building comprises part of a stable/ coach house grouping from the 18th century development of Moore Lane but has lost its roof form, its connecting structures to the east which lined the northeast corner of Henry Place, is internally extensively modified and externally braced for support. However, it comprises a pre-1916 building at the eastern junction of Henry Place with Moore Lane.	Of moderate Significance  <i>Please refer to Appendix 15.13 for further detail on the significance of this building</i>
61 O'Connell Street Upper	<i>Of architectural, historical significance</i>  Although the building has been substantially modified, elements of the 18th century structure survive.  The building was constructed c1760. Notwithstanding a series of later interventions and years of dereliction, the exterior form of the original 18th century house is legible.	Of high significance  <i>Please refer to Appendix 15.14 for further detail on the significance of this building</i>

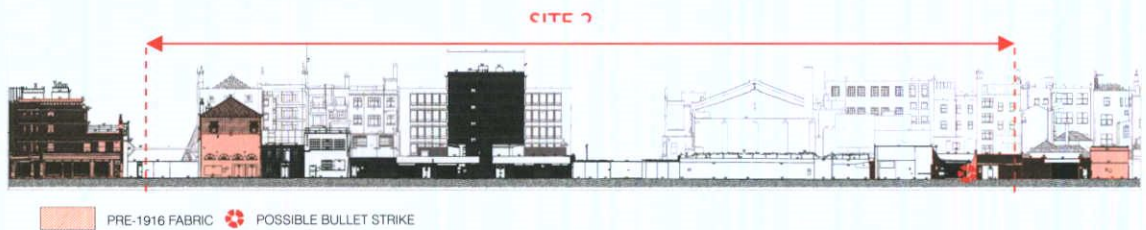
**Table 15.3.1:** Characteristics and significance of each building/plot

15.3.2.5 Summary of Site's Contribution to 1916

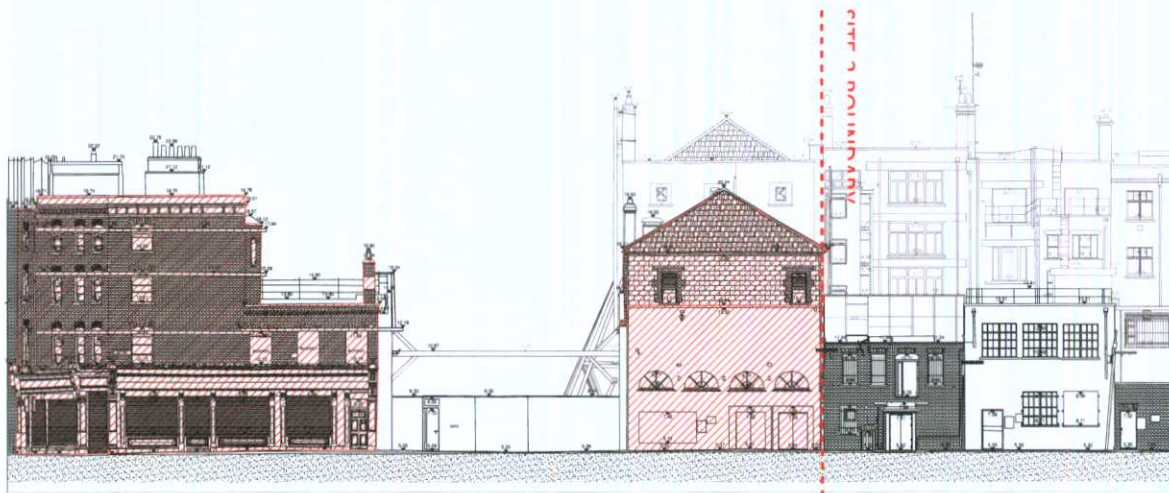
Please refer to Appendix 15.1, sub-appendix A4 for expanded account of the wider Dublin Central Masterplan Area's contribution to the battlefield of 1916

The site formed the eastern boundary of the 1916 Moore Lane battlefield. Building fabric on Moore Lane surviving from that time is limited to;

- 55 O'Connell Street Upper** Stone/ brick pier remnant demarking the boundary between Nos.54 and 55
- 57 O'Connell Street Upper** Brick and calp limestone remnants, with a single brick in the southern remnant alleged to mark the impact of a bullet trace from the 1916 Rising. The accuracy of this theory cannot be proven.
- 58 O'Connell Street Upper** Calp limestone wall remnants at either boundary
- 60 A O'Connell Street Upper** Calp limestone outer walls to a structure that formed the junction of Moore Lane and Henry Place.



**Figure 15.3.12:** The eastern side of Moore Lane Fabric with pre 1916, shown in red, with Site 2 components confined to remnants to RHS of sketch



**Figure 15.3.13:** Extract from Moore Lane Fabric- pre 1916, shown hatched in red (within Site 1, outside the subject planning boundary)



**Figure 15.3.14:** Extract from Moore Lane Fabric- pre 1916 sketch with pre 1916, shown hatched in red (within Site 2)

Please note that the rear wall of No.61 O'Connell Street onto Henry Place comprises entirely of post 1916 building fabric.

#### 15.3.2.6 Summary of the Architectural Significance of the 1920's Building Range

*Please refer to Appendices 15.3- 15.14 for expanded description and detail on the evolution of each building and its plot, together with Appendix 15.1, sub-appendix A4 for expanded account of the wider Dublin Central Masterplan Area's reconstruction following the Civil War of 1922*

Most structures within the Site 2 portfolio were partially or wholly reconstructed in the aftermath of the Civil War of 1922, as documented in detail in the attached appendices. The influence of early 20<sup>th</sup> century stylistic advances is evident in the individualistic spatial and decorative distinction of each building, yet collectively architectural commonalities exist qualifying the functional and artistic status of the terrace as a set piece, as described in Section 7.8.1. below.

For the first time, concrete was used in floor and wall compositions reflecting a requirement to reinstate operational functioning without delay- yet the adoption of traditional decorative finishing of a utilitarian shell references the 18<sup>th</sup> century grandeur of these buildings and a wish by the individual building owners to emulate that legacy.

The replacement buildings singularly and collectively are on the whole found to possess architectural significance.

### 15.3.3 Cumulative Development

#### 15.3.3.1 Context

Architectural heritage considerations within the subject site's enclosing urban environs have been considered cumulatively. A number of building facades in Sites 2AB and 2C are included in the Record of Protected Structures, Dublin City Development Plan (2016-2022) as highlighted in Table 15.3.1. Several structures are also included in the National Inventory of Architectural Heritage, also highlighted in Table 15.3.1. Structures in the vicinity of the site included in both the RPS and NIAH, some of which are located within the wider masterplan site, are as scheduled in Table 15.3.1. The site is in an Architectural Conservation Area and Zone of Archaeological Potential (ZAP) for Dublin City (DU020-018).

At the time of concluding this assessment, a new city development plan is being made. The present City Development Plan (2016-2022) will be replaced by the Draft Dublin City Development Plan 2022-2028 when adopted. A number of key changes applicable to the site are proposed; principally the expansion of protected upper level facades to include shopfronts (Volume 4: Record of Protected Structures); the proposed renewal of an O'Connell Street and Environs Area of Special Planning Control to specify development objectives for the preservation or enhancement of the area that would further strengthen its designation as an Architectural Conservation Area (Chapter 11; Objective BHA03); and the creation of objectives for the O'Connell Street area specific to the subject site (Chapter 13.12 SDRA 10- North East Inner City).

The proposed addition of a number of structures within the wider Dublin Central Masterplan Area may also, in time, be relevant to the assessment of the subject development. Those do not have a material consequence for the assessment of significance of this impact of this proposed development at Site 2.

Key objectives, their applicability to architectural heritage considerations in respect of the subject development and their framing in terms of architectural heritage impacts, are set out below.

Protected structures, together with structures included in the NIAH (with L= Local; R=Regional; N= National ratings), within the vicinity of the subject site are as scheduled in the below table. Please note buildings highlighted in blue, which are included in the combined site.

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**Figure 15.3.15:** The Dublin Central Masterplan Area outlined in red (for visual demarcation only), based on Dublin City Development Plan Map E, The O'Connell Street ACA Map, and an interpretation of the Record of Protected Structures Compiled by Molloy&Associates. Please note that this map is based on the Dublin City Development Plan 2016-2022 which was current at time of writing.

Address	RPS Ref.	Description	NIAH Ref/rating
14 Moore Street, Dublin 1	5282	House: external envelope, internal stairs, stairwells and corner chimney breasts	50010489 (R)
15 Moore Street, Dublin 1	5283	House: external envelope, internal stairs, stairwells and corner chimney breasts	50010490 (R)
16 Moore Street, Dublin 1	5284	House	50010491 (N)
17 Moore Street, Dublin 1	5285	House: external envelope, internal stairs, stairwells and corner chimney breasts	50010492 (R)
Rotunda Hospital: Parnell Square West, Dublin 1	6419	Rotunda Hospital: west wing, excluding entrance level arcade (for which see Parnell Street); facades of Plunkett Cairns wing (three-storey façade)	50010619- 50010622 (N)
70 Parnell Street, Dublin 1	6423	Licensed premises	50010561 (R)
71 Parnell Street, Dublin 1	-	-	50010562 (R)
72-74 Parnell Street, Dublin 1	6424	Licensed premises	50010559 (R)
37-38 O'Connell Street Upper, Dublin 1	6021	Bank: upper floor façade	50010558 (R)
42 O'Connell Street Upper, Dublin 1	6022	Commercial premises	50010554 (N) 50010560 (R)
43 O'Connell Street Upper, Dublin 1	6023	Commercial premises, upper floor façades	50010553 (R)
44 O'Connell Street Upper, Dublin 1	6024	Commercial premises, upper floor façades	50010552 (R)
45 O'Connell Street Upper, Dublin 1	-	-	50010551 (R)
52-54 O'Connell Street Upper, Dublin 1	6025	Former Carlton Cinema, upper floor façades	50010543 (R)
56 O'Connell Street Upper, Dublin 1	-	-	50010542 (R)
57 O'Connell Street Upper, Dublin 1	6026	Commercial premises, upper floor façades	50010541 (R)
58 O'Connell Street Upper, Dublin 1	6027	Commercial premises, upper floor façades	50010540 (R)
59 O'Connell Street Upper, Dublin 1	-	-	50060601 (R)

