

Demonstration of adherence with Dublin Central Masterplan Area Conservation Management Plan policies as described in the Executive Summary of the Plan	
	<p>Adherence</p> <p>The implementation and subsequent management of the proposed development will be carried out in compliance with Conservation Management Plan policies.</p> <p>It is accepted that the demolition and excavation stages of Site 2 will build on the existing store of archaeological and architectural knowledge of the granular and wider evolution of the building fabric and urban blocks within the Dublin Central site, and as a consequence the appendices attached to the Conservation Management Plan will be updated accordingly.</p>

Table 15.5.8 Demonstration of adherence with Dublin Central Conservation Management Plan policies as described in the Executive Summary of the Plan

15.5.2.2 Construction Phase

Demolitions

Demolition within an ACA

Section 11.1.5.8 of the Dublin City Development Plan states that the City Council acknowledges that *'in some circumstances, the loss of a heritage structure... may be the only option and this may be permitted where it will secure substantial public benefit or where there is no other viable option. Decisions on the acceptability of demolition will be reached having regard to the significance of the structure and the guidance as set out in the Guidelines for Planning Authorities on Architectural Heritage Protection published by the Department of Art, Heritage, Regional , Rural and Gaeltacht Affairs (2011).'*

TII's *'O'Connell Street Options Assessment Briefing Note'*, dated August 2022, outlines an appreciation of the conflicting challenges of protecting architectural townscape character whilst delivering infrastructural projects central to the long term commercial viability of town centres, which in turn economically supports the form of continuous regeneration inherent to the survival of historic city cores. Achieving a cycle of sustainability respectful of architectural heritage is challenging in a layered built environment seamlessly fusing representations of each consecutive era of construction in upstanding built fabric. In respect of Site 2, the TII narrative substantiates its achievement of 'substantial public benefit' in the delivery of the MetroLink project as designed, which, in combination with the Applicant's oversite development, requires extensive demolition within an ACA. In the same document, the significance assigned to each building within Site 2AB and 2C as described in Section 5 above with each structure possessing significance, ranging from high to modest, is understood.

It is pointed out however that the composition of each affected building range within Site 2 has been considered over time under consecutive city development plans and a rigorously assessed suite of planning applications, as reflected in the approval of the previously permitted development on this site, with extensively greater demolition than is what is now proposed.

Notwithstanding the repeated presentation of records verifying significance on the public planning file, of the structures comprising fabric to the rear of protected facades intended to be demolished under the proposed development, none are included in the Record of Protected Structures of either the current or proposed city development plans, with some similarly excluded from the NIAH with descriptions of each protected facade in the RPS limited to protection of 'Upper floor façades'.

Every effort has been made to retain historic fabric beyond that which is protected statutorily, where possible, extending to the retention of shopfronts of merit as part of the proposed development. Given the scale and nature of the proposal however, the extent of demolition proposed elsewhere is considered by the applicant to be necessary by both the Applicant and TII in the delivery of the joint proposals.

The demolition for instance of Nos 59 and 60 O'Connell Street were proposed in earlier iterations of

the scheme, which, following close architectural heritage examination and advocacy for their retention, were successfully avoided in later design strategies. The consequence of such voluntary 'retention' is the wholesale removal of these structures from the red line boundary.

The loss of buildings of significance dating from a brave period of architectural design in the 20th century progression of an Irish architectural style, fused with remnants of an earlier period of 18th century excellence, is regrettable. Setting aside the statutory protection afforded to individual buildings, their collective influence to the architectural enrichment of the ACA's townscape is acknowledged.

It is accepted that the renewed building forms of the 1920s emerging from a war, superimposed on an earlier townscape resulted in successful integration over time. It is also accepted that the reasoning behind the proposed demolition of building fabric stems from the opportunity for substantive commercial and state investment into a district that has widely lost out to other urban districts in terms of the socioeconomic benefits that such investment has brought.

Challenges in the successful merge of a scheme overlaid onto a tapestry of retained facades and extant street networks is acknowledged by the design team, with efforts made to collectively bring about a well-researched response ensuring the success of the proposal. Site 2 of the Dublin Central Masterplan Area aspires to deliver substantial public urban gain to an area exacerbated by prolonged vacancy and general decline, as described in detail in a report entitled 'Commercial Rationale for the Proposed Development of Dublin Central' (JLL- September 2022), and submitted with this application. In the context of the entirety of the Dublin Central Masterplan Area, the scheme strives to achieve balance between the retention of historic fabric and the delivery of an ambitious scheme.

Demolition of individual buildings

The site is included within the O'Connell Street and Environs Architectural Conservation Area and as previously stated, a number of its facades are included in the Record of Protected Structures, with some also listed in the NIAH. An appraisal of each building, regardless of its statutory protection was undertaken by this office as part of a wider Conservation Management Plan for the Masterplan Area to determine their significance, the conclusion of which is provided in Section 5, Table 5.1 above.

It is proposed to construct part of the future MetroLink tunnel beneath the subject site and to locate a station box beneath Nos.43- (rear)59 O'Connell Street Upper inclusive. To facilitate the proposed development it is proposed to demolish the following buildings extending to Moore Lane and excavate their plots in their entirety;

- Nos.46-49 O'Connell Street Upper
- Nos.55-56 O'Connell Street Upper

The following structures extending to Moore Lane are intended to be demolished behind their façades, with their plots excavated;

- No.43 O'Connell Street Upper
- No.44 O'Connell Street Upper
- No.45 O'Connell Street Upper
- No.52-54 O'Connell Street Upper (the former Carlton Cinema),
- No.57 O'Connell Street Upper
- No.58 O'Connell Street Upper

A number of outbuildings, annexes and former mews positioned at the rear of Nos.59-60 O'Connell Street are also intended to be removed.

Please refer to demolition drawings submitted with the subject application for detail.

Impacts arising from demolition will generally be considered both in terms of the loss of individual buildings together with wider impacts for the character of site's receiving urban environment.

Impact of the removal of building fabric behind the façade of No.43 O'Connell Street Upper

No.43 O'Connell Street Upper was inspected during the preparation of proposals and was identified in the Dublin Central Masterplan Area Conservation Management Plan as being of architectural significance. It constitutes a good example of an early twentieth century commercial building. The upper floor façade is identified in the RPS (Ref.No. 6023) and the building is included in the NIAH with a regional rating.

The front façade will be protected and retained within the proposed development with all building fabric behind the façade extending to Moore Lane, demolished.

At basement level, the 18th century lightwells beneath the O'Connell Street footpath survive and will be retained. The original early 20th century mosaic floor at the threshold of the entrance to the upper levels will also be retained and incorporated into the new building. Please refer to Appendix A2.15 for details of proposed works to retained fabric.

The interior at basement and ground floor level is presently in use as a casino. Both basement and ground floor levels have been extensively modified and all interior surfaces are lined with contemporary finishes, with 1920s features either obscured or removed. In contrast, the upper floors of the building are reasonably intact, with stairs, joinery, cornices and chimneypieces original to the construction of the building in 1925 observed throughout.

At the rear of the site, there is a mews, likely constructed in the early 20th century contemporaneous with the reconstruction of the main building.

The removal of the building behind the façade of No.43 is required to give effect to the proposed development.

Whilst the conservation of the O'Connell Street façade is positive, the removal of the remainder of the building will have permanent negative impact on its authenticity and legibility.

Impact of the removal of building fabric behind the façade of No.44 O'Connell Street Upper

No.44 O'Connell Street was inspected during the preparation of proposals and is identified in the Dublin Central Masterplan Area Conservation Management Plan as being of architectural significance. The structure constitutes a good example of an early twentieth century purposefully designed commercial building. The upper floor façade is identified in the RPS (Ref.No. 6024) and the building is included in the NIAH with a regional rating.

The O'Connell Street façade will be protected and retained within the proposed development. The building fabric behind the façade will be removed. At basement level, 18th century lightwells and coal cellars below the pavement survive and will also be retained. Please refer to Appendix A2.15 for details of proposed works to retained fabric.

The building was previously in office use and most recently was used as a Garda Station, which is reflected in the modifications to the ground floor layout. The original 1920's character is apparent in the interior layouts, affixed joinery and plasterwork throughout.

The infill development of the plots at the rear of the main building was well-considered and incorporate a series of staggered lightwells lined with reflective surfaces such as glazed white brick, to direct light into the deep-plan spaces. These courtyards were reflected in the plan of the adjacent plot No.45 to their mutual benefit. The upper floors of the building were subsequently connected internally to No.45 through modest, likely retrospective openings in the shared party wall.

The building is presently unoccupied, and its interiors have suffered from water and vermin ingress.

At the rear of the site, there is an adapted mews, likely constructed contemporaneous with the replacement structure.

The loss of the 1920's building behind the façade is required to facilitate the proposed development.

As above, whilst the conservation of the O'Connell Street façade is positive, the removal of the remainder of the building will have permanent negative impact on its authenticity and legibility.

Impact of the removal of building fabric behind the façade of No.45 O'Connell Street Upper

No.45 O'Connell Street was inspected during the preparation of proposals and is identified in the Dublin Central Masterplan Area Conservation Management Plan as being of architectural significance as an exemplar of an early twentieth commercial building. The building is not a protected structure but is included in the NIAH with a regional rating.

The O'Connell Street façade will be protected and retained within the proposed development with building fabric behind the façade removed. At basement level, the 18th century lightwells beneath the pavement survive and will be retained in the new development. Please refer to Appendix A2.15 for details of proposed works to retained fabric.

The building is presently unoccupied, and its interiors have suffered from extensive leaks and bird damage. The slightly taller building is connected (likely retrospectively) internally to No.44 O'Connell Street Upper via an arrangement of modest upper level openings and steps.

The original 1920's character is apparent in the interior layout, joinery and plasterwork- with all detailing of an exceptional quality. The centrally positioned open well staircase complimented by an opposing lightwell extending to entrance level is a particularly fine feature. It is noted that the topmost floor levels have been extensively damaged by nesting birds.

Lightwells within the building range to the rear extending to Moore Lane intentionally interacts with those of No.44 adjacent, reflecting a highly successful functional interdependence that secures habitability at all levels, including basement.

The loss of the 1920's building behind the façade is required to facilitate the proposed development.

Whilst the conservation of the O'Connell Street façade is positive, the removal of the remainder of the building will have permanent negative impact on its completeness as a building of significance.

Impact of the removal of Nos.46-49 O'Connell Street Upper

Nos.46-49 O'Connell Street was inspected during the preparation of proposals and is identified in the Dublin Central Masterplan Area Conservation Management Plan as being of architectural significance. The building is not a protected structure nor is it included in the NIAH.

The 1970's building is constructed on the amalgamated plots of four earlier buildings. There is an extensive 18th century brick vaulted basement, not completely surveyed due to lack of safe access, surviving beneath the existing building above which spans the modernist edifice designed in 1973 by Arthur Swift & Partners in a brutalist fashion typical of that era. The scale of the building is respectful of the established parapet heights on O'Connell Street and sits quietly in that context. The façade is clad in repetitive factory produced pre-cast concrete panels with modest relief afforded by the subdivision of the front façade into five equal width bays. The rear of the building, however, is less successful in terms of its relationship with the urban realm. The form and positioning of the T-plan building on the site is in congruence with the historic plot lines. Furthermore, the blank gable poised above a podium of surface car parking does little to engage with Moore Lane or O'Rahilly Parade in the culmination of a vista from Moore Street towards an unsatisfactorily exaggerated alignment respectful of O'Connell Street but ignoring of its presentation due west.

It is acknowledged that late 20th century architecture is commonly under-appreciated in Ireland, with the consequence that these buildings are increasingly becoming a rarity. However the architectural intent and realisation of this structure is not considered to be of sufficient quality in this instance to merit its retention. The Planning and Development Act 2000 requires that a building be of special

significance under one or more designated categories; architectural, historical, archaeological, artistic, cultural, scientific, technical or social, in order to merit protection. It is submitted that the building presents a refined frontage onto O'Connell Street and is externally pleasing within its plot, but sits incongruously with its urban context to the west and internally is of poor quality.

The proposed replacement structure delivers a much improved relationship with Moore Lane and the adjacent development sites, together with an enhanced vista from Moore Street due east through O'Rahilly Parade.

The structure will be demolished to facilitate construction of the proposed development. The extant building makes a neutral contribution to O'Connell Street and detracts from the character of Moore Lane. On this basis, it is considered that its proposed replacement with a new buildings that will bring increased activity to the street and positively engages with all street frontage will have an overall positive impact on the ACA.

Impact of the removal of building fabric behind the façade of No.52-54 O'Connell Street Upper (former Carlton Cinema)

No.52-54 O'Connell Street contains extensive portions of original fabric to the front structure, with rear theatres also largely intact, albeit modified. The front bay and façade were identified in the Dublin Central Masterplan Area Conservation Management Plan as being of architectural significance. The upper floor façade is identified in the RPS (Ref.No. 6025) and the building is included in the NIAH with a regional rating.

The present cinema building was designed in the mid 1930's by Robinson & Keefe, on the site of an earlier Carlton cinema at No.55 combined with two adjoining plots. Internally, the cinema was substantially modified in the 1970s, when the main auditorium was subdivided into three smaller cinemas and the restaurant converted to a fourth screen. The significance of the present building is largely limited to the art deco inspired façade and surviving elements of the art deco interior, including an interesting cement lathed ceiling system suspended from the concrete coffered structure, together with early polished steel detailing.

It is intended to demolish the structure behind the façade to facilitate construction of the proposed development.

Whilst the conservation of the O'Connell Street façade is positive, the removal of the remainder of the building will have permanent negative impact.

Impact of the removal of No.55-56 O'Connell Street Upper

No.55-56 O'Connell Street was identified in the Dublin Central Masterplan Area Conservation Management Plan as being of limited significance, given the apparent survival only of a rear staircase and early lift core. The building is not a protected structure but is included in the NIAH with a regional rating.

The present building which spans two earlier 18th century building plots was constructed between 1926-1931. The ground floor shopfront was originally framed with masonry elements including a deep fascia board which has since been either replaced or is concealed with modern fabric. The upper floors of the façade are clad in brick, divided by three recessed bays with steel windows having decorative swag embellishments on their panels. The building is presently in use as a casino and although it has been substantially modified internally, some elements of the original interior survive.

As stated above, a rating of 'Regional Importance' has been assigned to this building in the NIAH. However over the course of successive Development Plans, the building has not been added to the Record of Protected Structures. The Planning and Development Act 2000 requires that a building be of special significance under one or more designated categories; architectural, historical, archaeological, artistic, cultural, scientific, technical or social, in order to merit protection.

The structure is of some interest on account of its comprising part of the approved early 20th century architectural scheme for the reconstruction of O'Connell Street post the Civil War in 1922. However,

not all of the individual buildings are of equal standing in terms of architectural quality. The composition of the façade of No.55-56 is arguably less successful than its counterparts; in that the combination of both traditional and modern design less successfully executed as demonstrated in the pastiche application of decorative mouldings to the window aprons. It is considered that Nos. 55-56 is not of comparable quality to the adjoining structures and that it fails to meet the standard of architectural interest to warrant long term protection.

The removal of the building is required to facilitate the proposed development. The proposed replacement building will adhere to the existing parapet heights to sit unobtrusively within the streetscape. The varied uses proposed, including cafés and retail at ground level coupled with multiple entrances will bring increased vibrancy to both O'Connell Street and Moore Lane to the rear.

The proposed development demands an ambitious planning scheme to regenerate the long-underutilised area, and given the limited interest attributed to this particular structure, there is an opportunity to construct a high-quality contemporary architectural scheme on this site. The broader beneficial impacts of the regeneration proposals on O'Connell Street and the wider ACA must be considered in assessing this proposal.

Impact of the removal of building fabric behind the façade of No.57 O'Connell Street Upper

No.57 O'Connell Street was inspected during the preparation and identified in the Dublin Central Masterplan Conservation Management Plan as being of architectural significance. The upper floor façade is identified in the RPS (Ref.No. 6026) and the building is included in the NIAH with a regional rating.

The front façade will be protected and retained within the proposed development and the building fabric behind the façade will be demolished.

At basement level, the 18th century brick vaults beneath the pavement survive and will be retained. Please refer to Appendix A2.15 for details of proposed works to retained fabric.

