

Dublin Central Masterplan Area Conservation Management Plan

Appendix A1 Archaeology and Cultural Heritage

Courtney Deery

C O U R T N E Y • D E E R Y
ARCHAEOLOGY & CULTURAL HERITAGE

Dublin Central Masterplan Area Conservation Plan

Appendix 1

Archaeological Baseline Study

Dublin Central Project

O'Connell Street

Dublin 1

For Dublin Central GP Limited

Riverside One, Sir John Rogerson's Quay, Docklands, Dublin 2, D02 X576

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01 February 2021



Contents

1.	INTRODUCTION	1
1.1.	Background and purpose	1
1.2.	Approach	1
1.3.	Legislation and guidance	2
1.4.	Dublin Central Project	2
2.	ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	4
2.1.1.	Introduction	4
2.1.2.	Prehistoric Period (4000-400AD)	4
2.1.3.	Early Christian and Medieval Period (5th to 11th centuries AD)	4
2.1.3.1.	<i>Viking Activity</i>	4
2.1.4.	Medieval Period (late 12th century to early 16th century)	5
2.1.4.1.	<i>The development of Oxmantown, the northern suburb</i>	5
2.1.4.2.	<i>St. Mary's Abbey</i>	5
2.1.5.	Early Post-Medieval Period	6
2.1.6.	Later Post-Medieval / Early 18th Century	7
2.1.7.	A brief history of the streets surrounding the Development	11
2.2.	NATIONAL MONUMENT NOS. 14, 15, 16 AND 17 MOORE STREET	12
2.2.2.	Place Names Associated with the Rising	12
2.2.3.	Relict Remains/ Physical Evidence for the Rising - Evidence in the Public Realm (after Courtney Deery Heritage Consultancy, 2011 and 2012)	13
2.3.	ARCHAEOLOGICAL INVESTIGATIONS WITHIN THE SITE AND IN ITS ENVIRONS	14
2.3.1.	Introduction	14
2.3.2.	Investigations within the Dublin Central Block	15
2.3.3.	Investigations adjacent to the Dublin Central Block	15
2.4.	NATIONAL MUSEUM OF IRELAND, IRISH ANTIQUITIES DIVISION, TOPOGRAPHICAL FILES	18
2.4.1.	Stray finds records within the Masterplan area	18
3.	STATUTORY PROTECTION	18
3.1.	Designated archaeological sites and monuments	18
3.1.1.	National Monuments	19
3.1.2.	Record of Monuments and Places	19

3.1.3.	Zone of Archaeological Potential for Dublin City (DU018-020)	20
3.2.	Dublin City Development Plan 2016-22	20
4.	STATEMENT OF SIGNIFICANCE	21
5.	VULNERABILITIES AND OPPORTUNITIES	21
5.1.	Vulnerabilities	21
5.2.	Opportunities	22
6.	SUGGESTED POLICIES	22
6.1.	Proposed policies	22
7.	REFERENCES	24

Figures

Figure 1	Aerial photograph showing the Dublin Central Project boundary, the national monument	2
Figure 2	Masterplan sites	3
Figure 3	John Speed's 1610 Map of Dublin	5
Figure 4	De Gomme's map of Dublin, dated 1673	6
Figure 5	Phillips map, dated 1685	6
Figure 6	Brookings map of Dublin, 1728	8
Figure 7	John Rocque, 'An exact survey of the city and suburbs of Dublin', dated 1756	8
Figure 8	a. John Rocque's reduced plan from Survey of the city and suburbs of Dublin, with the parish divisions, dated 1757 and b. Survey of the City, Harbour, Bay and Environs of Dublin 1757	9
Figure 9	Bernard Scalé updated version of Rocque's map, dated 1773	9
Figure 10	First Edition of the Ordnance Survey, dating to between 1838 and 47	10
Figure 11	Revised Edition of the Ordnance Survey, 1891, 1:1056 sheet XVIII	10
Figure 12	Previous investigations within the development block	14
Figure 13	O'Connell Street/Moore Lane bore-holes locations	15
Figure 14	Excavations at Parnell Street: Note red clay deposits associated with brick-making (after O'Donovan, 1999)	16
Figure 15	Brickfield deposits under a metalled layer found along the central median at the northern end of O'Connell Street opposite 37-38 O'Connell Street (After Seaver & Kavanagh, 2017)	17
Figure 16	Three cellar crowns identified on O'Connell Street Upper (After Seaver & Kavanagh, 2017)	17
Figure 17	Masterplan area and designated sties	18
Figure 18	National monument and PO zone	19

Plates

Plate 1	17, 16, 15 and 14 Moore Street (July 2020)	12
Plate 2	Plaque on O'Rahilly Parade (July 2020).....	13
Plate 3	The White House and O'Brien & Co on Henry Place (July 2020).....	13
Plate 5	40-41 O'Connell Street and 50-51 O'Connell Street.....	22
Plate 6	Relic street kerbs and paving.....	23

Tables

Table 1	Masterplan Area	3
Table 2	National Monument Record	19
Table 3	RMP / SMR Sites within the Proposed Scheme	19

1. INTRODUCTION

1.1. Background and purpose

This baseline archaeological report was carried out by Courtney Deery Heritage Consultancy Limited on behalf of Dublin Central GP Limited. It was carried out to support and inform the Dublin Central Project Conservation Plan which has been compiled by Molloy and Associates.

The objective of the archaeological report is to provide a tool to inform the design stages of the proposed development through an understanding of its archaeological potential and significance. It seeks to ensure that the proposed development is compatible with the recording, reinforcement, and enhancement of that significance during the planning and the construction stages. It also provides archaeological policies and guiding principles for the project.

1.2. Approach

To provide an understanding of the archaeological issues relevant to the site a two-stage approach was adopted. The framework for each stage is outlined as follows:

Stage 1 Understanding the site

Stage 1 was the information gathering stage which included an examination of published and unpublished documentary and cartographic sources to understand the following:

- Archaeological and historical background
- Previous excavations findings
- Statutory designations

The desk study availed of the following sources:

- The National Monuments, Preservation Orders and Register of Historic Monuments lists, sourced directly from the Department of Culture, Heritage and the Gaeltacht (DCHG).
- Record of Monuments and Places (RMP) and Sites and Monuments Record (SMR).
- The topographical files of the National Museum of Ireland.
- A review of historical maps was also undertaken, and the following were consulted: 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 (1970-2019) and Dublin County Archaeology GIS, online (The Heritage Council).
- Dublin City Development Plan (2016-2022).
- Placenames Database of Ireland (www.Llogainm 2020.ie).
- Aerial imagery online (Google Earth 2001–2018, Bing 2013; Ordnance Survey Ireland (OSI) 1995, 2000, 2005-2012).

- Other documentary sources (as listed in the references, Section 7) including previous assessments and studies carried out for this development block associated with previous planning applications and planning and ministerial consent compliance reporting. The research carried out previously by for the site was also availed of and revised in light of new findings). These reports are:

- 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 for Courtney Deery Heritage Consultancy Ltd.
- 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. 'Findings 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

Stage 2 Review

Stage 2 the review stage, sought to provide an understanding of the significance of the area from an archaeological and historical view point. In order to ensure the sustainable development of the area from an archaeological perspective it also sought to develop policies and guiding principles based on the available archaeological and historical information to date on and in the environs of the plan area.

- Statement of significance
- Issues presented for the development
- Archaeological conservation plan policies

Consultation

Consultation with statutory stakeholders is an important aspect to the sustainable development of this site. Early consultation with the National Monuments Service and the Architectural Heritage Advisory Service of the Department of Housing, Local Government and Heritage (DHLGH) and the Dublin City Council's (DCC) City Archaeologist, Conservation and Planning Departments has been carried out both on site and on-line.

The client has also carried out meaningful consultation with local stakeholders and interested groups in relation to 14-17 Moore Street and also the development of the site. This engagement has influenced the proposed design scale and layout of the development which is a significant departure from the permitted development.

1.3. Legislation and guidance

The conclusions and recommendations within the report are placed within an existing framework of statutory legislation, policy plans, Charters, guidance documents which are listed below:

- National Monuments Act (as amended)
- Heritage Act, 1995
- Planning and Development Act, 2000 (as amended)
- Planning and Development Regulations 2001-2020
- 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
- ICOMOS The Burra Charter, the Australia Charter for Places of Cultural Significance 2013
- ICOMOS The Ename Charter, the charter for the interpretation and presentation of cultural heritage sites, 2008
- ICOMOS Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas. Paris: International Council on Monuments and Sites, 2005
- Framework and Principles for the Protection of the Archaeological Heritage, 1999 (DAHGI)
- Policy and Guidelines on Archaeological Excavation, 1999 (DAHGI)
- Architectural Heritage Guidelines for Planning Authorities, 2011 (DAHG)

1.4. Dublin Central Project

The Dublin Central Project incorporates a large urban block located on the north side of the River Liffey. It is an expansive (c.2.2 Ha) and complex regeneration project. Its development is guided by a Masterplan prepared by Dublin Central GP Limited to set out the overall development vision for the Dublin Central project. 'The Masterplan' area encompasses almost entirely three urban blocks. The area is bounded generally by O'Connell Street Upper and Henry Place to the east, Henry Street to the south, Moore Street to the west, and O'Rahilly Parade and Parnell Street to the north. Moore Lane extends south from Parnell Street through the centre of

the masterplan area, as far as its junction with Henry Place. (Figure 1). It lies within St Mark's Parish and in the Dublin North City Ward.