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Address	RPS Ref.	Description	NIAH Ref/rating
60 O'Connell Street Upper, Dublin 1	6028	Commercial premises, upper floor façades	50010535 (R)
61 O'Connell Street Upper, Dublin 1	6029	Commercial premises, upper floor façades	50010534 (R)
62 O'Connell Street Upper, Dublin 1	6030	Commercial premises, upper floor façades	50010533 (R)
63-64 O'Connell Street Upper, Dublin 1	6031	Commercial premises: upper floor façade	50010532 (R)
65-66 O'Connell Street Upper, Dublin 1	6032	Bank	50010531 (R)
67 O'Connell Street Upper, Dublin 1	6033	Commercial premises: upper floor façade	50010530 (R)
68 O'Connell Street Upper, Dublin 1	6034	Commercial premises: upper floor façade	50010529 (R)
69 O'Connell Street Upper, Dublin 1	-	-	50010493 (R)
O'Connell Street Lower, Dublin 1	6010	The General Post Office, including GPO Buildings (Nos.1-6) on Henry Street. For 26-30 Henry Street (GPO Buildings) see RPS Ref. 8746-8750.	50010528 (N) 50010500 (R)
O'Connell Street Lower, Dublin 1	6011	1 Two upright bollards and six dome head bollards at GPO kerb line	50010527 (R)
7-15 (inc.) Henry Street, Dublin 1	3666	Arnott's: Upper floor facade. First floor cornice detail and shopfront (excluding canopy and vertical sign; including tower and clock feature)	50010470 (N)
16 Henry Street, Dublin 1	3667	Upper floor facade	50010471 (R)
17 Henry Street, Dublin 1	3669	Upper floor facade	50010472 (R)
18 Henry Street, Dublin 1	3670	Upper floor facade	50010473 (R)
19 Henry Street, Dublin 1	3671	Upper floor facade	
20 Henry Street, Dublin 1	3672	Upper floor facade	50010474 (R)
21 Henry Street, Dublin 1	3673	Upper floor facade	50010475 (R)
22-23 Henry Street, Dublin 1	3674	Upper floor facade	50010476 (R)
24 Henry Street, Dublin 1	3675	Upper floor facade	-
25 Henry Street, Dublin 1	3676	Upper floor facade	-
Henry Street, Dublin 1	3677	GPO Arcade. Arcade runs from Henry Street to Prince's Street North.	50010528 (N)

Address	RPS Ref.	Description	NIAH Ref/rating
26 Henry Street, Dublin 1	8746	1-6 GPO Buildings- see O'Connell Street Lower	50010500 (R)
27 Henry Street, Dublin 1	8747		
28 Henry Street, Dublin 1	8748		
29 Henry Street, Dublin 1	8749		
30 Henry Street, Dublin 1	8750		
33 Henry Street, Dublin 1	-	-	50010494 (R)
36 Henry Street	-	-	50010495 (R)
37 Henry Street	-	-	50010496 (R)
38 Henry Street	-	-	50010497 (R)
39 Henry Street	-	-	50010498 (R)
40 Henry Street	-	-	50010499 (R)
41 Henry Street	-	-	50010481 (R)
1, 2 Moore Street	-	-	50010482 (R)
3 Moore Street	-	-	50011208 (R)
4 Moore Street	-	-	50011207 (R)
5 Moore Street	-	-	50011206 (R)
6 Moore Street	-	-	50010483 (R)
7 Moore Street	-	-	50010484 (R)
8-9 Moore Street (excluding 11/12 Henry Place)	-	-	50060509 (R)
10 Moore Street, Dublin 1	-	Proposed protected structure- Dublin City Development Plan 2022-2028	-
Party wall- 12-13 Moore Street, Dublin 1	-	Proposed protected structure- Dublin City Development Plan 2022-2028	-
20-21 Moore Street Dublin 1	-	Proposed protected structure- Dublin City Development Plan 2022-2028	-
4-8 Henry Place, Dublin 1	-	Ground floor façade- Proposed protected structure- Dublin City Development Plan 2022-2028	-
17-18 Henry Place, Dublin 1	-	Ground floor façade- Proposed protected structure- Dublin City Development Plan 2022-2028	-




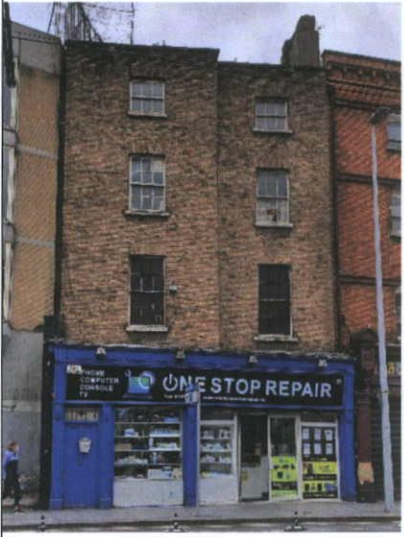
**Table 15.3.2:** Buildings on the RPS and the NIAH, within and in the vicinity of the site, with buildings within the subject site highlighted in blue



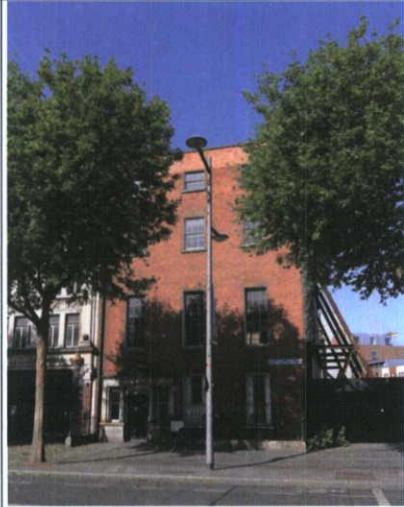
## 15.4 CHARACTERISTICS OF PROPOSED DEVELOPMENT



### 15.4.1 Dublin Central Masterplan

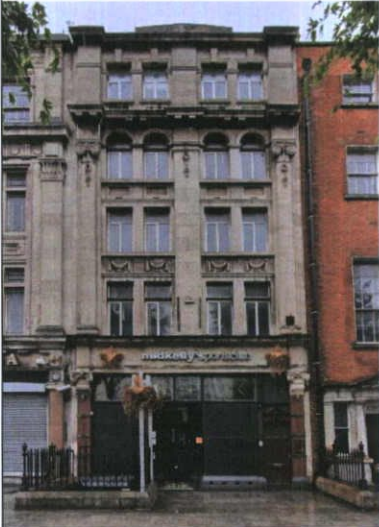

#### 15.4.1.1 Building Assessment and Statements of Significance, Together with a Development Rationale for each Building/ Plot within the Masterplan Site




Please refer to appendices attached to the Architectural Heritage Impact Assessments for Site 2 and No.61 O'Connell Street submitted with their respective planning applications, for detailed inventories and descriptions of buildings and plots contained within. Similarly detailed analyses will accompany forthcoming planning applications for Site 1 and have been provided attached to planning applications for Sites 3, 4 and 5. Please refer to section 15.3.2.4. above for an expanded rationale for the basis of Assigned Significance.

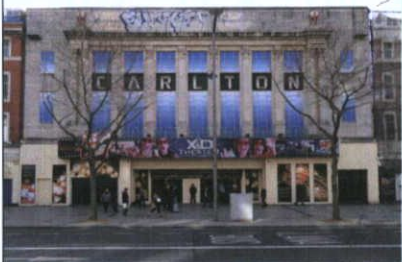

Site 1			
Structure	Assigned significance	Brief description	Implications of the proposed development
<b>70 Parnell Street</b>	Of significance	Three-bay, four-storey building on Parnell Street frontage with single-bay side elevation, to the rear of which is a two-storey, three-bay annex facing on to Moore Lane. As part of the reconstruction c.1910 the façade appears to have been rebuilt slightly further out into both streets, probably because the original facades were stepped in a similar way to that seen next door on number 71.	 <p>To be retained, conserved, vertically extended</p>
<b>71 Parnell Street</b>	Of moderate significance	19 <sup>th</sup> century four-storey, two-bay, brick-fronted premises with left-hand section of façade advancing forward of right-hand section, with substantially remodeled interior of limited interest. Brick is laid in English garden wall bond. Windows on upper floors are small-paned timber sliding sashes. Shopfront is of traditional style and is divided unevenly, reflecting the former use as two separate shops.	 <p>Façade to be retained and site developed, vertically extended.</p>

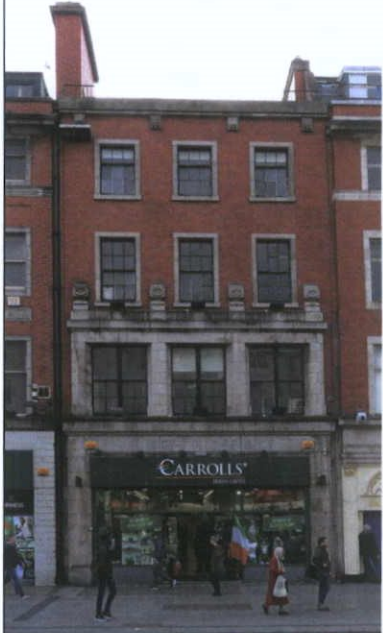
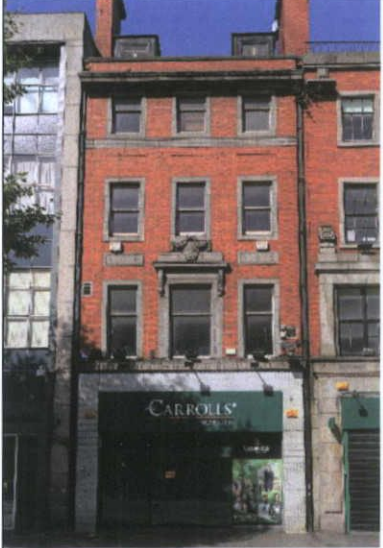
<p><b>72 Parnell Street</b></p>	<p>Of limited significance/ of no significance</p>	<p>Part of mid-20<sup>th</sup> century Royal Dublin Hotel, c 1960s. No historic fabric seen within building. The building connects to a plot at Nos 40-41 O'Connell Street.</p>	 <p>To be demolished and site developed</p>
<p><b>40-41 O'Connell Street</b></p>	<p>Of limited significance/ of no significance</p>	<p>Vacant site running from O'Connell Street to Moore Lane and formerly the site of the Royal Dublin Hotel. A spur from this site runs northward to No.72 Parnell Street where a small element of the hotel survives.</p>	 <p>Site to be developed</p>
<p><b>42 O'Connell Street Upper, Dublin 1</b></p>	<p>Of high significance</p>	<p><i>Architectural, historical, artistic significance</i></p> <p>Three-bay, four-storey over basement mid-18th century house with brick front and parapet. Top floor windows are three-over-three sashes, second floor are six-over-six and ground and first floor are nine-over-six. The front door is flanked by one-over-one sash windows and the door and windows are encased in a limestone surround with a pediment supported on Doric columns from which a frieze extends over the windows and is supported on the outer margins by pilasters.</p> <p>A basement area has a low plinth wall of granite on which are later wrought-iron railings.</p> <p>The interior plan form survives largely intact, with some features such as the original staircase and a first-floor rococo ceiling. Through much of the house the plaster has been stripped from the walls and ceilings and some reproduction plaster is found at ground-floor level.</p>	 <p>To be conserved</p>




