

architectural heritage of O'Connell Street, but also to the function of the street as a key city centre thoroughfare and busy transport corridor for bus, taxi, Luas and cycling routes'.

Paragraph 7 of the same section continues to support this rationale as follows: *'With a station entrance off O'Connell Street and near Moore Lane, combined with a new pedestrian connection between both streets and the commercial and residential opportunities afforded by Dublin Central, both developments represent a continuing response to the importance of O'Connell Street and surrounding areas, and the need to balance its urban and historic character with viable uses, social amenities and transport connections serving the greater Dublin area'.*

The positioning of the station box within the subject site, following careful design coordination between TII and the Applicant, reflects the joint development requirements of each part while also seeking to reduce the cumulative impact of both developments.

15.4.2.6 Summary Conservation Strategy for Demolitions, Enabling Works and Retention or Existing Façades (Nos.43, 44, 45, 52, 54, 57, 58 O'Connell Street Upper)

This section is to be read in conjunction with the Dublin Central Masterplan Façade Retention Policy DC-ACM-ZZ-XX-RP-A-10-0725 of the Dublin Central Masterplan Design Statement and Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'

Site 2 proposals follow detailed coordination with TII to integrate MetroLink Enabling Works as a part of the Applicant's proposals, to be situated directly beneath the amalgamated plots of Nos. 43-59 O'Connell Street Upper inclusive. In totality, the delivery of Site 2 proposals retains certain façades but preclude the retention of building fabric to their rear.

Retention of the façades and successful integration of the new fabric is technically challenging. The *'Dublin Central Masterplan Area Façade Retention Policy'*, appended to the Masterplan for the wider Dublin Central development, sets out the general approach to façade retention within the Dublin Central Masterplan Site, taking the various disciplines of architectural, structural and servicing requirements into consideration. The report describes the proposed strategy for the protection of façade fabric during demolition and construction phases and also describes the strategy for integration of retained fabric into the proposed scheme. These outline strategies are based on visual inspection of the existing fabric with specific methodologies determined post further investigative works.

The strategy for protection of retained fabric within and adjacent to the development site is summarised as follows: -

Recording and protection

Prior to removal, a complete photographic record will be undertaken.

Demolition Phase (refer to methodology)

It is proposed to remove the existing building fabric behind the O'Connell Street façades. Cast iron downpipes, windows and interior window joinery elements will be labelled and carefully removed off site by a competent heritage contractor for safe keeping and repair. Where applicable, windows identified as having architectural integrity will be reinstated following completion of the demolition phase. Temporary timber bracing will be installed into window openings to maintain the integrity of façades. A façade retention system will be constructed on the pavement side, to facilitate the demolition and subsequent reconstruction behind façades. The kentledge will be positioned to avoid surcharging of the basement walls and cellars, and facilitate safe pedestrian movement during the works. Supports will be positioned through window openings or where restraints are required against stonework they will be packed to prevent damage. A number of the stone cornices and string courses project substantially beyond the face of the building and these elements will be temporarily supported. A temporary shelter will be provided to protect the façades until the new structure is weathered.

A similar approach to the above is proposed to protect the adjoining boundaries outside Site 2; No.42 O'Connell Street to the north (within Site 1), and Nos 59 and 60 O'Connell Street to the south (sections of which are outside the boundaries of the Dublin Central Masterplan Area), with all details to follow pending opening up works.

Excavation strategy

Please refer to EIAR Chapter 17, Cultural Heritage- Archaeology, for a detailed assessment of proposed excavation strategies.

Construction Works

Adjoining properties and retained façades will be supported by a steel frame with localised supporting elements where required. The frame of new buildings will be fixed to retained structures to enable both elements to function in unison. Temporary and permanent weathering details between the proposed development and adjoining structures are expanded in the Construction Management Plan.

Modifying works

It is intended to modify each façade as appropriate to reinstate the functioning of fenestration, shopfronts and signage.

Conservation works

It is intended to conserve all elements of retained fabric, external and 'internal' in accordance generally with Section 6.5 of each Architectural Heritage Impact Assessment attached to the planning applications and Appendix 15.15.

15.4.2.7 General Approach to Retained Fabric -Repair and Conservation Strategy

All conservation and repair works are to be carried out under the direction of a RIAI Grade 1 Conservation Architect.

A separate façade retention strategy is appended with the Dublin Central Masterplan. Please refer to the Dublin Central Masterplan Façade Retention Policy DC-ACM-ZZ-XX-RP-A-10-0725 of the Dublin Central Masterplan Design Statement for contextual detail of façade conservation and façade integration with new abutting structures.

A separate schedule of conservation work for each retained component is provided in Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'. Section 6.5 of the Architectural Heritage Impact Assessment for both Site 2 and No.61 O'Connell Street describes in detail proposed repair and conservation strategies for all works to retained fabric.

Introduction

This section of the EIA sets out the specification and construction methodology to be followed in delivering the conservation requirements of the brief for Dublin Central Site 2/ No.61 O'Connell Street. The conservation philosophy, methodologies and specifications adopted in the development of the design follows international best practice (as set out in The Venice Charter, The Burra Charter, and The Granada Convention, inter alia) and the detailed guidance set down in the Architectural Heritage Protection Guidelines for Planning Authorities (DAHG, 2011), the Advice series (DAHG) and relevant technical information produced by English Heritage, SPAB and Historic Scotland. The intention is to comprehensively conserve the surviving fabric and features of the retained structures, identified in the planning application, and to enhance their presentation as an integral part of the proposed development and the O'Connell Street Architectural Conservation Area.

The key difference between Site 2 and the other major sites with the Masterplan Area, is the enabling works for a future MetroLink Station forming part of the Applicant's proposals. Prior to the commencement works at Site 2, building fabric in entirety or to rear of facades between Nos.42 and 60 O'Connell Street will be demolished to facilitate the development, incrementally incorporating

protective and enabling works as the programme progresses. Following demolition works, the proposals will necessitate the excavation of the site to facilitate the MetroLink Enabling Works (MEW) beneath the plots of Nos 43-58 O'Connell Street. This structure will form part of a future MetroLink station, to be applied for separately by TII and therefore not a part of this application. The specification and methodology outlined sets out the conservation approach to be followed in the retention and repair of retained facades and at the interface between the retained fabric and the new-build structures behind. Issues relating to the wider impacts on architectural heritage are separately addressed within the Architectural Heritage Impact Assessment accompanying the planning submissions.

Phasing of the MetroLink Enabling Works

Particular care will be required in the phasing of the proposals to minimise the risk of damage to the retained fabric. The sequence of the works will be as follows: -

Step 1: Consolidation and Repair

The first phase of work will focus on the consolidation and repair of the external facades and internal fabric of the east external walls (facing O'Connell Street), following the specification outlined below. Prior to commencing demolition, the external and internal face of each façade to be retained will be inspected for signs of structural movement or distress. Cementitious mortars and plasters will be carefully raked out and replaced with lime mortar pointing. Defective lintels will be replaced above openings where the existing lintels have failed. Redundant service openings, such as ventilation outlets, will be filled with compatible material. This approach front-loads the conservation works. The aim is to optimise the structural integrity and stability of the facades to be retained prior to demolition taking place.

Step 2: Soft Strip Out

The demolition of the parts of the buildings that are to be removed will be preceded by a soft strip out and a detailed inspection of all fabric and features within the interiors. The soft strip-out will include the removal of all carpets, fitted furniture and wall linings. Significant internal features such as cornices, skirting boards and window surrounds, will be recorded and removed. Historic windows where identified for reinstatement, including timber sash and casement windows and cast iron/steel windows will be salvaged and placed in storage with particular care to protect all historic glass. External metalwork, including cast iron rainwater goods, railings, and signage, where identified for reinstatement, will be carefully removed to salvage. Joint inspections of the interiors will be carried out by the project conservation architect and the temporary works contractor before, during, and after these works to identify concealed features of interest (e.g. art deco fittings and finishes that might be concealed behind dry-lining within the Carlton Cinema) requiring specific recording in advance of demolition. The detailed building inventories, which form part of the subject planning application, will be updated to include features of interest that are identified during the soft strip out and lodged with the Irish Architectural Archive.

Step 3: Temporary Works

Temporary works will be required to support the façades prior to demolition taking place. The design of the temporary supports to the retained fabric is a specialist area of expertise. The conservation architect will review the detailed methodologies for the temporary works to ensure that these do not cause damage to the significant fabric and features of the facades to be retained. In particular, the introduction of fixings into vulnerable materials and finishes on the external face of the retained facades will be avoided. The temporary works are likely to include structural framing of all door and window openings, together with a steel frame to the external façade and internal face of the retained facades. As part of the temporary works, the fabric of the retained facades will be covered in vapour permeable weatherproof sheeting. Joint inspections of the facades will be carried out by the project conservation architect and the temporary works contractor before, during, and after, these works to

ensure that vulnerable fabric, features and materials on the façade are adequately protected at all times.

Step 4: Demolition

The demolition of the buildings on the west side of O'Connell Street is to be carried out by a specialist demolitions contractor with experience of comparable demolition work in close proximity to retained historic fabric, who will prepare a detailed method statement prior to the commencement of this work. The conservation architect will review the detailed methodologies for the demolition works to ensure that these do not cause damage to the significant fabric and features of the facades to be retained. The demolition will commence with the removal by hand of salvageable materials, including natural slate roof finishes, timber sash windows, pitch pine joists and floorboards, etc., which will be retained for use on the conservation works elsewhere within the Dublin Central development. The demolition will be carried out by a combination of mechanical equipment and hand tools, with works within 3 metres of the retained facades to be carried out by hand. The project conservation architect is to carry out a detailed inspection of the internal and external face of each of the retained façade structures on completion of demolition and will make recommendations for remedial work (if required).

Step 5: MetroLink Enabling Works

The excavation and formation of the MetroLink station box will be carried out by a specialist contractor. Movement and vibration monitoring will be in place at all times during the excavation and construction works, as described in Table 5 of the Outline Construction & Demolition Management Plan –Site 2; DC-WAT-2X-XX-RP-C-001011 (Waterman Moylan Consulting Engineers Limited).

Step 6: Construction of new buildings behind the retained facades

The temporary supports for the retained facades will remain in place during the construction of the new buildings behind. The sequencing of the removal of these temporary supports shall be set out in a method statement to be prepared by the temporary works designer, which will be reviewed by the project conservation architect prior to the relevant works taking place. The primary structure of the new buildings will be kept separate from the retained facades, with acoustic and fire sealants used to seal the gaps between the two structures. All bolt fixings between the concrete structure of the new buildings and the retained facades fronting onto O'Connell Street shall comprise stainless steel.

Step 7: Finishing out

The overarching objective of the façade retention process will be to ensure that the retained facades are presented in optimum condition, providing a strong visual link to the evolution of this unique street in the period following the 1916 Rising. A detailed inspection of each retained façade will take place following the removal of the temporary works and remedial works (if any) arising from the temporary works will take place. The salvaged windows, which are to be conserved while the earlier phases of construction are underway, will be reinstated. Local repairs to the mortar pointing will take place. Stone, brick and faience repairs will be carried out and the façade will be cleaned to the specification noted below. Thermal upgrading on the inner face of the retained facades will be carried out using a hygroscopic wall insulation (such as calcium silicate board).

Quality Control: Monitoring the Works during Construction

The strategy for the control of quality during the construction phase is based on a hands-on role for the conservation architect. Prior to the start of work the conservation architect will work closely with

the conservation engineer to co-ordinate the pre-construction condition survey of the historic fabric. Vulnerable fabric and features will be identified and included on an inventory to be circulated to the design team and construction team.

Once construction commences, the conservation architect will take steps to confirm that the work is being carried out with the best possible materials by skilled operatives in accordance with best conservation practice. The construction team will be producing detailed written methodologies setting out measures and controls for the protection of the historic building for each item of work. These will be conservation methodologies (and will be totally separate from any health and safety method statements that may be required). Samples and trial areas of work will be required to facilitate agreement on work practices and the quality of finish; and to assess the impact of the work on vulnerable fabric and features. Relevant samples will also be used to demonstrate compliance with required standards. Samples of new materials (slates, replacement stone, etc.) that impact on the presentation of the retained structures will be obtained at an early stage. Work will only proceed if the conservation architect agrees that the sample reaches the required standard. Where skilled operatives and craftspeople are required (e.g. stone masons, conservation joiners, slaters), the conservation architect will review evidence of previous relevant experience and competence to carry out the work. Where necessary, the conservation architect will visit previously-completed work on other sites as part of the process of signing-off on specialist subcontractors.

The conservation architect will request samples of all materials to be used. These will comprise petrographic analysis, where the sample is crushed to powder and analysed, to be carried out by a specialist stone and historic mortars consultant to ascertain that the specified mix has been followed.