The ground floor level is presently in retail use, with storage at basement level. The retail space has been lined with contemporary finishes and a series of contemporary extensions have been constructed at the rear of the main building. The upper floors of the building, have recently been occupied after long term vacancy. Features original to the construction of the building in 1926 including a top-lit open-well staircase, joinery items, cornices and chimneypieces, all recorded throughout.

The removal of the building behind the façade of No.57 is required to give effect to the proposed development. The replacement building will form part of the multi-use development and support the delivery of more vibrant streetscapes.

At the rear of the plot, onto Moore Lane, an original frontage was modified to create two wide vehicular openings with the earlier fabric fragmented and limited to framing piers, in itself comprising façade constructed in multiple phases, one section allegedly bearing a mark of a bullet hole from the 1916 Rising. Despite this theory remaining unproven, and notwithstanding an infrastructural requirement to remove the building, it has garnered some rapport in public consciousness and might, in the interest of respecting potential evidence of the conflict, be possible to salvage the pier and display it elsewhere on the site, potentially as part of the proposed museum at 14-17 Moore Street. The location on site could be identified using dedicated signage demarking a historic trail, forming part of a subsequent application to be made by a third party.

Whilst the conservation of the O'Connell Street façade is positive, the removal of the remainder of the building will have permanent negative impact.

Impact of the removal of building fabric behind the façade of No.58 O'Connell Street Upper

No.58 O'Connell Street was inspected during the preparation and identified in the Dublin Central

Masterplan Conservation Management Plan as being of architectural significance. The upper floor façade is identified in the RPS (Ref.No. 6027) and the building is included in the NIAH with a regional rating.

An extensive brick arched basement constructed in 1873 extends beneath the length of the entire plot. The area beneath the pavement on O'Connell Street has been modified and pavement lights supported on steel I-beams have been installed in place of the original brick vaults.

The ground floor level is presently in retail use, all other floors, including the basement were most recently in use as a gym, but are now vacant. The retail space has been lined with contemporary finishes. With the exception of the modified ground floor, the layouts original to the construction of the building in 1926 are legible and feature joinery items, cornices and chimneypieces throughout.

In conservation terms, this part of the proposal involves the loss of a well-crafted, intact building that is assessed as being of significance. Similar to arguments for demolition of other buildings to rear of facades in this terrace, the removal of the building behind the façade is balanced by the socio-economic benefits that increased permeability integral to the success of the wider Dublin Central development and also its benefit of acting as catalyst for the urban regeneration of the north inner city as a whole.

At the rear of the site, the remnants of the 19th century shopfront complete with brick piers, projecting cornice, and bearing the inscription, "J& G. CAMPB—" formed in stucco survives. This signage band is not possible to remove as a cracked stuccoed element and therefore requires demolition as part of the demolition of structures onto Moore Lane. Whilst its intact removal for reinstatement would be desired, the team are realistic that the pre-existing friability of the stucco precludes suggesting an unviable intention. The design team would like to obtain moulds for the sign, and might re-use whatever sections fall away whole coupled with re-mixing of crushed aggregate to remould remainder, mitigating wholesale demolition.

Whilst the conservation of the O'Connell Street façade is positive, the removal of the remainder of the building will have permanent negative impact on the building's appreciation as a complete entity.

Impact of the removal of an annex and outbuildings at the rear of No.59 O'Connell Street Upper

It is noted that the main building, No.59 O'Connell Street Upper including the rear return falls outside the application boundary. No.59 was scheduled to be demolished in its entirety as part of the originally permitted development, but on account of its significance as discovered during investigations, the MEW has been redesigned to avoid it.

To facilitate the proposed development, including that of an escape stair from the Station box, it is however necessary to remove certain structures to the rear of No.59, as identified in Plate 7.1 above and described as an early 20th century carport and a 19th century annex.



Plate 15.5.1 Identification of structures proposed for removal at the rear of No.59 O'Connell Street Upper; the 20th century carport to the west and the 19th century annex to the east.

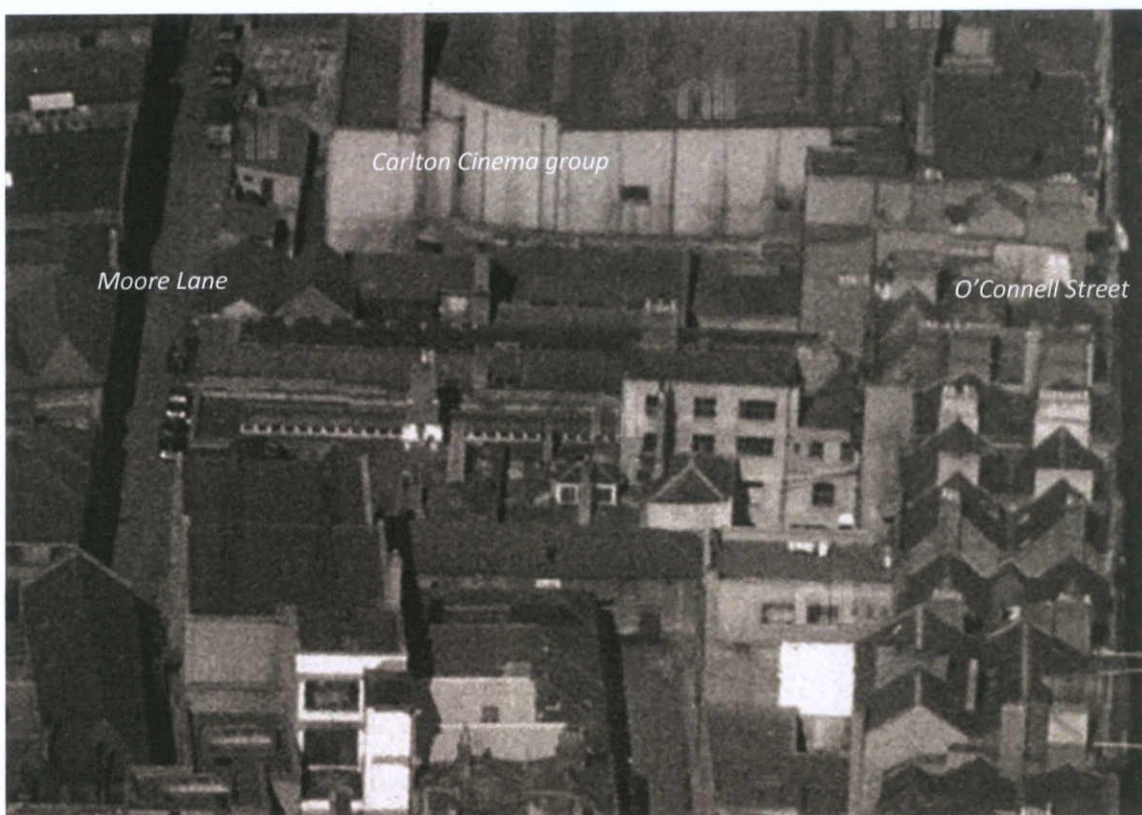


Plate 15.5.2 Aerial photograph depicting the roof form of rear buildings, with Carlton Cinema demarked for orientation purposes, 1933; (Historic Environment Scotland)

The 19th century, two-storey, hipped roof annex is perpendicularly attached to the extended rear return of No.59. The structure has been previously altered both externally and internally. Historic photos confirm that there was previously a lantern-roofed building attached to the west facing façade of this structure, which was subsequently removed. A chimneystack centrally positioned on this west

elevation, is truncated to eaves level. The east façade, facing the main building, has two windows, with plaster hooded moulding over. The interior retains little of interest as most of the original fixtures and fittings have been stripped out, with the consequential loss of original character. It is submitted that this structure is not of significant architectural interest and that its proposed removal will not diminish the character of the main house at No.59 O'Connell Street Upper.

At the rear of the site, there is a carport enclosure which spans between the rear boundary wall on Moore Lane and the west elevation of the former reading room. The roof extends above the lightwell pertaining to the former reading room to create a double-height space. The building is utilitarian in nature, clad with corrugated metal sheeting on cast iron trusses and functions as a carport and rear entrance to the plot. The removal of this later structure, which is considered of moderate architectural value, is required to facilitate the proposed development.

Impact of the removal of No.60A O'Connell Street Upper

This modest and much-modified 18th century structure most-likely served as one of three stables or coach-houses pertaining to main houses on O'Connell Street Upper. Original masonry and a door frame was found to an internal entrance level spine wall, with early external walls of the rectangular plan building comprised of calp limestone, surviving.

The removal of this structure is required to facilitate access for maintenance and fire emergency vehicles around the narrow junction at Henry Place and Moore Lane, which is presently restricted, as described in reports by Waterman Moylan Consulting Engineers Limited.

The structure is of 18th century origin and attests to the original relationship between the main houses on O'Connell Street and the structures that address Moore Lane. This corner-sited building effectively upholds the alignment of the historic street corner and is significant with respect to the 1916 battlefield. Its removal will diminish the legibility of the historic building line and alter the character of what is presently a relatively enclosed space, with the impact mitigated to an extent by proposed landscaping measures adopted by Gross Max.

Impact of the proposed works and removal of part of entrance level of No. 61 O'Connell Street Upper

Singular impacts associated with each intervention attached to the proposed redevelopment of this historic townhouse is outlined in the planning application Architectural Heritage Impact Assessment and its appendices.

The proposed works seek to retain and purposefully re-use an 18th century townhouse which was intended to be demolished as part of an earlier planning permission.

The proposed development is therefore viewed as being wholly positive, and will involve the refurbishment of a building which has been previously modified on all levels. There is limited historic fabric remaining internally, so care has been taken to integrate the surviving fabric into the proposed scheme where possible. The exterior of the building, including the protected façade, will be refurbished, and conserved in accordance with best conservation practice upholding the visual integrity of the ACA. The proposed rear extension is modest and an improvement on the existing arrangement which obscures the rear elevation of the 18th century structure. The most significant alteration proposed involving the replacement of the ground floor structure which is a direct consequence of the inclusion of a pedestrian link through the building. While any loss of historic fabric is regrettable, the potential benefit of increased permeability through the ACA and the introduction of an active frontage onto Henry Place is acknowledged.

Site Excavations

The proposed site excavations required to give effect to the proposed development necessitate the removal of the O'Connell Street buildings behind their façades. The loss of early 20th century buildings

is regrettable on account of the commercial importance of O'Connell Street and elevated status of its occupants.

However, the replacement of the terrace with an ambitious scheme led by highly skilled Irish and international design studios, will support the regeneration of the wider Dublin Central Masterplan Area and the conservation of historically significant buildings within the masterplan boundary.

Retaining walls will be constructed around the perimeter of the new MEW basement to avoid surcharging existing basements on plots adjacent. Appropriate vibration limits, specific to the structural characteristics of upstanding retained buildings within the site and buildings immediately neighbouring and in proximity to the site, will be established, to mitigate risk of disturbance during the construction process. Please refer to the Outline Construction & Demolition Management Plan – Site 2, DC-WAT-2X-XX-RP-C-001011 (Waterman Moylan Consulting Engineers Limited) for further details on the overall strategy.

Given that the development is within the ZAP for Dublin (DU018-020), an archaeological assessment and test excavation, together with the preparation of an impact assessment of any proposed development on the subject site will be provided by Courtney Deery, archaeological consultants.

Façade Retention

Please read in conjunction with engineering and architectural strategies for retained façades, Dublin Central Masterplan Façade Retention Policy, Appendix 3 of the Dublin Central Masterplan Design Statement by ACME and also Appendix 15.15: Works to retained fabric.

All façades included on the current Record of Protected Structures will be retained in the proposed development. The removal of the non-protected fabric behind the façade is required to realise this ambitious development, but retention of the most characterful façades does at least offer safeguarding of the character of the civic streetscape.

Post appraisal of No.45 O'Connell Street Upper, it was considered that the front elevation of this building was also worthy of retention. It is a finely crafted façade, using high quality material and forms part of the early 20th century streetscape.

Although façade retention is not a preferred strategy in conservation terms, the demolition of building fabric behind retained façades is required to deliver the proposed development, whose importance, coupled with the proposals for the oversite development by the Applicant, are deemed by statutory stakeholders (TII) and the Applicant to exceed the heritage protection guidance in this instance.

Section 11.1.5.8 of the Dublin City Development Plan states '*in certain circumstances, where it has been agreed that substantial demolition of a non-protected structure is acceptable, the retention of the façade may be important, where this makes a positive contribution to the special character of the area. In these circumstances the retention of the building façade may offer a compromise allowing protection of façades of townscape merit while allowing new accommodation to be developed behind.*' The façade retention strategy proposed for the Site 2 development is rationalised on this basis.

Design parameters governing the reconstruction of the façades in the early 20th century were prescribed by Dublin Corporation, with emphasis placed on preserving the classical scale and Georgian proportions of the earlier street as part of an externally unified design approach. Internally, each building strove to achieve brave new layouts reflective of a changed economic society, realising in blocks of height punctured with tall often shared lightwells serving all levels, what could be ambitiously embraced as commercial purpose built buildings constrained within an 18th century residential plot form. An intention to reinstate a restaurant unit at Level 1 to the rear of the retained Carlton façade represents one such gesture.

Collectively insofar as these buildings now contribute to the ACA and in particular the character of O'Connell Street, it could be held that their reimaging as now proposed, represents the latest in a series of radical morphological changes to the terrace, which will also, in time, acquire status and

merge with that same character.

The challenges of constructing a new building behind a retained façade are recognised and the design team have taken care to ensure that the interaction between new and retained fabric is satisfactorily resolved. It is not possible to reinstate floorplates in their original locations on account of variances in levels across adjoining plots, which are to be amalgamated in the proposed development. The new floors have, however, been strategically positioned to avoid clashing with existing windows, in order to retain the visual integrity of spaces behind façades as viewed from within the public realm of the ACA at night.

The technical aspects of the façade retention policy are described in the Dublin Central Masterplan Façade Retention Policy Document DC-ACM-ZZ-XX-RP_A_10_0725. The various stages of removals, site protections and reconstruction are described in this report. The general principles of applying breathable linings to the solid walls will be observed throughout. Original façade masonry, signage and fenestration will be retained and inappropriate additions and later features removed and replaced as described in Appendix 15.15.

The entrance level shopfronts are not included in the description of the buildings in the current RPS, however their contribution to the ACA is acknowledged and they will therefore be retained and restored inherent to façade retention works.

15.5.3 Do-Nothing Impact

For the purpose of this assessment, it is assumed that the existing permitted development is not carried out and the combined sites' character remains unchanged.



- Context*
- vacant plot*
- fully vacant / storage*
- <20% utilised*
- <40% utilised*
- <60% utilised*
- <80% utilised*
- fully utilised*
- Dublin Bus*
- National Monument*

The utilisation rate is estimated as the percentage of the internal floor area in use; area used as long term storage is assumed vacant

Figure 15.5.3: Indicative land use/ vacancy/ under-use within the masterplan site

Should no development proceed within the Dublin Central Masterplan area, this extensive city centre site would remain as it currently exists. Whilst no impact would arise from an absence of

development, the converse scenario of continued decline would present a more tangible long term impact in the incremental decline of protected fabric, and now-known fabric of architectural significance.

Part 4 of the Dublin Central Masterplan Area Conservation Management Plan cites a range of risks and vulnerabilities that are found to actively undermine both building fabric of significance within the masterplan site and the public realm enclosing same fabric of significance, the consequences of which extend beyond the boundaries of the site and contribute to urban decay in the wider vicinity.

It notes that the level of vacancy, estimated as being in the region of 60% (refer to fig.15.5.3. above) of the floor space of existing buildings across the Dublin Central Masterplan Area, together with economic decline on this strategically important site has created a justifiable sense that a single major intervention is the only way to reverse its fortunes. The amalgamation of ownership, as existing, creates an opportunity for a paradigm shift for this underperforming part of the city (that many regard as the only way forward) but carries the risk that a single overarching design approach may fail to respond to the granular character of the site- a risk that has been partially offset by the Applicant employing numerous architects to bring as much variety as possible. The analysis concludes that there is a need to strike a balance between appropriate level of demolition necessary to provide a real catalyst with the retention of the most significant buildings and representative examples of key building types.

A 'do nothing' scenario should not therefore continue to be tolerated within the masterplan site.