<p><b>O'Connell Hall</b></p>	<p>Of high significance</p>	<p><i>Architectural, historical, artistic significance</i></p> <p>19<sup>th</sup> century Hall with decorative coffered ceiling. Detached structure with independent access off Moore Lane. Linked to main house by a series of later structures.</p>	 <p>To be conserved</p>
<p><b>Linking structures</b></p>	<p>Of significance</p>	<p>19<sup>th</sup> century two storey link building with lantern rooflight connecting No.42 O'Connell Street with O'Connell Hall.</p>	 <p>To be demolished and garden reinstated.</p>
<p><b>Site 2</b></p>			
<p><b>Structure</b></p>	<p><b>Assigned significance</b></p>	<p><b>Brief description</b></p>	<p><b>Proposed development rationale</b></p>

<p><b>43</b> O'Connell Street Upper, Dublin 1</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>
<p><b>44</b> O'Connell Street Upper, Dublin</p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>

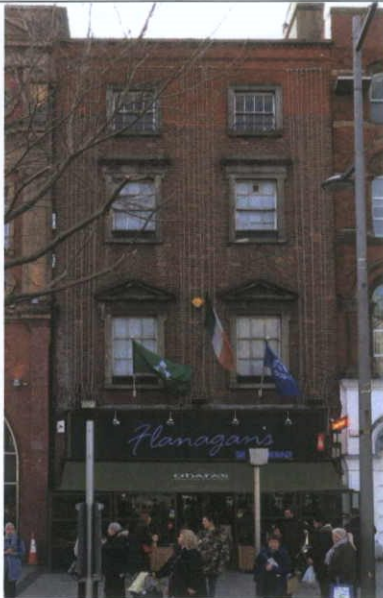
<p><b>45 O'Connell Street Upper, Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>
<p><b>46-49 O'Connell Street Upper, Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be demolished and site developed</p>
<p><b>50-51 O'Connell Street Upper, Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Flanking walls to be demolished and site to be developed</p>

<p><b>52-54 O'Connell Street Upper, Dublin 1</b></p> <p><b>The former Carlton cinema</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>façade to be retained, building to be demolished and site developed. Façade to be modified and vertically extended.</p> <p>DCC PLAN NO. 5432/22 13/12/2022</p>
<p><b>55-56 O'Connell Street Upper, Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be demolished and site developed</p>

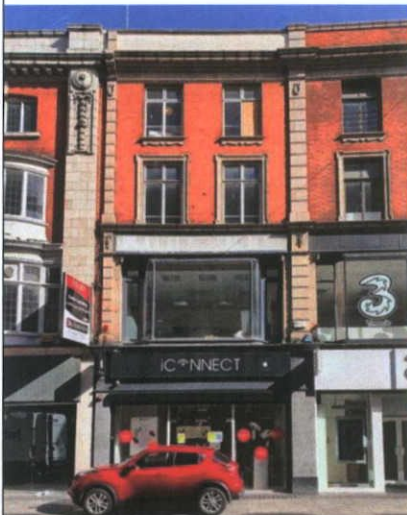
<p><b>57</b> <b>O'Connell Street</b> <b>Upper,</b> <b>Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>
<p><b>58</b> <b>O'Connell Street</b> <b>Upper,</b> <b>Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Façade to be retained and site developed, vertically extended.</p>

<p><b>Regency annex to rear return of No.59 O'Connell Street Upper, Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be demolished and site developed</p>
<p><b>Reading room to rear of No.59 O'Connell Street Upper, Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be conserved</p>
<p><b>60 A O'Connell Street Upper, Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>To be demolished and site developed as a pocket square</p>
<p><b>No.61 O'Connell Street Upper</b></p>			
<p><b>Structure</b></p>	<p><b>Assigned significance</b></p>	<p><b>Brief description</b></p>	<p><b>Proposed development rationale</b></p>

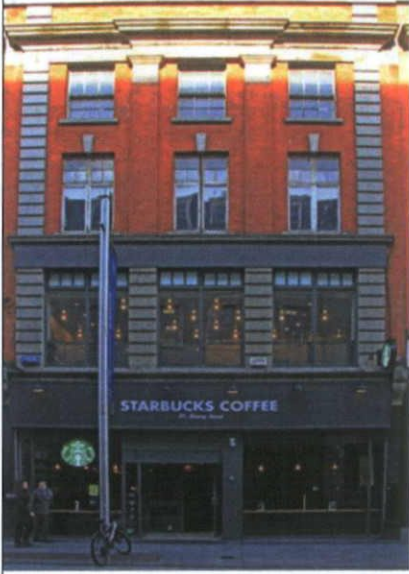



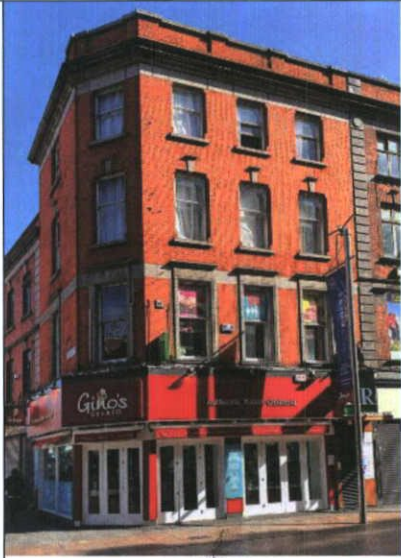
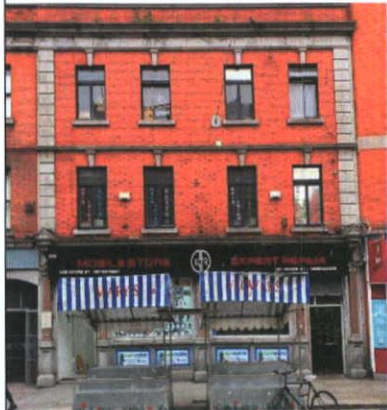
<p><b>61 O'Connell Street Upper, Dublin 1</b></p>	<p><i>Refer to 15.3.1 Statement of significance of building range within the combined site, above</i></p>	<p><i>Refer to 15.3.2.3 Outline description of the site and its enclosing urban environs, above</i></p>	 <p>Entrance level to be removed to accommodate pedestrian connection to Henry Place. Remainder of building to be retained and extended.</p>
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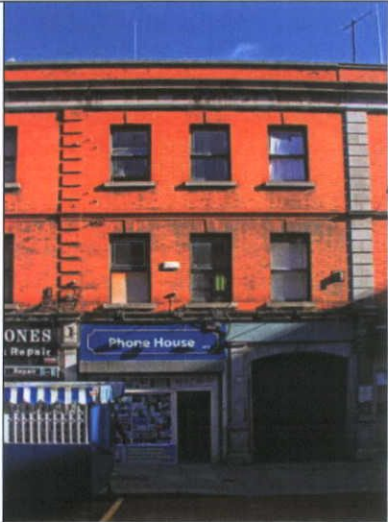
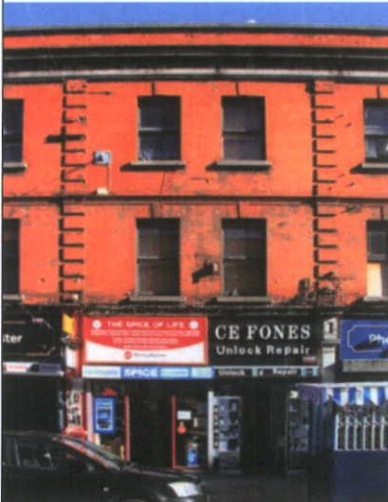
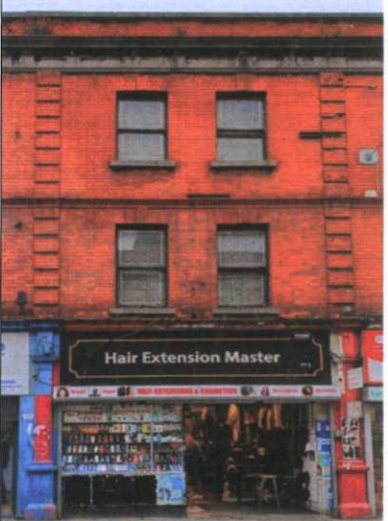
**Site 3**

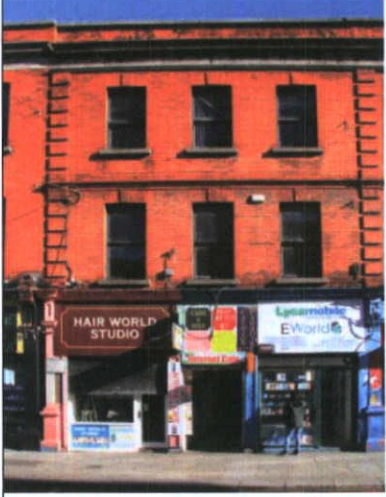
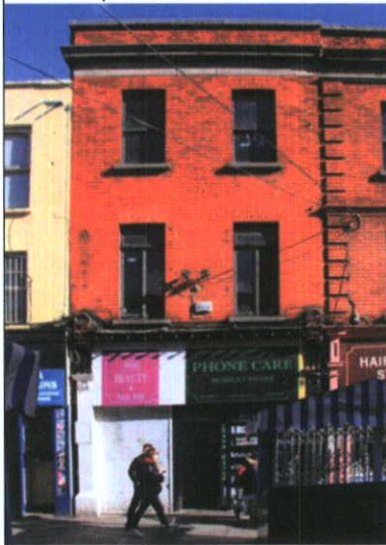
Structure	Assigned significance	Brief description	Proposed development rationale
<p><b>36 Henry Street</b></p>	<p>Of significance</p>	<p>Four-storey, two-bay, centre-terrace building that is the left-hand building of a group of three that originally had identical fronts. This block was destroyed in the 1916 Rising and the three buildings were erected in 1917. The ground-floor shopfront is recent.</p> <p>The upper façade is framed by rusticated faience pilasters with decorative swags. At first-floor level the pilasters are supplemented by nested ionic pilasters above which is a broad frieze and a cornice of faience. Across the first-floor façade is a display window with a large central pane flanked by slender turned glazing bars, beyond which the glass curves to the rear toward recessed casements. The upper floors have uPVC casement windows set in shouldered architraves of faience. The façade is topped by a frieze and cornice of faience beneath a plain parapet.</p> <p>The interior is relatively plain, though it retains a number of original chimneypieces and a staircase with</p>	<p>The upper floors of the building are to be adapted for use as a hotel with retail uses at basement, entrance and first floor level. The works will include construction of single storey vertical extension and lateral extension to the rear. Lower levels (Basement to Level 1 inclusive) will be demolished in part to align with the rear wall of the upper floors (Level 2 and 3).</p> 