The conservation architect will attend the regular construction co-ordination meetings. Building conservation will be a standing item on the agenda for these meetings. The conservation architect will also input on matters relating to the historic fabric, features and character of the protected structure that arise at these meetings. This will require ongoing co-ordination with the other members of the design team. The conservation architect will communicate key issues and vulnerabilities to the members of the design team and the construction team as they arise. The conservation architect will undertake periodic inspections to review the progress and quality of the work; and to clarify matters of detail that may arise. Where unforeseen issues and potential impacts on the protected structure arise, the conservation architect will immediately report back to site management and the relevant members of the design team. The conservation architect will be centrally involved in developing an appropriate solution to these issues in accordance with good conservation practice.

Summary conservation strategy for adaptive works to retained Reading Room (rear of No.59 O'Connell Street)

Please refer to Section 6.5 of the AHIA attached to each planning application, together with Appendix 15.15 for expanded information

At the southern end of the plot of No.59 O'Connell Street Upper is a single storey over basement rectangular plan building, formerly the reading room pertaining to the Sackville Street Club. The former kitchens on the lower ground level have since been adapted for use as a gym and the reading room itself, on the upper ground floor, has been subdivided into cellular storage spaces.

The Applicant, in close coordination with TII, has worked hard to ensure this non-protected but structure of high significance can be voluntarily retained. It is thus proposed to safeguard this structure within the new development and to sensitively adapt it for use as a cafe, retaining all original features of heritage interest. The original volume of the former reading room will be reinstated and

decorative plasterwork restored. Kitchens, storage and sanitary facilities will be provided at basement level.

The building was never intended to be viewed 'in-the-round'. It was designed as a top-lit infill development between two boundary walls. This condition will be altered in the new development, given the proposal to render it a detached structure within a public open space. The solidity of its gables will be enhanced by existing openings to east and west and its altered setting has been carefully considered to ensure that its new form does not detract from its significance.

Summary conservation strategy for adaptive works to No.61 O'Connell Street

Please refer to Section 6.5 of the AHIA attached to each planning application, together with Appendix 15.15 for expanded information

It is proposed to retain all upper level fabric of No.61 O'Connell Street, which has been identified in the assessment process as being of high significance in architectural heritage terms. Detailed descriptions of proposals for conservation and upgrading works to achieve the brief to convert upper and basement levels to residential use are outlined in the attached appendices.

15.5 POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT

15.5.1 Dublin Central Masterplan

15.5.1.1 Operational Phase

Potential operational phase risks attached to the delivery of the masterplan development at a macro scale, together with micro scale execution of conservation and general repair works to elemental building fabric within the masterplan area are on the whole deemed to present a positive opportunity for urban renewal, as described in the multiple tables below, where construction and operational level effects are combined.

15.5.1.2 Construction Phase

Introduction

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

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

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

The Plan absorbs the spirit of statutory recommendations and expands them to reflect the known urban and cultural significance of the site as a means to support the masterplan.

Potential impacts for the masterplan area's inherent architectural heritage

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

Purposeful retention and re-use

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

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

Demolition

The proposed development arises in removal of building fabric within the Masterplan Area.

The rationale for removal of extant buildings has been explained in the masterplan design strategy, in turn examined in Architectural Heritage Impact Assessments attached to planning applications for the subject development Sites 2AB and 2C, No.61 O'Connell Street and (previously) Sites 3, 4 and 5.

What is accepted is the principle of removal of substantive sections of the section of O'Connell Street West within the masterplan site, in line with the original development permitted under DCC Reg. Ref. 2479/08/ An Bord Pleanála Reg. Ref. PL29N.232347. This previously permitted scheme included for a greater extent of demolition than what is now proposed, in the wholesale removal of No.45 O'Connell Street, No.59 O'Connell Street and façade retention only of No.61 O'Connell Street.

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

An improved departure from the previously permitted scheme is the retention for the most part of No.59 O'Connell Street, to include the careful conservation and presentation of a reading room to the west, together with the retention of 60 O'Connell Street, both of which (in separate ownership) were intended to be demolished under the original scheme (DCC Reg. Ref. 2479/08/ An Bord Pleanála Reg. Ref. PL29N.232347).

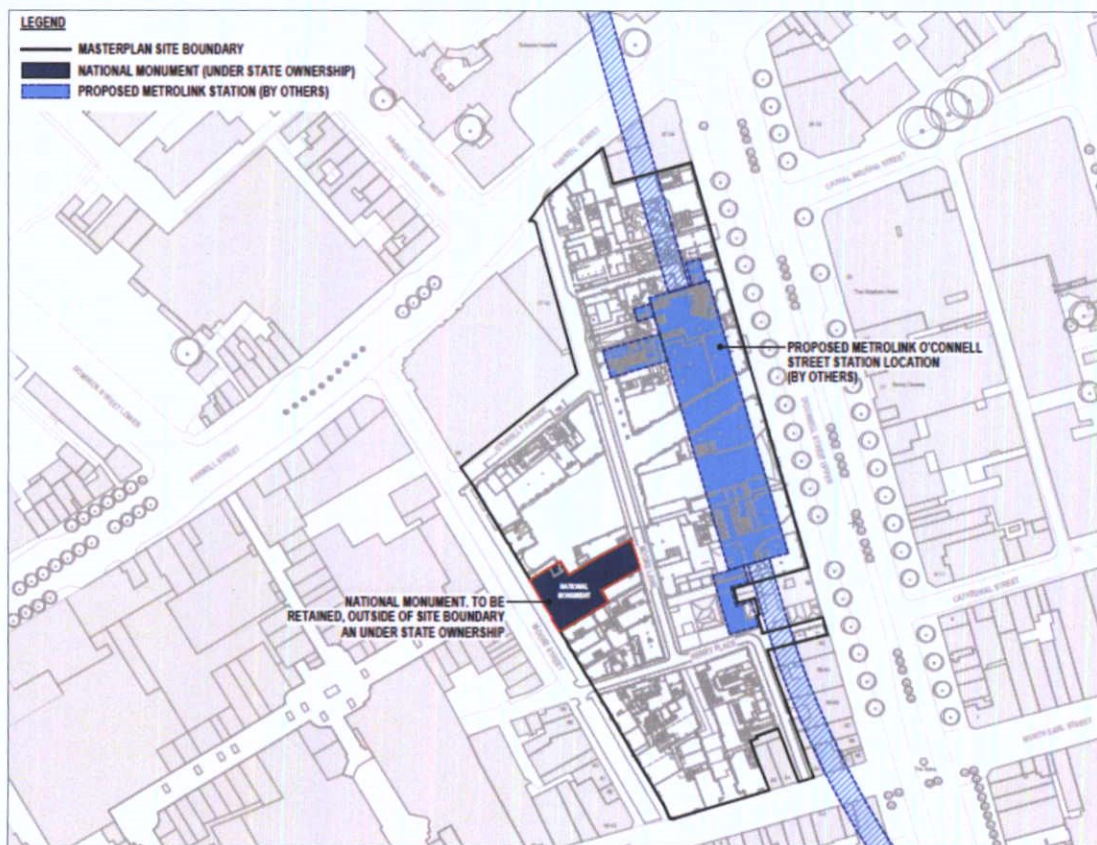


Figure 15.5.1: Location of the MetroLink Station under the Dublin Central Masterplan Area

The Table 15.5.1. below describes construction and operational stage impacts anticipated as arising to all buildings and plots within the masterplan site from the redevelopment, irrespective of their statutory protection but highlights protected fabric to distinguish between both conditions. Protected structures, included in the current 2016-2022 City Development Plan are hatched in grey.

Address	Potential impact at construction stage	Potential impact at operational stage
Site 1		
70 Parnell Street	<p>It is intended to retain and purposefully re-use this building, presenting a positive impact for the building fabric and the ACA.</p> <p>The design detail for the development of this building has not yet been finalized, with a wider impact assessment therefore found to be premature.</p>	Operational stage impacts will be fully addressed when the design is finalised, but it is anticipated that the purposeful reuse of this building will enhance the setting of protected structures in the vicinity, notably the opposing Rotunda grouping.
71 Parnell Street	It is intended to demolish all fabric behind the façade of this building. As the fabric has been much altered, impacts are not considered especially adverse.	Operational stage impacts will be fully addressed when the design is finalised, however, no material change is considered as arising from the retention of the streetscape condition, albeit with a vertical extension above.
72 Parnell Street and 40-41 O'Connell Street	<p>It is intended to remove extant building fabric of limited significance and develop the plot. The proposed development encloses two protected structures outside the development site; 72-74 Parnell Street (RPS 6424/ NIAH 50010559(R)) and 37-38 O'Connell Street Upper (RPS 6021/ NIAH 50010558(R)).</p> <p>An immeasurably positive impact will arise from the redevelopment of an unattractive building onto Parnell Street, and a vacant plot, cumulatively undermining the ACA.</p> <p>The proposed development will take into account protective measures to safeguard the adjoining protected structures to ensure that no damage arises to them during the construction process. (Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for detail on proposed protection strategies)</p>	Operational stage impacts will be fully addressed when the design is finalised, but it is anticipated that the proposed redevelopment will address the long term negative interaction of this property with the ACA and its neighbouring protected structures, in the provision of well crafted buildings, respectful of scale and materiality.
42 O'Connell Street Upper and O'Connell Hall	<p>It is intended to retain and purposefully re-use these buildings, presenting a positive impact for the building fabric and the ACA.</p> <p>As the design is not developed, wider impacts are not yet known.</p>	Operational stage impacts will be fully addressed when the design is finalised, but the proposed intention of conservation and purposeful re-use of this nationally important building of rarity will enhance the spectrum of understanding of the original grandeur of O'Connell Street, and contribute positively to the ACA.

Address	Potential impact at construction stage	Potential impact at operational stage
Site 2		
43 O'Connell Street Upper	<p>It is intended to demolish all fabric behind the protected façade. The development will arise in the permanent loss of an 18th century townhouse basement, together with the loss of a 20th century building of significance. The proposal will temporarily remove lateral support from the south, to the shared boundary with the protected No. 42 and O'Connell Hall adjacent. It will also arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for detail on proposed gable (No.42) and façade (No.43) protection strategies.</p>	Operational stage impacts are described below.
44 O'Connell Street Upper	<p>It is intended to demolish all fabric behind the protected façade. The development will arise in the permanent loss of an 18th century townhouse basement, together with the loss of a 20th century building of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p>	Operational stage impacts are described below.

Address	Potential impact at construction stage	Potential impact at operational stage
45 O'Connell Street Upper	<p>It is intended to demolish all fabric behind this retained façade. The development will arise in the permanent loss of an 18th century townhouse basement, together with the loss of a 20th century building of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p>	Operational stage impacts are described below.
46-49 O'Connell Street Upper	It is intended to demolish this building and redevelop its plot, part of which will be subsumed by the proposed link between O'Connell Street and Moore Lane.	Operational stage impacts are described below.
50-51 O'Connell Street Upper	It is intended to demolish flanking early walls and develop the plot, a portion of which will be subsumed by the proposed link between O'Connell Street and Moore Lane.	<p>Operational stage impacts are described below.</p> <p>It is accepted however, that the vacancy of this plot undermines the semblance of a continuous terrace at O'Connell Street West. Whilst presenting a 'gap' in approximately the same position as the proposed new pedestrian lane, it offers none of the benefits of urban connectivity accompanying permeability.</p> <p>Operational stage impacts of the development of a structure replacing one which was long removed from the streetscape will give the retained protected façade of Nos 52-52 to the southern boundary, a welcome urban context.</p> <p>The additional benefit offered by this site of securing, in part, necessary and purposeful connectivity is also welcomed as positively contributing to an enriched urban character. Both proposed conditions are considered beneficial and positive.</p> <p>The loss of flanking historic walls is regrettable, but balanced by the gains brought by the development. The inherited loss of historic buildings giving context to these flanking boundaries is what is regretted most, as the scars evident on both</p>

Address	Potential impact at construction stage	Potential impact at operational stage
		walls are indicative of their inherent architectural quality. Without context, the meaningful retention of these walls is considered to present little heritage gain.
52-54 O'Connell Street Upper	<p>It is intended to demolish all fabric behind the protected façade, with the loss of 20th century fabric of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p>	Operational stage impacts are described below. It is anticipated that what is most important about this building, its interaction with the ACA, will bring about a welcome benefit for both the memory of this structure and revive its civic interaction with its immediate urban environment.
55-56 O'Connell Street Upper	Notwithstanding the inclusion of this building in the NIAH, it is, on detailed inspection, found to possess modest significance. Its loss to enable the construction of a new building is not considered adverse.	Operational stage impacts of the replacement building are described below, but the principle of replacement with a high quality purpose-built alternative will ensure active functioning and as a consequence, wider benefits for the enclosing urban environment.
57 O'Connell Street Upper	<p>It is intended to demolish all fabric behind this retained façade. The development will arise in the permanent loss of an 18th century townhouse basement, 18th and 19th century fabric to the rear, together with the loss of a 20th century building of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for detail on proposed protection strategies</p>	Operational stage impacts are described below.