15.5.4 Extent of Potential Architectural Heritage Impact Attached to the Proposed Development

The extent of effects/ impacts attached to the proposed development is pinioned in accord with EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (EIAR), May 2022, Table 3.3; Description of Effects, Section 3: page 50

	Quality of Effect	Significance of Effects	Magnitude of Effects	Probability of Effects	Duration of Effects
Dublin Central Masterplan					
Operational Phase	Positive	Significant	Extensive; permanent	Likely	Permanent
Construction Phase	Negative/ adverse	Moderate	Extensive; ranging from 7-15 years depending on the phase.	Likely	Medium-term
Proposed Development – Site 2 & No. 61 O'Connell Street Upper					
Operational Phase	Positive	Very Significant	Extensive, permanent	Likely	Permanent
Construction Phase	Negative/ adverse	Significant	Extensive; 11 years	Likely	Medium-term
Do-Nothing Impact	Negative/ adverse	Profound	Extensive; permanent	Likely	Long-term

Table 15.5.10: Extent of effects**15.6 MITIGATION MEASURES (AMELIORATIVE, REMEDIAL OR REDUCTIVE MEASURES)****15.6.1 Dublin Central Masterplan****15.6.1.1 Operational Phase**

Construction stage impacts are envisaged as being short term, and whilst disruptive, will, on completion provide an enhanced urban environment in which all structures and spaces of architectural and cultural heritage interest can collectively thrive.

15.6.1.2 Construction Phase

Potential impacts are envisaged as arising at demolition, excavation and construction stages where the development sequence for multiple masterplan plan sites occur in tandem. It is envisaged over a prolonged period, that construction will be active to one or more development sites, with common road networks and site compound areas outside designated 'Sites' in correspondingly active use. As all works occur within or in the vicinity of the ACA and neighbouring protected and historic fabric, the impact of the proposed development is likely to be experienced by this built architectural heritage.

15.6.2 Proposed Development – Site 2 & No. 61 O'Connell Street Upper**15.6.2.1 Operational Phase****Anticipated impacts for the urban character of O'Connell Street and the enclosing ACA streetscape**

Please read in conjunction with Table 15.7.1 Summary of impacts for the enclosing environs (including the ACA) as described in Landscape and Visual Effects of Chapter 12 of the EIAR.

The streetscapes which enclose Site 2 have distinctive characters, dictating a specific response to each varying condition in an appropriately sensitive manner. Impacts of the proposed development on the setting of the ACA are described on a street-by-street basis as follows;

Summary character appraisal

The present O'Connell Street is an amalgamation of multiple eras, architectural styles and typologies.

The construction of the Carlisle Bridge and the widening of Drogheda Street by the Wide Street Commissioners in the eighteenth century established Sackville Street, now O'Connell Street, as one of the primary thoroughfares in the city. Over the course of the 19th century, many buildings were amalgamated, refashioned and adapted to reflect the increased commerciality of the street as it continued to prosper.

Historic events that led to the formation of the state, namely the Easter Rising in 1916 and the Civil War in 1922 had a lasting impact on the character of the street. The latter in particular, directly resulted in the loss of multiple 18th century structures. The reconstruction in the early 20th century, which was carefully controlled by state authorities, is an insight into urban design concerns of the day. The focus was on the retention of 18th century urban character to a greater extent than retaining actual 18th century fabric, by reconstructing buildings which conformed to the heights and massing the earlier buildings. Materiality was also dictated by earlier Georgian ideals, with granite shopfronts and upper floors of brick or ashlar a prerequisite for approval. The adoption of Neo-Georgian architecture in the late 19th and early 20th century for public buildings was commonplace internationally, and it is not surprising that this was the preferred style for what was then, and is now, the primary civic street in the capital.

The late 20th century frontages at Nos.46-49 and No.59 upheld the 18th century scale of the street, although the materiality of glass and concrete does somewhat interrupt the solidity of what is primarily a masonry terrace. In embracing irregularity, it is this assortment of eras and styles, whilst

contrary to the rigorous uniformity of the original Mall design, in its reimagined early 20th century form collectively establishes the present architectural character of O'Connell Street.

Addressing ACA vulnerability

Despite recent investment in the upgrading of street surfaces, post the introduction of the LUAS line, the building fabric and streetscape have continued to decline. Underutilised sites and vacant plots from unrealised developments are not only visually disfiguring but have wider social and economic impacts which negatively afflict the wider area.

The proposed development which encompasses the majority of the west side of Upper O'Connell Street will have a transformative impact on the character of the street. There is an opportunity to re-establish O'Connell Street as a place of central civic importance, whilst retaining its historic architectural street character. The terrace of protected façades, which have been subject to continual evolution, will be purposefully integrated into the proposed development.

Adherence with ACA policies

As illustrated in the accompanying Shopfront Design and Signage Strategy, (Appendix 4 of the Dublin Central Masterplan Design Statement), the policies of the ACA will be adhered to in the protection of historic shopfronts on O'Connell Street Upper. Existing masonry fascia panels and pilasters framing the shopfronts will be retained and restored. Good contemporary shopfronts using durable, high-quality materials with simple lettering will be introduced on new buildings or to replace later inappropriate interventions.

The introduction of a balanced range of uses will have a beneficial impact on the immediate streetscape but also on the wider ACA environs. Few of the present uses on the street actively contribute to the streetscape. The casinos, which are the predominant use are, by their nature, introverted spaces and do not engage with the public realm. The high levels of long-term vacancy are apparent in the blank shopfronts present a poor visual backdrop to what was once a fine civic space. The reoccupation of these plots, which have remained dormant or inactive for too long, will have a positive impact on the ACA.

Principles of lateral urban connectivity established in the previous planning consent have been reciprocated and improved upon in the subject application. The proposed introduction of a new pedestrian street in a sensitive architectural setting is acknowledged. It is contended that the scale of O'Connell Street as a whole is sufficiently large to endure and that the sense of containment established by the enclosing structures is not undermined by the introduction of a new street.

Design precedents as a measure of impacts

Simulations of anticipated pedestrian movement patterns were used to establish the optimum width for comfortable pedestrian movement and to facilitate outdoor dining to animate the street. The scale of the street is intentionally subordinate to O'Connell Street, in conformity with an established hierarchical street system. The new street meets O'Connell Street at a slight angle and this deviation from the typical Georgian grid pattern serves to distinguish it from the grid patterns of Henry Street and North Earl Street thus retaining the prominence of historic town planning.

The architectural treatment of the new buildings has made efforts to respect the existing historic context. The scheme has benefited from the engagement of multiple architectural teams to collectively create a high-quality and contemporary architectural scheme, in which the quality of both the individual buildings and the collective result on the urban realm could be rigorously examined.

Presently these buildings, by virtue of their function and the nature of the long linear plots, disconnect the inner network of streets from the wider urban surrounding and isolate them from more vibrant surroundings. The lack of positive activity within the central areas of the block has contributed to

pervasive anti-social behaviour which further compounds a sense of dereliction. The perceived lack of security discourages casual pedestrian movement through the site and further marginalises the positive use of inner streets, with consequential negative impact on the built environment. The cycle of decline will continue without intervention. Improved permeability and increased footfall will facilitate the successful occupation of Moore Lane and support a well-designed network of quality urban spaces within the Masterplan Site, as advocated in a report entitled, 'Urban Baseline Study- Pedestrian impact assessment- Pedestrian movement forecast', Dublin Central by Space Syntax and attached with this application.

The redevelopment will also benefit surrounding urban areas. There is a potential to link adjacent areas of heritage interest, such as the new cultural quarter at Parnell Square to the north and St. Mary's Victorian fruit markets to the west.

The proposal is intended to protect and enhance O'Connell Street's distinctive identity by retaining historic street frontages interwoven with high-quality contemporary architecture to re-establish it as a fitting focal point for national gatherings and celebrations of civic importance.

Anticipated impact for the urban character of Moore Lane

The character of Moore Lane has continuously evolved in correlation with its changing building uses. Rocque's Map of 1756 (Fig 4.3) identifies 'Old Brick field Lane,' as it was then known, as a narrow straight lane running in a north-south direction. This earlier name is a reference to the Old Brick fields, depicted on the map as an undeveloped plot to the west of the lane. It was the site of brick manufacturing, likely supplying material for the construction of the earlier developments in the area. A neat terrace of regular buildings are shown along the eastern side of the lane, a typical stable lane of its era of origin, likely consisting of carriage houses and servants quarters pertaining to the residences on what was then Sackville Street, later O'Connell Street.

The commercialisation of O'Connell Street in the 19th century simultaneously altered the character of Moore Lane. Goad's 1893 map illustrates the diverse range of enterprises that were operating on the street at the turn of the 20th century. Moore Lane would have been heavily trafficked with regular deliveries to each premises, some occupying differing uses serving substantial enterprises with public frontages facing onto O'Connell Street.

Active street fronts on Moore Lane have lessened over time. The former Carlton Cinema, on account of the specific building typology, presents a blank gable onto Moore Lane. Similarly, the 1970's office building at Nos.46-49 O'Connell Street Upper focused exclusively on the public interface with O'Connell Street to the detriment of Moore Lane. Unlike their earlier counterparts, these buildings do not directly engage with the street, with its character informed instead by defensive blank walls. The prolific detachment of active buildings from their urban context has had a lasting negative impact on the quality of the Moore Lane streetscape.

This condition, coupled with the long-term vacancy has created an often hostile environment, frequently the site of anti-social activity and intentionally bypassed by pedestrians. The few remaining plots that do have façades addressing the laneway are either unoccupied or concealed behind security shutters with interactions to the street limited to occasional car access.

Notwithstanding, the ad-hoc nature of the present streetscape, there is a certain charm to the present materiality of the extant outbuilding and boundary walls. It has a raw, industrial character which has evolved incrementally and inadvertently. The fragmented remnants of brick piers and calp limestone are a testament to the former uses and activity along the street.

It is necessary to demolish all structures in Site 2 facing onto Moore Lane, with the exception of the former reading room at the rear of No.59, to facilitate the proposed development. A core brief requirement was the retention of its distinctive character in that manufactured architectural context.

To recreate this particular character, the new proposal will use similar materials, albeit in a contemporary manner. The multi-layered tapestry that has evolved over time will be reflected in the proposed cladding of the new buildings.

The lane will retain the existing hierarchical relationship between interconnecting streets. Its width will be kept as close to the original as possible and marginally increased where necessary to facilitate anticipated increase in pedestrian flow, to accommodate accessible entrances to cafés and restaurants and to facilitate vehicular access and maintenance vehicles.

The buildings to the west site of the street, which fall within Site 4 of the Dublin Central Masterplan Area, are comparatively of greater architectural and historic significance and will be more comprehensively retained and adapted for reuse in the proposed scheme. The introduction of new uses and active street fronts will support these adapted buildings that share the lane and other retained buildings within the wider Dublin Central Masterplan Area.

Historic setts are exposed on the surface where later concrete and black-top linings have failed. A ground penetration radar survey (Fig.7.1 above) confirms the extent of the original setts and granite kerbstones surviving beneath the later blacktop surface, but condition has yet to be confirmed when applied surfaces are removed. Historic street surfaces and alignment of pavements, will be carefully re-laid to preserve the legibility of the original street pattern.

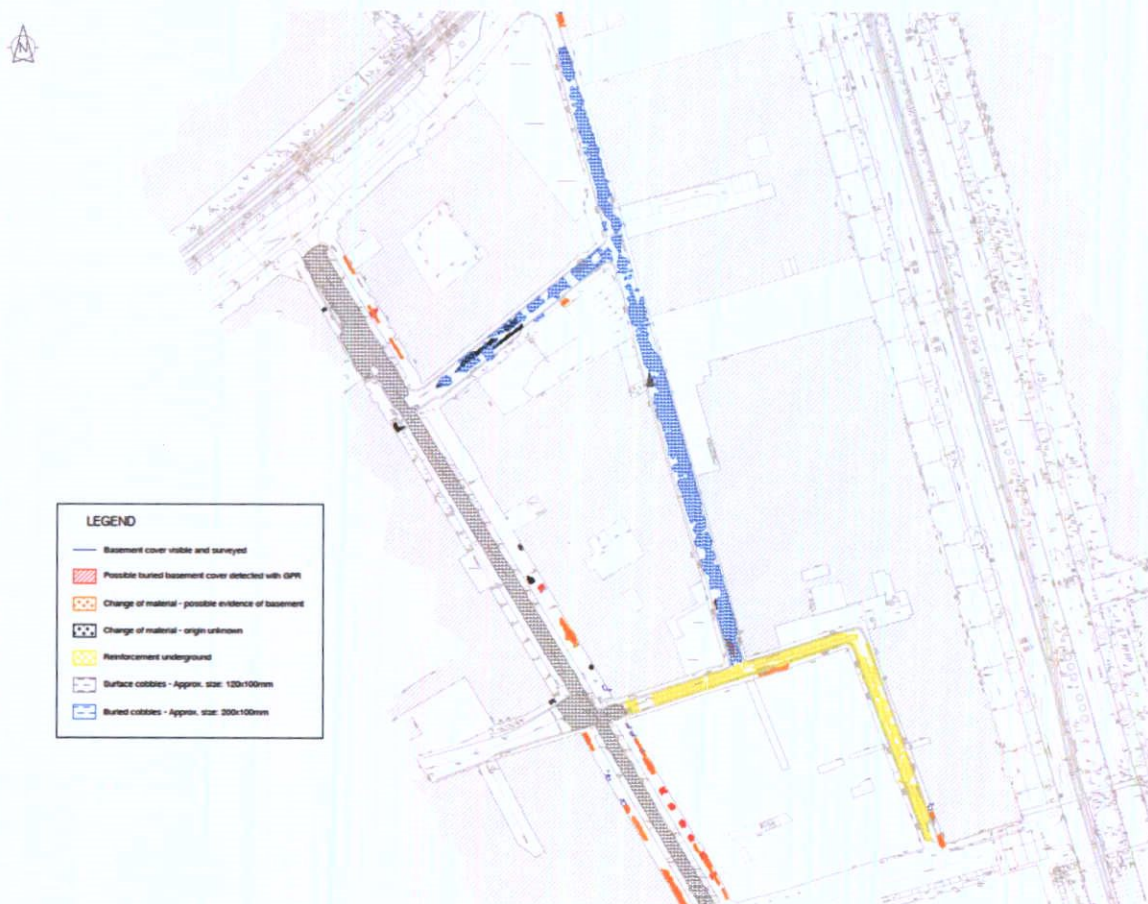


Figure 15.6.1. The GPR survey of the internal street network, indicating existence of setts below tarmac surfaces. Please Note, due to their concealed presence, it is not possible to confirm the extent of disturbance to accommodate extensive ground works in the past. Source: Murphy Geospatial

The events of 1916 give additional historic and social significance to the historic fabric. The reoccupation of Moore Lane as intended will support the National Monument in it's potential future role as a commemorative centre, under the ownership of the Dept of Housing, Local Government & Heritage and stewardship of the Office of Public Works.

The character of Moore Lane will be greatly altered by the proposed development, but it is considered that intervention is required if the Dublin Central Masterplan is to succeed as a new vibrant quarter. The reintroduction of an active street front is essential to this objective, with the existing character of the street reflected in the proposed materiality and scale.

Anticipated impact for the urban character of Henry Place

Henry Place has a similar character to Moore Lane. It has a similar scale and materiality and shares a common history.

As previously stated, No.60A, the corner-sited building at the rear of No.60 O'Connell Street Upper will be demolished to facilitate access for maintenance and emergency vehicles. Presently larger vehicles are forced to mount the kerb to negotiate turning the corners in this area and for practical and safety reasons that it is proposed to remove this structure and create a pocket square at this location.

As a consequence of these interventions, the sense of enclosure and the context of the battlefield site will be altered. It is proposed to mitigate against this loss by reinforcing the legibility of the historic street surfaces, as described in Dublin Central Site 2 Landscape Planning Report (Gross Max Landscape Architects)-Document Number: DC-GM-2X-XX-RP-L-10-0001.

The introduction of a pocket square will benefit the refurbished reading room by supporting it in its adapted role as a café / restaurant. As a presently wholly concealed building, the proposed square will give it a generated setting in its renewed capacity as a detached structure.

As with proposed definition of historic setts and kerbs described above for Moore Lane, the proposed reinstatement and supplementation of historic surfaces will be anticipated as enhancing the architectural character of Henry Place.

Anticipated impact of new pedestrian links

Section 1, 13.12 SDRA 10 – North East Inner City of the Draft Dublin City Development Plan 2022-2028, citing Guiding Principles for Key Opportunity Sites O'Connell Street/Moore Street Civic/Cultural Hub and pertaining to O'Connell Street to Moore Lane incorporating Carlton Site, recommends that: *'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'*.