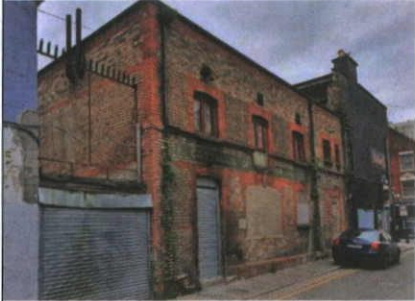

		turned balusters and newels, with a broad handrail.	
<b>37 Henry Street</b>	Of significance	<p>Four-storey, two-bay building with upper floors faced with red brick set in Flemish bond. The façade is framed with faience pilasters of giant order, though these are set in from the margins of the façade. The pilasters support a modillion cornice, with a faience-faced parapet above. The shopfront is modern, though the faience framing remains. A large oriel bow window at first floor level is surmounted by a less ornate version on the second floor, above which is a mullioned timber casement window on the top floor, all windows having leaded lights.</p> <p>The interior has been subdivided and false ceilings inserted. Some original plain cornices and window and door architraves survive. A small winding concrete stairway leads up from the first floor from near the front of the building and has a wrought-iron balustrade with timber handrail. The stair is lit by a small leaded light with coloured glass that is the top corner light of the oriel window.</p>	<p>The upper floors of the building are to be adapted for use as a hotel with retail uses at basement and entrance level. The works will include construction of single storey vertical extension and lateral extension to the rear. Lower levels (Basement to Level 1 inclusive) will be demolished in part to align with the rear wall of the upper floors (Level 2 and 3).</p> 
<b>38 Henry Street</b>	Of significance	<p>Four-storey, two-bay building with upper floors faced with red brick set in Flemish bond. The façade is framed with parallel rusticated quoins, though these are set in from the margins of the façade. The quoins support a frieze and cornice, with a parapet above. The quoins, frieze and parapet are executed in limestone. The shopfront is modern. A two-storey oriel window rises through the first and second floors, above which is a pair of timber casement windows on the top floor.</p> <p>The interior retains features such as plain cornices, window and door architraves and closed-string staircase with turned balusters and newels. On an upper floor is a hearth large enough to accommodate a stove, with a segmental arch and chimneybreast faced with glazed brick.</p>	<p>Building to be demolished to accommodate the new passageway.</p> 
<b>39 Henry Street</b>	Of significance	Three-bay, four-storey building with upper façade faced with red brick laid in Flemish bond. Shopfront is modern,	The Henry Street façade will be retained with building fabric to rear

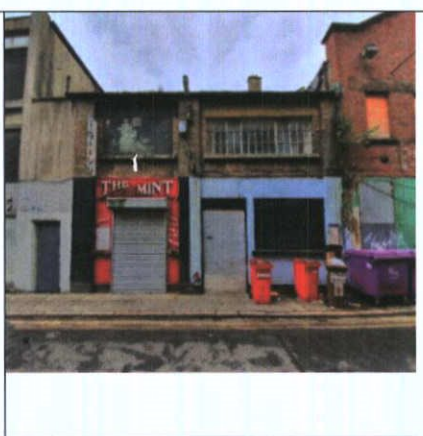

		<p>though retaining polished stone and brackets at either side. Upper façade has rusticated quoins, though set in from the corners. These are repeated as divisions at first-floor level, above which are brick pilasters with Portland stone capitals, above which is Portland stone frieze and cornice, the central section of which breaks forward. The first-floor windows are large casements and above is a frieze and small cornice. At second-floor level the windows are timber casements with small-paned top lights, while on the third floor are six-over-six sashes.</p> <p>Internally, the fit-out at basement, ground and first floor levels is modern, and no early features are visible. An original staircase with turned balusters and newels runs to the floors above, where some original architraves and cast-iron chimneypieces survive, while there are no cornices. The subdivision of the upper floors, particularly at third-floor level, suggests that this area may have been open plan originally.</p>	<p>demolished and plot vertically extended.</p> 
<p><b>40 Henry Street</b></p>	<p>Of significance</p>	<p>Four-storey, three-bay, centre-terrace building with red-brick façade laid in Flemish bond. Shopfront is modern but retains pilasters to each side and small cornice above. First-floor windows are blocked up and are mullioned and transomed timber casements. Above them is granite frieze and cornice. Second- and third-floor windows are timber casements. Sills are of granite with decorative aprons below and at third-floor level these continue as a granite sill course. Above the third-floor windows is a granite frieze and cornice, with brick parapet above.</p> <p>The interior has been subdivided at first-floor level the original egg and dart cornices survive, as do several cast-iron chimneypieces on each floor. On the top floor is a cast-iron kitchen stove. The staircase on the upper floors has turned balusters and newels, with a broad handrail.</p>	<p>The Henry Street façade will be retained with building fabric to rear demolished and plot vertically extended.</p> 
<p><b>41 Henry Street</b></p>	<p>Of moderate significance</p>	<p>Four-storey corner building with three bays onto Henry Street, one on Moore Street and a bay on the corner</p>	<p>Building to be demolished and site redeveloped</p>

		<p>chamfer. The façade is of brick, laid in Flemish bond. The windows are single-pane sliding sashes, those at first-floor level having a granite frame surmounted by a frieze and cornice with a granite string course running through frieze level. On the second floor the windows have granite sills and gauged brick heads with granite keystones. The margins of the windows have brick roll mouldings. The top floor windows are similar, though smaller and a granite frieze runs through at window head level, above which is a granite cornice and brick parapet. The shopfront is modern. The ground floor shop and the basement have been fitted out and lined and no original features are seen. On the first floor there is simple coved cornicing. The window and door architraves survive and the staircase with square-section newels.</p>	 <p>DCC PLAN NO. 5432/22 DATED: 13/12/2022</p>
<p><b>1, 2 Moore Street</b></p>	<p>Of moderate significance</p>	<p>Three-storey, four-bay, brick-fronted building with limestone quoins, frieze and cornice framing facade. Limestone and granite shopfront to ground floor. Brick is laid in Flemish bond. Shopfront is of traditional style and is divided unevenly, reflecting the former use as two separate shops. Windows on upper floors are a mix of historic and replacement timber casement windows. Constructed in 1917, this was one of seven structures rebuilt by architect Francis Bergin after the 1916 Rising. Interior relatively plain and in poor condition. Original stair balustrade survives in part, though part replaced. Some cast-iron chimneypieces. Simple window linings and door architraves.</p>	<p>Building to be demolished and site redeveloped</p> 
<p><b>3 Moore Street</b></p>	<p>Of moderate significance, with Clarke's Court and arch of significance</p>	<p>Three-storey, three-bay brick-fronted vacant building with brick soldier quoins to left-hand side, limestone frieze and cornice. Replacement timber shopfront to ground floor with carved limestone pilasters supporting cornice over integrated, segmental-headed carriage archway, surmounted by limestone quoins and keystone. There are replacement timber sash and casement windows to the upper floors. Constructed in 1917, this was one of seven structures rebuilt by architect Francis Bergin after the 1916 Rising. Lower flight of staircase</p>	<p>Building to be demolished and site redeveloped</p>



		replaced, upper flights retain turned balusters and newels with broad handrails. Simple linings to windows.	
<b>4 Moore Street</b>	Of moderate significance	Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. Replacement shop front to ground floor. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are timber sashes probably dating to the building's reconstruction in 1917 by Francis Bergin, after the destruction of the 1916 Rising. Original staircase survives in part, with turned balusters and newels and broad handrail. Few other early features visible. Significant cracking in party wall adjacent to staircase.	Building to be demolished and site redeveloped 
<b>5 Moore Street</b>	Of moderate significance	Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond and flanked by matching brick soldier quoins. Replacement shop front to ground floor. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are replacement timber casement windows. The building was reconstructed in 1917 by Francis Bergin, after the destruction of the 1916 Rising. The interior is in poor condition, with structural cracking, but retains much of the original staircase with turned balusters and newels. Some cast-iron chimneypieces remain.	Building to be demolished and site redeveloped 
<b>6 Moore Street</b>	Of moderate significance	Three-storey, three-bay brick-fronted building with red brick facade laid in	Building to be demolished and site redeveloped


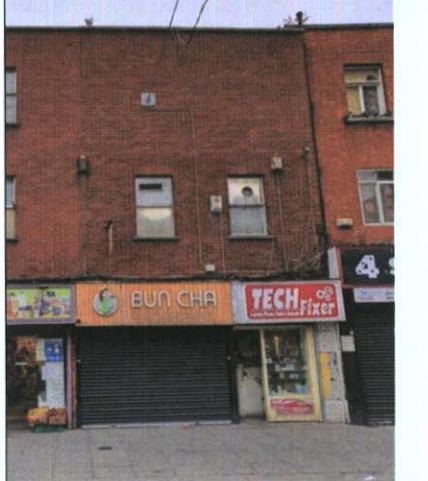
		<p>Flemish bond and flanked by matching brick soldier quoins. The facade is surmounted by a limestone frieze and cornice. The windows to the upper floors are timber sashes likely dating to the building's reconstruction in 1917 by Francis Bergin, after the destruction of the 1916 Rising. At ground floor level, the replacement shopfront is surrounded by limestone Doric pilasters on raised plinths, surmounted by a matching cornice. Upper floors are in poor condition, though retain some cast-iron chimneypieces and the upper part of the stairs with turned balusters and newels. Plaster is missing from some walls on upper floor showing construction to be part brick and part mass concrete. This is likely to be similar construction to numbers 1 to 5.</p>	
<p><b>7 Moore Street</b></p>	<p>Of significance</p>	<p>Three-storey, two-bay brick-fronted premises with red brick facade laid in Flemish bond, surmounted by a limestone frieze and cornice. The windows to the second floor are single-pane timber sliding sash windows, and the windows to the first floor are timber casements.</p> <p>The building maintains an original shopfront comprised of rendered piers on plinths surmounted by fluted timber console brackets supporting a timber cornice and matching fascia. There are timber sashes likely dating to the building's reconstruction after the 1916 Rising.</p> <p>The interior on the upper floors retains little original material.</p>	<p>Building to be demolished and site redeveloped</p> 
<p><b>8-9 Moore Street</b></p>	<p>Of high significance</p>	<p><i>Architectural, historical significance</i></p> <p>Three-storey, four-bay brick-fronted building facing Moore Street with north elevation to Henry Place. Painted brick facade laid in Flemish bond to front and English garden wall bond to north elevation, granite coping. The square-headed window oves to the upper floors are replacement timber casements. The ground floor shopfront has been replaced but retains rendered quoins to the north-west corner. The building fronting Moore Street may date from</p>	<p>Building to be conserved and adapted for residential use. The works will include construction of single storey vertical extension.</p>