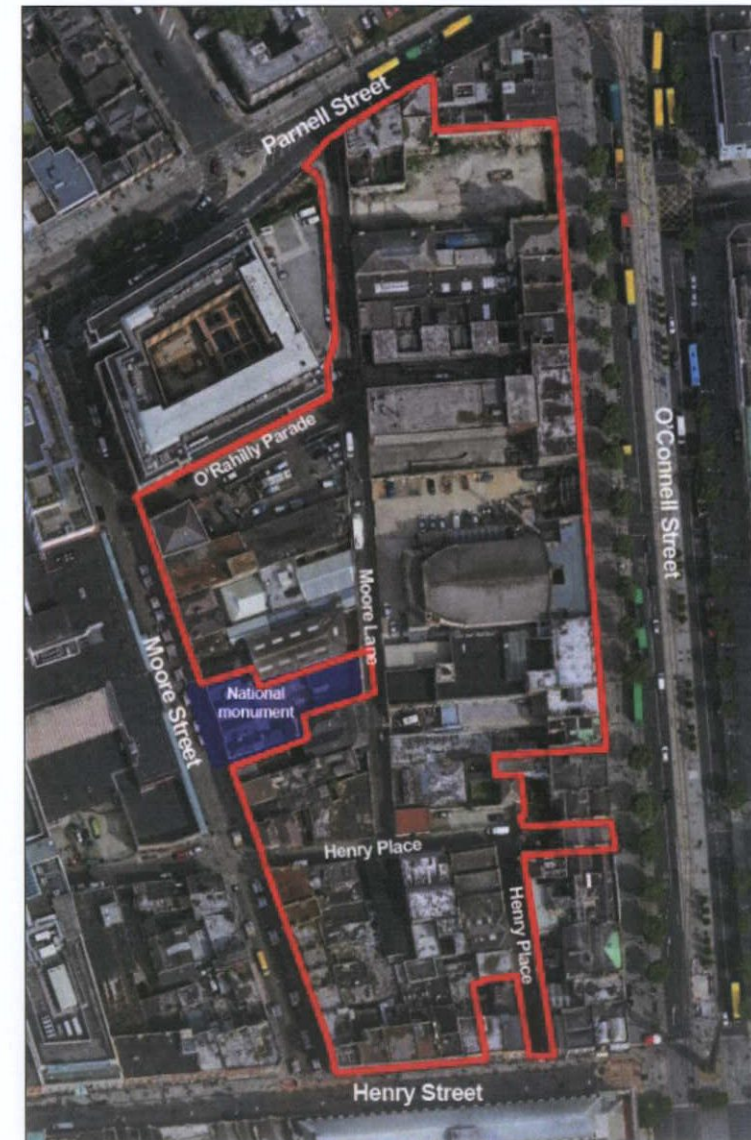


Figure 1 Aerial photograph showing the Dublin Central Project boundary, the national monument

There has been a number of previous planning applications concerning the subject site, most recently planning permission was granted by ABP (DCC Reg. Ref. 2479/08) for a mixed-use scheme comprising retail, commemorative centre at the National Monument site, and residential amenities. This permission is due to expire in May 2022.

The Masterplan envisions a mixed-use scheme incorporating retail, office, hotel, residential uses, associated car parking, landscaping and interface with underground Metro Station (to be provided by TII should planning permission be granted for the scheme). 'The Masterplan' area has been divided into six identifiable sites for the purpose of making planning applications (Figure 2).

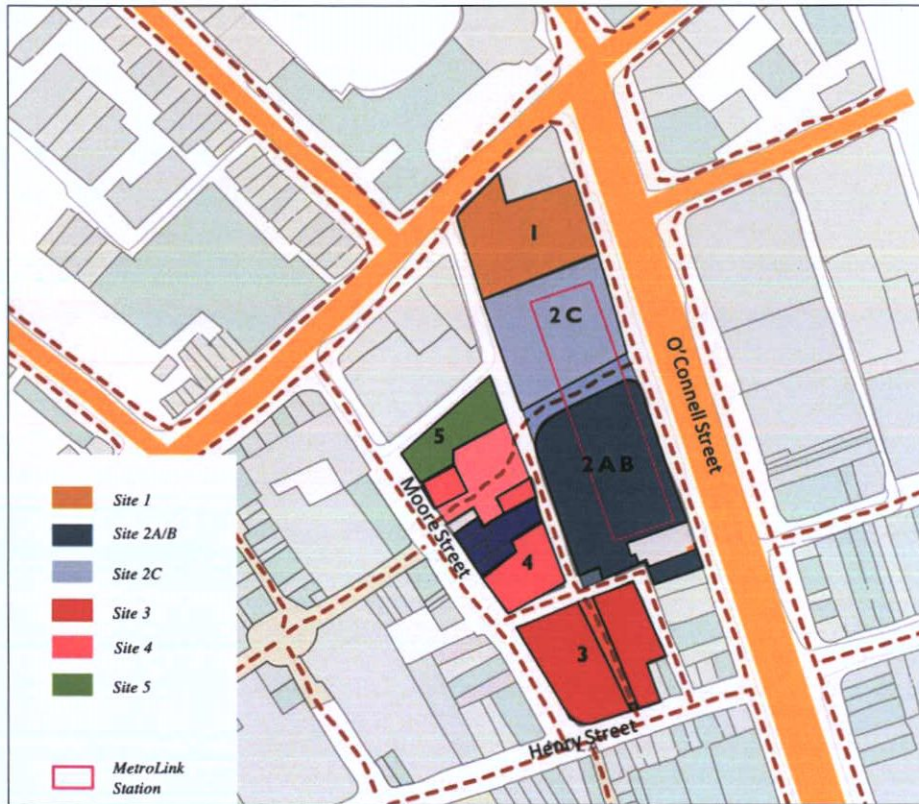


Figure 2 Masterplan sites

Each site will have a separate planning application and will be accompanied by an EIAR which will assess the impact of the entire development /the Masterplan.

Each Site incorporates the following properties:

Table 1 Masterplan Area

Site	Properties
Site 1	Nos. 40 – 42 O'Connell Street Upper (including O'Connell Hall) and No. 70 – 71 Parnell Street (including Conway's pub).
Site 2A/B, 2C	It includes Nos. 43 – 59 O'Connell Street Upper (including the Carlton Cinema site), the rear of No. 59 & 60 O'Connell Street and No. 61 O'Connell Street. The planned MetroLink, to be delivered independently by Transport Infrastructure Ireland (TII), will have a future station under Site 2.
Site 3	Site 3 includes Nos. 36 – 41 Henry Street, Nos. 1 – 9 Moore Street and Nos. 3 – 13 Henry Place.
Site 4	Site 4 includes Nos. 10 – 13 and Nos. 18 – 21 Moore Street, Nos. 5 – 8 and Nos. 10 – 12 Moore Lane. Site 4 excludes the site of the National Monument and its protection zone at 14-17 Moore Street (protected structures) and the open area to the rear at Nos. 8 & 9 Moore Lane.
Site 5	Site 5 includes Nos. 22 – 25 Moore Street, Nos. 1 – 8 O'Rahilly Parade and Nos. 13 – 15 Moore Lane.

STAGE 1 – UNDERSTANDING THE SITE

2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

2.1.1. Introduction

The historical and archaeological background draws from and expands upon previous studies carried by Courtney Deery Heritage Consultancy for the Dublin Central site 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.

2.1.2. 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. 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 with an early Bronze Age date was discovered well beneath medieval deposits in Hammond Lane, Dublin 7 and 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) at Ormond Quay Dublin 1. Artefacts recovered from these Iron Age features included a number of turned and carved wooden vessels. To date no evidence of prehistoric activity has been identified in the vicinity of the Dublin Central Project. Overall, there is little evidence of early settlement around the site of the city itself, though a cist burial containing a skeleton, axe heads, funerary urns and a bronze pin were uncovered in Parliament Street in 1837. The find was dated to the Middle Bronze Age, c.1500 BC (Somerville-Large 1979).

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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.

2.1.3. 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 seventeenth century, was known as the black pool, after a dark tidal pool formed by the peaty waters of the Poddle (Clarke 1995).

2.1.3.1. 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. 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 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)

2.1.4. Medieval Period (late 12th century to early 16th century)

2.1.4.1. 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.

2.1.4.2. 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 3) and was also cited in a deed of 1443 (Clarke 1998).

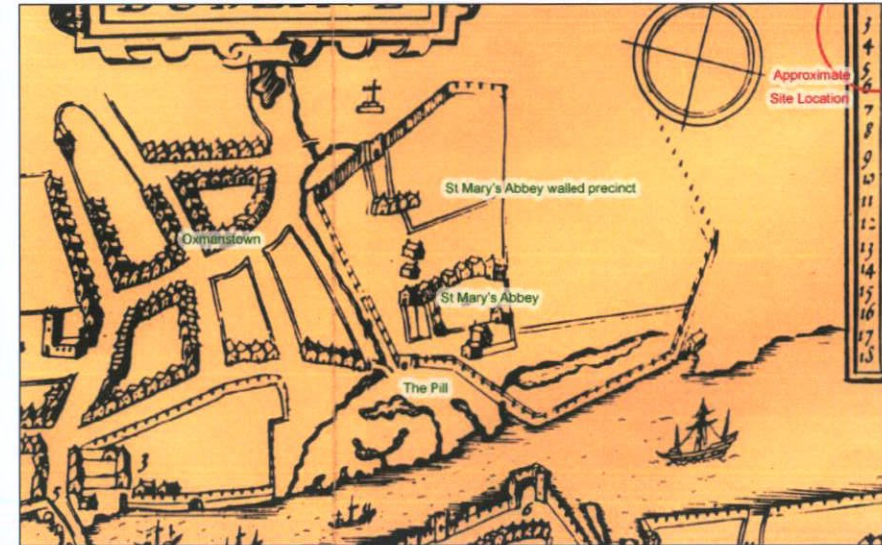


Figure 3 John Speed's 1610 Map of Dublin

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 St Little Mary Street (Duffy and Ni 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 Masterplan area is located east of the walled precinct. On both Speed's map of 1610 and De Gomme's map of 1673 (Figure 4) most of this area was land owned by the Abbey, but not extensively developed.