Address	Potential impact at construction stage	Potential impact at operational stage
58 O'Connell Street Upper	<p>It is intended to demolish all fabric behind this retained façade. The development will arise in the permanent loss of an 18th century townhouse basement, 18th and 19th century fabric to the rear, together with the loss of a 20th century building of significance.</p> <p>The development will arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for detail on proposed protection strategies.</p>	Operational stage impacts are described below.
Regency Annex, 59 O'Connell Street Upper	It is intended to demolish this 19th century building to accommodate the necessary infrastructural provision of a fire escape stairwell from the MetroLink Station.	Operational stage impacts are described below.
Reading Room, 59 O'Connell Street Upper	<p>This importance of this structure was not known until recent research uncovered its significance. Its purposeful retention and re-use is immensely positive.</p> <p>The detail of its structural treatment in context with adjacent MEW works is at design stage. The development will arise in the required protection of this building and its basement during the construction phase, as ground to the north and east is excavated to provide for the MEW. Please refer to Appendix 3.1 – Outline Construction & Demolition Management Plan – Masterplan for general detail on proposed protection strategies.</p>	Operational stage impacts are described below, but it is anticipated that the re-introduction of a unique building form will enrich the architectural diversity of Moore Lane.
Car port, 59 O'Connell Street Upper	This 19th/ early 20th century extension is modest, but interesting. Notwithstanding, it is considered less significant than its adjacent Reading Room and its removal is required to facilitate the favourable presentation of the Reading Room.	The proposed open space provided by the removed car port will benefit the legibility of the Reading Room.

Address	Potential impact at construction stage	Potential impact at operational stage
61 O'Connell Street Upper	<p>It is intended to retain, extend and purposefully re-use this building, accommodating a public route at street level connecting O'Connell Street with Henry Place. The retention of fabric behind the protected façade is welcomed as presenting a positive impact for this important building, together with enhancing the quantum of 18th century buildings enriching the ACA.</p> <p>As the design is not developed, wider impacts are not yet known.</p>	Operational stage impacts are described below.
Site 3		
36 Henry Street	<p>In summary, this building is retained with rear structures removed to accommodate a rear hotel extension. The retention of the building is considered to present a positive impact for an enhanced understanding of the contribution of post-1916 structures of quality within the ACA.</p> <p>Wider impacts are expanded below.</p>	Operational stage impacts are as described in a separate EIAR that accompanied the applications for permission for Sites 3, 4 and 5.
37 Henry Street	<p>In summary, this building is retained with rear structures removed to accommodate a rear hotel extension. The retention of the building is considered to present a positive impact for an enhanced understanding of the contribution of post-1916 structures of quality within the ACA.</p> <p>Wider impacts are expanded below.</p>	
38 Henry Street	<p>It is intended to remove this structure to accommodate a proposed north-south street connecting Henry Street with Moore Lane.</p> <p>The development will arise in the permanent loss of a 20th century building of significance.</p> <p>Wider impacts are expanded below.</p>	
39 Henry Street	<p>It is intended to demolish all fabric behind this retained façade. Whilst the retained façade is welcomed as informing the ACA, and generating a streetscape of quality post 1916 buildings, the development will arise in the permanent loss of a 20th century building of significance.</p> <p>Wider impacts are expanded below.</p>	

Address	Potential impact at construction stage	Potential impact at operational stage
40 Henry Street	<p>It is intended to demolish all fabric behind this retained façade. Whilst the retained façade is welcomed as informing the ACA, and generating a streetscape of quality post 1916 buildings, the development will arise in the permanent loss of a 20th century building of significance.</p> <p>Wider impacts are expanded below.</p>	
41 Henry Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
1, 2 Moore Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
3 Moore Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
4 Moore Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
5 Moore Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
6 Moore Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
7 Moore Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
8/9 Moore Street and 11/12 Henry Place	<p>It is intended to conserve and re-occupy this building, with vertical extensions requiring structural inputs. Impacts are summarized below.</p>	
Site 4		
10 Moore Street	<p>The proposed re-use of the building is considered to present a positive impact, with few material changes internally or externally.</p>	<p>Operational stage impacts are as described in a separate EIAR that accompanied the</p>

Address	Potential impact at construction stage	Potential impact at operational stage
11 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site.	applications for permission for Sites 3, 4 and 5.
12 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site, with the protection of the shared party wall with No.13 forming a central construction strategy.	
13 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site, with the protection of the shared party wall with No.12 forming a central construction strategy. All demolition and reconstruction strategies will be subject to a forthcoming Ministerial consent process, which will rely on expanded detail for assessment of physical impacts.	
15 Henry Place and 5A Moore Lane	No adverse impact is predicted as arising from the redevelopment of this site.	
17-18 Henry Place	The proposed re-use of the building is considered to present a positive impact.	
6-7 Moore Lane	The proposed re-use of the building is considered to present a positive impact. All works to the shared boundary with the National Monument at Nos 8-9 Moore Lane are identified and will also be subject to a forthcoming Ministerial consent process, which will rely on expanded detail for assessment of physical impacts.	
18 Moore Street & 10-11 Moore Lane to rear	No adverse impact is predicted as arising from the redevelopment of this site. The redevelopment will include the construction of a buffer building to the National Monument at No.17 Moore Street, referred to as 18a, or the 'Sliver' building. The remainder of the Moore Street façade will serve as a mechanism of the delivery of the arch. The remainder will be absorbed with the proposed public square. All demolition and reconstruction strategies will also be subject to a forthcoming Ministerial consent process, which will rely on expanded detail for assessment of physical impacts.	
Nos 20-21 Moore Street	The proposed re-use of the building is considered to present a positive impact and	

Address	Potential impact at construction stage	Potential impact at operational stage
	will arise in few compositional changes internally and externally.	
Site 5		
22-23 Moore Street, 13 Moore Lane to rear	No adverse impact is predicted as arising from the redevelopment of this site.	Operational stage impacts are as described in a separate EIAR that accompanied the applications for permission for Sites 3, 4 and 5.
24-25 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site.	
14 Moore Lane (incorporating Nos.1-3 O'Rahilly Parade, No.15 Moore Lane)	No adverse impact is predicted as arising from the redevelopment of this site.	

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

Potential impacts for the Masterplan Area's immediately adjacent architectural heritage

The masterplan area shares boundaries with the following protected structures;

- 72-74 Parnell Street
- 37-38 O'Connell Street
- 60 O'Connell Street (façade)
- 62 O'Connell Street (façade)
- 14-17 Moore Street

Given the site wide sensitivity of the masterplan, impacts for all abounding protected structures are described in Table 15.5.2. below, with other impacts attached to the development of Site 2 and No.61 O'Connell Street in separate sections below.

Address	RPS Ref.	NIAH Reference and Rating(L=Local)(R=Regional)(N=National)	Potential impact at construction stage	Potential impact at operational stage
72-74 Parnell Street, Dublin 1	6424	50010559 (R)	Site 1 The proposed design of Site 1, where abutting these protected structures is not yet complete, with associated construction stage impacts not yet known.	Site 1 The proposed design of Site 1, where abutting these protected structures is not yet complete, with associated operational impacts not yet known. Sites 2AB, 2C
37-38 O'Connell	6021	50010558 (R)		

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact at construction stage	Potential impact at operational stage
Street Upper, Dublin 1			<p>Sites 2AB, 2C</p> <p>Please refer to sections below</p> <p>No.61 O'Connell Street</p> <p>Please refer to sections below.</p> <p>Site 3</p> <p>Site 3 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p>Site 4</p> <p>Site 4 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p>Site 5</p> <p>Site 5 is positioned at a distance from these structures and its construction is unlikely to present any impact.</p>	<p>Please refer to sections below</p> <p>No.61 O'Connell Street</p> <p>Please refer to sections below</p> <p>Site 3</p> <p>Site 3 is positioned at a considerable distance from these structures and it is unlikely to present an operational stage impact.</p> <p>Site 4</p> <p>Site 4 is positioned at a distance from these structures and it is unlikely to present an operational stage impact.</p> <p>Site 5</p> <p>Site 5 is positioned at a distance from these structures and it is unlikely to present an operational stage impact.</p>
60 O'Connell Street Upper, Dublin 1	6028	50010535 (R)	<p>Site 1</p> <p>Site 1 is positioned at a distance from this protected façade, and not being viewed in context, is unlikely to present an impact.</p> <p>Sites 2AB, 2C</p> <p>Please refer to sections below</p> <p>No.61 O'Connell Street</p> <p>Please refer to sections below</p> <p>Site 3</p> <p>The construction of Site 3 is likely to arise in direct impacts for this structure, at demolition, excavation and construction stage owing to its proximity to the west of the development site.</p> <p>Please refer to Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Place</p>	<p>Site 1</p> <p>Site 1 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact.</p> <p>Sites 2AB, 2C</p> <p>Please refer to sections below</p> <p>No.61 O'Connell Street</p> <p>Please refer to sections below</p> <p>Site 3</p> <p>Whilst the façade of No.60 is included in the RPS, the building is within an ACA. m Outward vistas from rear upper rooms are presently directed towards Site 4, but will have an oblique view of Site 3. The change in the character of the outward vista is not considered especially adverse given the diversity of city-wider building and roofscape forms visible from these windows.</p> <p>Site 4</p> <p>Site 4, being lower than this structure and is unlikely to present an operational stage impact. In converse, on completion, the</p>

Address	RPS Ref.	NIAH Reference and Rating(L=Local) (R=Regional) (N=National)	Potential impact at construction stage	Potential impact at operational stage
			<p>boundary of this structure, further neutralizing impacts.</p> <p>Site 4</p> <p>Site 4 is positioned at a distance from this structure and its construction is unlikely to present any impact.</p> <p>Site 5</p> <p>Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>	<p>refurbishment of historic buildings within Site 4 will greatly improve the quality of the Moore Lane streetscape, and by extension benefit No.60 to the rear.</p> <p>Site 5</p> <p>Site 5 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact.</p>
62 O'Connell Street	6030	50010533 (R)	<p>Site 1</p> <p>Site 1 is positioned at a distance from this protected façade, and not being viewed in context, is unlikely to present an impact.</p> <p>Sites 2AB, 2C</p> <p>Please refer to sections below No.61 O'Connell Street</p> <p>Please refer to sections below</p> <p>Site 3</p> <p>The construction of Site 3 is likely to arise in direct impacts for this structure, at demolition, excavation and construction stage owing to its proximity to the west of the development site.</p> <p>Please refer to Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Place</p>	<p>Site 1</p> <p>Site 1 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact.</p> <p>Sites 2AB, 2C</p> <p>Please refer to sections below No.61 O'Connell Street</p> <p>Please refer to sections below</p> <p>Site 3</p> <p>The proposed development will be visible from upper-level rear rooms within these buildings and will alter an outward vista across the roofscape.</p> <p>Site 4</p> <p>Site 4, being predominately lower than this structure and is unlikely to present an operational stage impact.</p> <p>Site 5</p> <p>Site 5 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact.</p>

Address	RPS Ref.	NIAH Reference and Rating(L= Local) (R=Regional) (N= National)	Potential impact at construction stage	Potential impact at operational stage
			<p>boundary of this structure, further neutralizing impacts.</p> <p>Site 4</p> <p>Site 4 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p> <p>Site 5</p> <p>Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>	
14 Moore Street, Dublin 1	5282	50010489 (R)	<p>Site 1</p> <p>Site 1 is positioned at a distance from these structures. As the design is not yet complete, associated impacts not yet known.</p>	<p>Site 1</p> <p>Site 1 is positioned at a considerable distance from these structures and is unlikely to present an operational stage impact.</p>
15 Moore Street, Dublin 1	5283	50010490 (R)	<p>Sites 2AB, 2C</p>	<p>Sites 2AB, 2C</p>
16 Moore Street, Dublin 1	5284	50010491 (N)	<p>Please refer to sections below</p> <p>No.61 O'Connell Street</p> <p>Please refer to sections below</p>	<p>Please refer to sections below</p> <p>No.61 O'Connell Street</p> <p>Please refer to sections below</p>
17 Moore Street, Dublin 1	5285	50010492 (R)	<p>Site 3</p> <p>Direct physical impacts for the integrity of the National Monument are not envisaged due to the distance of Site 3 from the protected building range. Notwithstanding its distance, observance of vibration limits cited in Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail on proposed protection strategies, which will be observed</p>	<p>Site 3</p> <p>The proposed development will be visible from upper-level rear rooms within these buildings and will alter an outward vista across the roofscape.</p> <p>The proposed development does not impact on the setting of the National Monument and supports the delivery of a commemorative trail.</p> <p>Site 4</p> <p>The design stage of Site 4 arose in the adoption of sensitivity to ensure that the</p>