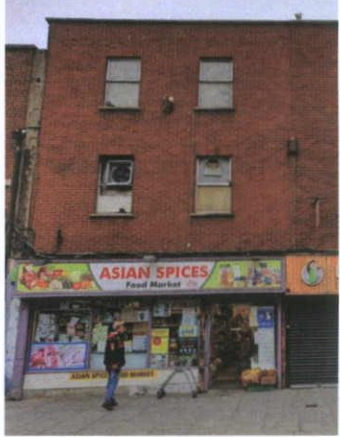
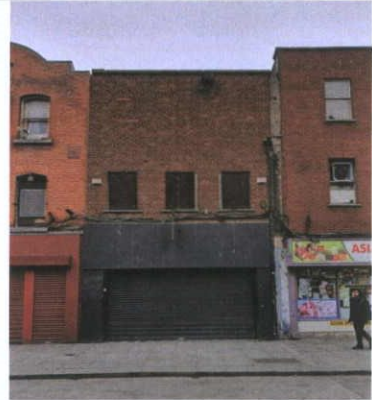
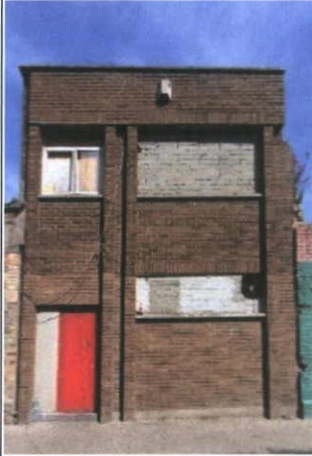
		<p>the 18th century and is connected through to the building at 11-13 Henry Place. Extent of surviving fabric to be determined.</p>	
<p><b>11-13 Henry Place</b> <i>To rear of 8/9 Moore Street</i></p>	<p>Of significance</p>	<p>Exterior of No.11/13 Henry Place is 19<sup>th</sup> century in origin, a former warehouse in buff coloured and red brick.</p> <p>Interior has been replaced in the late 20<sup>th</sup> century and forms the rear part of shop at 9 Moore Street. Its walls are faced with modern shop fittings. Rear/ side extension to Nos 11-13 is of limited interest.</p>	<p>Building to be adapted for residential use. The works will include construction of single storey vertical extension connection to new buildings to the rear. Later, non - original extension to rear (south) will be demolished.</p> 
<p><b>3 Henry Place</b></p>	<p>Of limited/ no significance</p>	<p>Concrete-framed three-storey building with grey concrete brick façade. Ground floor has glass block window while on upper floors clerestory windows span the width of the façade. Interior is plain and unadorned.</p>	<p>Building to be demolished and site redeveloped</p> 
<p><b>4 Henry Place</b></p>	<p>Of moderate significance</p>	<p>Two-storey sawtooth roof profile, purpose built early 20<sup>th</sup> Century commercial premises divided into two units. Double-pile hipped corrugated roof. Each unit has large window at first-floor level, that to the right having small panes and that to the left boarded up. The façade is of buff-coloured brick laid in English garden wall bond on the upper</p>	<p>Building to be demolished and site redeveloped</p>


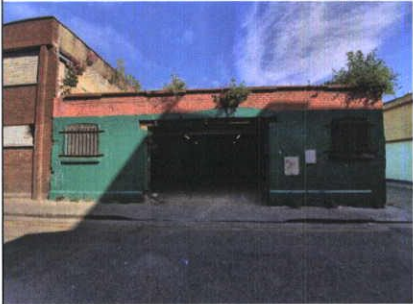
		<p>level and rendered and painted on the lower level.</p>	
<p><b>5-8 Henry Place</b> * Building denoted in Fig.15.3.11. by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 3 , Appendix A3.22 <i>'Assignment of Significance of Certain Upstanding Building Fabric'.</i></p>	<p>Of significance-ground floor façade now a proposed protected structure</p>	<p>Large commercial building with three-part north-light roof. Upper façade is of pink brick laid in English garden wall bond, while the ground-floor façade is rendered and painted. Window arrangement is irregular on both floors.</p> <p>The lower floor windows have bars and are closed with concrete blockwork, while the east-facing upper floor windows are boarded. The north-facing upper floor windows are steel sashes with small panes. Historic component surviving to entrance level external walls, with walls from first floor level upward, all interiors and roof dating from two stages of development commencing in the mid-20<sup>th</sup> century.</p>	<p>Building to be demolished and site redeveloped</p> 
<p><b>9 Henry Place</b></p>	<p>Of moderate significance</p>	<p>Substantial three-storey, four-bay concrete-framed industrial building built as a factory in the 1930s. Shuttered vehicular entrance and shuttered doorway at ground-floor level over which are clerestory lights. Façade is rendered with projecting buttresses at centre and margins of façade. Part of the previous building survives as a calp limestone party wall on the eastern side. North light roof with two large bays over main building and smaller partial third bay at rear</p>	<p>Building to be demolished and site redeveloped</p>







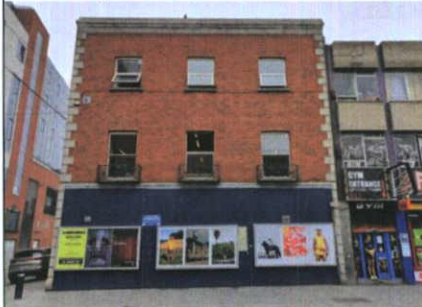
		<p>with slate on southern slope and northern lights blocked with corrugated steel. To rear of main building is a two-storey annex faced with buff-coloured brick in English garden wall bond.</p> <p>Internal concrete framing is exposed, with square-section piers supporting concrete beams and concrete floors. Stone party wall to east is visible. Infill between framing is generally of brick laid to English garden wall bond, though with some concrete blockwork</p>	
<p><b>10 Henry Place</b></p> <p>* Building denoted in Fig.15.3.11 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 3, Appendix A3.22;</p> <p><i>'Assignment of Significance of Certain Upstanding Building Fabric'.</i></p>	<p><b>Site</b> of significance</p> <p>Building fabric of limited significance</p> <p>Rear surviving 19<sup>th</sup> century walls, formerly No.4 Moore Place/ Mulligan's Court of moderate significance</p>	<p>No.10 Henry Place in its current form is amalgamated with rear plots of Nos.4 and 5 Moore Place/ Mulligan's Court. The rear (south), part of west/ east flanking walls of No.4 Moore Place survive. The address No.10 Henry Place now describes the three amalgamated plots that bear no relationship with the original configuration of No.10 Henry Place.</p> <p>The building is a two-storey gable-fronted structure with rendered façade ruled, lined and painted. Two doors at ground-floor level and large blocked window at first floor. Roof has been replaced and raised. Brick visible in western side elevation.</p> <p>Interior is open plan on both floors except for an insulated cool room at the rear of the ground floor. Brickwork is visible in places on internal faces of wall.</p> <p>Investigations have proven that No.10 Henry Place was reconstructed post-1916. As above, sections of 19<sup>th</sup> century walls survive to No.4 Moore Place, to the rear of the amalgamated building and have no bearing on the historical significance of the No.10 Henry Place plot</p>	<p>Building to be demolished and site redeveloped</p> 
<p><b>Site 4</b></p>			
<p><b>Structure</b></p>	<p><b>Assigned significance</b></p>	<p><b>Brief description</b></p>	<p><b>Proposed development rationale</b></p>


<p><b>10 Moore Street</b></p> <p>* Building denoted in Fig.15.3.11 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.11 'Assignment of Significance of Certain Upstanding Building Fabric'.</p>	<p>Of high significance</p> <p>A proposed protected structure</p> <p>Rear attached buildings are of limited/ no significance</p>	<p><i>Architectural, historical significance</i></p> <p>Three-storey-over-basement, two-bay brick-fronted premises facing Moore Street with south elevation to Henry Place. Red brick facade laid in Flemish bond to front and yellow brick English garden wall bond to south elevation, granite coping.</p> <p>The square-headed window opes to the upper floors are replacement timber casements. The ground floor shopfront has been replaced. Brick frontages suggest a late-19<sup>th</sup> or early 20<sup>th</sup> century date and the building was substantially upgraded in 1950. However, there is evidence internally that early fabric survives within the building.</p>	<p>Main house to be adapted for use as apartments over retail.</p> 
<p><b>11 Moore Street</b></p>	<p>Of limited/ no significance</p>	<p>Two-storey-over-basement, two-bay brick-fronted building. Red brick facade laid in stretcher bond. Flat roof. Modern shop front to ground floor. Facade is largely blind with two aluminum casement windows to first floor level and high parapet above.</p> <p>Built 1960 for KC Confectionery with extensive bakery premises at rear stretching to Moore Lane and Henry Place. No evidence of earlier fabric.</p>	<p>Building to be demolished and site redeveloped</p> 

<p><b>12 Moore Street</b></p>	<p>Building of limited/ no significance</p> <p>Party wall with No.13 of high significance and a proposed protected structure</p>	<p>Three-storey, two-bay brick-fronted premises. Red brick facade laid in stretcher bond. Flat roof. Modern shop front to ground floor. Aluminum casement windows to upper floors. Built c.1960 as a grocery and subsumed into the adjacent KC Confectionery building in the early 1970s.</p> <p>A surviving party wall shared with No.13 Moore Street is 18<sup>th</sup> century in origin but visible only from within No.13.</p> <p>No evidence of early fabric survives elsewhere.</p>	<p>Building to be demolished and site redeveloped. The party wall to be retained.</p> 
<p><b>13 Moore Street</b></p>	<p>Building of limited/ no significance</p> <p>Party wall with No.12 of high significance and a proposed protected structure</p>	<p>Two-storey, two-bay brick fronted building with flat roof. Red brick facade laid in English garden wall bond surmounted by granite coping. Blind facade to second floor and blind windows to first floor. Modern shop front to ground floor level.</p> <p>The building was rebuilt in the 1960s for the Kylemore Bakery.</p> <p>A surviving party wall shared with No.12 Moore Street is 18<sup>th</sup> century in origin and presents with two possible creep holes.</p>	<p>Building to be demolished and site redeveloped .The party wall to be retained.</p> 
<p><b>15 Henry Place and 5A Moore Lane</b></p>	<p>Of limited/ no significance</p>	<p>The rear of 10-11 Moore Street has a spur which turns to face onto Henry Place and is similar to the Moore lane frontage. The two appear to the street as two-storey, two-bay, brick-fronted buildings.</p>	<p>Building to be demolished and site redeveloped</p> 