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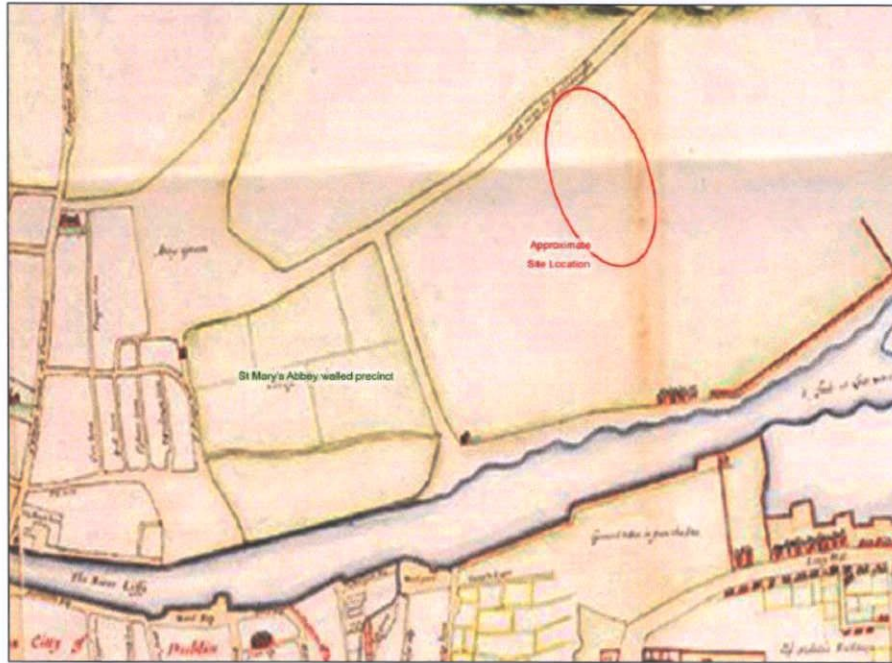


Figure 4 De Gomme's map of Dublin, dated 1673

De Gomme's map indicates nascent development in the form of new street layouts in the northeast suburb within the Abbey Lands. 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.

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 4).

Thomas Phillip's map of 1685 (Figure 5) 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 5 Phillips's map, dated 1685

2.1.5. 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 7th 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). During the late 17th century, at the time of Bernard de Gomme's map (Figure 4), much of the area to the south of the study area, being largely on reclaimed land, was still marshy mud flats still vulnerable to inundation from the sea.

The By the 1660s brick was being used to construct houses, replacing any surviving timber-framed house that had survived the turbulent second half of the 17th century. The earliest 'planned development' was on the Aungier Estate on the south side of the river, where dating of the oak and deal suggest the date 1663. The arrival of French Huguenots and Flemish settlers, particularly at the end of the 17th century, saw new architecture in the form of the brick terraced houses along with new industries, much of them centred on the southern side of the Liffey in the Liberties.

2.1.6. Later Post-Medieval / Early 18th Century

Relative political stability up to the Act of Union provide for the expansion, growth and development of Dublin into a prominent European city. From the late 17th century onwards, wealthy and ambitious citizens of Dublin set about acquiring the leases of large tracts of land bounding on the old walled city and along the Liffey frontage especially on the southern side but also on the northern. These were large estates, and their names can still be identified in the place-names today such as Humphrey and Jervis. In the early 18th century, the Moore family, Earls of Drogheda, were the dominant landholders responsible for laying out Henry Street, Moore Street, Earl Street, Off Lane and Drogheda Street. The new development of the current city streetscape from Capel Street to O'Connell Street and beyond to Parnell and Mountjoy Square occurred principally between the mid-17th and 18th centuries.

Private individuals, such as Luke Gardiner and Nathaniel Clements, became agents of urban development from the 1660s and were particularly important during the 18th century. Other Landlords such as Viscounts Fitzwilliam and the Earls of Meath, held large areas as part of great estates, some of these holdings also providentially close to the growing city. Many of these estates had been given to those loyal to the English crown as a means of colonization and to maintain stability. Others saw the opportunities offered by property speculation and over time built up holdings of land with an eye to profit (Brady and Simms, 2001).

Both Gardiner and Clements were jointly involved in the development of Georgian Dublin on the north side of the city. Gardiner purchased the Drogheda estate, which was part of the lands of Mary's Abbey, in Dublin in the early 18th century. This seems to have been Gardiner's first large purchase (Craig, 1959).

They were also closely associated with the architect Richard Castle. Castle and Clements became respectively Gardiner's architect and contractor after the great architect Edward Lovett Pearce's death. Nathaniel Clements (1705 –1777) in association with Luke Gardiner organised the building of Henrietta Street. Clements leased land and built houses in Sackville Street and built two houses on the west side of Sackville Street (within the Masterplan area), on the site now occupied by 40-41 O'Connell Street Upper. Clements also owned a house on the opposite side of the street that was situated on the site of the present Gresham Hotel. Other landlords

such as Viscounts Fitzwilliam and the Earls of Meath, held large areas as part of great estates, some of these holdings also providentially close to the growing city. Many of these estates had been granted to those loyal to the English crown as a means of colonisation and to maintain stability. Others saw the opportunities offered by property speculation and over time built up holdings of land with an eye to profit (Brady and Simms, 2001).

From the late 17th century onwards, these wealthy and ambitious citizens of Dublin set about acquiring the leases of large tracts of land bounding on the old walled city. The new streets on the estates of Lord Aungier (Aungier Street and Longford), Humphrey Jervis (Jervis Street, Mary Street and Capel Street) and in the early 18th century, the Moore family, Earls of Drogheda, (Henry Street, Moore Street, Earl Street, Off Lane and Drogheda Street) were in marked contrast to the narrow winding streets of the old town. The development of the current city streetscape from Capel Street to O'Connell Street and beyond to Parnell and Mountjoy Square occurred principally between the mid-17th and 18th century.

Charles Brooking's map of Dublin, made in 1728 (Figure 6), shows that substantial development had occurred. O'Connell Street, then named Drogheda Street, extending between Great Britain Street (subsequently Parnell Street) and Abbey Street was developed but not as far as Bachelor's Walk along the river. The North Strand road formed the eastern sea wall (part of which is now Amiens Street), although the area to the east had been walled and was silting up. According to this map the study area was already partially developed with blocks of structures (not individual building plots) fronting onto Moore Street. The blocks of development indicated on this map do not seem to relate to the subsequent cartographic evidence, which suggests that site was first developed in the mid-18th century and not the early 18th century.

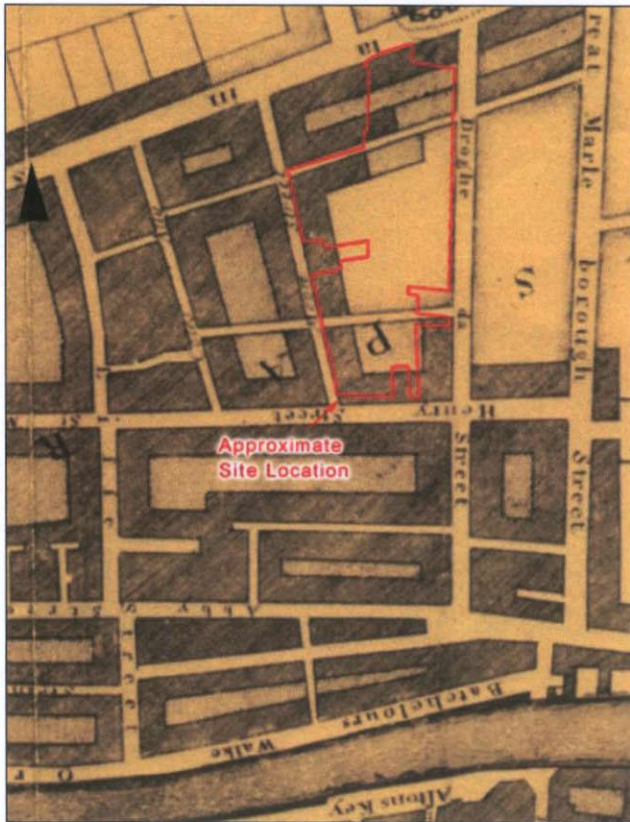


Figure 6 Brookings map of Dublin, 1728

John Rocque's 1756 map (Figure 7) is the first map to show the individual plots of land and structures associated with them, it shows a greatly expanded city. The present streetscape has been developed and in addition to Moore Street, Off Lane, now Henry Lane and Old Brick Field Lane, now Moore Lane is laid out. Only the western section of Sackville Lane (now O'Rahilly Lane) has been formed and is unnamed. In terms of the plot development, the information shown on Rocque's map does not correlate to Brookings' map. According to Rocque only the northern and southern ends of Moore Street are fully developed, comprising houses of varying sizes with rear plots and some gardens. An area bounded by Moore Street/ Off Lane/Old Brick Field Lane and consists of a large open area called the Old Brick Field, which stretches from Parnell Street to Off Lane. It appears to have been partially enclosed by a wall, there is a u shaped structure at the northern end of the field (recent excavations on O'Connell St show that this may have been much more extensive, see Section 2.3). In this map the eastern side of the site has been almost completely developed with large houses fronting onto the O'Connell Street (called Sackville Street) and stretching back as far as Moore Lane (called Old Brick-field

Lane), with evidence of stable buildings along this frontage. The large houses front onto the street with their stables at the rear but in between are the pleasure gardens are laid out in geometric patterns.



Figure 7 John Rocque, 'An exact survey of the city and suburbs of Dublin', dated 1756

The Brickfield

The brick-field was evidently in use extracting clay to make the handmade bricks in big clamps firing the bricks on site. It was probably in production well before the 18th century as excavations at Parnell Street and O'Connell Street have identified even earlier houses dating to the late 17th century rather than mid-18th century. Brick is first recorded in Dublin in the late 16th century, with Richard Frame/Feane recorded as a bricklayer in 1560, and with lands leased by Dublin Corporation to George Burroes in 1599 'to make bricks on

a 4½ acre plot of ground east of the Stein River'. From the late 17th century onwards Brick kilns and brick fields are recorded on maps of the city and property deeds maps generally located on the outskirts of the city and pushed further out as Dublin city developed. In 1730 Edward Lovett Pearce passed a building act controlling the quality of brick which also indicates that it was a widespread activity at the time. Non-mechanised brick making was a slow and seasonal, it involved digging the brick clay in autumn or winter, tempering the clay, hand- moulding the brick, air drying and then burning them in temporary kilns. By 1756 the brickfield on Moore Street is termed 'Old Brickfield' and was presumably out of date by this stage. Prior to this, In 1771 brickmaking was banned in Dublin, an 'Act to prevent the pernicious practice of burning bricks within the City of Dublin, or neighbourhood thereof' was made where no brick could be made or burnt within two miles of the public lamps of the city of Dublin (Roundtree, 2007).