Address	RPS Ref.	NIAH Reference and Rating(L=Local) (R=Regional) (N=National)	Potential impact at construction stage	Potential impact at operational stage
			<p>at construction stage to minimise impacts.</p> <p>Site 4</p> <p>A particularly sensitive approach to the development of Site 4 has evolved over the course of the design process, to ensure that physical impacts are minimised where sharing boundaries with the National Monument.</p> <p>Physical impacts for the integrity of the National Monument are anticipated and mitigated against, but will be further interrogated within a forthcoming Ministerial Consent process.</p> <p>Please refer to Appendix 3.3 – Outline Construction & Demolition Management Plan – Site 4 for preliminary detail on the approach to proposed protection strategies.</p> <p>Site 5</p> <p>Direct physical impacts for the integrity of the National Monument are not envisaged due to the distance of Site 5 from the protected building range. Notwithstanding its distance, observance of vibration limits cited in Appendix 3.4 – Outline Construction & Demolition Management Plan – Site 5 for detail on proposed protection strategies.</p>	<p>setting of the monument is respected, where infilling terraced plots to the southwest of the monument at No.13 Moore Street. Associated visual impacts are considered present, but not especially adverse.</p> <p>The proposed development will alter the setting of the National Monument through the proposed introduction of a new pedestrian link to the north of No.17 Moore Street. The provision of the new civic square and functional replacement of No.18a Moore Street supports the delivery of the operational amenity of the National Monument. Impacts arising from all physical interactions with the Monument, including the detailed design of No.18a will be considered under a forthcoming Ministerial Consent process, which will follow the submission of the planning application for Site 4.</p> <p>Site 5</p> <p>The proposed development is found to enhance the setting of the National Monument in continuing the character of the Moore Street terrace to the north of the proposed arch, and in sharing the provision of a new civic square.</p>

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

Potential impacts for the masterplan area's wider architectural heritage

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

Address	RPS Ref.	NIAH Reference and Rating(L=Local)(R=Regional)(N=National)	Potential impact
Rotunda Hospital: Parnell Square West, Dublin 1	6419	50010619- 50010622 (N)	<p>Site 1</p> <p>The proposed design of Site 1, where opposing these protected structures is not yet complete, with associated impacts not yet known.</p> <p>Sites 2AB, 2C, No.61 O'Connell Street</p> <p>Please refer to Table 15.7.2. Anticipated impact for protected structures and adjoining historic buildings for detail of impacts</p> <p>Site 3</p> <p>Site 3 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p>Site 4</p> <p>Site 4 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p>Site 5</p> <p>Site 5 is positioned at a distance from these structures and its construction is unlikely to present any impact.</p>
63-64 O'Connell Street Upper, Dublin 1	6031	50010532 (R)	<p>Site 1</p> <p>Site 1 is positioned at a distance from these protected façades, and not being viewed in context, is unlikely to present an impact.</p>
65-66 O'Connell Street Upper, Dublin 1	6032	50010531 (R)	<p>Sites 2AB, 2C, No.61 O'Connell Street</p> <p>Please refer to Table 15.7.2. Anticipated impact for protected structures and adjoining historic buildings for detail of impacts</p> <p>Site 3</p>
67 O'Connell Street Upper, Dublin 1	6033	50010530 (R)	<p>The construction of Site 3 is likely to arise in direct impacts for these structures, at demolition, excavation and construction stage owing to their proximity to the west of the development site onto Henry Place.</p> <p>Please refer to Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p>
68 O'Connell Street Upper, Dublin 1	6034	50010529 (R)	<p>Construction traffic will be routed away from the Henry Place boundary of this structure, further neutralizing impacts.</p> <p>Site 4</p> <p>Site 4 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p> <p>Site 5</p> <p>Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>

Address	RPS Ref.	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact
The GPO, O'Connell Street Lower, Dublin 1,	6010	50010528 (N) 50010500 (R)	<p>Site 1</p> <p>Site 1 is positioned at a distance from this important protected structure, and not being viewed in context, is unlikely to present an impact.</p> <p>Sites 2AB, 2C, No.61 O'Connell Street</p> <p>Please refer to Table 15.7.2. Anticipated impact for protected structures and adjoining historic buildings for detail of impacts</p> <p>Site 3</p> <p>The construction of Site 3 is likely to arise in a direct impact for these structures, at demolition, excavation and construction stage owing to their proximity to the north of the development site onto Henry Street.</p> <p>Please refer to Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Street Place further neutralising impacts.</p> <p>Following completion of the development, the upper stories of the hotel will be perceived in context with the GPO due north and south along O'Connell Street. View D of Appendix 12.1 demonstrates the proposed context with the GPO, due north, which is not immediately perceived due to screening from adjoining buildings. The two will likely be perceived in context when looking directly at the GPO from the opposing side of O'Connell Street, due west. However, as the hotel block is positioned behind the O'Connell Street west terrace, the immediacy of the impact is lessened.</p> <p>Site 4</p> <p>Site 4 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p> <p>Site 5</p> <p>Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>
7-15 (inc.) Arnott's., Henry Street, Dublin 1	3666	50010470 (N)	Owing to its distance from the development, negligible impacts are anticipated as arising to this structure either at construction or operation stage.
16 Henry Street, Dublin 1	3667	50010471 (R)	<p>Site 1</p> <p>Site 1 is positioned at a distance from Henry Street and will not present an impact.</p> <p>Sites 2AB, 2C, No.61 O'Connell Street</p>
17 Henry Street, Dublin 1	3669	50010472 (R)	<p>Please refer to Table 15.7.2. Anticipated impact for protected structures and adjoining historic buildings for detail of impacts</p> <p>Site 3</p>
18 Henry Street, Dublin 1	3670	50010473 (R)	

Address	RPS Ref.	NIAH Reference and Rating(L=Local)(R=Regional)(N=National)	Potential impact
19 Henry Street, Dublin 1	3671	-	The construction of Site 3 is likely to arise in an impact for these structures, at demolition, excavation and construction stage owing to their proximity to the north of the development site onto Henry Street.
20 Henry Street, Dublin 1	3672	50010474 (R)	Please refer to Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail on proposed protection strategies. Construction traffic will be routed away from the Henry Street Place further neutralizing impacts.
21 Henry Street, Dublin 1	3673	50010475 (R)	Site 4 Site 4 is positioned at a distance from Henry Street and will not present an impact.
22-23 Henry Street, Dublin 1	3674	50010476 (R)	Site 5 Site 5 is positioned at a distance from Henry Street and will not present an impact.
24 Henry Street, Dublin 1	3675	-	
25 Henry Street, Dublin 1	3676	-	
Henry Street, Dublin 1 (GPO Arcade)	3677	50010500 (R)	
26 Henry Street, Dublin 1	8746	-	
27 Henry Street, Dublin 1	8747	-	
28 Henry Street, Dublin 1	8748	-	
29 Henry Street, Dublin 1	8749	-	
30 Henry Street, Dublin 1	8750	-	

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

Table 15.5.3 Potential impact for wider architectural heritage

Potential impacts for the ACA

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

Site	Visual impact	Physical impact	Morphological impact
1	The proposed design of Site 1 is not yet complete, with associated operational impacts not yet known.	The proposed design of Site 1 is not yet complete, with associated physical impacts arising from its construction not yet known.	The proposed design of Site 1 is not yet complete, with associated morphological impacts not yet known.
2AB, 2C 61 OCS	Please refer to section 15.5.2.1.1.Potential operational stage impacts for the ACA below	Please refer to section 15.5.2.1.1.Potential operational stage impacts for the ACA below	Please refer to section 15.5.2.1.1.Potential operational stage impacts for the ACA below
3	Site 3 is positioned within the south western limits of the ACA.	<p>The construction of Site 3 is likely to arise in an impact for the ACA at construction stage, given the level of disruption likely to arise in the construction process.</p> <p>Please refer to Appendix 3.2 – Outline Construction & Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Street Place further neutralizing impacts.</p>	<p>The proposed development retains plot legibility onto Henry Street in the creation of a street retaining the plot width of No.38 , together with the facades of Nos 39, 40- giving the semblance onto the ACA of retention of streetscape character.</p> <p>The unification of vertical extensions above retained facades within the ACA will, to an extent, dilute efforts at morphological continuity. Notwithstanding this fact, the visual cohesion of the Henry Street terrace from the street will be similar to what exists at present.</p>

Site	Visual impact	Physical impact	Morphological impact
			<p>The proposed redevelopment of the west side of the ACA in the reimagining of the Moore Street terrace will introduce a new morphological language. Attempts have been made to emulate plot rhythms in the generation of a vertical emphasis- a measure which succeeds in reducing the mass of the replacement structure within the ACA.</p> <p>The character of the east side of Henry Place, a back lane within the ACA will be altered considerably by the proposed development.</p> <p>However, it is argued that in selecting the north eastern corner of this urban block to embed the scheme's greatest height, its impacts are lessened.</p> <p>The fact remains that Henry Place, central to the ACA, has evolved from a bustling industrial quarter into an antisocial back street due to an absence of active frontages- a condition that will be remedied by the proposed development.</p>
4	Site 4 is positioned to the west of the ACA, in an urban block that has been treated for the purposes of the forthcoming planning application as an extension of the ACA, with all policies and objectives for appropriate development within the ACA duly observed.	No physical impact is envisaged as arising from the formally protected ACA from the development of Site 4.	The design of Site 4 has inherently adopted a morphology respectful of existing plots and building typologies adjacent. The proposed development is stitched seamlessly into the given urban character, will positive enhancement of consolidated terraces and frontages arising.
5	Site 5 is positioned to the west of the ACA, and being within the scale of existing buildings to the northwest of the ACA, will not introduce a compounding visual impact.	Physical impacts for the ACA are confined to the removal of rear boundaries of Nos 51-54 O'Connell Street. As these boundaries were in themselves replaced in the 20th century, no material impact will arise. No other physical impact for the ACA is envisaged as arising from the development.	Site 5 comprised a tall building group, ranging in height from 3 storeys over basement onto Moore Street, to three and four stories onto O'Rahilly Parade and Moore Lane. The proposed development is not considered to introduce a new morphological character to the site, adversely impactful for the ACA to the east onto Moore Lane.
Urban realm New	It is proposed to introduce a range of streets and laneways connecting peripheral streets of O'Connell Street, Henry Street and Moore Street	The proposed perforation at O'Connell Street occurs in a currently open site, straddled with Nos 46-49 O'Connell Street- which is neither a protected structure nor included in the NIAH. The proposed introduction	<p>The proposed introduction of streets and squares will be accompanied by radical morphological change.</p> <p>The impact of that change is measured against the alternative scenario of no intervention to an</p>

Site	Visual impact	Physical impact	Morphological impact
Streets and public squares	<p>with the site's core laneways of Moore Lane, Henry Place and O'Rahilly Parade.</p> <p>A new public plaza at Sites 4 and 5, and pocket square at Site 2AB will provide required rest space central to the new networks.</p> <p>It is held that the ACA has suffered due to lack of permeability. In principal, the proposed perforations are welcomed as being positive.</p> <p>The proposed introduction of connections is considered to bring with it a renewed vitality to the area, which in turn will enhance the visual amenity of the ACA.</p>	<p>of a link at this point in O'Connell Street is broadly welcomed as opening up the ACA for wider engagement within an enhanced, active public realm provided by the new public plaza to the west.</p> <p>Loss of building fabric of significance will occur in the removal of No.38 Henry Street to accommodate a north-south route from Henry Street to Moore Lane. The loss is countered by the required permeability of this urban block within the ACA, which has suffered incremental decline in the 20th century removal of back lanes and courts.</p> <p>The removal of Nos 18 and 19 Moore Street, whilst outside the ACA, is being treated as an intervention to a notional extension of the ACA. these buildings are not considered to possess architectural merit, and their loss, providing cross connections with Moore Lane and O'Connell Street beyond, will offer an immeasurable enhancement of Moore Street.</p>	<p>ACA that is suffering due to absence of investment on account of sustained under functioning. Economically, the proposed public realm design is considered to provide a catalyst for positive regeneration of the ACA, which is needed to halt the continuing process of urban decay.</p>
Urban realm Historic Street Surfaces	<p>It is proposed to retain and re-use historic setts and kerbs within a redesigned paving strategy. The existing fabric, much of which is concealed under tarmacadam and likely already disturbed in the installation of public services will be carefully recorded as existing prior to lifting. A detailed strategy for the execution of dismantling, storage and reinstatement, will be agreed with Dublin City Council prior to commencement.</p>	<p>The proposed removal and reinstatement of historic paving materials are not considered to present an adverse physical impact for the character of the public realm within the ACA.</p>	<p>No morphological impact is envisaged as arising from the site wide proposal to execute development of the enclosing public realm within the masterplan area.</p>

Table 15.5.4 Potential impact for the O'Connell Street Architectural Conservation Area

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

15.5.2.1 Operational Phase

Architectural heritage impacts have been reviewed in respect of the three key development conditions of a) demolition, b) retention of certain O'Connell Street façades and a structure to the rear of No.59 O'Connell Street and c) morphological changes to the receiving environment arising from proposed new structures.

The impact of demolitions on the character of the wider built environment which includes structures of heritage significance, together with singular impacts stemming from the removal of building fabric and plot lines, are explored. Impacts of retention and re-use, including mechanisms adopted to meaningfully and respectfully represent the historic fabric and grain of the site, are also examined. The greater impact however is anticipated as arising from the introduction of new structures and their interaction with the receiving historic built and urban environment.

The receiving environment and its buildings and streets of differing eras, characters and sensitivities, has been closely examined by ARC Architectural Consultants Limited in *Chapter 12 Landscape and Visual Impact of the Environmental Impact Assessment Report*, accompanying this planning application. This chapter should be read in tandem with the Operational Phase (Section 12.5.2.6.), and in particular its table describing the extent of effects of the scheme, following its completion from certain vantage points.