It continues to state that *'Masterplan proposals should hence incorporate...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.'* Connection through the vacant plot of No.47 O'Connell Street to link with Moore Street, via a proposed civic square is a major element of the architectural and urban design proposal. A similar benefit is introduced in the arched entrance under No.61 O'Connell Street, connecting with a presently unwelcoming knuckle at the bend of Henry Place. Increased permeability through the site addressing the unbroken length of the O'Connell Street terrace which on account of its impermeability compounds the street's present inanimate character, will generate greater connections across the ACA from street networks to the west of O'Connell Street, correlating, and essentially emulating a Talbot/ Henry Street precedent.

ACA policy, dating from 2001, in anticipation of the same objective also states that, *'It is an objective to facilitate the development of a new pedestrian route on an 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'*.

In review of statutory policies directing the provision of pedestrian linkages within the development site, the proposal wholly fulfils this important requirement in addition to purposefully redeveloping a presently vacant plot which succeeds in its existing capacity only at eroding urban unity.

Anticipated impacts for the urban character of the wider townscape

Anticipated impact for the urban character of Henry Street

The development of Site 2 does not directly impact Henry Street, however, the taller buildings will be visible above its terrace, due north and from its junction with Henry Place.

A proposed development at Site 3, whilst subject to an ongoing An Bord Pleanála review, will alter the character of the same aspect due north, from Henry Street. In the event that Site 3 is delivered, its merger with Site 2 will reduce adverse impacts associated with the morphological change of the latter. Whilst on its own merits the scheme deviates in density from the existing given template, in fusing with larger building typologies on Henry Street (GPO, Arnott's, ILAC Centre etc), a new interactive category is generated.

As previously stated, the scale and orientation of the new pedestrian street has been designed to avoid displacing the prominence of Henry Street as the most significant secondary street interconnecting with O'Connell Street. Henry Street is the primary shopping street on the north side of the city and the proposal seeks to support the street in this central role. The new access route proposed as part of the Site 2 development will create a 'loop' likely enhancing the commercial success of the ACA and Henry Street.

Anticipated impact for the urban character of Moore Street and its historic market

As cited in CEE18 (vi), Table 7.1 above, the proposed development provides a new pedestrian street linking O'Connell Street to a proposed new civic space within Site 4 of the Masterplan scheme. Proposed east-west connections with Moore Lane from O'Connell Street Upper, together with the introduction of the MetroLink Station are intended to increase access to and in turn the prominence of the Moore Street Market, creating new possibilities for the restoration of the market as a thriving cultural and commercial destination.

Anticipated impact for the urban character of Cavendish Row

Site 2 will be visible from Cavendish Row, with the gable of Site 2C culminating the existing No.43 O'Connell Street acquiring particular prominence from this position.

Its prominence is exaggerated, albeit not eliminated, on account of the presently injurious fracture in the once homogenous terrace, caused by the absence of terraced buildings at Nos.40 and 41 O'Connell Street. The consequentially incongruous gable condition of No.42, divorced from its original mid-terraced form, draws attention from the classically composed corner of the AIB Bank at Nos 37-38 O'Connell Street and highlights an urgent requirement to restore the terrace and compositional integrity of this important junction, a central objective of Site 1 of the Dublin Central Masterplan. The temporary condition of undeveloped vacant plots at Nos 40 and 41 inevitably does little to shield Site 2. It is likely that a development at Site 1 at operational stage will screen Site 2C to an extent where it becomes imperceptible within the roofscape provided by the remainder of Site 2 to the south.

In mitigation, in offering to address uppermost, visible levels of Site 2C as a mid-terraced building temporarily viewed 'in the round' from this viewpoint due south, Grafton Architects have skilfully integrated a colonnaded belvedere within the northern gable. A concept borrowed from attic storey belvederes found in prominent 18th century city-center buildings such as the Four Courts, is successfully adapted in the subject development not just to mitigate the impact of visual change, but to provide an exceptional amenity within the proposed building. The treatment of this northern elevation is thus tempered in its further adoption to the rhythm of the smooth limestone pilastered shopfront of Nos 37-38 O'Connell Street, visually connecting both with the consequence of an urban cohesion overcoming a potentially excessive impact otherwise.

A further element visible from Cavendish Row will comprise the proposed walkway and chamfered corner of Site 2B, which will likely encourage greater animation of this street and its extant amenities.

Anticipated impact for the urban character of Parnell Street

As evidenced from assessment of View 1 of the LVIA (Parnell Square- North West), the proposed scheme is most visible due south from the junction of Parnell Street West with Moore Lane, and as described in Section 7.8.3.3. above, with Parnell Street East/ Cavendish Row/ O'Connell Street Upper, with the gable of Building 2C having greatest prominence.

Setting aside visual change inevitably following the taller development of Site 2 as proposed than what exists presently, the proposal will support the success of the Parnell Square Cultural Quarter's integration with the ACA in improving pedestrian connections unifying the northern portion of the ACA with the retail core of Henry Street in a manner not existing at present.

Anticipated impact for the urban character of Cathal Brugha Street

It is anticipated that the introduction of a new pedestrian route through Site 2 obliquely opposing the junction of Cathal Brugha Street with O'Connell Street Upper, will encourage lateral movement of pedestrians with adjoining streets. Increased footfall towards the north end of O'Connell Street Upper from within Site 2 is likely to enhance the relative prosperity of Cathal Brugha Street and Parnell Street East as cited in Section 7.8.2.4 above.

Anticipated impact for the urban character of Cathedral Street

Cathedral Street is positioned to the east of the subject site. West facing vistas from this street terminate in the protected terrace of Nos.59-68 O'Connell Street, defined as much by its variances as its cohesive assemblage.

The proposed raising of building mass set back behind the extant terraced screen reconciles the potential dichotomy between the terrace as the dominant plinth to a lesser attic storey above. However this architectural approach, consistently applied across the entire eastern length of Site 2 is received, it is preferable to the originally permitted approach (Planning Reference Number 247/08/ABP Ref. PL29N.232347) which successfully argued for the removal of No. 59 O'Connell Street, which would have arisen in a more dramatic break of the homogeneity of the terrace as viewed from Cathedral Street than what is now proposed.

In the respectful retention of protected facades within Site 2, visual change will be limited to the new buildings that appear above and behind the parapet line, with the only new form comprising a replacement structure at Nos.55-56 O'Connell Street to the north west of this vantage point.

Anticipated impact for the urban character of O'Rahilly Parade

The original character of O'Rahilly Parade has evolved somewhat negatively from vibrant laneway fusing light industrial and tenement functions. The lane was culminated by the tall façade of a brick and calp warehouse building, befitting the forms flanking the north and southern faces of the street. Present-day O'Rahilly Parade dues east from Moore Street is defined by impermeable hotel facades of its northern edge and a vacant plot at its southern edge, with the bleakness compounded by its culmination of the car park building at Nos.46-49 O'Connell Street. The replacement of this building with a carefully crafted contribution made by Site 2C will immeasurably enhance the visual amenity of O'Rahilly Parade and offer an unparalleled opportunity to engage with the ACA of O'Connell Street from its continuance through the proposed new street.

The laneway bears little resemblance to its historic character and will greatly benefit from the instatement of sympathetic historic surfaces which will also assist in its redefinition.

Anticipated impact of the detachment, conservation and adaptation of the Reading Room at No.59 O'Connell Street Upper

Please read in conjunction with Appendix 15.15

Proposed detachment of an introverted, inherently 'attached' structure

Goad's map depicts the fully developed site at No.59, where the exterior form of the former reading room was not the primary consideration in its design, given its sandwiching between flanking garden walls shared with Nos.58 and 60 respectively.

Its origins were likely as a coach house coupled with staff kitchens, which evolved to include a myriad of increasingly grander functions over the course of the varied occupancy of No.59, as reflected in its possibly 19th century multi-pitched roof form surmounting a top lit reception space. Enclosed to the east by another top lit building, and to the west by a car port onto Moore Lane, viable daylight from its roofs was a central function of the otherwise elevationally constrained building.

The extent of its obscure composition has influenced even its external recording for the purposes of this study.

The reimagining of its introverted character as a detached structure revealed within a newly created landscaped urban setting of a proposed pocket square dramatically transports this modestly scaled building into an entirely different architectural genre, which could be viewed by sceptics as somewhat unsettling. The challenge of appropriately presenting a building never intended to be viewed 'in the round' in its new context is considered to be satisfactorily resolved by the development, with design tweaks likely to continue into the development stage as more of the building's fabric is exposed.

Proposed adaptation

The radical transformation of its exterior wholly contrasts with the relative consistency of its internal character, which does not depart significantly from its origins, albeit with windows inserted into niches to improve visual permeability.

The internal spatial quality of the elevated upper ground level reading room, is compromised by the insertion of mid-20th century partitioning of cellular stores, whose removal is proposed as part of the subject development. Reinstatement of the original spatial configuration of the room will positively enhance its legibility and also introduce a unique recreational form in this part of the city.

The function of its former kitchen at lower ground level will be reinstated, alongside the provision of appropriate guest facilities and additional café spaces.

Proposed conservation

The proposed conservation of the building's fabric will reinstate its physical integrity and render the exercise of its change of use wholly positive.

Anticipated impact of the change of use and conservation of No.61 O'Connell Street Upper

The development of this historic townhouse as proposed will enliven a presently undiscovered historic building within the streetscape. The introduction of residential uses at upper floors will prove immeasurably beneficial for the enclosing ACA. Please read in conjunction with Appendix 15.15

15.6.2.2 Construction Phase

The process of demolition and subsequent construction of the proposed development has the potential to disturb adjacent retained buildings and historic fabric, however, every effort at anticipating worst case scenario impacts at construction stage and mitigating against same is acknowledged with acceptable levels of vibration determined on a case by case basis, depending on the materiality of what is being removed, 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). In accordance with recommendations, the structures will be monitored for movement during the course of the demolition and reconstruction works.

Prior to the demolition phase an external survey control system is to be established. This will be carried out using traditional closed traverse surveying techniques and will involve the setting up of sufficient external control stations to allow monitoring of the neighbouring structures during and after demolition. The control stations are to have co-ordinates which are directly correlated to the building grids and datum levels related to those shown on the Land Survey drawings, issued by the Architect. The initial control survey is to be carried out by the Contractor and may be independently checked and verified by the appointed survey contractor.

The appointed Grade 1 Conservation Architect will be required to attend site at regular intervals to visually observe that all protection measures are succeeding to safeguard retained fabric as designed, and will swiftly react if any instance of potential damage arises.

Singular mitigation strategies will be adopted to reduce impacts in respect of each building. In the instance of retained facades, each building was physically investigated at all levels and comprehensively recorded in advance of preparation of this report. It is recommended that a copy of measured surveys and records be submitted to the Irish Architectural Archive in mitigation of removals.

Mitigation measures adopted for the removal of selected building fabric at No.59 O'Connell Street Upper will require care where abutting retained return building fabric to rear of the main building range, and fabric abutting the east and west gables of the reading room. All such fabric will be dismantled carefully and recorded as the works progress.

The public realm strategy is committed to preserving the legibility of the historic streetscape. This will be achieved by reinstating the historic street surfaces in the original location. New street and open public spaces will be finished in complementary, but clearly distinguishable materials.

Mitigation measures adopted for the physical removal of No.60A will be generated to ensure that a full recording takes place during demolition and that no damage occurs where abutting the retained Reading Room.

15.6.3 Worst Case Impact

A worst-case scenario would be the permanent loss of architectural heritage of significance as a consequence of the development.

A further detriment for the delivery of the masterplan objectives for either Site 2 or No.61 O'Connell Street would be for the works to either not commence in the first instance; or to partially commence arising in an incomplete development, further incrementally eroding the urban character of the ACA and its architecturally significant buildings.

15.7 RESIDUAL IMPACT OF THE PROPOSED DEVELOPMENT

15.7.1 Dublin Central Masterplan

15.7.1.1 Operational Phase

The viability of the masterplan development at operational stage is dependant on the prosperity of the community for which it is intended to be delivered. In the event of a recession, and piecemeal occupancy – the vitality of the scheme and long term securing of its architectural heritage would be impacted. A positive residual impact, even in the event of a future recession, would be the securing of that same architectural heritage at construction stage, overcoming the current status of incremental decline.

15.7.1.2 Construction Phase

A key residual impact is the possibility of accidental/ unforeseen permanent loss during the construction stage, of architectural heritage cited as having significance and intended to be retained as part of the proposed development.

A less tangible residual impact following the commencement of the development of the masterplan is economic uncertainty or a continuing post-Covid pandemic-scenario or continuing conflict to the east of Europe arising in the temporary or prolonged cessation of works, leaving historic fabric more vulnerable than it is currently.

The proposed development has been designed so that on commencement of the masterplan development, both risks are mitigated against in the certainty of funding and in the natural elimination of the pandemic.

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

15.7.2.1 Operational Phase

The massing, scale and height of the scheme as a single development exceeds the existing, largely consistently formed volumes. However, considerable incremental intensification of plots on this western side of O'Connell Street has occurred over the course of the 20th century, commencing with the full infilling of certain plot footprints in the 19th century and gradual infilling of others in the 1920s and 1930s.

The proposed increased massing and plot amalgamation inevitably accompanies a commercially viable city centre development designed to maximise occupancy and ensure functional occupancy where every urban convenience of transport and use mix is offered.

The consequences of the scheme's massing, scale and height are more perceptible from the north, due south, along Cavendish Row and due west from Cathal Brugha Street, than corresponding views due north up O'Connell Street.

In terms of materiality, each proposed scheme seeks to reflect to palette of pre-existing materials within the ACA, of brick, Portland stone and granite. All are used in contemporary methods, to good effect, with the consequence of a materially compatible scheme.

In respect of use, the proposed development within Site 2 comprises a mixture of offices, with restaurant and retail uses at ground level opening onto pedestrian street and new civic squares to create vibrant urban spaces. No.61 O'Connell Street in turn offers a mix of residential and retail, and also accommodates a critically important pedestrian link connecting O'Connell Street with laneway networks to the rear. Within the wider Masterplan, diverse range of uses including residential, hotel and cultural are proposed, with each element contributing cohesively to the success of the whole.

Multiple uses proposed complimenting the residential, cultural and hotel uses proposed elsewhere in the wider Masterplan are designed to a high quality to attract long term occupants ensuring purposeful long-term occupancy, which will benefit the vibrancy of the ACA.

Summary of anticipated residual architectural heritage impacts for the enclosing environs

referencing Section 12.5.2.6 of EIAR Chapter 12, Landscape and Visual Impact Assessment are tabled below. The assessment reflects on findings of the LVIA, but reviews same views from the perspective of architectural heritage impacts, differing in some instances from the opinion contained therein.