The excavations at Nos 14-17 Moore Street suggests that the brickfield had been opened up as a municipal dump before the houses were built there in the 1770s. It would appear that after the clay was extracted, the quarry pit was deliberately infilled with layers of domestic refuse in much the same way as the modern dockland was partially reclaimed today, the quarry pit proving a very convenient dumping place for the general population of north Dublin. The site of the quarry was eventually developed, the infill material removed along the street frontage in preparation for the construction of a new terrace of houses, Moore Street.

In the reduced versions of Rocque's map (which vary in detail), there is a large undeveloped site (roughly at Nos 42-5 O'Connell's Street) at the northern end of Sackville Street and this may be associated with the brick field which dominates the western side of the site (Figure 8).

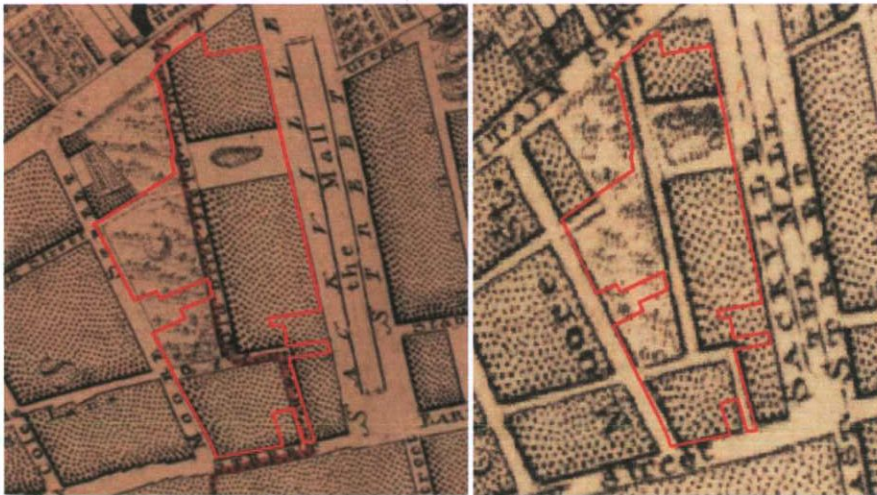


Figure 8 a. John Rocque's reduced plan from Survey of the city and suburbs of Dublin, with the parish divisions, dated 1757 and b. Survey of the City, Harbour, Bay and Environs of Dublin 1757

Almost two decades later the Scale's 1773 revised edition shows this brickfield area entirely developed (Figure 9). The western side facing Moore Street was fully developed with a continuous terrace of buildings. The eastern side of the block facing Old Brick Field Lane is also developed with a terrace of eight buildings and a numerous of other structures. Sackville Lane (now O'Rahilly Parade) is now named and extends to Old Brick Field Lane.



Figure 9 Bernard Scalé updated version of Rocque's map, dated 1773

The somewhat unregulated development and growth of the city during this era, coupled with a narrow medieval street pattern, left the city difficult to navigate, having a serious impact on commerce and trade. A 1757 Act of Parliament was therefore passed for the establishment of the Commissioners for the Making of Wide and Convenient Streets and Passages, otherwise known as the Wide Street Commissioners. This organisation was

responsible for the planning and construction of new streets on behalf of the city, or for overseeing the planning and construction of all new streets by private developers. In 1777, the Wide Streets Commission was given a grant to extend Sackville (now O'Connell) Street to the quays, and, in 1782, it was given Parliamentary approval to build a bridge (to be called the Carlisle Bridge, now O'Connell Bridge) over the River Liffey. The bridge, designed by James Gandon, was opened in 1795, but the extension of Sackville Street was under construction until 1800. Because of the works of the Wide Street Commissioners, cellars from structures demolished at this time can sometimes be found beneath the road surfaces.

By the first Edition of the Ordnance Survey map, dating to between 1838 and 47, modern streetscape is recognisable. Substantial development has taken place at the site and the brickfield has been completed developed. 'Old Brick Field Lane', now renamed Moore Lane and 'Sackville Lane', now O'Rahilly Parade, is also shown (Figure 10). But there are still gardens intact on both sides of the development site where presumably there was minimal ground disturbance.



Figure 10 First Edition of the Ordnance Survey, dating to between 1838 and 47

By 1891 and 1911 Ordnance Survey maps the gardens have all but disappeared and there are numerous infill buildings with dense occupation (Figure 11).



Figure 11 Revised Edition of the Ordnance Survey, 1891, 1:1056 sheet XVIII

A full description of the development of the plots within the Masterplan area through the examination of the various editions of the OS maps is described in detail the Architectural Heritage assessment.

2.1.7. A brief history of the streets surrounding the Development

- **Parnell Street**

It is clear that Parnell Street is sited on a highway that was present from at least the 17th century (its origin may be very much older). The street, formerly known as Great Britain Street, was first laid out for housing in 1728. Its original name was in honour of James I who in 1604 styled himself 'King of Great Britain' (McCready, 1892). The street was renamed on the 1st of October 1911 following the unveiling by John Redmond MP of a statue of Charles Stewart Parnell, a political leader, in Sackville Street (Bennett, 1991). Parnell Street consisted mainly of small shops with two and three-storey houses above. The buildings were swept away in the 1970s and 1980s to make way for the present wide thoroughfare, which was intended to be part of the Inner Tangent Relief Road. During the Easter Rising of 1916, Patrick Pearse surrendered to the commander of the British forces at No. 58 Parnell Street at the corner of Moore Street.

- **Moore Street**

Moore Street was laid out in 1728 and was named after Henry Moore, third Viscount Moore and Baron Moore of Mellifont who became Earl of Drogheda in 1661. He has also given his name to Moore Lane (laid out in 1773), Henry Street, Earl Street and Drogheda Street (now O'Connell Street). The Moore family had arrived in Ireland in the 16th century and acquired the Abbey of Mellifont in Co. Louth, where, in the 17th century, their descendants received the title of Earl of Drogheda. In 1619, another confiscated abbey, St Mary's, was granted to Garret Moore, along with all its lands north of Dublin. The primary development of Moore Street in the middle of the 18th century consisted of small Georgian houses. During the 19th century, the street gained a reputation for its victuallers, poultry shops and butchers, and by the turn of the century a dense network of small shops and stalls had evolved in the district between Moore Street and Little Denmark Street. It was then the largest market in the city. Though the market catered for the daily needs of the less well-off in the north city centre, it was not very organised. By the 1890s, the activity of the more permanent market stalls began to spill over into Moore Street, where fruit and vegetables continue to be sold. Many of the street traders inherited the business from their parents (Pearson, 2000).

In 1916, number 16 Moore Street was the location where the decision was taken by the Irish rebel leaders to surrender to British crown forces after the 1916 Easter Rising. On January 19th 2007, the Minister for the Environment, Heritage and Local Government placed a Preservation Order under the National Monuments Acts 1930 to 2004 on no. 16 and the adjoining terraced buildings of Nos. 14, 15 and 17 Moore Street.

The development of the ILAC Shopping Centre, in the early 1970s, brought about the demolition, in 1968, of virtually all of the west side of Moore Street. The Rotunda Market, Taaffe Market, the Norfolk Market, Anglesea Market and the Moore Street Markets were demolished. The Corporation Architect reported that the demolished buildings were largely 'good-class shops' with no structural problems. The planned clearance of the old markets area, much of which was undoubtedly very run-down, dated back to the 1930s. In 1957, the Corporation employed an American consultant, Professor Abraham, to give his views on the redevelopment of the whole area. He concluded that it was full of shacks, one-storey buildings and a few decrepit two and three storey buildings. Contributing to the general drabness are some old slaughter houses.

Professor Abraham suggested that part of the site might make a good location for department stores with the addition of a parking area. The large site between Moore Street and Little Denmark Street was cleared in the years leading up to 1972. Shortly afterwards the lease was granted to Irish Life, who proposed to develop the site and build a multi-storey carpark. For this, Irish Life paid a premium of £3 million to Dublin Corporation and an annual ground rent of £70,000. Some of the street traders were provided with lock-up facilities in the new centre, while the traders in clothes and shoes were offered basic retail facilities on Parnell Street. In spite of all these changes, Moore Street has survived and is still famous as one of Dublin's most colourful and busy streets (Pearson, 2000).

- **O'Rahilly Parade**

O'Rahilly Parade, previously named Sackville Place, was laid out in 1766. It was originally named after Lionel Cranfield Sackville, 1st Duke of Dorset and was so named until at least 1936. Its present name is after Michael Joseph O'Rahilly, also known as The O'Rahilly, the revered 1916 rebel whose death at the hands of the British was eulogised in verse by William Butler Yeats.

- **O'Connell Street**

The street now known as O'Connell Street is a relatively late feature of the Dublin streetscape. The first cartographic reference to the street is an unnamed road, shown on Bernard de Gomme's map of 1673, marking the eastern boundary of the lands of St Mary's Abbey. Charles Brooking's 1728 map of Dublin shows the street, then named Drogheda Street, extending between Great Britain Street (now Parnell Street) and Abbey Street, but not as far as Bachelor's Walk along the river.

Having purchased the lands that had originally belonged to St Mary's Abbey from Viscount Moore, Earl of Drogheda in 1714, Luke Gardiner set about the improvements to what would later become Sackville (and later O'Connell) Street in the 1750s by demolishing the houses between Great Britain Street and Henry Street. This had the effect of widening the northern end of Drogheda Street and set the scene for the creation of Sackville Street, with Gardiner's Mall forming a spine down the middle at the northern end of modern O'Connell Street. Only one of the houses no. 42 still survives from the original streetscape (Bennett 1991). Rocque's map of 1756 illustrates Gardiner's Sackville Street prior to its extension.