It must also be read in tandem with opinions stated in *View by View Description of Potential Landscape and Visual Effects*, (Section 12.5.2.7.), demonstrating ranges of visibility of the development within the wider receiving environment.

A key justification for the development informing this impact assessment is a rationale contained in TII (2022) *'O'Connell Street Options Assessment Briefing Note'*, describing the sequence of studies leading to determination of Site 2 being the most appropriate location for the MetroLink station, whilst acknowledging the substantial, permanent and irreversible architectural heritage impact arising from extensive demolition of buildings of significance within an ACA.

Paragraph 12 of Section 3.3.4 Concept Design Development of TII's report, cites: *'The façade-to-façade construction work zone necessary to install the station, inclusive of plant, equipment, and hoarding, would result in visual, vibration and settlement impacts on Protected Structures and structures listed on the National Inventory of Architectural Heritage (NIAH) which line O'Connell Street Uppers East and West Side'*.

The baseline parameters for assessment of impacts and appropriateness of new interventions have been informed by statutory guidance coupled with international best practice for development within historically sensitive environments.

Retained buildings within the Site

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

Potential operational stage impacts- as referenced against Development Plan policies

The current Development Plan 2016-22 contains multiple policies that require consideration in the adoption of an approach to the introduction of morphological change within Site 2. Setting aside specific policies for appropriate development within an ACA, described separately below, Development Plan objectives range from the protection of city vistas to the preservation of the city's historic core and treatment of historic street surfaces.

The impact of the proposed development in consideration of these objectives is tabulated against relevant policies below.

However, given the imminence of adoption of the Draft Dublin City Development Plan 2022-2028, consideration of its objectives in respect of architectural heritage protection is also, at a high level, examined in Table 15.5.6 below.

Relevant Dublin City Development Plan 2016-2022 Objectives

Relevant Dublin City Development Plan 2016-2022 architectural heritage protection objectives		Anticipated impact in the consideration of Development Plan objectives
SC2:	To develop the city's character by cherishing and enhancing Dublin's renowned streets, civic spaces and squares; to create further new streets as part of the public realm when the opportunities arise; to protect the grain, scale and vitality of city streets; to revitalise the north and south Georgian squares and their environs, and to upgrade Dame Street/ College Green as part of the Grand Civic Spine.	<p>The proposed development within Site 2 responds to this policy as follows;</p> <ul style="list-style-type: none"> • The proposed development presents an opportunity to rejuvenate O'Connell Street, the primary civic thoroughfare in the capital. The streetscape has deteriorated in recent decades, interrupted by vacant plots and unoccupied or underutilised buildings. Site 2 of the Dublin Central Masterplan, occupying an extensive part of the townscape seeks to restore its national significance in merging restored protected façades with the proposed redevelopment of rear plots generating improved street level interactions onto east and west public realms, and in the promotion of high quality architectural interventions to regenerate urban fabric. • The public urban realm with the Dublin Central Masterplan Area has been carefully considered in the interests of ensuring that the proposed development will successfully integrate with the adjoining network of streets and proposed connections to a future MetroLink Station. Within Site 2, a new pedestrian street is proposed north of the Carlton Cinema to link O'Connell Street Upper with Moore Lane, O' Rahilly Parade, Henry Place and the proposed new civic space within Site 4 of the Dublin Central Project. • The rhythmic grain of 18th century plots will be removed in the amalgamation of previously independent plots within a unified scheme. Whilst the MetroLink Station box below ground level will occupy the space beneath the combined plots, efforts have been made at street level to reinstate urban grain in the delivery of buildings characterised by differing architectural styles, synonymous with wider plots on the opposing eastern side of O'Connell Street.
SC7:	To protect and enhance important views and view corridors into, out of and within the city, and to protect existing landmarks and their prominence.	Please refer to section 7.7 below, for further opinion.
Fig 4:	Key Views and Prospects (Indicative)	Please refer to the response to SC17 below for further

	Relevant Dublin City Development Plan 2016-2022 architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
		opinion.
SC17:	<p>To protect and enhance the skyline of the inner city, and to ensure that all proposals for mid-rise and taller buildings make a positive contribution to the urban character of the city, having regard to the criteria and principles set out in Chapter 15 (Guiding Principles) and Chapter 16 (development standards). In particular, all new proposals must demonstrate sensitivity to the historic city centre, the River Liffey and quays, Trinity College, the cathedrals, Dublin Castle, the historic squares and the city canals, and to established residential areas, open recreation areas and civic spaces of local and citywide importance.</p>	<p>At a distance, the primary view of the scheme is experienced obliquely, either due north from the River Liffey and the quays, or due south from the junction of Parnell Street with O'Connell Street.</p> <p>Whilst at present, neither viewpoint clearly distinguishes individual building plots due to relative consistency in parapet height and screening by parallel trees planted in proximity to the terrace, the proposed development in review of the multiple verified views of the proposed scheme, prepared by ARC and attached to Chapter 12 of the EIAR will be visible from these viewpoints.</p> <p>However, on account of the aligned unity of the set back above the established parapet line, the increased scale of the scheme regularises its perception as merging with the base streetscape.</p>
SC 25	<p>To promote development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods, such that they positively contribute to the city's built and natural environments. This relates to the design quality of general development across the city, with the aim of achieving excellence in the ordinary, and which includes the creation of new landmarks and public spaces where appropriate.</p>	<p>The interlinked network of public streets, passageways and civic spaces overlaid ontop of the relative morphological impermeability of the Dublin Central Masterplan Area have been carefully considered to ensure that proposed connections do not threaten the distinctive formality of O'Connell Street and the industrial robustness of its rear laneways.</p> <p>Within Site 2, the hierarchical graduating scale of streetscapes, ranging from the civic thoroughfare of O'Connell Street to the more intimate scale of Moore Lane and Henry Place, is acknowledged and incorporated into the design in the proposed narrowing of connections, in the interest of protecting established urban character. Historically significant street patterns are retained and modified only where necessary for infrastructural or practical reasons.</p> <p>The proposed introduction of similarly graduating scales of civic spaces will positively contribute to the regeneration of the area and create vibrant shared amenities, supporting a diverse range of uses.</p>
SC29	<p>To promote understanding of the city's historical architectural character to facilitate new development which is in harmony with the city's historical spaces and structures.</p>	<p>The Dublin Central Conservation Management Plan recognises the multiple layers of historical interest that contribute to the significance of this site. Proposed interventions within Site 2 have been considered in light of this significance. Notwithstanding extensive demolition and excavation required to deliver the</p>

Relevant Dublin City Development Plan 2016-2022 architectural heritage protection objectives		Anticipated impact in the consideration of Development Plan objectives
		<p>proposals, including the MetroLink Enabling Works (MEW), significant historical architectural features have been retained and integrated into the scheme as follows;</p> <ul style="list-style-type: none"> • The former reading room at the rear of No.59 O'Connell Street serving as a landmark building of character in a reimagined Moore Lane • Protection of the legibility of the 1916 evacuation route with access to the monument at Nos.14-17 Moore Street supported as an integral element within the redevelopment area • The unique character of individual urban areas within the Masterplan Area is intentionally respected in the visual integration of facades of compatible materiality and retention, careful salvage and collective reinstatement of historic street surfaces having acquired patina supplemented by new surfaces where quantities are deficient.
CEE18 (vi)	To recognize the unique importance of Moore Street Market to the history and culture of the city and to ensure its protection, renewal and enhancement, in co-operation with the traders as advocated by the Moore Street Advisory Committee Recommendation relating thereto.	The proposed east-west connections with Moore Lane from O'Connell Street Upper, together with MetroLink Station Enabling Works, in time accommodating a station are intended to increase access to and in turn the prominence of the Moore Street Market, creating new possibilities for its enhancement as a cultural destination.
RD14:	To have regard to the architectural fabric and fine grain of traditional retail frontages, whilst providing for modern retail formats necessary for a vibrant city centre retail core.	Please refer to the <i>Dublin Central Masterplan Design Statement: Appendix 4 Shopfront Design and Signage Strategy</i> and also <i>Site 2AB: Architectural Design Statement, Section 4.7</i> by ACME Architects, which identify design principles proposed for each façade in the interest of retaining frontage character and protecting the visual amenity of the O'Connell Street ACA, in observance of an expansion of the 'upper floor façade' description in the Draft Dublin City Development Plan 2022-2028 to include shopfronts; the Retail Design Manual, 2012, <i>Dublin City Council's Shopfront Design Guide</i> , 2001 and the <i>O'Connell Street Area Shopfront Design Guidelines</i> , 2003.
CHC1:	To seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city.	As cited in Section 4.7 above, the diverse variety of terraced facades onto O'Connell Street Upper (west) make a significant contribution to the sense of place of the street, setting it apart from the more homogenous treatment of reconstructed facades to the east side of the street.

	Relevant Dublin City Development Plan 2016-2022 architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
		<p>The inactivity of street level units towards the north end of the subject terrace and plot vacancy in the same area undermines the wider character, appearance and quality of the local streetscape. The proposal to ensure activity at street level within each (amalgamated and individual) unit will overcome this issue and encourage sustainable occupancy of this part of the city.</p>
<p>CHC2:</p>	<p>To ensure that the special interest of protected structures is protected. Development will conserve and enhance Protected Structures and their curtilage and will: (a) Protect or, where appropriate, restore form, features and fabric which contribute to the special interest (b) Incorporate high standards of craftsmanship and relate sensitively to the scale, proportions, design, period and architectural detail of the original building, using traditional materials in most circumstances (c) Be highly sensitive to the historic fabric and special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials (d) Not cause harm to the curtilage of the structure; therefore, the design, form, scale, height, proportions, siting and materials of new development should relate to and complement the special character of the protected structure (e) Protect architectural items of interest from damage or theft while buildings are empty or during course of works (f) Have regard to ecological considerations for example, protection of species such as bats. Changes of use of protected structures, which will have no detrimental impact on the special interest and are compatible with their future long-term conservation, will be promoted.</p>	<p>Statutory protection within Site 2 is related to the protection of certain upper-level façades. The special interest of same protected facades will be safeguarded as an inherent objective of the development.</p> <p>Proposed conservation and repair works will be undertaken in accordance with the best practice conservation methodologies deployed by competent craftspeople.</p> <p>Proposed new buildings behind retained façades are designed to defer to their prominence in the generation of quieter setbacks using compatible materials, in the coordination of floor levels with existing windows and in the scale of vertical floors to align with the proportions of base facades. The various design strategies seek to minimise visual impact as perceived from O'Connell Street and within the ACA, whilst delivering dense urbanism meeting commercial objectives.</p>
<p>CHC3</p>	<p>To identify and protect exceptional buildings of the late twentieth century; to categorise, prioritise and, where appropriate, add to the RPS. Dublin City Council will produce guidelines and offer advice for protection and appropriate refurbishment.</p>	<p>Nos.46-49 O'Connell Street is the only late 20th century building within Site 2. The building is not a protected structure nor is it included on the NIAH. The building was precautionarily identified in the Dublin Central Conservation Masterplan as being of significance on account of it constituting a good exemplar of its era of construction, which attempted to interpret the scale and proportion of the street's 18th century origins using contemporary mechanisms and materials. An inventory</p>

Relevant Dublin City Development Plan 2016-2022 architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
	<p>of the interior building fabric has subsequently been undertaken and it has been concluded that the building is of insufficient collective merit to warrant its protection on grounds of architectural heritage interest. It is proposed to demolish the building to facilitate a new development.</p>
<p>CHC4: To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible. Enhancement opportunities may include:</p> <ol style="list-style-type: none"> 1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting 2. Re-instatement of missing architectural detail or other important features 3. Improvement of open spaces and the wider public realm, and re-instatement of historic routes and characteristic plot patterns 4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area 5. The repair and retention of shop- and pub-fronts of architectural interest. <p>Development will not:</p> <ol style="list-style-type: none"> 1. Harm buildings, spaces, original street patterns or other features which contribute positively to the special interest of the Conservation Area 2. Involve the loss of traditional, historic or important building forms, features, and detailing including roofscapes, shopfronts, doors, windows and other decorative detail 3. Introduce design details and materials, such as uPVC, aluminium and inappropriately designed or dimensioned timber windows and doors 	<p>As described in Section 7.3 below, the proposed development is considered to positively contribute to the ACA as follows;</p> <ul style="list-style-type: none"> • The development will utilise multiple vacant sites breaking the cohesion of the terrace arising in a visual and functional fragmentation of the main thoroughfare • The reoccupation of vacant and underutilised plots and repair of fractured urban fabric coupled with increased footfall will bring about social and economic regeneration to the area with far reaching benefits for surrounding areas offered in the positioning of new civic spaces at the periphery of the Masterplan Area, for the enjoyment of the wider commercial community • The proposed development includes the repair of all protected structures identified in the RPS (façades of Nos.43, 44, 52-54, 57, 58 O'Connell Street Upper) and also historic fabric of interest identified as contributing to the character of the ACA, namely the former reading room at the rear of No.59 and the façade of No.45. Conservation gain in the replacement of inappropriate uPVC windows in retained facades with timber adhering to original fenestration patterns, together with masonry and shopfront repairs, described in Section 6.5 above will greatly improve the quality of retained elements. • The proposed new east-west pedestrian route will form a connection between O'Connell Street Upper and Moore Street. The street is designed as part of the Dublin Central Masterplan, using high quality materials to create a dynamic and vibrant urban space. The historic significance of existing street patterns is acknowledged with the hierarchical legibility of the historic streets patterns protected in the gentle contrasting of alignment and surfacing of the new street. • A detailed survey of all historic street surfaces, setts, flagstones, kerbstones, gutters and coalholes within the enclosing public realm of