Viewpoint	Distance	Extent of Effects	Anticipated Architectural Heritage Impact
1. Parnell Square North West	270m	Moderate	<i>Moderate</i> It is accepted that the height of the proposed development is visible above existing buildings on the south side of Parnell Street from this

Viewpoint	Distance	Extent of Effects	Anticipated Architectural Heritage Impact
			vantage point. However, it is found that the character of the western 18 th century terrace is sensitively reflected in the rhythmic modulation of the development with the result that its impact is reduced.
2. Parnell Square North	280m	Imperceptible to Slight	<i>Slight</i> The proposed development is taller than the existing townscape but is largely screened from this vantage point by existing buildings, merging with the existing terraced roofscapes provided by buildings on Parnell Street.
3. O'Connell Street at the Parnell Monument	100m	Moderate to Significant	<i>Significant</i> As described in 7.8.3.3. above, the permanent effect of the proposed development following development of Site 1 (i.e. infilling of the vacant former terraced plots at Nos 40 and 42 O'Connell Street) is not examined in this application. The <i>temporary</i> condition of a gable at No.43 rising above the roof of No.42 introduces a significant visual change from within the ACA due south down O'Connell Street. The removal of chimneys repeating the rhythm established by the corner structure at No.39 is also notable, but one which will inevitably be obscured in the future development of Site 1.
4. O'Connell Street at Cathal Brugha Street	40m	Moderate to Significant	<i>Significant</i> The proposed development changes the character of the terrace to the west of the ACA. Its new infill frontages replacing selected buildings introduces a divergence stylistically from the existing settled street and roofscape, however, an excitement is also generated in the quality of the architectural provision, fusing with early 20 th century retained facades.
4a. O'Connell Street at the Carlton	40m	Moderate to Significant	<i>Significant</i> The façade of the Carlton is largely obscured by trees in this view, reflecting the reality of this verified view. However, in examination of proposed contiguous elevations, the proposal is found to successfully respect the proportions and materiality of the Carlton as the dominant protected façade, in its referencing of a rhythm established by this nationally important early modernist building. Notwithstanding the careful synchrony introduced in the crafting of a denser, taller enclosing development, the change brought about by the scheme is significant, but found to be tempered.
5. Cathal Brugha Street near O'Connell Street	60m	Moderate to Significant	<i>Moderate</i> Site 2C is less dramatic from this vantage point when compared with View 3 above, with the architectural intention behind the gesture of the belvedere is most evident. The subtle consistency in approach to the colonnaded façade at Nos 46-49 and the belvedere successfully terminates the gable and is found to be respectful of the lower roof form of No.42.
5a. Cathal Brugha Street	150m	Moderate to Significant	<i>Moderate</i> The development is found to merge with the character of the southern terrace of Cathal Brugha Street whilst retaining the legibility of parapets of the opposing O'Connell Street terrace, including that of No.42. The recessed attic stories of the taller structures are rendered distinct from their terraced plinths, relating

Viewpoint	Distance	Extent of Effects	Anticipated Architectural Heritage Impact
			as much to a rear development on Moore Lane as to a hinterland development visible above the streetscape of O'Connell Street.
6. O'Connell Street at the GPO	120m	Moderate	<i>Slight</i> The proposal is barely discernible above an established streetscape offering differing attic storey treatments, from this vantage point within the ACA. The GPO retains its prominence as a focal landmark structure and is not found to be compromised by the scale of the development. It is noted that an assessment of the cumulative impact of Site 3 with Site 2 is absent from this submission, however on its own merits, Site 2 is considered to provide a benign change within the streetscape.
7. O'Connell Street at Abbey Street	200m	Slight to Moderate	<i>Slight</i> As above, the proposed development merges with the given roofscape of the western side of O'Connell Street and is not found to present a significant change within the ACA.
8. O'Connell Bridge	360m	Moderate	<i>Slight</i> As with View 7 above, the proposed development merges with the given roofscape of the western side of O'Connell Street and is not found to present a significant change within the ACA.
9. Cavendish Row	120m	Moderate	<i>Moderate</i> The set-back of upper levels of Site 2C is visible above the parapet line of No.39 O'Connell Street and the Rotunda but recedes behind the established streetscape with the result of a reduced relationship with O'Connell Street and greater association with Moore Lane. The change is moderate and generally found to be acceptable.
10. Parnell Square West	95m	Moderate	<i>Moderate</i> The full depth of the plot at No.43 is visible from this vantage point, however the taller building, perhaps owing to its orientation aligns itself with the character of the hotel development at the western junction of Parnell Street with Moore Lane. As a consequence, morphological impacts are reduced.
11. Moore Street looking into O'Rahilly Parade	80m	Moderate	<i>Significant</i> Whilst outside the ACA, this view due east towards the ACA is already dominated by the unfortunately angled, anonymous rear structure at Nos 46-49 O'Connell Street. Setting aside the visual change, the proposed development being perforated and incorporating the MetroLink entrance, successfully animates this junction and enhances its purposeful connection with the ACA.
12. Moore St looking towards the National Monument	65m	None	<i>None</i> No change to the compositional integrity of the National Monument or its setting arises from the proposal, from this pivotal viewpoint.
12a. Moore St looking into Henry Place	65m	Slight	<i>None</i> Please note that an assessment of the proposed redevelopment of No.61 O'Connell Street falls outside the scope of this study. No change to the compositional integrity of Moore Street arises from the proposal, from this pivotal viewpoint.

Viewpoint	Distance	Extent of Effects	Anticipated Architectural Heritage Impact
13. Henry Street at Liffey Street	245m	None	<i>None</i> No architectural heritage impacts arise from the development of Site 2, which is not visible from this viewpoint.
14. Parnell Street at Dominick Street	195m	None	<i>None</i> As above
15. Sean McDermott Street at Gardiner Street	400m	Slight to Moderate	<i>None</i> As above
16. Marlborough Street at North Earl Street	240m	None	<i>None</i> As above

Table 15.7.1: Summary of impacts for the enclosing environs as described in Section 12.5.3.2. of EIAR Chapter 12, Landscape and Visual Impact Assessment

Anticipated impacts for protected structures and adjoining historic buildings adjoining the site are tabled below:

Address	RPS Ref.	NIAH Rating (L= Local) (R=Regional) (N= National)	Anticipated Architectural Heritage Impact
14 Moore Street, Dublin 1	5282	50010489 (R)	As cited above, physical impacts arising from the proposed development have been mitigated in favour of conserving the special status of the national monument at Nos.14-17 Moore Street.
15 Moore Street, Dublin 1	5283	50010490 (R)	The western edge of Site 2 will alter the outward visual setting of the monument, as it opposes its Moore Lane elevation, with visual impacts anticipated as including absent connection with the rear of the O'Connell Street terrace, as viewed from upper rear rooms of the monument.
16 Moore Street, Dublin 1	5284	50010491 (N)	
17 Moore Street, Dublin 1	5285	50010492 (R)	
			Visual impacts from Moore Lane are not considered especially adverse, as it is intended to develop the presently ruined façade of No.9 Moore Lane (to the west of the Moore Street terrace), which will unify with similarly scaled buildings opposing.
Rotunda Hospital:	6419	50010619- 50010622 (N)	Site 2C is most visible from the section of Cavendish Row aligned with the Rotunda. It is likely to be visible from upper rooms due south across the city roofscape, a factor not considered central to

Address	RPS Ref.	NIAH Rating (L= Local) (R=Regional) (N= National)	Anticipated Architectural Heritage Impact
Parnell Square West, Dublin 1			<p>the continuance of character of a city centre protected structure.</p> <p>As assessed in Section 7.10 above, the proposed intensification of the site is not found to present an injurious impact for the outward visual integrity of this compositionally intact 18th century building group.</p>
70 Parnell Street, Dublin 1	6423	50010561 (R)	<p>Due to the once terraced composition of No.70 Parnell Street to the south aligned with Moore Lane, a historic visual connection between Site 2 and its accommodation was not originally enjoyed. Owing to the bulk of O'Connell Hall at No.42 O'Connell Street, the present-day visibility of Site 2C in particular, being in closest proximity, is largely imperceptible, with little impact arising as a consequence.</p>
71 Parnell Street, Dublin 1	-	50010562 (R)	<p>The rear of this 19th century structure previously opposed the hotel, now demolished, at Nos.40-41 O'Connell Street. as a consequence, no visual connection with Site 2 existed. A present day connection is possible but limited from mostly blocked up upper level rear windows. Visual impacts are therefore reduced.</p>
72-74 Parnell Street, Dublin 1	6424	50010559 (R)	<p>The rear of this public house due south towards Site 2 presents an impervious boundary with no openings, precluding a direct visual connection between the two sites. Site 2 will not be visible from the streetscaped setting of this protected structure, precluding any visual impact.</p>
37-38 O'Connell Street Upper, Dublin 1	6021	50010558 (R)	<p>A similar rear boundary condition to that at Nos.72-74 Parnell Street exists at this protected Bank building forming a chamfered junction between O'Connell Street Upper and Parnell Street. whilst no direct visual connection exists between the two sites, the gable of 2C will be visible from the junction of Cavendish Row/ O'Connell Street Upper and Parnell Street, altering the roofscape profile of this protected structure when viewed due south within the ACA.</p>
42 O'Connell Street Upper, Dublin 1	6022	50010554/ 50010560 (N/R)	<p>The proposed intensified development of a plot adjoining the southern boundary of this protected structure is bound to introduce a change to its amenity. The form of the building occupies the full of the plot length, with a gap created at the boundary offering respite from the scale of the new building. the set back succeeds in separating the proposal from the rear rooms of the protected structure, and in particular its stair hall which is of exceptional importance.</p> <p>A Sunlight, Shadow and Daylight Analysis – Site 2 (BDP), has been generated examining existing daylight levels and comparing the differences between the proposed development and the previously permitted, taller development which also encroaches the rear of</p>

Address	RPS Ref.	NIAH Rating (L= Local) (R=Regional) (N= National)	Anticipated Architectural Heritage Impact
			<p>No.42. It is not surprising that the proposed scheme presents significantly lesser impacts, not just in terms of loss of daylight, but also loss of separation and legibility of form.</p> <p>The subject development will however, reduce daylight levels to rear rooms and from rooflights within No.42. As examined in the daylight assessment, the loss is attached to any vertical extension of the plot above an additional floor level. It is inevitable therefore that daylight quality will be reduced within No.42 in any form of taller development at No.43.</p> <p>The proposal, as cited above, presents a marked improvement on the originally permitted scheme in reducing its encroachment enclosing the rear of No.42.</p> <p>The proposal also presents a reduced impact in terms of construction, in the provision of a more generous set back for excavations to what was previously permitted.</p> <p>On the whole, whilst the scheme may be perceived as introducing radical and unacceptable change, the inevitable development of this site encapsulated by the proposal is a significant improvement on the originally permitted development.</p> <p>Changes in the condition of Moore Lane to the south of the subject site will not adversely impact O'Connell Hall.</p>
59 O'Connell Street Upper, Dublin 1	-	50060601 (R)	<p>The rear, western building range to No.59 is included in the boundary of Site 2, with positive impacts associated with the redevelopment as proposed to retain and purposefully re-use the former Reading Room as a cafe.</p> <p>The proposed taller development of Site 2, within the plot of No. 58 to the north of this retained structure will have little impact on its integrity.</p> <p>The principal building range to the east is outside the subject site. Its integrity is largely respected physically and visually by the proposal.</p>

Address	RPS Ref.	NIAH Rating (L= Local) (R=Regional) (N= National)	Anticipated Architectural Heritage Impact
60 O'Connell Street Upper, Dublin 1	6028	50010535 (R)	<p>Notwithstanding the proximity of No.60 to the taller development of Site 2 above the plot of No.58 O'Connell Street, the integrity of this building remains largely unaffected by the development.</p> <p>Outward vistas from upper rear rooms when viewed obliquely due north will be altered in the infilling of a presently modestly scaled footprint commencing at No.58. No similar visual connection will arise from outward vistas to front rooms.</p> <p>The vertical extension above the retained façade of Nos.43-58 O'Connell Street will alter the urban composition of No.60 insofar as it will become more legibly intact as retaining its original building form within the terrace.</p> <p>On the whole, the scheme will have little adverse impact on the quality of this protected structure.</p>
61 O'Connell Street Upper, Dublin 1	6029	50010534 (R)	<p>Similar to an assessment of No.60 adjacent, the architectural amenity of spaces within No.61 will remain largely unaffected by the proposed development of Site 2.</p> <p>Further, its external composition will remain independent of the scheme and will still be legible.</p>
62 O'Connell Street Upper, Dublin 1	6030	50010533 (R)	<p>No.62 O'Connell Street is considered at a sufficient distance from Site 2 to preclude significant impacts.</p>
63-64 O'Connell Street Upper, Dublin 1	6031	50010532 (R)	<p>Nos.63-64 O'Connell Street are considered at a sufficient distance from Site 2 to preclude significant impacts.</p>
65-66 O'Connell Street Upper, Dublin 1	6032	50010531 (R)	<p>Nos.65-66 O'Connell Street are considered at a sufficient distance from Site 2 to preclude significant impacts.</p>

Address	RPS Ref.	NIAH Rating (L= Local) (R=Regional) (N= National)	Anticipated Architectural Heritage Impact
67 O'Connell Street Upper, Dublin 1	6033	50010530 (R)	No.67 O'Connell Street is considered at a sufficient distance from Site 2 to preclude significant impacts.
68 O'Connell Street Upper, Dublin 1	6034	50010529 (R)	No.68 O'Connell Street is considered at a sufficient distance from Site 2 to preclude significant impacts.
69 O'Connell Street Upper, Dublin 1		50010493 (R)	No.69 O'Connell Street is considered at a sufficient distance from Site 2 to preclude significant impacts.
O'Connell Street Lower, Dublin 1, The GPO	6010	50010528 (N) 50010500 (R)	The GPO remains the most significant landmark building in the vicinity of the development site, and is considered at a sufficient distance to preclude significant impacts.
7-15 (inc.) Arnott's., Henry Street, Dublin 1	3666	50010470 (N)	Owing to their distance from Site 2, these buildings will remain visually and physically unaffected by the proposed development.
16 Henry Street, Dublin 1	3667	50010471 (R)	
17 Henry Street, Dublin 1	3669	50010472 (R)	
18 Henry Street, Dublin 1	3670	50010473 (R)	
19 Henry Street, Dublin 1	3671	-	
20 Henry Street, Dublin 1	3672	50010474 (R)	
21 Henry Street, Dublin 1	3673	50010475 (R)	
22-23 Henry Street, Dublin 1	3674	50010476 (R)	
24 Henry Street, Dublin 1	3675	-	These structures are considered at a sufficient distance from Site 2 to preclude significant impacts.
25 Henry Street, Dublin 1	3676	-	

Address	RPS Ref.	NIAH Rating (L= Local) (R=Regional) (N= National)	Anticipated Architectural Heritage Impact
33 Henry Street, Dublin 1	-	50010494 (R)	These structures are considered at a sufficient distance from Site 2 to preclude significant visual impacts. However, a physical impact might arise at construction stage, due to the intensification of Henry Place.

Table 15.7.2: Anticipated impact for protected structures and adjoining historic buildings

Please note that proposed protected structures in the vicinity of the development, as presented in the forthcoming Draft Dublin City Development Plan 2022-2028 are not included in the above.

Anticipated residual impact for the legibility of the 1916 Battlefield

Please read in conjunction with Appendix 15.15 and Figures Fig 15.3.12, 15.3.13. and 15.3.14. above, where pre-1916 fabric of Moore Lane Fabric is graphically represented in sketch form.

The proposed development will arise in the loss of surviving pre-1916 fragments embedded within post-1916 structures linings the eastern side of Moore Lane. The quantum of fabric surviving from the 1916 era is minimal, as gauged from a sketch shown in Figures 5.2 and 5.3a/5.3b above.

The question as to possible evidence of a bullet hole in a surviving fragment of a brick pier at the rear of No.57 O'Connell Street Upper onto Moore Lane will remain unanswered, as it is held that such detail cannot be proven in the passage of time since occurrence.

Mindful of the physical absence of battle scars in the laneway otherwise, the removal of building fabric having emotive collective association with the framing of the battlefield will likely arise in controversy. The proposed placement of buildings representative of the lane's past industrial character will not compensate for the loss of authenticity, however, the proposals of TII and the Applicant cannot succeed if these wall fragments are to remain insitu.

The most intact structure from the 1916 period comprises the partial stable building at No.60A O'Connell Street Upper which framed the junction between Moore Lane and Henry Place and saw most action from the time of the battle. The removal of this building is deemed critical to emergency and servicing access from Henry Place to Moore Lane, both in terms of the safe operation of both the Dublin Central Masterplan Area and any future MetroLink Station (subject to a separate application by TII).

The loss of No.60A will present the greatest morphological change for the townscape, not least its impact for the legibility of the 1916 battlefield. However, it is intended, as part of the Site 4 development, to retain and purposefully reuse Nos.15-17 Henry Place, at the opposing western corner.

The advantage of this gesture is the proposed presentation of a detached former reading room and its enhanced presence in the street.

One or other structure is required to be removed for operational purposes, with the difficult decision taken to remove No.60A in favour of retaining the cohesive contribution of Nos.15-17 Henry Place to the wider 1916 narrative west and north of the south-eastern corner of Site 4.

A benefit of the proposed development of Site 2 for the 1916 cause is its support of the delivery of a future museum at Moore Street, in the creation of accessible lateral connectivity from O'Connell Street Upper and other improvements to encourage positive occupancy of an enhanced urban realm.

15.7.2.2 Construction Phase

Residual impacts attached to the planning application will be tempered by careful coordination and sequencing of the works, which have been devised to minimise impacts, anticipated and yet unforeseen, insofar as is reasonable for a project of this scale. Please refer to the Outline Construction & Demolition Management Plan –Site 2 (Waterman Moylan Consulting Engineers Limited) and the Dublin Central Masterplan Façade Retention Policy appended to the Masterplan Design Statement.