The Wide Streets Commission established in 1757, later expanded on Gardiner's development as part of a broader project, which first commenced with the provision of a suitably wide passage from Essex Bridge (now Grattan Bridge) to Dublin Castle. Drogheda Street continued to exist between Henry Street and Abbey Street until 1777, when the commissioners were given a grant to extend Sackville Street to the newly formed quays and to build a bridge (to be called Carlisle Bridge) over the Liffey. The bridge, designed by James Gandon, was opened in 1795, though the extension of Sackville Street was under construction until 1800.

Two paintings in the National Gallery show the street in 1818 and 1853 as a wide mall, with no monuments along its length other than Nelson's Pillar. A photograph in the National Library, probably from the turn of the century, shows the street as a broad mall lined with buildings and lit from the centre with gas lights. Many of these buildings would be destroyed in the coming decades, most during the 1916 Rising.

- **Henry Street**

Rocque's Map of 1756 shows Henry Street as a fully developed residential street. The street name is derived from Henry Moore, 3rd Viscount Moore, and Baron Moore of Mellifont, Earl of Drogheda. The properties were arrayed in line with Moore Street and Coles Lane, which set them at an angle to Henry Street. Therefore, the street frontage was quite interesting varying from place to place along its length depending on the layout of the property boundaries. In some places, the street frontage was a stepped terrace, while other sections were terraced and offering a uniform façade. The gardens to the rear of the properties appear quite mature indicating that the area was well developed by 1756. Even taking this into consideration, there were still some vacant lots along the street front. Yet, even these appear to have been landscaped as gardens. Henry Street did not remain residential for long gradually changing to full commercial use. As the city grew outwards areas of the centre became re-zoned as commercial. To this day, Henry Street is best known for its array of shops.

2.2. NATIONAL MONUMENT NOS. 14, 15, 16 AND 17 MOORE STREET

2.2.1. Summary of the events of the rising (after Courtney Deery Heritage Consultancy, 2011 and 2012)

Within the same block as the Masterplan area is the national monument 14–17 Moore Street (Plate 1). In 1916, number 16 Moore Street was the location where the decision was taken by the Irish rebel leaders to surrender to British crown forces after the 1916 Easter Rising.



Plate 1 17, 16, 15 and 14 Moore Street (July 2020)

On April 24 1916, Easter Monday, the republicans launched attacks on key buildings in Dublin. From the GPO, the designated headquarters of the Provisional Government and the principal position of the Rising, the rebels

hoisted their flag above the General Post Office, and declared a republic. They hoped the actions would trigger an uprising across Ireland, but elsewhere the rebellion was limited. In Dublin, however, the fighting lasted for six days before the authorities were able to re-establish control.

On Friday the 28th the GPO was engulfed by fire and the garrison were forced to evacuate. They planned a move to the Williams & Woods factory (demolished in 1978) on Great Britain Street (Parnell Street), this was led by Michael Joseph O'Rahilly. 'The O'Rahilly', as he was known was shot several times as he made his way northwards along Moore Street. Connolly was incapacitated, he had been hit by a sniper in the leg and during the evacuation of the headquarters the combatants moved him on a stretcher. They left the GPO by a side entrance into Henry Street and made their way along Henry Place, coming under intense fire at Moore Lane from a contingent of British soldiers behind a barricade on the Parnell Street end of this lane, or perhaps were stationed on the roof of the Rotunda Hospital.

Unable to go down Moore Lane or go onto Moore Street, from Henry Place, they broke into Cogan's House in No. 10 Moore Street and through the inside party walls of the houses began to tunnel northwards. They did not reach the factory and part of the garrison took up new positions in the houses along Moore Street where they spent the last two days of the Rising.

From No. 16 Padraig Pearse saw the bodies of the civilians on Moore Street and in order to prevent the loss of further civilian life he and four other leaders namely Pearse, Connolly, Clarke, MacDiarmada and Plunkett decided to surrender. It is thought that the first floor rear room in No. 16 is where the Final Council of War was held and the decision to surrender was upheld.

On the 29th April 1916, at 12.45 p.m. Nurse Elizabeth O'Farrell, a member of Cumann na mBan, emerged from the terrace in Moore Street with a Red Cross flag with directions to inform General Lowe that Pearse wished to negotiate surrender terms. Eventually, however Pearse and the leaders surrendered unconditionally

'In order to prevent the further slaughter of Dublin citizens, and in the hope of saving the lives of our followers now surrounded and hopelessly outnumbered the members of the Provisional Government present at Head-Quarters have agreed to an unconditional surrender.....' (P.H. Pearse, 29th April 1916).

In response to the execution of the Leaders and the backlash that followed guerrilla warfare broke out in large parts of Ireland in 1919–21, ending in a truce and an Anglo-Irish Treaty. The terms of the Treaty were accepted by a parliamentary majority but did not meet the aspirations of more extreme Republicans (or satisfy the ambitions of some of their leaders). This led to a destructive Civil War that ended in 1923 and caused bitterness and disillusion that lasted for generations. Two separate states in Ireland, the Irish Free State and Northern Ireland, came into existence in 1920–21.

2.2.2. Place Names Associated with the Rising

To commemorate those who fought in the Rising many of the street and place names in the city were renamed. O'Rahilly Parade (connecting Moore Street and Moore Lane, was previously named Sackville Place (and was renamed after Michael Joseph O'Rahilly sometime before 1936. 'The O'Rahilly', as he was known, was shot down close to the corner of Sackville Lane as he tried to take Moore Street. A commemorative limestone and bronze wall plaque on O'Rahilly Parade (Plate 3) reads as:

'Written after I was shot. Darling Nancy I was shot leading a rush up Moore Street and took refuge in a doorway. While I was there I heard the men pointing out where I was and made a bolt for the laneway I am in now. I got more [than] one bullet I think. Tons and tons of love dearie to you and the boys and to Nell and Anna. It was a good fight anyhow. Please deliver this to Nannie O' Rahilly, 40 Herbert Park, Dublin. Goodbye Darling.'



Plate 2 Plaque on O'Rahilly Parade (July 2020)

2.2.3. Relict Remains/ Physical Evidence for the Rising - Evidence in the Public Realm (after Courtney Deery Heritage Consultancy, 2011 and 2012)

In this part of the city, many of the buildings were totally destroyed as a result of the Easter Rising of 1916 particularly along O'Connell Street and Henry Street. A subsequent Fire Insurance Plan (Goad, 1926) shows that almost all of Sackville Street Lower was destroyed and the block enclosed by Middle Abbey Street, Henry Street and Liffey Street Upper, excepting the Arnotts department store. The GPO building was completely gutted by fire. Restoration work was not completed until 1929 and further work was undertaken in the early 1990's.

Recent research, in response to an additional information request as part of the Ministerial consent process to carry out investigative and protection works to the National Monument, has greatly contributed to our understanding of the final movements of the Leaders during the Rising and to a further understanding of the significance of Nos. 14-17 Moore Street. An assessment of the wider battlefield context was carried out on the streets and lanes between the GPO and Parnell Street and on the structures fronting them to identify any surviving evidence of the conflict associated with the 1916 Rising (Shaffrey Associates Architects and Myles, 2012). The objective of the study was to survey and assess the physical landscape and the materiality of the conflict throughout the defined area, both in terms of the public realm and within the buildings and back plots. It examined the recorded human experience of the conflict on the British side, the civilian side and on the side of the rebels as the dramatic events over the final days of the Rising unfolded (ibid.).

The investigation into the existing public realm included the Henry Street area along the route between the GPO and Henry Place, Henry Place, Moore Lane, Moore Street and O'Rahilly Parade. The façades and primary interiors of Nos. 14- 17 Moore Street were in place before the Rising; however, the shop fronts are later. No physical evidence of the Rising was evident on the façade or rear elevation of No. 14 and No. 16. The façade of No. 17 is damaged on the upper courses of the brickwork; this is unlikely to have been caused by gunfire as one would expect the entire façade and around the window reveals to be similarly damaged. Nos. 18 and 19 Moore Street were in ruins immediately prior to the Rising, they have concrete block party walls and are modern, and similarly No. 13 has a new façade and a modern interior.

Nos. 10-11 Moore Lane, to the rear of Nos. 15-16 Moore Street is the unified façade of a late 19th or early 20th-century warehouse, there was no interconnection between the Moore Street plots behind. Along Moore Lane, with the exception of a possible single bullet hole (a .303 round) which was recorded on an entrance reveal to the rear of No. 63 O'Connell Street, opposite the warehouse, no substantial evidence of the conflict was identified within the public realm area.

It was found that the most likely structures outside of the National Monument which may have retained evidence of the conflict are the mineral bottling stores of Michael O'Brien & Co. (Nos 11-13 Henry Place) and No 10 Henry Place on the corner of Moore Lane to the rear of Nos. 10-11 Moore Street (Plate 3). This area was briefly occupied by a detachment led by Frank Henderson. The gable fronted former beer store (formerly 'the White House') at the junction of Henry Place and Moore Lane now a store house has been significantly altered since the events of 1916. Given its position at the top of Moore Lane, the White House would have been exposed to direct line of British fire from the northern end of Moore Lane. However, to date no physical evidence of the conflict was identified in examining these buildings externally or internally. This building is undergoing further assessment by the conservation architects for the Dublin Central project.



Plate 3 The White House and O'Brien & Co on Henry Place (July 2020)

This assessment concluded that the lack of physical evidence of conflict (e.g., bullet holes etc.) surviving in the public realm is likely to be due to the fact that the gun fire was concentrated at waist level by the British who held barricaded and sniper positions and that the shop fronts, now long gone, bore the brunt of the damage.

Elsewhere in the city the force of attack and ammunition used was much greater and destroyed blocks of buildings, Moore Street in comparison remained relatively unscathed.

Though the historic streetscape has been largely altered, particularly with the development of the Ilac Centre, the street plan does however survive. The street layout of the evacuation route that the rebels took to from Henry Place considered to be significant.

The urban landscape including the buildings and public realm of the Dublin Central site and record of the 1916 events are being examined in detail by the conservation team. Many new publications have been released since the 2012 report by Myles in anticipation of the centenary and may shed further light on the events of the rising and the part these structures and streets had in it.