Relevant Dublin City Development Plan 2016-2022 architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
<p>4. Harm the setting of a Conservation Area 5. Constitute a visually obtrusive or dominant form. Changes of use will be acceptable where, in compliance with the zoning objective, they make a positive contribution to the character, function and appearance of Conservation Areas and their settings. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications and will promote compatible uses which ensure future long-term viability.</p>	<p>Moore Lane (extending to O'Rahilly Parade and Henry Place outside the red line boundary) has been undertaken. Where historic fabric is to be lifted to facilitate the construction of the proposed development it will be subsequently re-laid to reflect original characteristics. All such works will be carried out in accordance with stated archaeological and conservation methodologies.</p>
<p>CHC5: To protect Protected Structures and preserve the character and the setting of Architectural Conservation Areas. The City Council will resist the total or substantial loss of: • Protected structures in all but exceptional circumstances (and will require the strongest justification, including professional input with specialist knowledge so that all options receive serious consideration). • Non-protected structures which are considered to make a positive contribution to the character and appearance of an Architectural Conservation Area, unless it can be demonstrated that the public benefits of the proposals outweigh the case for retention of the building.</p> <p>Demolition behind retained facades may be considered on non-protected structures, depending on the significance of the structures, where it will secure the retention of façades which make a significant contribution to local townscape, where it will maintain the scale of original rooms behind principal façades and where the demolition is considered otherwise acceptable having regard to the above policy considerations. Where an existing structure is considered to make a neutral or negative contribution to an Architectural Conservation Area, the City Council will encourage: 1. Its demolition and replacement with a high-quality</p>	<p>The entirety of Site 2 is within an ACA. Please refer to Table 7.4 below for demonstration of the proposed development's adherence with ACA policies and objectives.</p> <p>All protected structures within Site 2, with protections extending to upper-level façades only, will be retained and integrated into the proposed development.</p> <p>A number of non-protected structures, previously permitted for removal as part of the originally permitted development, have been identified as being of architectural significance and are voluntarily retained within the proposed development. These comprise the early 20th century façade of No.45 and the former reading room at the rear of No.59 O'Connell Street Upper. With the exception of these, all other non-specifically protected fabric will be demolished and plots excavated.</p> <p>Reconstructed buildings behind retained façades have been designed to respect the scale and layouts of original buildings in so far as possible to ensure a satisfactory and harmonious relationship between retained and proposed elements.</p> <p>All new buildings are designed to exceed contemporary standards with regards to environmental performance in the intention of ensuring durability and longevity within the ACA.</p>

Relevant Dublin City Development Plan 2016-2022 architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
<p>CHC6: To ensure a sustainable future for historic and other buildings subject to heritage protection. The City Council will encourage, and support works to upgrade the environmental performance of the existing building stock that incorporates good standards of design and appearance. Where these works involve historic buildings subject to protection (this includes buildings referenced on the Record of Protected Structures and non-protected structures in an Architectural Conservation Area), the works shall not adversely affect the special interest of the structure and thus a sensitive approach will be required, taking into account: • The significance of the structure, and • The extent of intervention, including impact on historic fabric, traditional construction, visibility, siting and design. The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact and does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.</p>	<p>The former reading room at the rear of No.59 O'Connell Street is a non-protected building which will be retained and adapted for alternative use within the proposed development. By virtue of assessments carried out in preparation of this application, Nos 59 and 60, originally both intended to form part of the site and extensively demolished as part of the previously permitted development, were, through coordination with TII, subsequently excluded from the design and protected from that prior permitted demolition, with the Reading Room identified as meriting retention in its own right, and thus requiring designing around to ensure its protection and sensitive presentation within the scheme.</p> <p>As part of its refurbishment and conservation, it is proposed to upgrade its thermal performance. The internal face of the external walls will be lined with a breathable insulation, taking account of the nature and characteristics of traditional solid wall construction. Insulations will also be introduced at roof level with the intention of replacing non-original roof linings with blue bangor slate to enhance performance. Proposed interventions to improve the thermal performance of the structure will have no adverse impacts on its architectural significance.</p>
<p>CHC15: To preserve, repair and retain in situ, historic elements of significance in the public realm including railings, milestones, city ward stones, street</p>	<p>The development of the public realm enclosing sections of Moore Lane, merging seamlessly with corresponding proposals for O'Rahilly Parade and Henry Place, forms part of the subject development. All historic street</p>

	Relevant Dublin City Development Plan 2016-2022 architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
	<p>furniture, ironmongery, and any historic kerbing and setts identified in Appendices 7 and 8 of the development plan, and promote high standards for design, materials and workmanship in public realm improvements. Works involving such elements shall be carried out in accordance with the Department of Arts Heritage and the Gaeltacht Advice Series: Paving, the Conservation of Historic Ground Surfaces.</p>	<p>surfaces, including setts and kerbstones, have been identified and mapped on survey drawings accompanying the subject application. It is proposed to sensitively integrate all historic street fabric within the proposed public realm strategy (Please refer to Dublin Central Site 2 Landscape Planning Report (Gross Max Landscape Architects)-Document Number: DC-GM-2X-XX-RP-L-10-0001for details).</p> <p>To construct the development and facilitate the MEW, it will be necessary to temporarily lift existing street surfaces. Please refer to Chapter 17 EIAR for outline methodologies for the safe removal, storage and appropriate relaying of historic fabric, which are deemed to be in accordance with the Department of Arts Heritage and the Gaeltacht relevant Advice Series.</p> <p>Basement lightwells where surviving on O'Connell Street Upper will be retained in situ, protected, conserved and presented where possible. The basement lightwell pertaining to No.43 was previously infilled and reconstructed in the mid-late 20th century and will be retained as existing. All other lightwells within Site 2 are closed and flush with the present paving, with the majority forming an integrated part of basement accommodation. The original granite kerbstones identifying the position of former lightwells within No. 57 survives and will be retained in the proposed development.</p>
CHC17:	<p>To co-operate with and facilitate the state in its presentation of the National Monument at 14–17 Moore Street on a joint venture basis.</p>	<p>The enclosing section of Moore Lane to the north, south and in part to the east of the National Monument forms part of a proposed public realm design strategy to be considered under the subject development.</p> <p>It is intended, as part of that strategy, to facilitate safe access to sections of public realm to the rear of the National Monument, which in turn will enhance possibilities for its active regeneration.</p>
CHC20:	<p>To support the retention and refurbishment of the cultural quarter associated with 1916 on Moore Street.</p>	<p>The pivotal role played by Moore Lane (together with O'Rahilly Parade and Henry Place outside the red line boundary) as forming the battlefield of 1916 is acknowledged and respectfully addressed as a key design strategy for buildings enclosing the battlefield and the public realm.</p>

Table 15.5.5. Consideration of relevant Dublin City Development Plan 2016-2022 architectural heritage protection policies in the design treatments of Site 2

Relevant Draft Dublin City Development Plan 2022-2028 Objectives

The table below reviews certain high level strategies for heritage protection as broadly applicable to the proposed development.

Certain Draft Dublin City Development Plan 2022-2028 architectural heritage protection objectives		Anticipated impact in the consideration of <u>certain</u> Draft Development Plan objectives
BHA03:	<p>Areas of Special Planning Control</p> <p>To prepare schemes for Areas of Special Planning Control, where deemed desirable and appropriate, having regard to the statutory needs of the city.</p>	<p>The identification of this site as a Key Opportunity Sites within the <i>North East Inner City O'Connell Street/Moore Street Civic/Cultural Hub</i>, in essence defines a masterplan strategy for Site 2, which is inherently achieved in the submitted application. The far reaching benefits of developing this site is therefore viewed as exceeding the direct architectural heritage impacts associated with it, likely interpreting same in wider city master planning terms as being short-term.</p> <p>It is accepted that the majority of buildings within Site 2 were rebuilt in the aftermath of 1922. It is also understood that the same rebuilding largely respected 18th century plot formations and building scales. Whilst on one hand, the site has seen radical transformation since its incarnation in the Sackville era, it has on the other hand been independently identified by statutory bodies as having the potential for further radical development as encapsulated by the Draft Development Plan.</p>
BHA10:	<p>Demolition in a Conservation Area</p> <p>There is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of a Conservation Area, except in exceptional circumstances where such loss would also contribute to a significant public benefit.</p>	<p>As described in the '<i>O'Connell Street Options Assessment Briefing Note</i>', prepared by TII and dated August 2022, describing a rationale for locating a MetroLink O'Connell Street station on this site, a significant public benefit arises from the development. The extent of demolition required to deliver the station box is explained in the document, citing the many design iterations culminating in the MEW design as now proposed. The impact of demolition, in architectural heritage terms, is acknowledged by the applicant. However, multiple statutory policies, including the <i>National Transportation Authority - Transport Strategy 2016-2035</i> for the greater Dublin area, the Mulvey report titled '<i>Creating a Brighter Future</i>'; together with numerous reports submitted by consultants attached to the subject planning submission; '<i>Planning Application Report -Dublin Central, Site 2</i>'(SLA- September 2022); '<i>Commercial Rationale for the Proposed Development of Dublin Central</i>' (JLL- September 2022) and '<i>Urban Baseline Study-Pedestrian impact assessment- Pedestrian movement forecast</i>', <i>Dublin Central</i> by Space Syntax all identify the urbanistic shortcomings of this site and how it would benefit from improved infrastructure.</p>

<p>Certain Draft Dublin City Development Plan 2022-2028 architectural heritage protection objectives</p>	<p>Anticipated impact in the consideration of <u>certain</u> Draft Development Plan objectives</p>
	<p>On that basis, whilst demolition of any form within an ACA is regrettable, the proposed demolition of buildings of architectural heritage value on this site as previously permitted and as now proposed, is understood as offering a pivotal opportunity for the regeneration of the enclosing ACA and for the granular survival in the long term of its built heritage.</p> <p>The beneficial consequences of provision of transport infrastructure might then be viewed as countering the adverse impact of demolition.</p>
<p>BHA18: Historic Ground Surfaces, Street Furniture and Public Realm</p> <p>(a) To protect, conserve and retain in situ historic elements of significance in the public realm including milestones, jostle stones, city ward stones, bollards, coal hole covers, gratings, boot scrapers, cast iron basement lights, street skylights and prisms, water troughs, street furniture, post boxes, lampposts, railings and historic ground surfaces including stone kerbs, pavement flags and setts and to promote conservation best practice and high standards for design, materials and workmanship in public realm improvements within areas of historic character, having regard to the national Advice Series on 'Paving: The Conservation of Historic Ground Surfaces' (2015).</p> <p>(b) To maintain schedules of stone setts, historic kerbing and historic pavers/flags, and associated features in the public realm, to be protected, conserved or reintroduced</p>	<p>The proposed enhancement of the public realm of Sites 3, 4 and 5 achieve this objective, but will benefit the presentation of Site 2, particularly the immediate environs of the retained and reimagined Reading Room to the rear of No.59 O'Connell Street.</p>

Certain Draft Dublin City Development Plan 2022-2028 architectural heritage protection objectives		Anticipated impact in the consideration of <u>certain</u> Draft Development Plan objectives
	<p>(Appendix 6 and to update and review these schedules during the period of this development plan.</p>	
<p>Section 13.12 SDRA 10 – North East Inner City</p>	<p>Section 1: Guiding Principles for Key Opportunity Sites; O'Connell Street/Moore Street Civic/Cultural Hub; citing the subject site as <i>'O'Connell Street to Moore Lane incorporating Carlton Site'</i> is identified as a <i>'civic/cultural hub because of both its historical/cultural importance and because of its potential as a focus for quality retail and mixed-use development. The site is of significant historical importance given its association with the 1916 Easter Rising, and Moore Street is also well known for its open-air fruit and vegetable market. The area has the potential to be transformed through heritage-led, mixed-use regeneration that acknowledges and responds creatively to the cultural roles and historical significance of this centrally located site.</i></p> <p><i>Scheme design should be based on a comprehensive masterplan that incorporates a convenient access route to the planned MetroLink stop, quality connections across the site, and a cultural interpretative element. Any final proposal must incorporate at least one new east-west pedestrian route interlinking to at least two new civic spaces within the block, utilising the existing lane structure for cross connections.</i></p> <p><i>Masterplan proposals should hence incorporate the following:</i></p>	<p>A section entitled 'Land Use & Activity: O'Connell Street/Moore Street Civic/Cultural Hub' cites the following objective:</p> <p><i>'In recognition of the historic built form and history of the area and the potential for public interaction given its key location in the north retail core. With proximity to the emerging cultural quarter around Parnell Square, and its associated range of arts and literary attractions, this hub would act as a natural extension to the existing cultural quarter extending its reach, blending with a new mix of uses. With excellent transport access, this precinct will become even more accessible to the wider public when planned public transport improvements are delivered over time. The Moore Street market will become a re-energised market street, with a significantly improved public realm and act as a gateway, and through route, to the historical assets of the area, to create synergies to benefit the entire city block, breathing new life to the area. (*The historical assets are not limited to Moore Street/Moore Lane, but include O'Connell Street & the GPO).'</i></p> <p>The above objective is found inherently responded to by the subject proposals for Site 2 which in turn fuse intentionally with proposals for Sites 1, 3, 4 and 5 to generate a balanced, viable urbanism that will generate the wider O'Connell Street Architectural Conservation Area, enabling its singular and collective built heritage to thrive in the long term.</p>
	<p>New pedestrian connections linking both O'Connell St. to Moore St. via a new public square, and also Henry Street to Henry Place/Moore Lane.</p>	<p>This objective is inherently achieved by the proposed east-west connection provided in Site 2, which will ensure that protected structures outside the red line boundary but within the enclosing ACA vicariously benefit from the vibrancy of this development. Increased permeability though the ACA and the introduction of an active frontage onto Henry Place is</p>