Conservation works, by their nature, will ensure the accurate legibility of retained fabric and its endurance in the long-term. All works, including demolitions, will be recorded and documented in accordance with Article 16 of the Venice Charter and Articles 31-32 of the Burra Charter, with as-built records and progress related photographs submitted to the Authority upon completion for archival purposes.

On this basis, construction phase residual impacts for the site's inherent and its enclosing architectural heritage are considered manageable.

15.8 MONITORING

15.8.1 Dublin Central Masterplan

15.8.1.1 Operational Phase

The delivery of the masterplan as designed is dependant on its continued visual quality into the future. It is envisaged, given the strategic importance of the masterplan site, and the corresponding importance to ensure that it thrives in the long term, that a maintenance schedule will be adhered to by future operators to maintain the visual amenity of the conserved site.

15.8.1.2 Construction Phase

Multiple protection strategies are outlined in the Construction Management Plans accompanying this EIA, all of which must be observed in order to achieve the development.

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

15.8.2.1 Operational Phase

Monitoring at operational stage will be required to ensure that retained fabric is maintained and contributes positively to the character of the ACA and its enclosing urban environment.

15.8.2.2 Construction Phase

Exceptional care will be deployed at construction stage to monitor all works in proximity to protected structures, most notably the No.42 O'Connell Street building group and protected facades within the site and abutting its southern boundaries. The works, whilst falling outside the protection zone attached to the National Monument, will follow monitoring principles for all works adjacent to the monument, as will be examined rigorously in a forthcoming Ministerial Consent process pertaining to the development of Site 4, which will follow the ongoing statutory planning submission process.

In addition to securing the structural integrity of protected fabric, all retained fabric will require careful monitoring to ensure its safeguarding throughout the construction stage, mindful that the same fabric is generally vulnerable.

15.9 REINSTATEMENT

15.9.1 Dublin Central Masterplan

15.9.1.1 Operational Phase

At operational stage, risks of accidental loss or damage, whilst mitigated against insofar as possible at design and construction stage for architecturally sensitive buildings, are present for all building projects. On completion of the development, the completed building records will be submitted to the Architectural Archive for safekeeping. In the unlikely event of loss or damage of building fabric into the future, these records will be available for use in accurate reconstructions.

15.9.1.2 Construction Phase

Every effort has been made to ensure that worst case residual risks of inadvertent damage or loss of architecturally significant building fabric are envisaged, accounted for and mitigated against. Every building has been photographically recorded and measured, to counter any such unfortunate event. This practice will be further expanded prior to the commencement of the masterplan development and on vacation of each building to ensure that each building component, feature and space is illuminated to enable accurate recording.

In the unlikely event that unintended damage or loss of fabric occurs, building material will be labelled and safely stored to enable faithful reconstruction. At that time, the enhanced building records will serve as a solid repository to inform accurate reinstatement.

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

15.9.2.1 Operational Phase

Reinstatement measures at operational stage are envisaged as potentially arising from inadvertent damage to retained fabric during fit out stage by future tenants. Every effort will be made to ensure that such a scenario does not arise.

Reinstatement measures to retained buildings of Nos 59 and 61 in particular at operational stage are not envisaged as having the potential to arise, as all works will be monitored closely and varied, if required, to reflect site conditions as they are known to arise. In the unlikely event of a catastrophic event, historic fabric will be carefully restored to its original condition referencing archival material. As an additional measure, historic fabric will be further recorded prior to commencement of works to inform such a reconstruction.

15.9.2.2 Construction Phase

It is intended to safeguard and protect all fabric scheduled for retention within the subject development site, with extensive protection measures envisaged within the accompanying Construction Management Plan seeking to avoid a scenario where damage occurs, requiring reinstatement.

The greatest element of risk attached to the construction stage is the potential for inadvertent damage to arise to protected fabric within or abounding the site, most notably structures of significance at Nos 42, 59, 60 and 62 O'Connell Street. Rear boundaries onto Moore Lane of the National Monument at Nos 14-17 Moore Street which address corresponding site boundaries onto the Lane will be protected, but notwithstanding will be included in the range of possible reinstatement scenarios should such an instance arise.

In the event that damage occurs, reinstatement will take place in accordance with conservation methods to the satisfaction of statutory stakeholders.

15.10 DIFFICULTIES ENCOUNTERED

Whilst much of the masterplan site is vacant (approximately 60% of floor area is under-utilised), some units are occupied, multiply or singularly, with access to carry out physical investigations and recording limited for a variety of tenancy reasons. Notwithstanding, all buildings were accessed with only a limited number of areas within same buildings inaccessible. In these rare instances, a view on the significance of a structure was taken on the basis of assessing visible elements.

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16 CULTURAL HERITAGE (ARCHAEOLOGICAL)

16.1 INTRODUCTION

16.1.1 General

This chapter describes the likely significant effects of the proposed development of the Dublin Central Masterplan and of the development proposed at Dublin Central Site 2 and at No. 61 O'Connell Street Upper on the archaeological heritage environment.

The purpose of the study is to assess the potential significance and sensitivity of the baseline archaeological heritage environment and in turn to identify and evaluate the likely significant effects (positive and negative) on this environment. Mitigation measures are proposed where necessary to safeguard any monuments, features or finds of antiquity identified during the course of the present study.

The following aspects are particularly relevant to the archaeological assessment within an urban environment: -

- Design: -
 - Foundation design (e.g., piling, ground beam layout, groundworks, basement levels / location, attenuation, lift shafts etc.).
- Construction: -
 - Earth-moving works (e.g., demolition, bulk excavation, piling, drainage, services)

A detailed description of the proposed development is provided in Chapter 3: Description of Proposed Development.

This Chapter was prepared by Siobhán Deery co-director and Senior Heritage Consultant at Courtney Deery Heritage Consultancy Ltd. She holds master's degree in Archaeology and Heritage from the University of Leicester (2010), and a higher diploma in education from Trinity College Dublin (1999), a Bachelor of Arts Degree in Archaeology and Geography from UCD (1996). She is a licence eligible archaeologist and is a member of the Institute of Archaeologists of Ireland since 2002. She also has Certificates in Archaeology & the Rural Environment (2003), in the Assessment of the Setting of Heritage Assets (2013) and in Condition Surveys of Historic Buildings (2013) from the University of Oxford. She has 23 years' experience as a cultural heritage consultant specialising in surveying and evaluating archaeological monuments, historic buildings, sites and landscapes for the purposes of conservation, environmental impact assessment, management and development control.

16.1.2 Site Location

The proposed development is located in Dublin City centre on the northern side of the River Liffey and on the western side of O'Connell Street. The site is generally bounded by O'Connell Street Upper to the east, Parnell Street to the north, Moore Street to the west and Henry Street to the south, with Moore Lane traversing the middle of the site in a north / south direction.

A site wide cumulative Masterplan has been prepared by Dublin Central GP Limited (the 'Applicant') to set out the overall development vision for the Dublin Central project. This is called the Dublin Central Masterplan. The Masterplan area is divided into seven identifiable sites for the purpose of making individual planning applications; Sites 1 and 2 (2AB and 2C) and No. 61 O'Connell Street lie east of Moore Lane and Sites 3, 4 and 5 lie to the west. Site 3 is in its own block and bound to the north and east by Henry Place (See Figure 16.1 below).

The planning application for Sites 3, 4 and 5 was submitted to Dublin City Council (DCC) in June 2021. Planning permission was granted by DCC for Site 3 (DCC Reg. Ref. 2861/21) and Site 4 (DCC Reg. Ref. 2862/21) in January 2022 with both now subject to appeals to An Bord Pleanála (ABP Ref. ABP-312603-22 and ABP-312642-22 respectively). DCC requested Clarification of Further Information for Site 5 (DCC Reg. Ref. 2863/21) in January 2022.

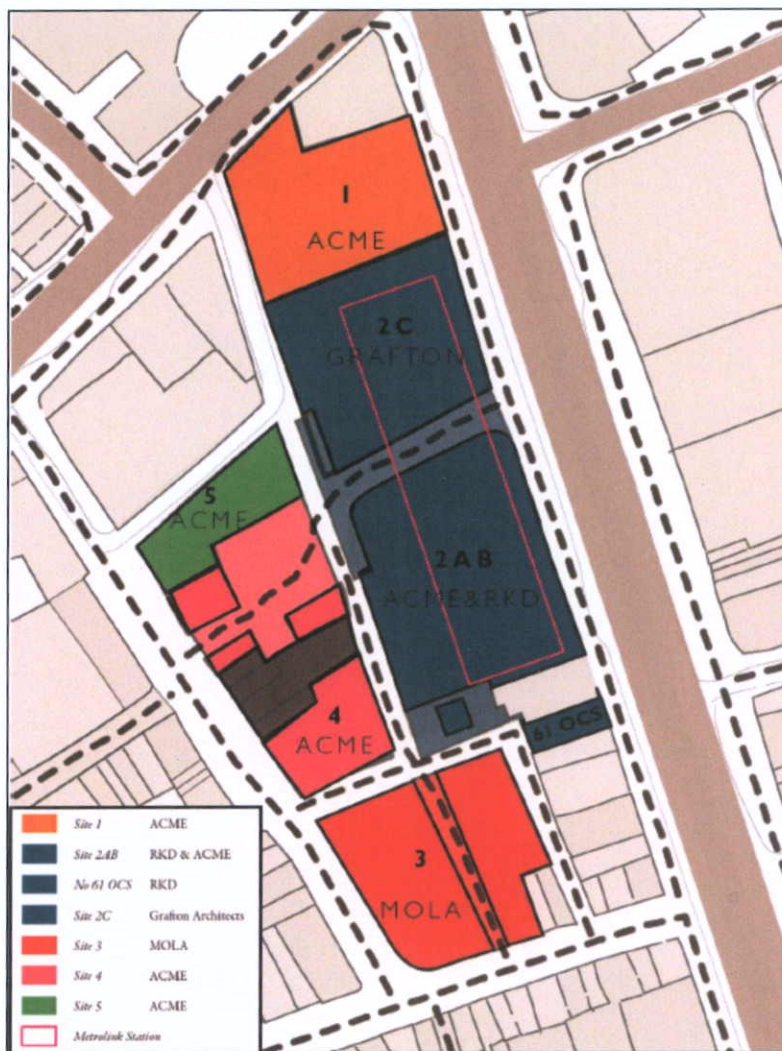


Figure 16.1: Dublin Central Masterplan area and development sites

The Site 2 application includes the Metro Enabling Works (MEW). The site is subdivided into site 2AB and Site 2C Site to distinguish the two buildings that sit above a combined basement and the proposed MEW (See Figure 16.2 below). The planned Metrolink Project proposes a future underground stop under the site of Site 2, this will be subject of a separate consent process as part of the application for the Metrolink railway order which will be delivered independently by Transport Infrastructure Ireland (TII). The extent of the subterranean ‘Station Box’ is outlined in pink in Figure 16.1 below.

Site 2 also consists of the landscaping of the public realm within the Dublin Central Masterplan Area. Site 2 and No. 61 O’Connell Street will be subject to an individual planning application that are submitted concurrently.



Figure 16.2: Location of the Metrolink O'Connell Street and the Dublin Central Masterplan area

16.2 GUIDANCE AND LEGISLATION

The following legislation, standards and guidelines were consulted to inform the archaeological assessment: -

- National Monuments (Amendments) Acts, 1930 – 2014 (a summary is provided in Appendix 16.1).
- Planning and Development Act 2000, as amended.
- Heritage Act, 1995.
- UNESCO World Heritage Convention, 1972.
- ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, 2005.
- Council of Europe Convention for the Protection of the Architectural Heritage of Europe (Granada) 1985, ratified by Ireland in 1991.
- Council of Europe European Convention on the Protection of the Archaeological Heritage (Valletta) 1992, ratified by Ireland in 1997.
- The Burra Charter, the Australia ICOMOS Charter for Places of Cultural Significance 2013.
- The European Landscape Convention (ELC), ratified by Ireland 2002. (The Department of the Environment, Heritage and Local Government 'Landscape and Landscape Assessment Guidelines' have been in draft form since 2000, however the Draft National Landscape Strategy (NLS) was launched in July 2014).
- EPA: Guidelines on The Information to be Contained in Environmental Impact Statements, September 2022.

- Guidelines for Planning Authorities and An Bord Pleanála on carrying out environmental impact assessment (Department of Housing, Planning and Local Government, August 2018),
- Department of Housing, Planning and Local Government (2018) Circular PL 05/2018 - Transposition into Planning Law of Directive 2014/52/EU amending Directive 2011/92/EU on the effects of certain public and private projects on the environment (the EIA Directive) and Revised Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment.
- Guidance on the preparation of Environmental Impact Assessment Report (Directive 2011/92/EU as amended by 2014/52/EU) (European Commission, 2017).
- Circular PL 1/2017 – Implementation of Directive 2014/52/EU on the effects of certain public and private projects on the environment (EIA Directive).
- Frameworks and Principles for the Protection of the Archaeological Heritage, 1999, (formerly) Department of Arts, Heritage, Gaeltacht and Islands.
- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act, 2000.
- Guidelines for the Assessment of Architectural Heritage Impact of National Road Schemes, 2006, NRA.
- Guidelines for the Assessment of Archaeological Heritage Impact of National Road Schemes, 2006, NRA.
- Code of Practice for Archaeology agreed between the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs and Transport Infrastructure Ireland (2017).
- National Landscape Strategy for Ireland 2015-2025, Department of Arts, Heritage and the Gaeltacht.
- Historic Scotland (October 2010), Managing Change in the Historic Environment.
- The Heritage Council (2010), Proposals for Irelands Landscapes and International Council on Monuments and Sites (2011).
- Historic England (2017). The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning No. 3 (Second Edition).

16.3 ASSESSMENT METHODOLOGY

16.3.1 General

The modern urban streetscape is a result of change and modifications over millennia and understanding how these processes occur and how they are represented in today's city is critical. The evaluation of the archaeological resource of the proposed development was based on a desk study of published and unpublished documentary and cartographic sources, supported by a site inspection. This has facilitated the production of an archaeological and historical background to the proposed development lands, identifying the nature of the recorded archaeological sites and finds arising from previous development and excavation in its environs. This has also established, as far as the records allow, the archaeological potential of the site and its immediate environs.

The methodology has been designed so a full understanding of the potential effects on the character of the archaeological resource in the study area can be assessed.

Architectural and Cultural Heritage is being examined in Chapter 15: Cultural Heritage (Architectural). This chapter provides a detailed historical account of the development of the urban landscape, it includes the results of a survey, inventory, and assessment of all the properties within the Masterplan area. The chapter also examines the historic events associated with the 1916 Easter Rising and the subsequent War of Independence in the 1920s. It identifies features, or evidence pertaining to the 1916 Easter Rising as part of the assessment. It also includes the forensic archaeological assessment

of fabric within the walls in a number of structures to establish their date. The detailed assessment identified properties of significance within the Masterplan area that are in addition to protected structures and facades; and as part of design mitigation has led to the retention of historic structures and/or significant fabric.

The visual change to the urban environment is represented in photomontages in Chapter 12: Landscape and Visual Impact Assessment.