In addition to the streets, the evidence of the openings in party walls formed by rebels in Easter 1916 within the national monument site is an extremely significant discovery. It confirms the statements and recorded accounts of the conflict and provides astonishing physical evidence for the rebel movements during the last hours of the Rising.

Despite the lack of evidence for conflict in the public realm and indeed on the front and rear exterior of Nos. 14– 17 Moore Street, the pre-1916 date of the structures and their associated surviving fabric, combined with the discovery of the uninterrupted route of the tunnelled openings within them, has shown that Nos. 14– 17 Moore Street retains a tangible resonance with the events of the Rising. This significance is reflected in its designation as a National Monument.

A thorough building assessment is being carried out by the conservation team for every structure within the Masterplan area should any features, or evidence pertaining to the rising be identified it will be fully recorded and appraised as part of the assessment.

currently under development and is revealing similar stratigraphy, including a tunnel that runs from cellars beneath the building and continuing beneath Moore Lane.

2.3. ARCHAEOLOGICAL INVESTIGATIONS WITHIN THE SITE AND IN ITS ENVIRONS

2.3.1. Introduction

The development block is a large site and several investigations have been carried out within the general environs which provide some insight into the general ground conditions and archaeological potential (Figure 12).

The most relevant are those within the site, at Nos 40–42 O’Connell Street and Nos 14–17 Moore Street, along with a number of boreholes at the rear of Nos 47–50 and Nos 53 O’Connell Street/Moore Lane. However, the large excavation at Nos 58–66 Parnell St/Moore St in the north-west corner of the block but outside the current development site, is possibly the most significant as this site indicates generally the surviving features in this area. This was excavated in its entirety in 2003 and revealed a complex of house foundations, walls, vaults, drains, cobbled surfaces and other features extending across the entire site. A similar stratigraphy should probably be anticipated for the development site under discussion although there are areas that are basemented, where deposits are likely to have been removed. Its neighbouring block 17-19 Moore Lane is

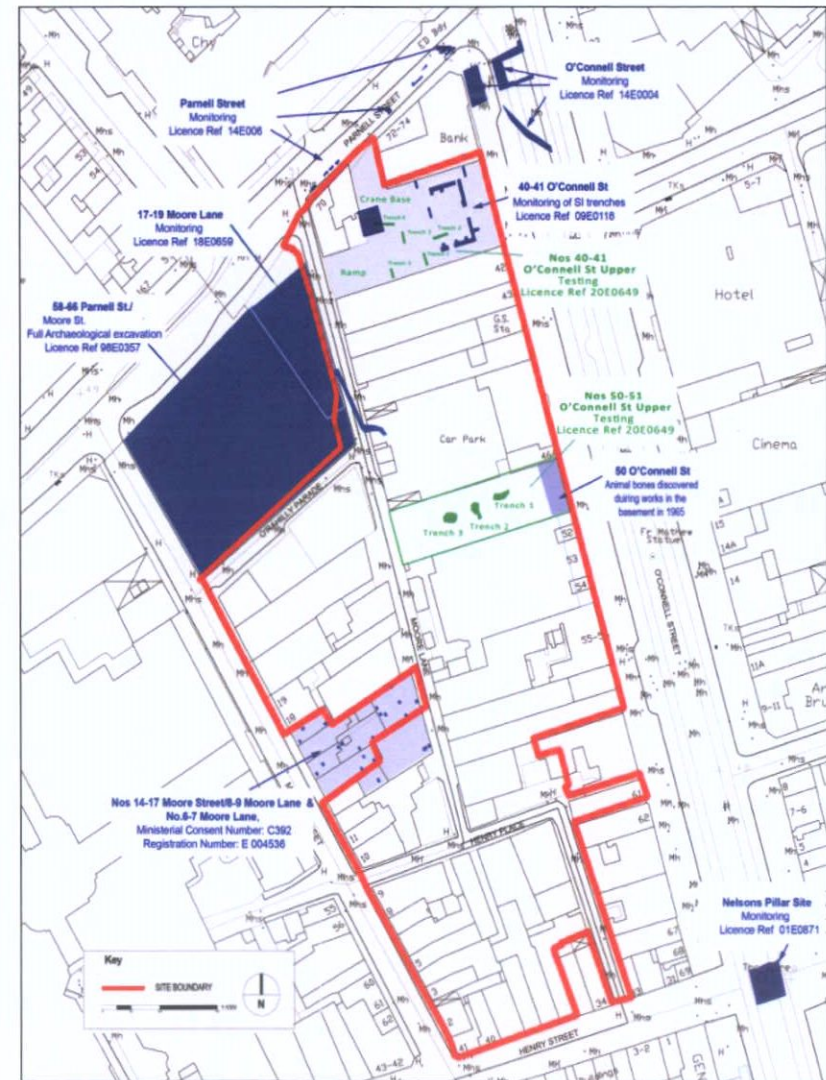


Figure 12 Previous investigations within the development block

2.3.2. Investigations within the Dublin Central Block

- **No. 50 O'Connell Street**

Animal bones were discovered during work on a basement at No. 50 O'Connell Street Upper in 1965. They consisted largely of ox but also included sheep bones. Many appeared to have cut marks and the archaeologist who visited the site concluded that the site might have been a knacker's or butcher's yard (NMI Ref. IA 15/65).

- **Nos 40-42 O'Connell Street**

Nos 40-42 O'Connell Street forms part of the development and works were carried out here previously in 2009, which were archaeologically monitored, under licence. Nos 40-41 was the Royal Dublin hotel, a modern building which was demolished to basement level and certain enabling works were carried out, to prop the adjacent buildings. A total of nine trenches were then excavated through the basement floor level. These established that the floor sat on natural gravels and silts, with no indication of any walls or features (Simpson 2009).

- **O'Connell Street/Moore Lane: Boreholes**

A number of bore-holes were carried out within the environs of the site in 1990 and again in 2000 but without the presence of an archaeologist (Figure 13). As a result, the information is limited but, in general, the inclusion of brick marks a post-medieval archaeological deposit.

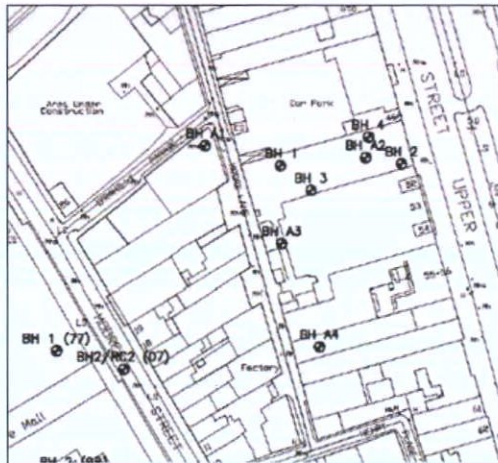


Figure 13 O'Connell Street/Moore Lane bore-holes locations

The relevant bores were done to the rear of Nos 47 to 50 O'Connell Street and to the rear of No. 53 O'Connell Street/Moore Lane, which give some information on the general ground conditions. In general, most of the bore-holes suggest deposits containing brick to a depth of 3m which is usually indicative of cellars and buildings but with clay deposits in the interior. The cellars appear to be cut into natural gravels and silts, which lie

approximately 1m below present ground level. This stratigraphy was also suggested by archaeological monitoring at Nos 40-2 O'Connell Street (see above).

2.3.3. Investigations adjacent to the Dublin Central Block

- **General**

The impact of commercial development from the early 19th century on the remnants of 18th century residential Henry Street is likely to have been quite severe. Archaeological test excavation on Parnell Street in 1995 demonstrated the impact of the ILAC Centre on this area i.e. the area enclosed by Parnell Street, Moore Street, and Henry Street. This phase of testing recorded an average depth of 3.00m of modern overburden across this area with the original street frontages badly damaged by services (Halpin, E. Licence No 95E163. 1995). Other archaeological investigations in this vicinity demonstrate similar levels of impact on the residential 18th century features. Survival in the main appears to be street frontage in most cases. Arnott's of Henry Street opened for business as Cannock, White and Company in 1843 at No 14 Henry Street. By 1850 the business had expanded into the two adjacent buildings. The firm became 'Arnott & Co. in 1865 and continued its expansion to dominate Henry Street. The present edifice replaced the original in the late 1890s after fire gutted the building in 1894.

- **Nos 14-17 Moore Street/Moore Lane**

Archaeological testing was carried out at the national monument Nos 14-17 Moore Street, which is located within the site of the 'Old Brickfield'. This large brick-field was probably opened up in the late 1720s when the various streets were being laid out in the general area, and it was accessed by Moore Lane an early route, which was originally called 'Brick field Lane'. Test-trenches established that the quarry for the clay extraction extended to 2m in depth down to the gravel deposits and that this quarry was later infilled with organic refuse, evidently forming the city dump. The post-medieval infill layers were the earliest deposits found on site and there was no indication of any Viking activity at the site.

The national monument was due to undergo conservation, restoration, and adaptation for use as a commemorative centre and a programme of archaeological testing was carried out to inform this new design in a previous programme of works. All works were then halted in March 2016 on foot of High Court decision and in August 2015 an Essential Works programme was initiated, designed to stabilize the national monument and protect the monument from deterioration under Ministerial Consent C000494. The archaeological supervision programme included supervising all excavations, of the underpinning within the cellars, of engineering test-pits in the rear, of the excavation for pads for propping system to the rear of Nos 14 and 15 and of any works to the existing standing elements such as the boundary walls.

These works included, the insertion of protective coverings over the vulnerable internal features such as stairs, fire-places, original plaster internal, additional floor-boards, external props, needle piles through the walls, the lifting of the floorboards, the repair and stabilization of existing unstable walls and the exposure and repair of the roofs.

Given the significance of the site, a major part of the archaeological programme was the sieving through and collection of the material that had accumulated beneath the floorboards in the cavity spaces between the floor joists to recover any artefacts that might be related to the 1916 events that occurred within the buildings. This strategy of recovery was developed by Courtney Deery Heritage Consultancy in discussion with the Department of Culture, Heritage and the Gaeltacht and the National Museum of Ireland. A major part of the archaeological programme was sieving through the fill that had accumulated under the floorboards.