			 <p>DCC PLAN NO. 5432/22 RECEIVED: 13/12/2022</p>
<p><b>17-18 Henry Place</b></p> <p>* Building denoted in Fig.15.3.11 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.11 'Assignment of Significance of Certain Upstanding Building Fabric'.</p>	<p>Of significance-ground floor façade now a proposed protected structure</p>	<p>Four-storey warehouse built in the late 19<sup>th</sup> century at the same time as numbers 11-13 on the opposite side of the street, for the same client and with a similar design. Now single-storey and brick fronted with the brick laid in English garden wall bond and painted. The original first-floor sills remain at parapet level. Three windows and a door onto Moore Lane are blocked up.</p> <p>A shuttered vehicular entrance on the southern elevation spans the width of one original vehicular entrance and a window and the upper parts of the two arches remain, the larger having a ceramic keystone similar to that on number 11-13. Two other windows remain unblocked on this elevation. The roof is flat. This building survives the 1916 battlefield and informs the corner addressing the former White Building plot.</p>	<p>East and south walls retained with remainder demolished. Building to be adapted for use as a two storey building with apartments over retail.</p> 
<p><b>6-7 Moore Lane</b></p>	<p>Of high significance</p>	<p><i>Architectural, technical, industrial significance</i></p> <p>Two-storey building running along the western side of Moore Lane, the northern part of which, at number 9</p>	<p>Building to be conserved and adapted for use as office over retail.</p>

		<p>Moore Lane, is unroofed and not within the present site. The lower part of the façade is a limestone wall, its coping running through as the heads of the doorways and the sills of clerestory windows. On the upper floor is an array of slit windows, rising from a cut-granite sill course.</p> <p>The interior is divided into two interconnected units, the left-hand bay was formerly a cooperage and the right-hand bay was a wine store.</p>	
<p><b>18 Moore Street &amp; 10-11 Moore Lane to rear</b></p>	<p>Of limited/ no significance</p>	<p>Two-storey, two-bay brick fronted building, with curved roof and red brick chimney stack to north. Red brick facade laid in English garden wall bond surmounted by granite coping. Blind windows to first floor. Modern shop front to ground floor level.</p> <p>This building is divided into two longitudinally to provide a buffer between the National Monument and the remainder of the site, as previously permitted for redevelopment in 2008, with the southern half owned by the state as part of the National Monument. The northern section is part of the application site.</p> <p>The curved roof is based on Belfast trusses, divided between the two ownerships. This roof is likely to date from the post-1916 reconstruction of the building as the plot was deemed in ruins in 1917.</p>	<p>Building group to be demolished to make way for arch and public square</p> 
<p><b>Nos 20-21 Moore Street</b></p> <p>* Building denoted in Fig.15.3.11 by a red asterisk - described in greater detail in a report within the Architectural Heritage Impact</p>	<p>Of high significance</p> <p>And a proposed protected structure</p>	<p>Nos.20-21 Moore Street are 18th century in origin with later interventions. Whilst extensively modified, with many early features lost, their early building forms are still legible, rendering a credible assignment of architectural significance as two buildings within an 18th century terrace.</p>	<p>Main houses to be adapted for use as apartments over retail. Rear structures at 12 Moore Lane to be demolished to make way for public square</p> 

Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.11 'Assignment of Significance of Certain Upstanding Building Fabric'.			
<b>Site 5</b>			
Structure	Assigned significance	Brief description	Proposed development rationale
<b>22-23 Moore Street, 13 Moore Lane to rear</b>	Of limited/ no significance	<p>Three-storey, five-bay brick and glass-fronted building. Each bay projects forward from the plane of the facade, with timber casement windows further dividing each pier.</p> <p>Built c.1965 as a bingo hall, this structure retains a modern shopfront at ground floor level and is an architectural outlier within the historic streetscape.</p> <p>The building extends back to Moore Lane and is a concrete structure with no evidence of earlier fabric visible.</p>	<p>Building to be demolished and site redeveloped</p> 
<b>24-25 Moore Street</b>	Of limited/ no significance	<p>Building constructed in 2003, of no particular interest.</p>	<p>Building to be demolished and site redeveloped</p> 
<b>14 Moore Lane (incorporating Nos.1-3 O'Rahilly Parade, No.15 Moore Lane)</b>	<p>Vacancy of limited/ no significance</p> <p>Boundary wall to south of moderate significance</p>	<p>Council depot, not within site, but accessed to get view of boundary wall of No.13. At eastern end wall is high and of calp limestone rubble, raised in height with brick. Further west wall is of old red brick, extensively patched with concrete blockwork.</p>	<p>Surviving wall to be demolished and plot developed</p>

			
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**Table 15.4.1:** Building assessment and summary statements of significance, together with a development rationale for each building/ plot within the masterplan site. Please refer to Table 15.3.1 above for a description of basis of assignment of significance.

#### 15.4.1.2 Operational Phase

As Site 1 of the wider masterplan, has not yet progressed into a planning application, it is not possible to comment on its characteristics at this time. Consideration of Sites 3, 4 and 5 are examined in a separate EIAR that accompanied the applications for permission for Sites 3, 4 and 5. The decisions made by Dublin City Council to grant permission are the subject of pending appeals to An Bord Pleanála.

The masterplan in general terms seeks to bring a vibrancy to the area by highlighting existing building assets, integrating historic structures and streets while revealing their narratives.

The characteristics of the proposed development intend to merge retained fabric purposefully with new building forms. The proposed development is generally higher in scale to what exists on the site, with new forms stepping down to meet existing, and generating height where at a distance from existing buildings.

New connections are proposed to increase pedestrian permeability around the site. The first connection, a pedestrian street, links O'Connell Street with Moore Lane and O'Rahilly Parade. The second, narrower connection is positioned at entrance level under No.61 O'Connell Street and connects that thoroughfare with Henry Place and in turn Moore Street.

The creation of two new civic squares and quality public realm will renew currently disused sites onto Moore Lane.

A diverse mix of uses are intended to create a sustainable development which, fused with retained architectural heritage, intends to enliven the historical significance of the wider area.



Figure 15.4.1: Masterplan- street level plan

#### 15.4.1.3 Construction Phase

Multiple interrelated and complex architectural heritage constraints exist within and immediately adjoining the masterplan area.

In advance of commencement of a construction phase, the determination of buildings meriting retention, conservation and adaptive re-use has been duly informed by detailed site and archival investigations, which interrogates the basis for statutory protection or inclusion in the NIAH in the first instance.

Detailed assessments have identified buildings that were previously not known to possess architectural/ other significance and incorporated them within the proposed development. within Site 2, these principally relate to Nos 59 and 60 O'Connell Street. Conversely, it has also identified buildings that were included in the RPS/NIAH, that following a review, are considered to possess moderate significance by comparison, principally relating to Nos.55-56 O'Connell Street.

The consequence of this work is the inclusion of a greater number of buildings, in addition to the range of protected structures within the masterplan site, not having statutory protection, (refer to Table 15.4.1 above) identified as being of a level of significance meriting retention and purposeful re-use as part of the proposed development.

Other buildings, identified as having modest or limited significance, are therefore considered possible to remove without impacting the historic significance of the area. These plots in turn can be developed to appropriately merge with the character of what is retained.



Site	Context	Architectural heritage constraints/ opportunities within the Site	Architectural heritage constraints immediately abounding each Site
<b>Site 1</b>	Aligned with Parnell Street to the north, Moore Lane to the west and O'Connell Street to the east	<ul style="list-style-type: none"> <li>• 42 O'Connell Street- Protected Structure – conservation and re-use</li> <li>• O'Connell Hall - Protected Structure – conservation and re-use</li> <li>• 70 Parnell Street - Protected Structure – conservation and re-use</li> <li>• 71 Parnell Street- Facade retention</li> </ul>	<ul style="list-style-type: none"> <li>• 72-74 Parnell Street- Protected Structure</li> <li>• 37-38 O'Connell Street Upper-Protected Structure</li> <li>• 43 O'Connell Street- Protected Facade</li> <li>• The enclosing ACA</li> </ul>
<b>Site 2 (2AB, &amp; 2C)</b>	Aligned with Site 1 and the protected boundary of No.42 O'Connell Street and O'Connell Hall to the north, Moore Lane to the west, O'Connell Street to the east and No.62 O'Connell Street to the southeast and Henry Place to the southwest	<p><b>Site 2AB</b></p> <ul style="list-style-type: none"> <li>• 52-54 O'Connell Street (Carlton)- Upper Façade- Protected Structure - facade retention</li> <li>• 57 O'Connell Street – Upper Façade- Protected Structure - facade retention</li> <li>• 58 O'Connell Street facade – Upper Façade- Protected Structure - facade retention</li> <li>• The Reading Room to the rear of 59 O'Connell Street – conservation and re-use</li> </ul> <p><b>Site 2C</b></p> <ul style="list-style-type: none"> <li>• 43 O'Connell Street – Upper Façade- Protected Structure - facade retention</li> <li>• 44 O'Connell Street – Upper Façade- Protected Structure - facade retention</li> <li>• 45 O'Connell Street- Facade retention</li> </ul>	<ul style="list-style-type: none"> <li>• No.42 O'Connell Street and O'Connell Hall to rear</li> <li>• The enclosing ACA</li> </ul>
<b>No.61 O'Connell Street</b>	Aligned with Site 2 to the north, Moore Lane to the west, O'Connell Street to the east and No.62 O'Connell Street to the southeast and Henry Place to the southwest	61 O'Connell Street – Upper Façade- Protected Structure - conservation and re-use of upper floors and basement with entrance level removed	<ul style="list-style-type: none"> <li>• No.62 O'Connell Street</li> <li>• The enclosing ACA</li> </ul>
<b>Site 3</b>	Aligned with Henry Place to the north and east, Moore Street to west	<ul style="list-style-type: none"> <li>• 8-9 Moore Street- conservation and re-use</li> <li>• 11-13 Henry Place- conservation and re-use</li> </ul>	<ul style="list-style-type: none"> <li>• 34 Henry Street</li> <li>• 35 Henry Street</li> <li>• The enclosing ACA to south, west, east</li> </ul>

Site	Context	Architectural heritage constraints/ opportunities within the Site	Architectural heritage constraints immediately abounding each Site
	and Henry Street to south	<ul style="list-style-type: none"> <li>• 36-37 Henry Street- conservation and re-use</li> <li>• 39-40 Henry Street- Facade retention</li> </ul>	
<b>Site 4</b>	<p>Aligned with Henry Place to the south, Moore Lane to the east, Moore Street to the west and Site 5 to the north.</p> <p>The site is dissected by the National Monument at Nos. 14-17 Moore Street.</p>	<ul style="list-style-type: none"> <li>• 10 Moore Street - Full retention and refurbishment of main building (excluding later rear extension)</li> <li>• 12-13 Moore Street Party Wall- Full retention and refurbishment</li> <li>• 20-21 Moore Street - Full retention and refurbishment of main building (excluding later rear extension)</li> <li>• 17-18 Henry Place - Facade retention</li> <li>• 6-7 Moore Lane - Full retention and refurbishment</li> </ul>	<ul style="list-style-type: none"> <li>• Nos. 14-17 Moore Street</li> </ul>
<b>Site 5</b>	Aligned with O'Rahilly Parade to the north, Moore Lane to the east, Moore Street to the west and Site 4 to the south	14 Moore Lane – party wall dismantled and material reused within new buildings in Site 4	-
<b>Public Realm</b>	Moore Lane, Henry Place and O'Rahilly Parade	Setts and kerbs recorded, removed, set aside, reworked where necessary in advance of later reinstatement.	-

**Table 15.4.2:** Architectural heritage constraints/ opportunities within and abounding the masterplan site

## 15.4.2 Proposed Development – Site 2 & No. 61 O'Connell Street Upper

### 15.4.2.1 Operational Phase

### 15.4.2.2 General Characteristics

For the purposes of this EIAR assessment, the scheme's contribution to its enclosing Architectural Conservation Area and retained structures will become most evident at operational stage.