Certain Draft Dublin City Development Plan 2022-2028 architectural heritage protection objectives	Anticipated impact in the consideration of <u>certain</u> Draft Development Plan objectives
	acknowledged as enhancing the attractiveness of the area generally.
Exceptional architectural design to match the importance of this city block that will effectively interlink the historic GPO with the emerging cultural quarter at Parnell Square.	The introduction of design proposals by internationally recognised architects will encourage the promotion of creative and cohesive design that will respect the rich architectural character of the area.
A new civic square, open to the public, and quality pedestrian access to the proposed MetroLink station.	Please refer to Masterplan Design Statement where achievement of this objective is explained.
An appropriate mix of uses to ensure activity both day and night. Active ground floors should front public routes.	Please refer to Masterplan Design Statement where achievement of this objective is explained.
The restoration of a significant element of the Upper O'Connell Street streetscape, including the former Carlton Cinema façade, No 42 O'Connell Street, and Conway's Pub on Parnell Street.	Whilst No.42 O'Connell Street and Conway's Pub are both within Site 1 of the Masterplan Area, their sensitive conservation and purposeful re-use is proposed. The conservation of the Carlton Cinema façade is proposed as part of the subject development of Site 2.
Heritage –led retention and restoration of all pre-1916 buildings and fabric along Moore Street.	Inherently absorbed within the proposed development of Sites 3 and 4 of the Masterplan Area, but relevant to the development of Site 2 insofar as public access to same is enhanced.
Acknowledge the urban architectural and historical context and complement the scale and design of the National Monument at Nos. 14 -17 Moore Street and its reuse as a commemorative visitor centre (URDF Government funding relates).	Inherently absorbed within the proposed development of Sites 3 and 4 of the Masterplan Area, but relevant to the development of Site 2 insofar as public access to same is enhanced.
Moore Street Public Realm Renewal works to include lighting, public art, paving, stalls, signage (URDF Government funding relates).	Inherently absorbed within the proposed development of Sites 3, 4 and 5 of the Masterplan Area, but relevant to the development of Site 2 insofar as public access to same is enhanced.

Table 15.5.6 Consideration of relevant Draft Dublin City Development Plan 2022-2028 architectural heritage protection policies in the design treatments of the development site

Potential operational stage impacts for the ACA

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

The combined site is located within the boundary of the O'Connell Street ACA. Considerations of general impacts for the character of the ACA and the development's broad adherence with ACA

policies and recommendations are examined below. As qualified in italics above, please refer to the table below for an expanded opinion on impacts.

Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area policy document
Policy
<p>'New developments should respect the established scale of the existing built fabric - including height, massing, proportions and plot width. Proposals for large scale or 'mega-structural' developments will not be favourably considered, and any such proposals should be broken down into smaller, more comprehensible and human scale developments. This can be achieved in part through the provision of multiple uses and access points at ground floor level.'</p>
Adherence
<p>The proposed scheme is intended to recreate a vibrant city quarter of diverse urban character which once thrived in this area but has been eroded over time, promoting high quality architecture and new civic spaces that succeed in harmonious regeneration. It does not however, conform to the scale of all existing buildings on the site. The requirements of contemporary offices and retail spaces are patently different to those of the early 20th century with contrasting typologies a consequence of sustainable redevelopment. However, certain design tools have been used to deflect accompanying morphological changes within this historic urban context, in the interests of successful merge with the enclosing historic townscape.</p> <p>Whilst deviating from the existing narrow and long building forms constrained by historic plot widths, the reinterpretation of plot character is reflected in the differing approaches to street level expression of each of the architectural schemes of Site 2AB and Site 2C, in efforts to introduce new identities and reduce the impact of plot amalgamation.</p> <p>The scale of the proposed development is moderated to defer to the integrity of the terrace as a set piece, with taller building forms set back to give the appearance of 'attic storey' vertical extensions. Whilst taller elements will locally alter the existing roofline, the removal of roof forms, with their rhythmically expressed gables and chimney stacks is referenced in a reimagined modulation of attic stories.</p> <p>Notwithstanding the considerable care in designing proposed building forms, their development will have a transformative impact on the subject site and its receiving environment, experienced mostly to the western edge of the ACA aligned with Moore Lane. From key vantage points within the ACA to the east, the scheme is largely imperceptible with the unity of the streetscape remaining consistent with its original composition. Historic views through and across the site are protected and the impact on adjacent protected structures have been carefully considered.</p> <p>To the rear of the O'Connell Street plots addressing Moore Lane, changes are most obvious. The architecture of Moore Lane has evolved piecemeal, which creates a specific character and one that is challenging to replicate in a new development, given that all of its 18th and 19th century survivals have been extensively modified and merge with robustly functional but sporadic architecture.</p> <p>Setting aside the seeming incoherence of the streetscape, the east side of Moore Lane has acquired a certain character. In the interest of protecting this character, the width of the lane will be retained where possible and only increased where necessary for infrastructural reasons.</p> <p>In respect of the diverse street characters of O'Connell Street to the east and Moore Lane to the west, the materiality of new architectural expression derives from the existing palette of re-used brick (in part), masonry, textured render and metal.</p> <p>Interactions at street level are improved by the reuse and occupation of presently vacant sites and the rich mixture of retail offerings, with shopfronts and entrances animating presently inanimate façades to dramatically increase footfall and vibrancy within the site and surrounding areas.</p>

Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area policy document

Multiple uses such as cafés, restaurant, retail and offices are proposed in Site 2, complimenting the residential, cultural and hotel uses proposed elsewhere in the wider Masterplan Area.

The potential benefit of increased permeability through the ACA and the introduction of an active frontage onto Henry Place is acknowledged as arising from the proposed development.

'All new buildings should be designed to the highest standard in a modern architectural idiom. Pastiche will be discouraged and will only be allowed or required in exceptional circumstances'

Adherence

Proposed replacement buildings are designed to a high quality to attract long term occupants ensuring purposeful long-term occupancy, which will benefit the vibrancy of the ACA.

'Materials used should be of a high quality and be durable to avoid long term maintenance problems. They should include stone, brick, render, steel, glass and timber.'

Adherence

Proposed materials are of a high quality and include stone, brick, render, steel and glass.

'An appropriate and balanced mix of uses will be required in all new developments and large-scale single use developments will not be permitted. Public oriented uses including shops, cafes, restaurants and bars will be required at ground floor level to create more lively, dynamic and successful places.'

Adherence

The proposed redevelopment of Site 2 offers a good mix of commercial spaces with restaurant and retail uses at street levels opening onto pedestrian areas to create a vibrant urbanism. Within the wider Masterplan Area, diverse uses including residential, hotel and cultural are proposed, with each element contributing cohesively to the success of the whole.

'The ground floor of all buildings should be clearly articulated to establish a clear identity for each building and use. In general, a higher floor to ceiling dimension should be provided at ground floor level.'

Adherence

All street level spaces have high floor-to-ceiling provisions.

'The purpose of this section of the plan is to assist in the implementation of successful and appropriate shopfront and advertisement projects. In a limited number of instances, it will be the policy to retain the existing shopfront intact, if the shopfront is deemed to be of special architectural character. However, in general, it will not be the policy to restrict or prevent the remodelling of shopfronts. The general policy will be to encourage new and innovative shopfront design. In all cases of remodelling, new works must be to a high standard and be imaginative and modern. It will be the policy to avoid the use of reproduction style unless dictated by a conservation context. In that instance, traditional design and detailing and a high degree of craftsmanship will be required'

Adherence

To ensure a consistent and coherent design approach throughout the Dublin Central Masterplan Area, Acme have prepared a 'Shopfront Design and Signage Strategy (Appendix 4 of the Dublin Central Masterplan Design Statement)' as a central component of the masterplan. The document adheres with broad shopfront design policies

Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area policy document

described in the ACA, proposing compatible design principles which relate to the individual character areas within the Masterplan Site. The strategy voluntarily adheres with the

expanded protection of facades in the Draft Dublin City Development Plan 2022-2028 to include shopfronts; the Retail Design Manual, 2012, *Dublin City Council's Shopfront Design Guide*, 2001 and the *O'Connell Street Area Shopfront Design Guidelines*, 2003.

The majority of extant shopfronts on O'Connell Street within Site 2 have been previously modified, but many retain historical elements which contribute to the character of the streetscape. Where surviving, original elements will be retained and new complimentary backlit signage provided typically consisting of simple, contemporary individually mounted metal lettering, subject to separate statutory approvals.

Shopfronts addressing Moore Lane are designed to appropriately reflect its more intimate scale and character.

'The incorporation of new pedestrian routes and public spaces into new developments will be required where appropriate to enhance and reinforce the existing urban framework. A number of sites have been identified where opportunities for such interventions may be explored including site clusters Nos.4 and 7.'

Adherence

The Masterplan, as a strategy for cohesive urbanism, inherently recognises a requirement to perforate the lengthy western terrace of O'Connell Street Upper and connect it with rear laneways, as a means to revitalise same laneways. Proposed connections with Moore Lane (leading seamlessly to O'Rahilly Parade and Henry Place outside the red line boundary) will enliven hinterland networks, and a future linkage with the proposed public plaza within Sites 4 and 5 of the Dublin Central Masterplan Area will create much needed amenity space certain in turn to regenerate existing building blocks within Moore Street and Henry Street. Whilst the same proposed plaza is outside the boundary of the ACA, it is likely that the ACA will benefit from its presence, with the generous footpath width to the east of the O'Connell Street Upper terrace providing a residually amenable space, complimented by the footfall generated by new pedestrian routes.

'It is an objective to develop new pedestrian linkages within the ACA and to adjacent areas, to increase levels of pedestrian movement within the area; to improve linkages between major cultural institutions in the area and to institutions within the south inner city; and to open up the hinterland of the O'Connell Street area and integrate it into the economic mainstream. The development of the following linkages will be a priority.

- ***It is an objective to facilitate the development of a new pedestrian route on a east/west axis, linking O'Connell Street and Moore Street as part of the redevelopment of the Carlton Cinema site, exploiting the presence of the Moore Street Market, opening up the ILAC on its eastern flank, and generating a strong new economic focus in North O'Connell Street.'***

Adherence

The proposed development directly meets this ACA objective.

'Access requirements for people with disabilities, the elderly and the very young should be incorporated into the design of shops, public and other buildings.'

Adherence

The design for the public realm has been carefully considered to create an amenable environment for all users, whilst respecting an intention to re-use original setts and granite kerbstones.

Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area policy document
'Plant and tank rooms should be provided within the roof space or within the envelope of the building and should not break the plane of the roof.'
Adherence
This objective has been achieved in the careful design of attic story level plant accommodation.

Table 15.5.7. Demonstration of adherence with Part II-Development Control, Section A, New Development, of the O'Connell Street Architectural Conservation Area

Anticipated impacts as envisaged by adherence with recommended policies in the Dublin Central Masterplan Area Conservation Management Plan

Specific statutory policies in respect of the redevelopment of unique characteristics and challenges particular to the large parcel of universally owned land of the Dublin Central Masterplan Area do not exist.

In efforts to provide a more rounded view of impacts arising from the apportioned development of the Masterplan Area, it is proposed not just to gauge impacts generally relative to statutory Development Plan and ACA policies, but also to refer to the scheme's reference to non-statutory architectural heritage protection policies within the site specific Dublin Central Masterplan Area Conservation Management Plan.