16.3.1.1 Desk Study

The assessment has been based on the available information and has followed the existing best practice format of desk and field study. The desk study availed of the following sources: -

- National Monuments, Preservation Orders and Register of Historic Monuments lists, which were sourced directly from the Department of Housing, Local Government and Heritage (DHLGH).
- Record of Monuments and Places (RMP) and Sites and Monuments Record (SMR). The SMR, as revised in the light of fieldwork, formed the basis for the establishment of the statutory Record of Monuments and Places in 1994 (RMP; pursuant to Section 12 of the National Monuments (Amendment) Act, 1994). The RMP records known upstanding archaeological monuments, their original location (in cases of destroyed monuments) and the position of possible sites identified as cropmarks on vertical aerial photographs. The information held in the RMP files is read in conjunction with published constraint maps. Archaeological sites identified since 1994 have been added to the non-statutory SMR database of the Archaeological Survey of Ireland (National Monuments Service, DHLGH), which is available online at www.archaeology.ie and includes both RMP and SMR sites. Those sites designated as SMR sites have not yet been added to the statutory record but may be scheduled for inclusion in the next revision of the RMP.
- The topographical files of the National Museum of Ireland (NMI).
- Cartographic sources, which included: Speed (1610), De Gomme (1673), Phillip (1685), Brooking (1728), Rocque (1756 and 1757), Scalé (1773) and the first edition and later (1838-1847) Ordnance Survey Mapping.
- Excavations Bulletins and Excavations Database (1970-2020); and Dublin County Archaeology GIS, online (The Heritage Council).
- Place names; Townland names and toponomy (loganim.ie).
- Dublin City Industrial Heritage Record (DCIHR) (Dublin City Council 2003 – 2009).
- A Dublin City Council's (DCC) Dublin City Development Plan (2016 – 2022) and draft development plan (2022 – 2028). A summary of relevant DCC policies in relation to archaeological heritage is provided in Appendix 16.2.
- Review and interpretation of aerial imagery (Google Earth 2001 – 2020, OSI Aerial Premium, OSI Digital Globe 2011 – 2013, Bing 2019) to be used in combination with historic mapping to map potential cultural heritage assets.
- A review of a Ground Penetration Radar (GPR) Survey of the streets within the Masterplan area carried out by Murphy Surveys in November 2020 (Mann, S. (2020) GPR Survey Report, Dublin Central. Unpublished Report by Murphy Survey).
- Other documentary sources (as listed in the Chapter 21 - Bibliography) including previous assessments and studies carried out for this development block associated with previous planning applications and planning compliance reporting. The research carried out previously for the site was also availed of and revised in light of new findings. These reports include: -

- Courtney Deery Heritage Consultancy. 2011. Dublin Central: 14, 15, 16, 17 Moore street, National Monument, Moore Street, Dublin North City, Co Dublin – Archaeological Method Statement – Ministerial Consent Application. Unpublished report.
- Courtney Deery Heritage Consultancy. 2012. 13-19 Moore Street, Dublin 1, Archaeological Heritage Environmental Impact Assessment Report. Unpublished report for Courtney Deery Heritage Consultancy Ltd.
- Myles, F. and Shaffrey G. 2012. Application for a Ministerial Consent to carry out works at 14-17 Moore Street, Dublin 1, a National Monument. Report submitted to the Departments of Arts, Heritage and the Gaeltacht in response to an Additional Information request.
- Simpson, L. 2014a. 'Finding's report: archaeological Assessment and supervision of Engineering test-pits at Nos 14-17 Moore Street/8-9 Moore Lane (National Monument) and Nos 6-7 Moore Lane. Ministerial Consent C392. Courtney-Deery Heritage Consultancy Ltd.
- Simpson, L. 2014b, Archaeological assessment of cellars at Nos 8-9 Moore Lane (National Monument) and at Nos 6-7 Moore Lane, Dublin 1 Ministerial Consent No. C392 Courtney Deery Heritage Consultancy Ltd.
- Simpson, L. 2015a, Archaeology Strategy and Method Statement for construction works at Nos. 14-17 Moore Street (National Monument) Courtney Deery Heritage Consultancy Ltd.
- Simpson, Linzi, 2015b. Archaeological monitoring during the Essential Works programme at Nos 14-17 Moore Street, Dublin 1 Courtney Deery Heritage Consultancy Ltd.
- Weadick, S. and Deery, S. 2018. Archaeological Finds Retrieval during the Essential Works Programme at Nos 14-17 Moore Street, Dublin 1, Phase 1 – Report and Preliminary Finds Register. Courtney Deery Heritage Consultancy Ltd

16.3.1.2 Site Inspection

Site visits were carried out within the overall Dublin Central Masterplan area, taking cognisance of the potential implications of the proposed development on the surviving archaeological heritage landscape (e.g., where upstanding monuments might be visible).

A baseline assessment of the existing street surfaces on Moore Lane, O'Rahilly Parade and Henry Place as part for Dublin Central Site 2, which includes the public realm proposals for these streets. The assessment included a photographic survey by the writer and a detailed Ground Penetration Survey (GPR) carried out by Murphy Surveys (2020) to establish as far as possible the survival of historic surfaces below the present modern street surface.

16.3.1.3 Test excavation

As part of the Dublin Central Masterplan assessments, archaeological testing was undertaken in two accessible vacant plots within the western side of the Masterplan area on behalf of the applicant, at Nos. 40-41 O'Connell Street (in Site 1 and just north of Site 2c) and Nos. 50-51 O'Connell Street (in Site 2) (Licence Number 20E0649, Simpson 2020). Both sites are open car-parks, stretching between O'Connell Street on the east and Moore Lane on the west.

This was complimented by a review of the results of archaeological investigation, monitoring and excavation in sites immediately adjacent to Dublin Central Masterplan area, available on the Excavations database (www.excavations.ie) and on the Dublin County Archaeology GIS (www.heritagemaps.ie) which are available online.

16.3.2 Study Area

The Dublin Central Masterplan area lies in the heart of Dublin City on the northern side of the River Liffey. The site is low lying and occupies ground that gently slopes south towards the Liffey. It lies partly within the statutory Zone of Archaeological Potential (ZAP) for the Historic City of Dublin, RMP No. DU018-020 (Figure 16.3). The site lies outside the medieval precinct walls of St. Marys Abbey in the area of the city that was predominantly developed in the early 18th century. It lies to the south of Parnell Street (formerly 'Great Britain Street') which runs along the line of an ancient routeway / road that dates from at least the Late Medieval period.

To establish the general archaeological potential of the Dublin Central Masterplan area, the assessment of the archaeological environment necessitated an understanding of the development of the northern side of the River Liffey from the prehistoric period to the present day. The archaeological baseline also examined individual recorded archaeological sites within 100m radius of the development for potential physical impacts, this includes Nos. 14 – 17 Moore Street, a national monument which shares its northern and southern boundaries with Site 4 and the site of an 18th century brickfield.

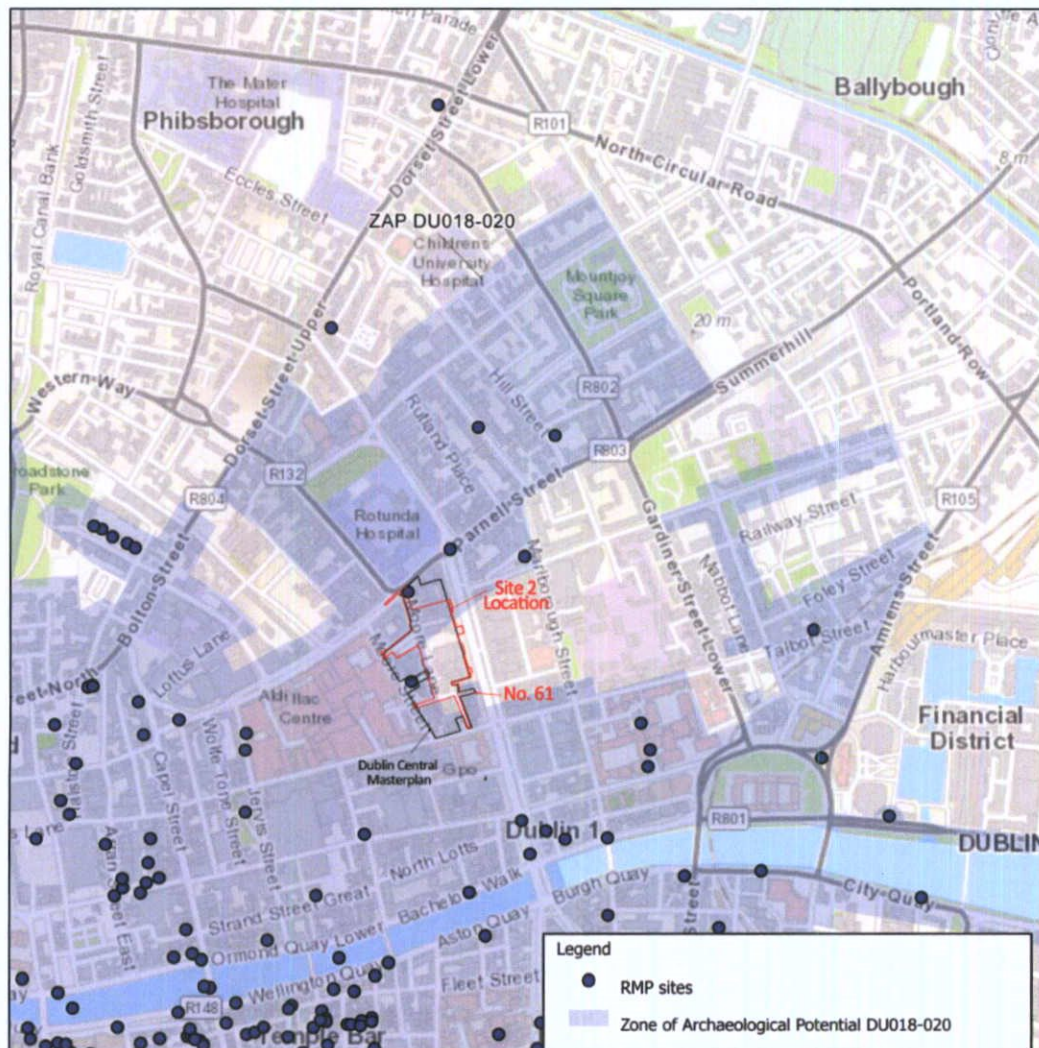


Figure 16.3: Dublin Central Masterplan area location with Site 2 and No. 61 O'Connell Street indicated, ZAP for Dublin and Recorded Archaeological sites (RMP sites)

The site is entirely urban, composed of hard standing, buildings and artificial surfaces. Since the 18th century, the area has been subject to sequences of construction, infill, some demolition, and reconstruction occurring within each property plot.

The surviving upstanding properties and relict remains of historic and architectural heritage merit are examined in detail in Chapter 15: Cultural Heritage (Architectural).

16.3.3 Consultation

The archaeological heritage consultants formed part of an integrated heritage conservation team (comprising conservation architects, built heritage historians, forensic archaeologists, landscape historians and conservation engineers). There was open communication throughout the project between the conservation team and the scheme architects, landscape architects, engineers and planners. Several design team meetings, online consultation and site visits were conducted throughout the design process.

Consultation with statutory stakeholders was an important aspect to the sustainable development of this site. Formal online meetings with presentations and onsite discussions were held with the National Monuments Service (NMS) of the Department of Housing Local Government and Heritage (DHLGH) and the DCC City Archaeologist who are responsible for the protection of archaeological heritage.

In addition to this, as part of the integrated conservation team, meetings were held with the DHLGH and the Office of Public Works (OPW) in relation to Nos. 14 – 17 Moore Street, a National Monument, which is in the ownership of the State. A presentation of the proposed development, including a summary of the architectural heritage analysis of the Dublin Central Masterplan area was also given to the Moore Street Advisory Group (MSAG). The Applicant (Dublin Central GP Limited) has also carried out extensive consultation with local stakeholders and interested groups. This engagement and consultation with statutory planning heritage and conservation authorities has influenced the proposed design scale and layout of the development which can be considered to be a significant departure (and improvement) from the permitted development of the lands.

An archaeological strategy of test excavation of the accessible open areas of the site was agreed with the DCC City Archaeologist. An archaeological method statement to carry out testing at Nos. 40 – 41 O'Connell Street and Nos. 50 – 51 O'Connell Street was issued to the Department and a licence to carry out the testing works was obtained (Licence No. 20E0649). A testing report was subsequently submitted to the NMS, NMI and DCC City Archaeologist on the 26th of January 2021, the results of the testing are summarised in this Chapter (section 16.4.2.2 and the testing report is provided in Appendix 16.4).

16.3.4 Impact Assessment Methodology

The assessment of the likely significant effects on the archaeological environment resulting from the construction and / or operation of the proposed development relies on a combination of qualitative and quantitative assessment.

Archaeological and cultural heritage sites are considered to be a non-renewable resource and cultural heritage material assets are generally considered to be location sensitive. In this context, any change to their environment, such as construction activity and ground disturbance works, could adversely affect these sites. The assessment methodology, a glossary of impact assessment terms, including the criteria for the assessment of impact significance, is contained in Appendix 16.3.

The likely significance of all effects is determined in consideration of the magnitude of the impact and the baseline rating upon which the impact has an effect (i.e., the sensitivity or value of the cultural heritage asset) (EPA 2022). Having assessed the predicted magnitude of impact (Appendix 16.3, Table 3) with respect to the sensitivity / value of the asset (Appendix 16.3, Table 1), the overall significance of the effect is then classified as not significant, imperceptible, slight, moderate, significant, very significant, or profound (Appendix 16.3, Table 4).

16.4 RECEIVING ENVIRONMENT

16.4.1 Archaeological & Historical Background

16.4.1.1 Introduction

The historical and archaeological background draws from and expands upon previous studies carried out for the wider Dublin Central Masterplan area and from recent investigations carried out in the area in advance of neighbouring developments. Cumulatively, these assessments improve our records and understanding of the development of Dublin City from the earliest of times.

16.4.1.2 Prehistoric Period (4000 – 400AD)

Dublin has a recorded history of human settlement of over 9,000 years, centred along the line of the River Liffey which before its containment was a wide tidal estuary inundating the study area to the south. Up to the Anglo-Norman period, much of modern Dublin was submerged by the tidal River Liffey, said to have been around 300m wide during the Early Christian period. The areas now occupied by Townsend Street, much of O'Connell Street, and the lands of Trinity College were all under water, and large mud flats were left behind at low tide (Somerville-Large 1979).

Until recent times there was a scarcity of evidence for prehistoric activity in the Dublin city area, new archaeological evidence has shown that there was prehistoric activity both on the northern and southern shores and inlets of the River Liffey along its former shoreline. On the north side of the River, the earliest sites uncovered include Late Mesolithic fish traps near the mouth of the River Liffey at Spencer Dock in Dublin 1, which were buried deep in estuarine deposits. A burnt mound (SMR DU018-134) with an early Bronze Age date was discovered well beneath medieval deposits in Hammond Lane, Dublin 7. This open air cooking site demonstrates that a Bronze Age community lived nearby and made use of the former flood plains of the River Liffey for exploiting food resources.

A set of Iron Age waterfront structures located near the confluence of the Liffey and the River Bradogue, (an area known as 'The Pill' during the medieval period) was found at Ormond Quay, Dublin 1. These structures represent the earliest attempt in this area to stabilise the river frontage. The same investigations revealed a single late Mesolithic Bann flake, suggesting the exploitation of the riverine environment of the River Liffey was even earlier still.

16.4.1.3 Early Christian and Medieval Period (5th to 11th Centuries AD)

During the Early Christian period, three of the mythical five great roads of Ireland met in the Dublin city area, probably at the junction of St. Augustine Street, Cornmarket and Thomas Street on the south bank of the River Liffey. People using the road from the north would have forded the river at low tide, while those coming from the south would have crossed the boggy land around the River Poddle. A small farming and fishing community probably emerged at the junction, and a church dedicated to St Mo-Lua seems to have existed (Clarke 1995). The early secular settlement was called Áth Cliath, the hurdle ford, but nearby, a monastic settlement was established within an enclosure, the limits of which are still preserved by Peter Row, Whitefriar Street, Stephen Street Upper and Lower and Johnson Place. This ecclesiastical settlement, which was bisected by Aungier Street in the late 17th century, was known as the 'black pool', after a dark tidal pool formed by the peaty waters of the Poddle (Clarke 1995).

16.4.1.3.1 Viking Activity

The development of Dublin as an urban settlement dates to the early 10th century when a Scandinavian (Viking) colony was established on the southern banks of the River Liffey. The first real town of Dublin was established by Norse settlers in AD 841. A mixed Hiberno-Norse settlement developed, and archaeological investigations have uncovered the post and wattle houses of the period. By the second half of the 10th century, Dyflinn, as it was then known, was a town of respectable size for its time. The centrepiece of the settlement was Christ Church Cathedral, built in wood around 1030 by King Sitric Silkbeard and Bishop Dúnán. Towards the end of the 11th century, town walls were

raised, making Dublin one of the first walled towns outside the former Roman Empire. A bridge to the north side of the river was erected some time before 1112, and it was there that St. Michan's was founded. Later, another monastic settlement, St. Mary's Abbey (the origin of the name Abbey Street), was established as a Savigniac house and subsequently acquired by the Cistercians. Two more monasteries were established on the south side: All Saints Priory, which would become the site of Trinity College, and the nunnery of St. Mary de Hogges (Clarke 1995). There is evidence to suggest that there was a Gaelic settlement preceding the foundation of the Viking town, which was centred on the Christchurch area.