The collection and sieving revealed a huge collection of diverse and eclectic artefacts spanning the occupation of the house. In total 756 number of finds were recovered. However, the pottery sherds, nails, glass and metal objects were bulk numbered, and the total of individual objects were in the region of 4,458. These included as expected a huge collection of nails and building debris, but also fragments of paper and textiles (possibly used to block drafts or dragged below the floor boards by rodents), cutlery, crockery, bottles, coins, match-boxes, sewing paraphernalia suggestive of small-scale cottage industry, toys etc. which may have been swept, or lost between the gaps and cracks in the floorboards or along the skirting boards etc. Other more-high quality artefacts included part of a cameo brooch, jewellery, a patriot pamphlet with pictures of Robert Emmet and Sir Edward Fitzgerald, and a stamp of President Garfield (1884). The patriot pamphlet is particularly interesting as it may have been related to the 1916 occupiers. (Weadick and Deery, 2018).

This unique collection embodies what was the normal and mundane in the buildings. The finds illuminate the people and practices of the time in a new light. Preliminary research carried out found that the datable finds - coins, buttons, glass vase dating to the 1870s and newspaper cuttings, recovered from under the floor boards in houses 14-17 span from the 1770s to 1990s. The bulk of these finds date from the late 19th centuries to the first three decades of the 20th century, and therefore are more or less contemporary with the events of Easter 1916. Indeed, some of the objects (the George III and Victoria I coins) found in House 16 would have been lying under the floorboards when Connolly and his men had taken refuge there the evening before they surrendered. It is recommended that all these finds be retained.

The assemblage is contemporary with the occupation of the buildings. The artefacts are being retained on the grounds of the wealth of information it provides about the material culture and the social history of the people living in Moore Street before, during and after Easter 1916. Indeed, many of these objects are already in the Museum's collections, albeit in a more complete state, for example wooden spatula resembles those in the folklife collections and the 1870s glass vase resembles some in the glass collection in Collins Barracks. Tableware, jewellery, cutlery, the books, newspapers cuttings, quill nibs and old pencils, religious objects (rosary beads and scapular), cooking utensils provide us with an insight into the lives of the inhabitants of the buildings before, at the time and for a period after the Easter Rising 1916. The newspaper cuttings, the pages from books and pages of poetry, the toys and even the make-up and shoe polish tins give us a real sense of who the people living in Houses 14-17 Moore Street were. For this reason alone, the assemblage is being retained and preserved for future research.

In addition, Cellars in Nos 8-9 Moore Lane (part of the national monument) and separately to the rear of No.13 Moore Street (Nos 6-7 Moore Lane) debris dumped in the large basement on the eastern side of the National Monument was cleared out as part of the programme of works. No archaeological matter and/or historical

material evidence was found within the rubbish that had been deposited historically within the cellars of Nos 8-9 Moore Lane, despite extensive exploration

- **Nos 58-66 Parnell St/Moore St**

This large excavation was located in the north-west corner of the block but outside the current development site and was excavated in 2003. Four main phases of archaeological activity identified in what was a dense and complicated site. Phase 1 (the lowest level) was dated to the medieval period, (12th-14th century) and was represented by a thin layer of turbated top-soil, probably the remnants of cultivated soil perhaps associated with St Mary's Abbey. This topsoil layer was sealed by the remains of the brickfield, depicted on Rocque's map of Dublin, dated 1756 and represented by deep deposits of burnt or fired red clay. Sometime during this phase houses with triangular fireplaces were built along O'Rahilly Parade, the cellar of which at least one of which survived generally intact. The third and most major phase, dated to between 1750 and 1770, was the construction of the Georgian street-front, fronting onto Parnell Street (formerly known as Great Britain Street) which involved laying out nine new plots running north-south and parallel to Moore Street. The final phase was represented by modern usage, up until the present day.

In general, the surviving remains consisted of stone and brick structures, cellars, buildings, cobbles, drains, a lime-kiln, paths and vaults and extended to 3m in depth on average (Figure 14). In general, the cellars were deepest along O' Rahilly Parade at 3.10m but each plot had additional buildings, some with some basements, in the rear plots. Where there were no basements there were garden soils to a depth of between 0.20m and 0.50m in depth, the lowest levels of which were medieval in date, the upper post-medieval. However, there were also large refuse pits some as deep as 3.50m cut into the boulder clay (O'Donovan, Excavations 1999:224: Licence no. 98E0357).

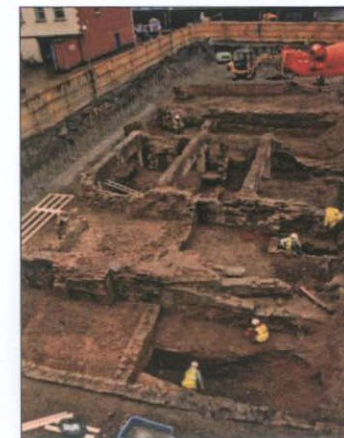


Figure 14 Excavations at Parnell Street: Note red clay deposits associated with brick-making (after O'Donovan, 1999)

This site is close to the Viking cemetery site but there was no indication of any Viking burials. However, the survival of the medieval soils makes it a possibility elsewhere.

- **Excavations and Monitoring relating to the Luas works, O'Connell Street and Parnell Street**

Works connected with the new Luas line have also taken place in an around the environs of the site most notably along Parnell Street, (although mostly in the central median of the roads). At the western end of Parnell Street, to the east of the site under discussion, early cellars were found beneath the Georgian cellars and these were evidently the brick terraced houses of the late 17th century known colloquially as 'Dutch Billys'. At least one was found in the Parnell Street excavation with similar cellars identified during the Luas works just north of the site outside the Rotunda hospital. A slightly different structure with an early slated roof, probably of late 17th/early 18th century date was also found during the Luas works at the intersection of Parnell Street and O'Connell Street (pers. comm. Emer Dennehy, Transport Infrastructure Ireland). These works also suggest that Parnell Street had been raised significantly presumably because the area was wet and marshy. This raising of the road preserved a significant amount of material beneath.

Utilities Works in advance of the LUAS on O'Connell Street extended the full length of the street to the junction with Parnell Street and the Parnell National Monument (RMP DU018-425, RPS 6020). Works took place largely in the central paved median, western carriageway and footpaths. Natural gravels were noted at a range of locations along the street during site works. They ranged from 1.6m at the southern end of the street to 2.5m in depth at the northern end. The earliest features and deposits on O'Connell Street comprised deposits of red-brickfield dust related to brickworks (RMP DU018-020506) in the Moore Street, they were found at 1.9m, a considerable depth, at the northern end of O'Connell Street opposite 37-38 O'Connell Street (Figure 14).



Figure 15 Brickfield deposits under a metallated layer found along the central median at the northern end of O'Connell Street opposite 37-38 O'Connell Street (After Seaver & Kavanagh, 2017)

This was overlain by extensive areas of metallating (the top of the metallating ranged from between 1.2m and 1.66m below current ground level) which were found throughout the northern end of the street. These are likely to represent earlier street levels. The overlying extensive metallated deposits which cover O'Connell Street Upper may relate to the earliest street surfaces connected with Sackville Mall. They have been identified in both northbound and southbound carriageways and therefore are unlikely to be related to the older course of Drogheda Street which was confined to the southbound side of the carriageway.

A range of cellars were also found on O'Connell Street (Figure 16). The earliest were found at the junction of Abbey Street and within the central island. These were related to buildings which fronted onto Abbey Street prior to the construction of Sackville Street Lower (O'Connell Street).



Figure 16 Three cellar crowns identified on O'Connell Street Upper (After Seaver & Kavanagh, 2017)

The section between O'Connell Street and Moore Lane was not a developed frontage on Rocque's map of 1756 (Figure 4). The cellar grouping at the northwestern corner of the street might relate to buildings shown on Scalé's slightly later map of 1773 (Figure 5) but are most likely later again—very late 18th or 19th century—relating to the terrace of buildings shown on the 1st edition Ordnance Survey map (Figure 6). An isolated find of human remains—a fragment of a cranium—was made at the north end of O'Connell Street Upper from a deposit overlying one of these cellar walls. There was no obvious origin for this. The deep sequential deposits of refuse and compacted metallating recorded at the junction of Marlborough Street and Parnell Street show the extent to which the ground was built up over time (Sever & Kavanagh 2017). This is similar of the refuse deposits identified at 14-17 Moore Street where the brickfield was infilled.

A further significant cluster of cellars were found in the central median opposite Nos 35-39 and directly outside Nos 37-38 O'Connell Street (Allied Irish Bank – AIB) (three crowns). The latter were part of a complex which continued onto Parnell Street (O'Dowd et al. 2016). A substantial Victorian sewer ran north-south up the

northbound carriageway of O'Connell Street at varying depths. During the course of the monitoring programme at Parnell Street a number of archaeological features were uncovered. These were generally 18th to 19th century in date and related to the development of Parnell Street during this period and associated civic infrastructure—drains, watermains and street surfaces.

Monitoring of ground reduction works for a proposed ESB substation for Luas Line A identified sub-surface structural remains on the central median of O'Connell Street between the O'Connell National Monument (RMP DU018-423) and William Smith O'Brien Monument (RMP DU018-424) (Myles and Kerins 2005. The remains comprised a brick outhouse relating to a property marked on Rocque's Map of 1756 and an attached cobblestone wall of possibly late 17th century date.

• **Nelsons Pillar site (The Spire), O'Connell Street**

Investigations at the site of Nelson's Pillar at the junction of O'Connell Street and Henry Street, in advance of the construction of the Spire, identified sterile gravel layers at a depth of 1.42m OD (3.45m below the level of the footpath). This deposit was truncated by three 18th century basements relating to structures illustrated for this location on Rocque's Map of 1756. The structures, located under the central median of O'Connell Street, were demolished in the 1780–1790s by the Wide Street Commissioners to accommodate the construction of O'Connell Street Lower. The cellars, which had cobbled floor surfaces, limestone walls and red-brick vaulted ceilings, had a maximum width of 3.43m, height of 2.02m and extended for a length of approximately 4m from the street frontage (Myles 2001). The cellars were in-filled with demolition material relating to the activities of the Wide Street Commissioners this included late 17th century ceramics and roof tiles.