The proposed redevelopment of Site 2 will include the construction of a mixed-use development and the integration of the protected façades of No.43, No.44, Nos.52-54 (former Carlton cinema), No.57, No.58 O'Connell Street Upper and the non-protected façade of No.45 O'Connell Street. It is proposed to voluntarily retain and conserve the Reading Room at the rear of No.59 O'Connell Street Upper, which whilst neither a protected structure or included on the NIAH, is considered to be of high heritage significance.

The proposed development intends to replace demolished buildings with new structures ranging in height from 4-9 stories over basement (exclusive of plant room enclosures) and accommodating a range of uses. The development also includes improvements to sections of publicly accessible roads and laneways within the ownership of the applicant; at Henry Place, Moore Lane and O'Rahilly Parade, sharing a permeable urban landscape with a new pedestrian connection to O'Connell Street.

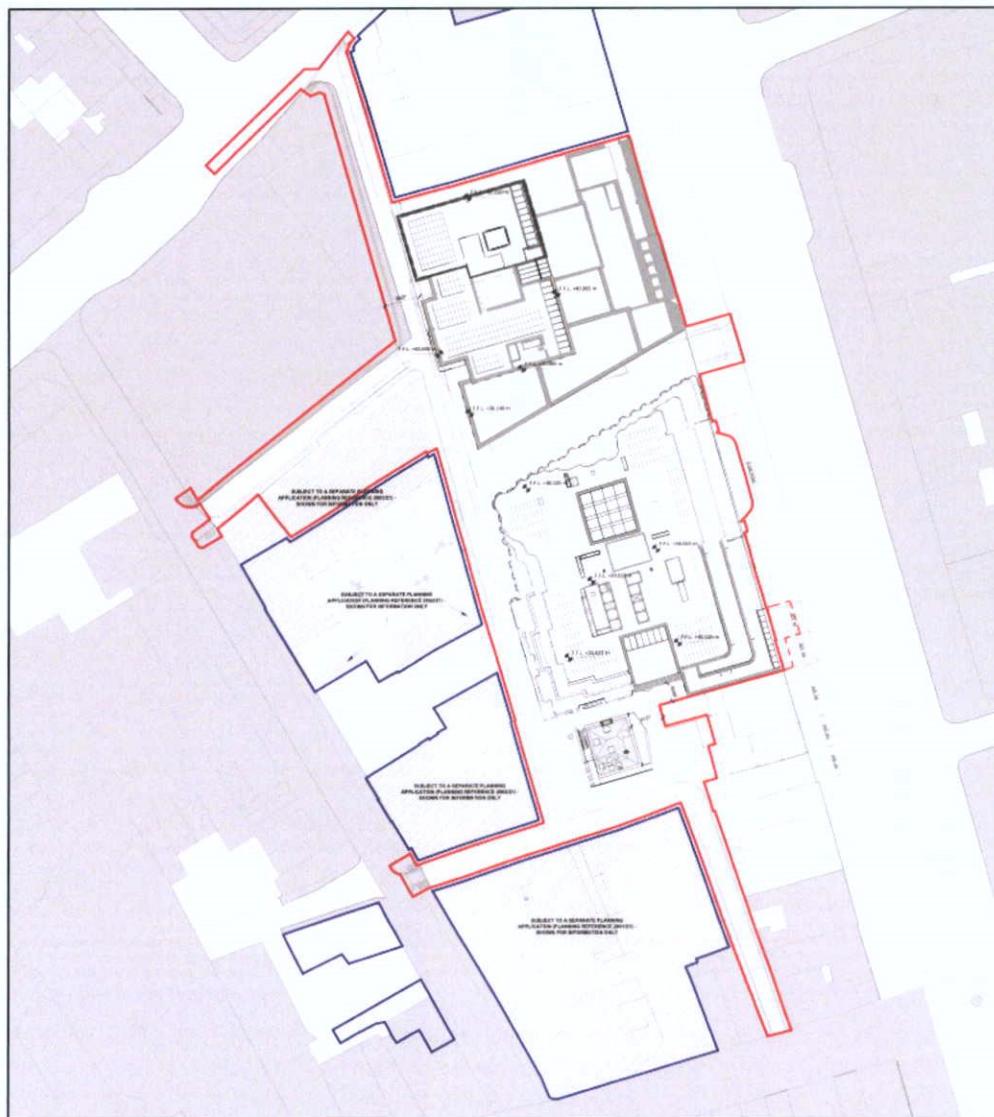


Figure 15.4.2: Proposed configuration of Site 2 at operation stage

Principal architectural heritage considerations arising from the proposed development of Site 2, as described below and which form the basis of this Assessment, relate to demolitions within an ACA together with the anticipated impacts stemming from stitching new structures into enclosing streetscapes for the character of the ACA and neighbouring protected structures.

It also requires the purposeful adaptation of No.61 O'Connell Street Upper for residential purposes at upper and basement levels, with a pedestrian link and retail unit at street level.

Appendix 12.1 of Chapter 12 of this EIAR, contains verified views of the scheme from enclosing street networks.

The taller elements of the scheme are set back both from parapets of retained facades onto O'Connell Street and Moore Lane, positioned as such to reduce impacts from the ACA, and to introduce active frontage in a quiet laneway. The process of executing verified views accurately demonstrates predicted interactions between the existing urban context and the proposed development. In the instance of the subject development, it is a powerful tool used to gauge the tolerability and level of impact for the receiving environment.

At present, Site 2 is subject to considerable vacancy and urban decline (refer to Fig. 15.5.3. below). Whilst its retail units onto O'Connell Street are largely active, upper and basement levels are not purposefully used. Vacant plots erode the cohesion of the streetscape. Its building fabric onto Moore Lane is dominated by inactive frontages with corresponding antisocial consequences for the adjoining public realm. The overall composition at present undermines the wider urban character.

The proposed Site 2/ No.61 development, in purposefully retaining and re-using certain key building fabric of architectural heritage significance and fusing them with new structures, will introduce a diversity that is required to sustain the area economically, a benefit that will reverberate to areas of dereliction and underuse beyond this site.

#### 15.4.2.3 Construction Phase

#### 15.4.2.4 Introduction

The proposed development includes the provision of a new route linking O'Connell Street to Moore Lane, the provision of an enabling works to accommodate, in time, a MetroLink Station with an over-site mixed-use development, the demolition and part-demolition of certain buildings, and the adaptation of certain buildings for alternative use as identified in Table 15.4.4 below.

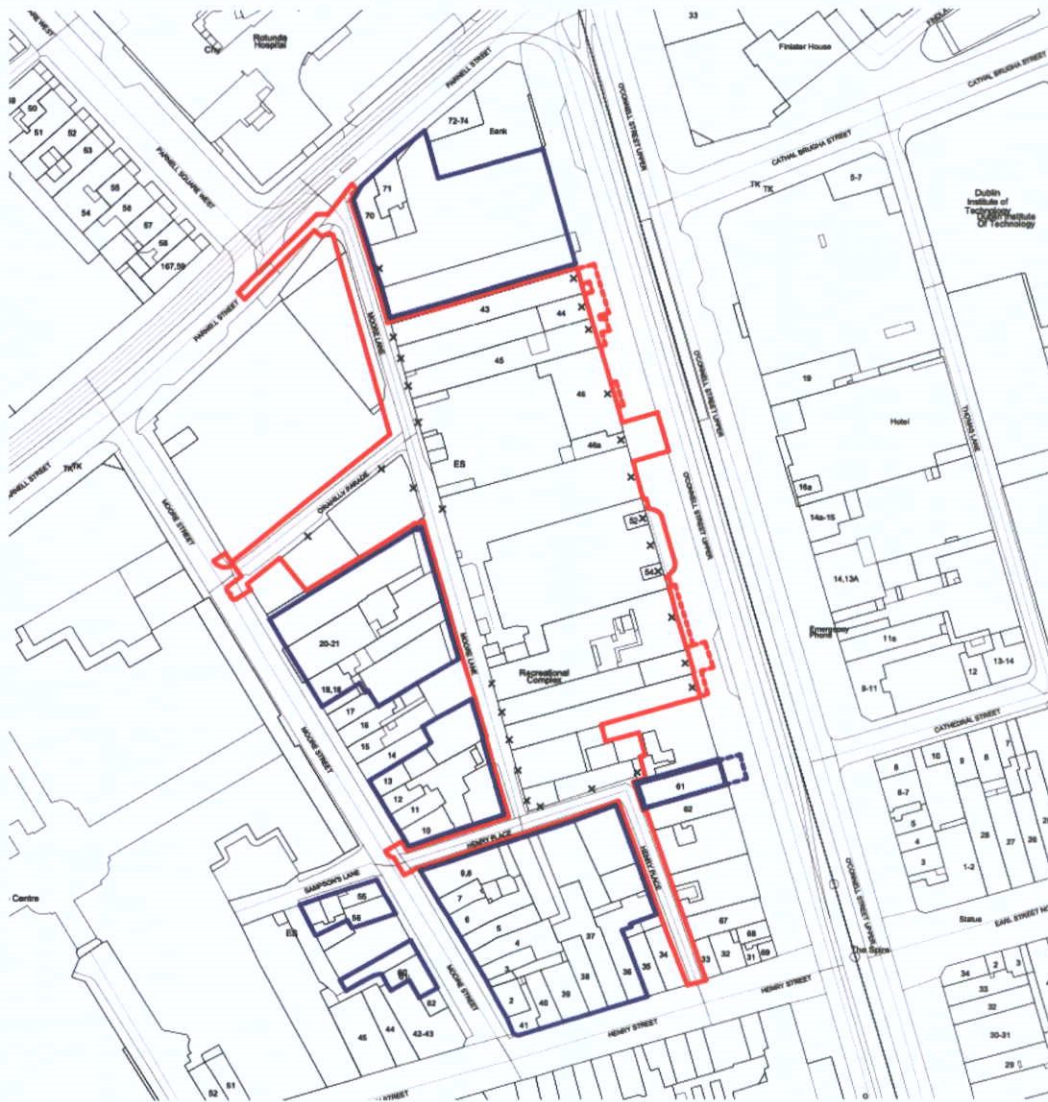


Figure 15.4.3: Proposed Dublin Central Masterplan, with Site 2 outlined in RED and No.61 denoted