Viking Gravefield

A possible cemetery site (DU018-020495) dating to the Viking period was recorded in 1763 when the Dublin Magazine recorded that '*vast quantities of human bone*' had been found during the construction of 'new gardens' at Parnell Square. These gardens were located in the current grounds of the Rotunda Hospital. More burials were uncovered along Granby Row and Cavendish Row. Along Granby Row, '*a large sword with a spear of about two feet in length with crumbling pieces of iron resembling broad rivets*' was also recovered (RMP file DU018-020495).

The burials are thought to have stretched from Dominick Street to the west to Mountjoy Square to the east and from Dorset Street to the north to Parnell Street to the south. A further account of Viking burials occurred in 1788, where Joseph Walker wrote that a sword and helmet with several human bones had been uncovered during the sinking of foundations of a house on Parnell Square North (Walker 1788). Human bones, a sword and shield boss, were uncovered during the excavation of foundations on Parnell Square North (Ó Floinn, R. 1998). In a series of magazine and newspapers of this period, further discoveries of human remains were noted along George's Street North, Summerhill, Gardiners Row and Mountjoy Square. This concentration of burial activity may be related to Viking activity in the area (Figure 16.4). The findspots are located on a ridge that overlook the former river estuary, a topographical setting was much favoured by the Vikings.

Such 'warrior burials' usually refer to individual graves of people of Scandinavian descent buried predominantly in the 9th century, along with their weaponry, which often included swords, shields and spears. This was a high-status mode of burial, usually confined to aristocratic young men who had presumably been fatally wounded in battle. However, this was not exclusively so as the collection from Dublin includes at least one older man and a female grave. De Courcy (1996) suggests that the main action of the Battle of Clontarf took place to the east of the area bounded by O'Connell street, Dorset Street, Drumcondra Road, the River Tolka and beyond to Ballybough and the North Strand.

In 2015, further disarticulated human remains were identified at Nos. 23 – 28 Parnell Square north of the Rotunda (Licence No 15E0361), these fragments were radiocarbon dated to the 8th and 10th centuries AD, reinforcing the evidence of Viking activity in the area. Given the profile of the individuals represented in the remains (late adolescents, adults two young children and an infant) it is likely that these remains represent clearance of a nearby burial area, rather than a battlefield site (Tobin in McIlreavy, 2018).

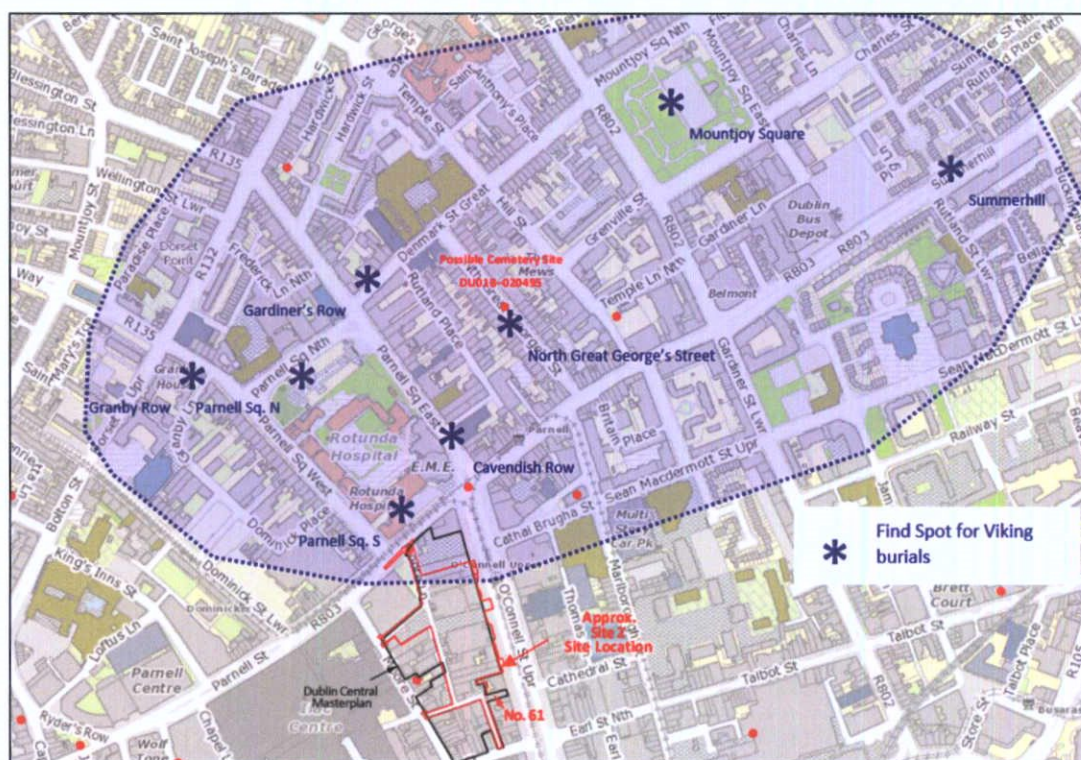


Figure 16.4: Find spots for Viking burials – the estimated size of the grave field (after Simpson 2021).

16.4.1.4 Medieval Period (late 12th century to early 16th century)

16.4.1.4.1 The Development of Oxmantown, The Northern Suburb

After the conquest of the city by the Anglo-Normans in 1170 AD, many of the Hiberno-Norse citizens of Dublin were forced to settle on the northern bank of the river opposite the walled town of Dublin. This suburb of Dublin was known as Oxmanstown, or Ostmanby, a place-name derived from the descriptive 'Ostmen', meaning 'men from the east'. It formed a suburb of the medieval Viking town of Dublin and seems to have been centred on a thoroughfare running north from the river, now Church Street. The modern Bow Street formed one of the main streets of Oxmantown, which led directly to the original ford, known in AD 770 as Áth Cliath, across the Liffey. That Oxmantown was a separate entity from Dublin is made very clear from the documentary sources that constantly refer to it as the 'villa Ostemannorum'. Ecclesiastical establishments had their own churches and they administered to the flock on that side of the river. St. Michan's was the only medieval parish church in Oxmantown. This was situated west of the Kings highway and north of Hangman's Lane.

16.4.1.4.2 St. Mary's Abbey

As the city expanded later in the medieval period, the north bank of the river came to be dominated by the Cistercian Abbey of St. Mary's. Founded in 1139, it was developed on the eastern perimeter of the Oxmantown suburb, originally a Savigniac monastery, subsequently becoming a Cistercian House around 1147. The Abbey and its extensive land holding incorporated the area to the east of the northern suburb in the medieval period. The Abbey appears to have been surrounded by a walled enclosure that delimited the abbey precinct, the western edge of the Abbey enclosure was formed by the Bradogue Stream. To the North of it the Abbey Green lay between two routes out of town, now Parnell Street and Dorset Street (McCullough, 1989). This was depicted by John Speed on his map of 1610 (Figure 16.5) and was also cited in a deed of 1443 (Clarke 1998).

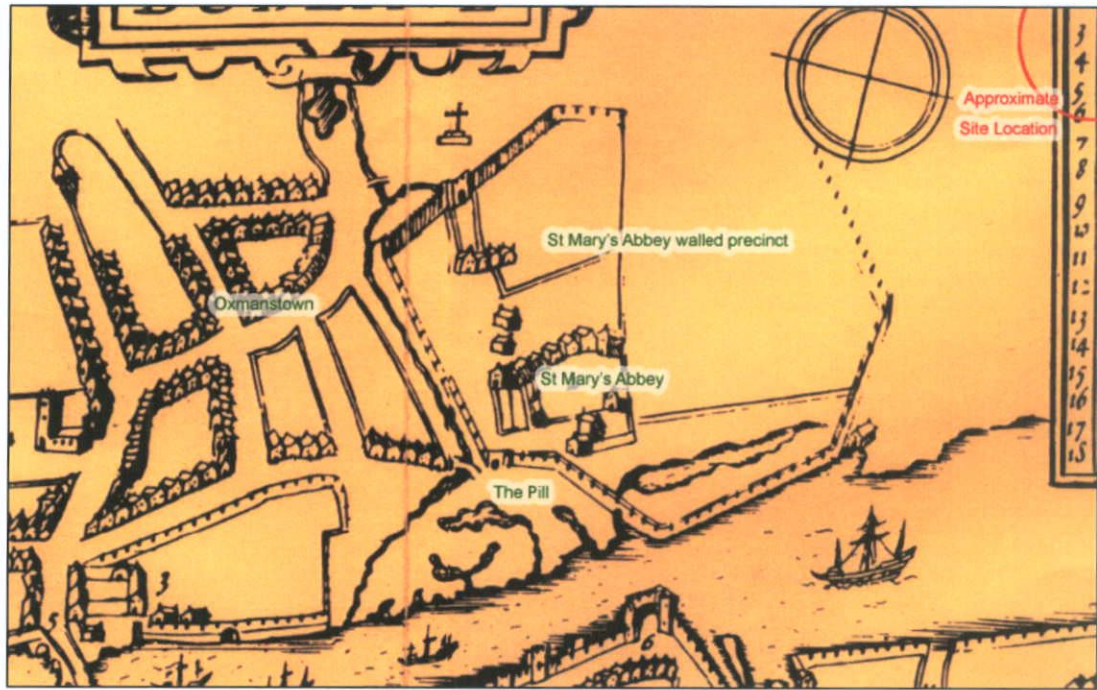


Figure 16.5: John Speed's 1610 Map of Dublin.

St. Mary's Abbey central building complex was located around Mary's Lane, where the chapter house survives today. No trace of the other abbey buildings survives above ground level (Clarke 2002) although a possible gate house associated with the inner precinct of the Abbey was recently identified on the corner by Little Green Street and Little Mary Street (Duffy and Ní Cheallacháin, 2019), excavations on Strand Street have uncovered substantial foundations of what appears to be the outer southern precinct of the abbey.

The liberty administered by the Abbey of St. Mary's was an extensive landholding that stretched to the east of the northern suburb in the medieval period and is likely to have included the area now occupied by Moore Street and Parnell Street. The present day site of the proposed development is located east of the walled precinct. On both Speed's map of 1610 and De Gomme's map of 1673 (Figure 16.6), most of this area was land owned by the Abbey, but it was not extensively developed.

De Gomme's map indicates nascent development in the form of new street layouts in the northeast suburb within the Abbey Lands (Figure 16.6). The eastern extent of St. Mary's Abbey comprises an undeveloped tract of land shown as 'Abby Parkes', this equates with the area of enclosed land shown by Speed. An unnamed road forms the eastern boundary of this land and may represent the line of the present day Liffey Street, the undeveloped Moore Street area lies to the east of this in open undeveloped land. This part of the city was largely on reclaimed land, and the marshy mud flats were still vulnerable to inundation from the sea.

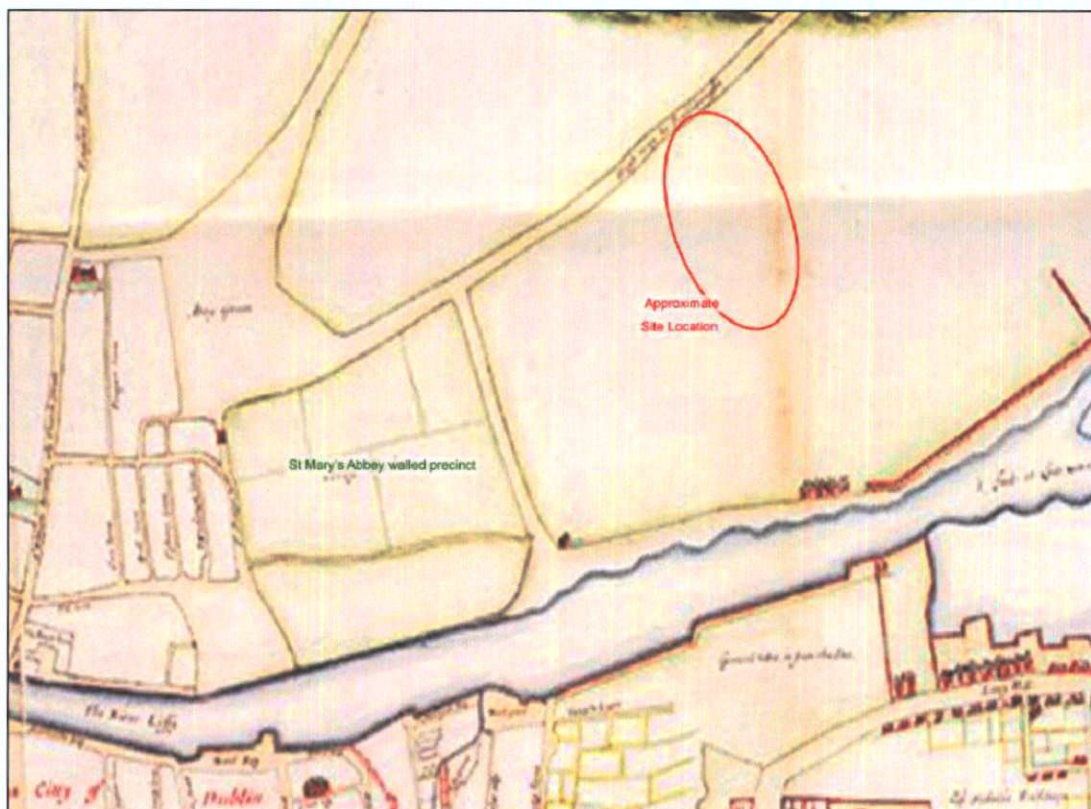


Figure 16.6: De Gomme's map of Dublin, dated 1673.

While much of Parnell Street (formerly Great Britain Street) was laid out in the first half of the 18th Century (Bennett 1991), the line of the street follows a more ancient thoroughfare (Craig 1992) and is depicted on De Gomme's map (Figure 16.6).

Thomas Phillip's map of 1685 (Figure 16.7) shows the northern foreshore of the Liffey reclaimed and the modern alignment of quays running east to the end of Bachelor's Walk and several new bridge crossings connecting both sides of the rapidly expanding city. Abbey Street runs east to intersect with the east end of the new quays, Marys Street runs north and parallel to this but only continues to easterly as far as the present-day Liffey Street, Liffey Street extends south from Great Britain Street (modern Parnell Street) to intersect with the west end of the new quay at Bachelor's Walk. It appears that the Moore Street area has yet to be developed and continues to part of an open tract of undeveloped land.



Figure 16.7: Phillips' map, dated 1685.

16.4.1.5 Early Post-Medieval Period

In 17th century Dublin, the tidewater of the River Liffey estuary still covered much of modern Dublin's commercial centre, both north and south of O'Connell Bridge (Andrews, 1983).

The character of the north-eastern corner of the city around St. Mary's Abbey changed dramatically following the passing of the Dissolution Act in 1536. In 1537, the Abbey and its lands were parcelled out, and granted in 1543 to Walter Peppard for a term of 21 years, with a reversion in favour of James Fitzgerald, Earl of Desmond. In 1561, Matthew King, Clerk of the Cheque of the Army and Garrisons in Ireland, acquired the interest in the lease from Gerald, the then Earl of Desmond, but owing to the latter's rebellion and attainder, the property reverted to the Crown. Subsequently in February 1610, James I granted to Henry King, son of the aforementioned Matthew, part of the lands of St Mary's Abbey, 50 acres of demesne and 30 acres of pasture, including 'a large messuage or slated house called the Fermorie, otherwise Fermor', besides an estate in Grange of Clonliffe. These lands were purchased from him by Sir Garrett Moore, first Lord Moore (after whom Moore Street is named), who in 1619, obtained a royal grant of them in perpetuity.

Lord Moore, who was advanced to the dignity of Viscount in 1612, took up his residence in the Abbey and his son, the second Viscount, also used it as his town-house until the rebellion of 1641 drove him to take the field against the insurgents. On 7 August 1643, Lord Moore fell in action at Portlester in Meath and the house in the Abbey was not used as a residence by his successors. The property however continued in their possession.

The period following the destructive wars of the 1640s and the restoration of the monarchy in 1660 saw a rapid redevelopment of the city. In 1663, when Alderman William Hawkins built a sea wall from modern day Townsend Street to Burgh Quay, the land within the study area began to be developed for the first time (Bennett 1991). As mentioned above during the late 17th century, at the time of Bernard de Gomme's map (Figure 16.6), much of the area to the south of the study area was still marshy mud flats still vulnerable to inundation from the sea.