Assessment of impacts associated with the site are thus more rigorously and specifically reflected upon in respect of Conservation Management Plan recommended policies as follows:

Demonstration of adherence with Dublin Central Masterplan Area Conservation Management Plan policies as described in the Executive Summary of the Plan	
Ref.	Policy
Policy 1	That redevelopment proposals for the site framed by an overarching masterplan will, on its adoption, require reference to the policies of this Conservation Management Plan
	Adherence
	The subject development has been designed cognisant of the Dublin Central Masterplan Area Conservation Management Plan objectives, policies and recommendations.
Policy 2	That the MEW (MetroLink Enabling Works) development is considered in respect of the policies of the Dublin Central Masterplan Area Conservation Management Plan.
	Adherence
	The MEW has been designed to accord with the infrastructural requirements of delivery of the MetroLink project and specifically, its O'Connell Street station, which are deemed to be of national importance for the enhancement of the urban core of a capital city. The consequences of demolition to deliver the combined brief is acknowledged by TII, however, the strategic importance of this site in meeting the MetroLink project objectives outweighs acknowledged significant cultural heritage impacts.

Demonstration of adherence with Dublin Central Masterplan Area Conservation Management Plan policies as described in the Executive Summary of the Plan	
Policy 3	That the unique role of the developer as custodian of the site is recognised in any review of viable redevelopment, whilst respecting the site's architectural and historical significance insofar as possible.
	Adherence
	The subject development has been designed cognisant of the particular urban character of its receiving environment.
Policy 4	That a framework for implementation of the Dublin Central Masterplan Area Conservation Management Plan within the six separate sites of development is established at the discretion of the developer, under the auspices of an independent executive committee, the membership of which should include an experienced conservation professional, a property management professional and a vested third party.
	Adherence
	Conservation strategies for Site 2 are embedded in the preceding sections of the subject AHIA.
Policy 5	That a detailed building inventory is carried out for each building within the development site, recognising the integrity of plot formations and associated urban character, as a means to record significance of all structures. The record will identify what buildings are of less significance and therefore could be strategically removed to facilitate development of the site. Further, that a series of research and recording projects be implemented to consolidate and add to the growing archive of documentation. To this end, it is strongly recommended that a dedicated historian is tasked with continuing the baseline heritage research carried out for this important site, when repositories re-open, post-Covid.
	Adherence
	A detailed building inventory was carried out for each building within the development site, appended to this document.
Policy 6	That demonstration of justification for demolition of structures of significance, where occurring is clearly presented, to include examination of alternatives to demolition.
	Adherence
	Multiple alternative sites for the MEW were examined by TII prior to their decision to merge with the proposed development of Site 2. In turn, the design of the above-ground scheme is dependant on the delivery of the below ground Station box. Whilst redevelopment of this site might have adopted an alternative design approach retaining a greater extent of existing fabric had the MEW not formed a central brief requirement, the infrastructural justification for the positioning of the MEW on this site has essentially determined the submitted demolition proposal.
Policy 7	That the urban blocks within the site are given due consideration when assessing the impact of the site's wider proposed redevelopment.
	Adherence
	The subject development has been designed to integrate with proposed redevelopment of the remainder of the Masterplan Area, with design workshops occurring at all stages of the design

Demonstration of adherence with Dublin Central Masterplan Area Conservation Management Plan policies as described in the Executive Summary of the Plan	
	process to ensure the adoption of cohesive practices common to all buildings and open spaces, and to ensure a consistently respectful approach to their wider receiving environments.
Policy 8	That a programme of fabric repair within the Dublin Central Masterplan Area in the interests of protecting historic fabric in the short-term is implemented.
	Adherence
	Ongoing maintenance is occurring to building fabric in Site 2 as considered necessary to protect the integrity of the ACA and its users.
Policy 9	That a co-ordinated approach to the presentation and development of the public realm in the protection and enhancement of historic routes and street networks, and proposed creation of new routes is devised as follows: <ul style="list-style-type: none"> • That important historic routes connecting the city's Georgian core along O'Connell Street and from Parnell Street to Moore Lane and Henry Street are taken into consideration in assessing the proposed redevelopment of the area. • That the impact of new development in the area should be assessed in relation to views to and from the O'Connell Street and its environs ACA and to and from key landmarks in the vicinity - the GPO, Rotunda Hospital. • That the prominence and setting of key landmark buildings and their significance within the streetscape is not undermined by the development. • That a narrative of the 1916 'evacuation route' from the GPO is specifically expressed within the design of the urban landscape, connecting to a wider statutory-led commemorative trail occurring beyond site boundaries. • That the character of the Moore Street Market is respected and protected. • That the treatment of the public realm acknowledges historic character, retaining surviving setts and kerbs where possible, and ensures that street furniture, signage and road markings are kept to a minimum, are simply designed and are of quality. • That proposed new routes should endeavour not to interrupt the legibility of the historic network of streets and lanes within and adjacent to the site. • That a review is taken of buildings/plots that will be lost in the generation of connections and that every effort should be made to acknowledge and, where possible, articulate these historic plot lines within any replacement buildings within the site.
	Adherence
	<p>Fabric, patterns and legibility of historic streets and laneways will be protected within the redeveloped scheme.</p> <p>A detailed survey of all historic street surfaces, setts, flagstones, kerbstones, gutters and coalholes has been undertaken. Where fabric is to be lifted to facilitate the construction of the proposed development, it will be subsequently re-laid, with quantum of surviving reusable fabric identified for reinstatement in the most historically significant sections of laneways, as identified in architectural landscaping proposals.</p> <p>All street surface salvage and reinstatement works will be executed in accordance with methodologies set out by the design team archaeologist, with further input from this office required on recording and assessment of historic substrates to inform an appropriate approach to respectful reinstatement. Where deficiency of salvaged material occurs, supplementation will be provided using authentic material salvaged from elsewhere, where considered appropriate to complete paving compositions.</p> <p>The remainder of historic street forms will be surfaced with architecturally compatible material.</p>

Demonstration of adherence with Dublin Central Masterplan Area Conservation Management Plan policies as described in the Executive Summary of the Plan	
	The surface treatment of newly created public spaces will differ from that of the approach to historic areas, and will be finished with subtly differentiated materials to ensure visual unity between all public areas.
Policy 10	That, as part of the O'Connell Street and its environs ACA, a use impact assessment be carried out for proposed changes of use within the ACA and that grant of permission of the proposed redevelopment be based on the acceptability of any proposed interventions associated with the particular use.
	Adherence
	The proposed building uses within Site 2 is considered compatible with an objective to support the continued commercial viability of the ACA in attracting long-term occupants that will, over time, lean on services provided elsewhere in the ACA.
Policy 11	That the O'Connell Street and its Environs ACA acknowledge the evolving character of the ACA since its policy was first published in 2001.
	Adherence
	<p>The proposed development is based on fresh, research-led analysis of the site. The results of this analysis found that the site needs to undergo significant change to reverse a long-standing downward spiral of vacancy and underuse; and that this change needs to be carefully balanced with interventions to retain character, urban grain and sense of place.</p> <p>Such findings are considered central to the design of Site 2, in their addressing in particular of an under functioning north-western section of O'Connell Street Upper/ Moore Lane.</p> <p>The potential benefit of increased permeability through the ACA and the introduction of an active frontage onto Henry Place will enhance its urban character.</p>
Policy 12	That public access to the National Monument is facilitated.
	Adherence
	<p>The enclosing section of Moore Lane to the north, south and in part to the east of the National Monument forms part of a proposed public realm design strategy considered under the subject development.</p> <p>It is intended as part of that strategy to facilitate safe access to sections of public realm adjacent to No.9 Moore Lane to the rear of the National Monument, which in turn will enhance possibilities for its active regeneration.</p>
Policy 13	That development adjacent to the designated protected zone around the National Monument safeguards its importance and legibility into the future, and to ensure that the development contributes meaningfully to the character of the National Monument, enhancing its presentation and interpretation.
	Adherence
	All development in proximity to the National Monument will be subject to a Ministerial Consent, which will provide an expanded approach to mitigation of impacts where anticipated to occur.

Demonstration of adherence with Dublin Central Masterplan Area Conservation Management Plan policies as described in the Executive Summary of the Plan	
Policy 14	<p>Whilst acknowledging the many shortcomings of this practice, to devise an appropriate strategy for treatment of statutory protected/ retained facades, in locations where all building fabric to the rear will be demolished, as a means to overcome the inherently negative impact of separating a façade from its building, as follows:</p> <ul style="list-style-type: none"> • The key feature of retained facades is their outward vista onto the street, from their interiors. In the provision of new structures to the rear of retained facades, active continuation of this important relationship must be meaningfully fostered. • In converse, the retained façade must also have integrity when viewed from the street, with interior arrangements composed to reflect placement of fenestration. • Ceilings and lighting, where visible from the street, must be designed sympathetically to ensure visual consistency. • Where additional height is proposed above retained parapets, tensions between new and existing must be resolved by way of setbacks/ overhangs or other appropriate measures. • Technical detailing in terms of temporary and permanent structural restraints/ long term weathering and fenestration must be carefully considered in the interests of protecting heritage fabric.
	<p>Adherence</p> <p>A detailed approach to the retention of facades with collective inputs from relevant members of the design team is contained in 'Dublin Central Masterplan Façade Retention Policy, (Appendix 3 of the Dublin Central Masterplan Design Statement by ACME)'. Whilst the policy reflects a site-wide Dublin Central methodology, it is most relevant as a strategy in demonstrating efforts to ensure that retained facades are protected at every stage of the construction process and can endure to continue to inform their respective streetscapes.</p>
Policy 15	<p>That an architectural strategy for replacement buildings is devised to ensure that the generation of new buildings overcomes the loss of the existing, as follows:</p> <ul style="list-style-type: none"> • To ensure that new buildings are an exemplar of exceptional architectural design, make a positive contribution to their setting, streetscape and wider urban group, are constructed with high quality materials respectful of their context within the ACA, in reflection of the Categories of Special Interest defined in the 'Architectural Heritage Protection Guidelines for Planning Authorities 2011' and the NIAH Handbook 2017. To ensure that the materiality of new building facades is compatible with the brick, stone, metal and ceramic palettes found in the vicinity. • To establish a long-term conservation-led maintenance strategy for replacement buildings; to ensure that each component and building element is maintainable and ultimately conservable. The conservation strategy must include details on the life span of components, a maintenance plan and risk schedule. • Research and recording: To submit all architectural and technical drawings, together with relevant files to the Irish Architectural Archive as a safeguarding measure to assist in the future conservation of replacement buildings.
	<p>Adherence</p> <p>Whilst this policy largely reflects the conservation of buildings within the Dublin Central Masterplan Area, but outside Site 2, the design of each of the building blocks within the terraced Site 2, in their contrasting architectural approaches by differing architects, has a common theme of excellence in terms of elevational contribution, material durability and performance.</p> <p>It is hoped that each of the structures will in time merge with their unique environment, and will be considered exemplars of their era of construction.</p>

Demonstration of adherence with Dublin Central Masterplan Area Conservation Management Plan policies as described in the Executive Summary of the Plan

Policy 16

That a specific conservation strategy for the careful conservation and long-term protection of retained fabric is devised to ensure the continuance and durability of representative buildings of each era of development and their appropriate presentation, as follows:

- The different building typologies identified on the site include nineteenth century and early twentieth century warehouse and factory buildings, early-twentieth century (post-1916) terraced retail buildings with purpose-built commercial and office space on the upper floors, and early-twentieth century (post-1916) more modest terraced retail buildings with residential accommodation on the upper floors. The redesign of the site should include for the retention of selected, complete examples of each of these building types so that the character and evolution of the urban blocks can be interpreted within the completed development.
- The existing buildings that are identified as being retained under the previously permitted development should be included for retention under any new proposals, unless better examples of equivalent building types can be identified for retention instead
- Any new design for the site should include for the conservation, restoration and presentation of No.42 O'Connell Street as an important intact example of an eighteenth-century townhouse on O'Connell Street. A small yard should be formed to immediate rear of No.42 to give the building some space and to facilitate the restoration of the rear window openings at ground floor level. This will require the creation of a new circulation route into O'Connell Hall and its associated top-lit link building, that does not impact on No.42. The introduction of new vertical circulation routes (i.e., lifts and additional escape staircase), if required, should be outside of the eighteenth-century envelope of No.42, with connections into the historic building carefully considered to avoid impacts on its important interior and plan form.
- A specific conservation strategy should be devised for No.70 Parnell Street, which will require considerable consolidation and repair .
- The surviving eighteenth century buildings within the site (in addition to the National Monument) should be retained and incorporated into the scheme.
- The surviving boundary walls and party walls across the site, some of which predate the adjacent existing buildings, are significant survivals. While it is acknowledged that the retention of these walls may not be possible within the constraints of the TII proposals and the originally permitted development, effort should be made to interpret and present the line of these historic plot boundaries within the design of these replacement buildings. Where such walls are to be removed, a detailed record should be prepared and lodged with the Irish Architectural Archive.

Adherence

Specific conservation strategies for retained fabric are proposed for Site 2 which are contained in Section 6.0 of this Assessment and Appendix A2.15.

Policy 17

That this Conservation Management Plan can be amended into the future, with the following variations anticipated:

- Demolition, archaeological investigation and construction phase to catch unknown conditions should they emerge during the course of works and the Plan updated accordingly.
- The Plan to remain active for 10 years post- construction to ensure implantation and maintenance strategies are observed and put into practice.