Building / Plot	Implications of the proposed development
<p><b>43 O'Connell Street Upper</b></p>	<p>Please refer to Section 2 and Section 3.2.1. of Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</p> <p>It is proposed to demolish the building and excavate the plot to a typical depth of 29.1m. This will accommodate a structural box beneath ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by TII. These MEW ensure that the Dublin Central proposed development is structurally independent of, and not prejudicial to, the MetroLink project. The MetroLink project will be the subject of a separate application for Railway Order to be made by TII. The protected façade on O'Connell Street is retained.</p> <p>It is subsequently proposed to construct a new building behind the existing façade providing retail at entrance level and offices on the upper levels. An area at entrance level will be reserved to ensure there is no conflict with a future proposed entrance to the MetroLink Station (subject to a separate application by TII).</p> <p>The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the</p>

Building / Plot	Implications of the proposed development
	Outline Construction & Demolition Management Plan –Site 2 (Waterman Moylan Consulting Engineers Limited).
<b>44 O'Connell Street Upper</b>	<i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i> The proposal is identical to that described for No.43 above, with the design reserving an area to ensure there is no conflict with a future proposed MetroLink Lobby and entrance(s) (subject to a separate application by TII.) The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction & Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).
<b>45 O'Connell Street Upper</b>	<i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i> The proposal is identical to that described for No.43 above, with the design reserving an area to ensure there is no conflict with a future proposed MetroLink Lobby and entrance(s) (subject to a separate application by TII)also providing retail at entrance level and offices on the upper levels. Site protection works during the demolition and construction phases to ensure the protection of retained fabric to east and west are described in the Outline Construction & Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).
<b>46-49 O'Connell Street Upper</b>	It is proposed to demolish the building and excavate the plot to a typical depth of 29.1m. This will accommodate a structural box beneath ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by TII (subject to a separate application by TII) with the over-site commercial development above. It is subsequently proposed to construct a new building behind the existing façade providing retail at entrance level and a residential use on the upper levels. The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction & Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).
<b>50-51 O'Connell Street Upper</b>	The vacant plot will be excavated to a typical depth of 29.1m to deliver proposals cited for Nos 46-49 O'Connell Street above, with a new infill façade constructed on O'Connell Street. The existing plot boundary walls will be demolished to facilitate the construction of the proposed MetroLink Station and the provision of new public street connecting O'Connell Street to Moore Lane, aligned with the proposed public square to the north of the National Monument at 14-17 Moore Street.
<b>52-54 O'Connell Street Upper</b>  <i>Former Carlton Cinema</i>	<i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i> It is proposed to demolish the building behind façade and excavate the plot to a typical depth of 29.1m to deliver proposals similar to those previously described. It is subsequently proposed to construct a new building behind the existing façade providing retail on the ground floor and restaurant and office use on the upper floors. The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction & Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).
<b>55-56 O'Connell Street Upper</b>	It is proposed to demolish the existing building to facilitate construction of a mixed use building with retail at entrance level, with an office use on the upper floor levels. It is proposed to excavate the plot to accommodate a structural box beneath ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by TII. Site protection works during the demolition and construction phases to ensure the protection of retained fabric to east and west are described in the Outline Construction & Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).
<b>57 O'Connell Street Upper</b>	<i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i> It is proposed to demolish the building and excavate the plot to a typical depth of 29.1m. This will accommodate a structural box beneath ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street

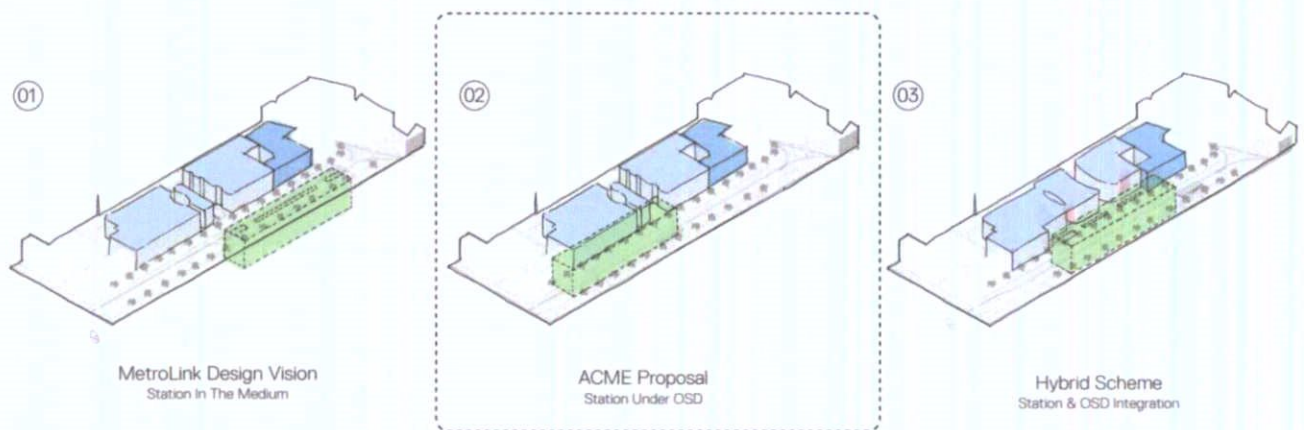
Building / Plot	Implications of the proposed development
	<p>MetroLink Station by TII (subject to a separate application by TII) with the over-site commercial development above.</p> <p>It is subsequently proposed to construct a new building behind the existing façade providing retail at entrance level and office use on the upper levels. The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p>
<b>58 O'Connell Street Upper</b>	<p><i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i></p> <p>It is proposed to demolish the building behind façade and excavate the plot to a typical depth of 29.1m to deliver proposals similar to those previously described. It is subsequently proposed to construct a new building behind the existing façade providing retail on the ground floor and restaurant and office use on the upper floors. The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p>
<b>Recency annex at rear of 59 O'Connell Street Upper</b>	<p>It is proposed to demolish this structure and excavate to an expanded footprint to accommodate MEW for a future proposed MetroLink emergency access route (subject to a separate application by TII). Site works during the demolition and construction phases to ensure the protection of the retained fabric to the north within No.59 O'Connell Street Upper are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p>
<b>Former reading room, Rear of 59 O'Connell Street Upper</b>	<p><i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i></p> <p>The former reading room will be retained and incorporated into the new development. Adjacent structures, including a car port to the west and infilled structure to the east (now forming a parterre) will be demolished to create a public open space, and to facilitate deep excavation. Non-original subdividing interior partitions of no architectural significance within the volume of the former reading room will be removed and the original volume of the interior space reinstated and adapted for use as a restaurant. Site protection works during the demolition and construction phases are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p> <p>New openings will be introduced into both the north and south elevations to facilitate the building's proposed reuse for restaurant use.</p> <p>A new lift and stairs will be provided to facilitate universal access to all levels.</p>
<b>60A O'Connell Street Upper</b>	<p>This building is to be demolished to fulfil the servicing and emergency access strategies for the wider masterplan area and to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by TII (subject to a separate application by TII). A public space is intended to be provided on the site as described above.</p>
<b>61 O'Connell Street Upper</b>	<p><i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i></p> <p>The building is presently in use as a restaurant and over time has been substantially modified internally to accommodate a series of reconfigurations and new services. It is anticipated that a full refurbishment will be required to address the spatial and regulatory requirements arising from the proposed change to residential use.</p>
<b>Public Realm of Moore Lane, Henry Place and O'Rahilly Parade</b>	<p>Setts and kerbs re-laid to an appropriate pattern, supplemented where required.</p>

**Table 15.4.3:** Implications of the proposed development for each building/ plot.

15.4.2.5 Summary of Rationale for Positioning the O'Connell Street MetroLink Station within Site 2

Transport Infrastructure Ireland (TII) identified Site 2 as the preferred location for a MetroLink station within a key strategic project identified in the current National Development Plan (2018-2027) and a part of Project Ireland 2040.

The proposed O'Connell Street station box will as a consequence involve certain 'MetroLink Enabling Works' (MEW) forming part of the subject development. A report entitled 'O'Connell Street Options Assessment Briefing Note', dated August 2022, rationalises the selection of this particular site in Section 3.6.2. Assessment of Options, where three different proposals, previously introduced in Section 3.6.1 Localised Station Alternatives Assessment were examined in detail. The first (Option 1) proposed a station box development under the O'Connell Street median. The second, (Option 2) explored development within the subject Site 2, with the third (Option 3) reviewing a hybrid partially located within the footpath on O'Connell Street, and partially within the Development site.



**Figure 15.4.4:** Figure 12 of the TII 'O'Connell Street Options Assessment Briefing Note': Grimshaw initial Option Assessment on behalf of TII

As summarised in Section 4, Conclusion, paragraph 2, in respect of Option 1; *'The indicative station location selected for the purposes of the EPR(Emerging Preferred Route) within the median of O'Connell Street Upper, introduced a number of significant impacts and constraints for both construction and operation stages, not least the complete shut-down of Luas Cross City services for the duration of the station construction and impacts to O'Connell Street itself in terms of disruption of traffic and the works required to relocate major services already diverted during the construction of the Luas lines through this section of the street'*. Paragraph 13 of Section 3.3.4 Concept Design Development, cites: *'The design of the proposed station box incorporating multiple at grade pop-ups, plus the alteration of the Luas track, platform and OCS pose significant constraints for both the operation and construction phase of the proposed scheme given the arising direct visual impacts on the O'Connell Street Architectural Conservation Area (ACA; confirmed 2001) which along with its environs was further designated as an Area of Special Planning Control (ASPC) in 2016.'*

A detailed review by TII of the cultural and architectural heritage impacts for each option across construction and operation phases, in Table 3 of Section 3.6.2 Assessment of Options thus determines that Option 2, within the development site, presented least impact for the ACA.

Known architectural heritage impacts arising from the joint proposals within the Site 2 development are acknowledged throughout the report, but justified in paragraph 6, Section 4 Conclusion: *'Both the station and the DCGP development are located in an area of significant architectural heritage, and construction of both will require significant mitigations and effort to ensure protection of these culturally important buildings and sites in proximity to the works. However, by combining both developments within the same site footprint rather than at two separate locations as previously proposed, there will be a significant reduction in the cumulative impacts of both works, both on the*