• **Parnell Street**

Basements were also noted along Parnell Street during investigations excavations in 1995, which extended to 3m in depth but were cut into archaeological soils, dated to the post-medieval period (Eoin Halpin, *Excavations 1995:082*: Licence no. 95E163).

• **Moore Lane**

17-19 Moore Lane is currently being developed and archaeological monitoring has revealed an extensive cellar beneath the building footprint and a service tunnel that ran c. 20m along Moore Lane. The tunnel possibly connected a former public house 'Devlin's Pub' with bottling stores south along Moore Lane WA Gilbey's stores (now 46 O'Connell St). Local lore has it that Michael Collins frequented the and pub which may have acted as a headquarters during the Irish War of Independence and subsequent Civil War (Faith Bailey, *Pers. Comm.* 2020)

2.4. NATIONAL MUSEUM OF IRELAND, IRISH ANTIQUITIES DIVISION, TOPOGRAPHICAL FILES

2.4.1. Stray finds records within the Masterplan area

No finds were recorded in the topographical files that were specifically related to the development site. As described above, however, significant archaeological discoveries were recorded in the O'Connell Street area in the second half of the 18th century during the development of Parnell Square. The burials were believed to be Viking in origin and may have indicated a Viking cemetery or a small collection of burials on high ground

overlooking the sea (cf. historical background above). Test trenching was carried out in Parnell Street in 1998 (Licence No 98E0357) but no remains were uncovered.

Animal bones were discovered during work on a basement at 50 Upper O'Connell Street in 1965. They consisted largely of ox bones, but also included sheep bones. Many appeared to have cut marks, and the archaeologist who visited the site (Peter Danaher) concluded that the site might have been a knacker's or butcher's yard (NMI Ref. IA 15/65).

STAGE 2 -REVIEW

3. STATUTORY PROTECTION

3.1. Designated archaeological sites and monuments

There are a number of designated archaeological sites and monuments within and in the environs of the Masterplan area (Figure 17) that are protected by the National Monuments Legislation (as amended) and also the provisions of the Planning and Development Acts (as amended).

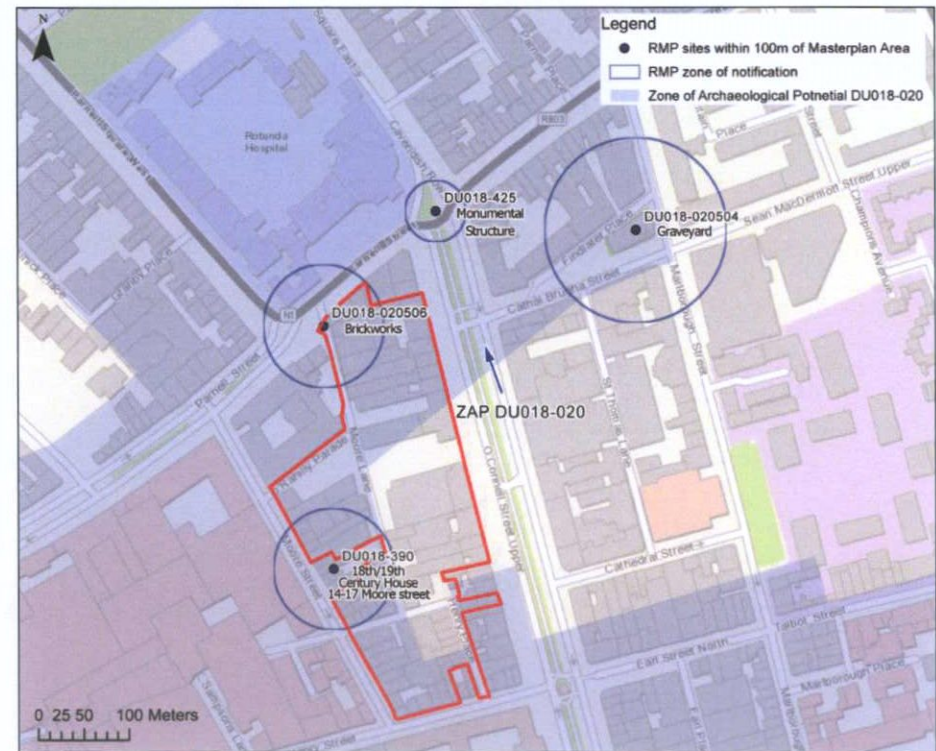


Figure 17 Masterplan area and designated sites

3.1.1. National Monuments

Numbers 14–17 Moore Street is a national monument; it was subject to a preservation order made under the National Monuments Acts 1930 to 2014. It is located outside of the boundaries of the Masterplan area but lies within the same block on its western side (Figure 17). The designated site comprises Nos 14, 15, 16 and 17 Moore Street and also includes the rear yards of Nos 15 and 16 Moore Street and Nos 8-9 Moore Lane (Figure 18, red line). The four main houses (Nos 14–17) are also Protected Structures, as listed in the Dublin City Development Plan 2016-22.

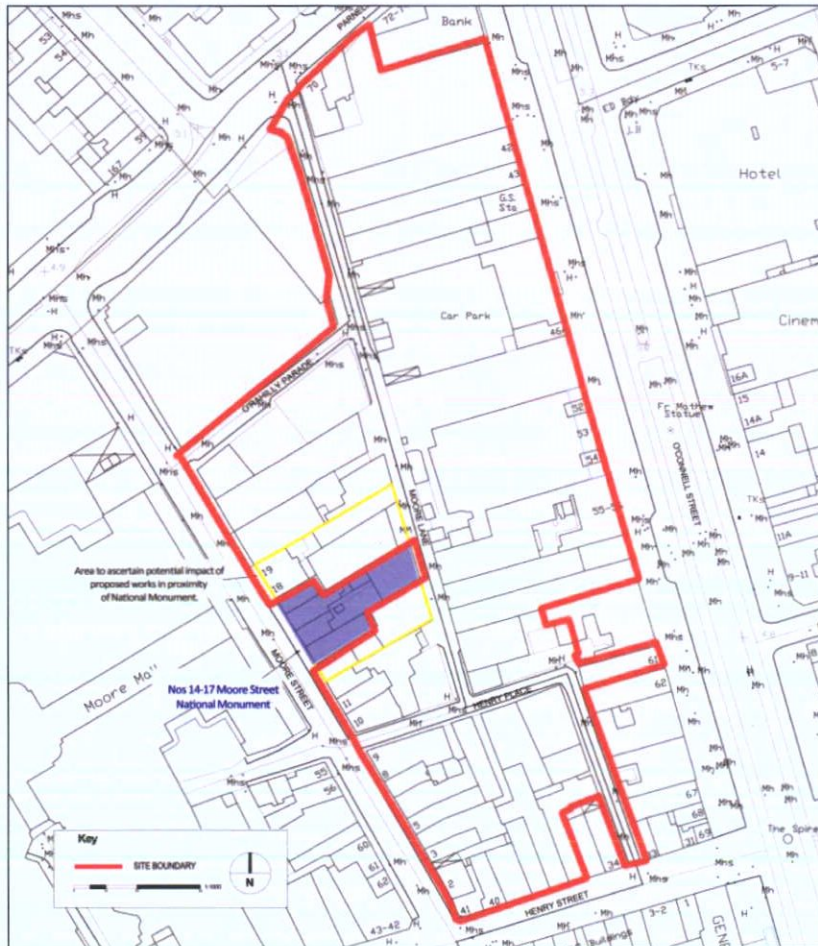


Figure 18 National monument and PO zone

Table 2 National Monument Record

RMP/SMR No.	Name	RMP Description	ITM
Numbers 14 -17 Moore Street (PO no. 1/2007). RMP DU018-390	House - 18th/19th century house	The buildings at nos. 14 -17 Moore Street date from the mid-eighteenth century. The facades of all four buildings were rebuilt in the 19th century and they survive as a distinct and recognisable group in the streetscape. No. 16 Moore Street is accepted as the final headquarters of the 1916 leaders and is the location where the decision to surrender was taken. The buildings are a national monument in State care.	715680, 734770

An area defined by the National Monuments Service was formerly established around the national monument to allow an assessment to be compiled of the potential impact of proposed works in proximity to the National Monument. The envelope of buildings that form this area comprises Nos 13, 18 and 19, as far east as and including the Moore Lane frontage (that includes 6-7 Moore Lane to the rear of 13 Moore Street) (Figure 18, yellow line).

The Charles Stewart Parnell monument at the junction of O'Connell Street and Parnell Street is also a national monument (DU018-425), it will however not be subject to impact by the proposed development.

3.1.2. Record of Monuments and Places

The Record of Monuments and Places (RMP) is a statutory list of archaeological monuments provided for in the National Monuments Act (as amended). There are two RMP sites within the urban block, the heretofore mentioned national monument and the brickworks site. Whilst the location for the brickworks is in the northern area of the Masterplan area (Figure 17) excavation and cartographic sources shows that it is likely to have been located in an area from Parnell Street Moore Street, Moore Lane and Henry Place, and potential may have extended as far as O'Connell Street (cf. Section 2.3). The brickworks site is also recorded in the Dublin City Industrial Heritage Record (DCIHR Ref. 18_07_110).

Table 3 RMP / SMR Sites within the Proposed Scheme

RMP/SMR No.	Name	Description	ITM
DU018- 020506	Brickfield Site	Rocque 1756: Old Brick Field	715670, 734928
DU018-390	House - 18th/19th century house	As above in the preceding table	715680, 734770

A further two RMP sites are located within 100m of the Masterplan area development boundary, the Charles Stewart Parnell monument at the intersection of Parnell Street and O'Connell Street and St Thomas's Church and Graveyard in an area formed by Cathal Brugha St., Findlater Pl. and Marlborough St.

DCC PLAN NO 5126/22 RECEIVED: 26/10/2022

St Thomas's Church (DU18-020504) was built between 1758 and 1762, was destroyed during the Civil War in 1922 between 1931 and 1932 (Bennett 1991).

Table 3 RMP / SMR Sites within the Proposed Scheme

RMP/SMR No.	Name / Type	Description	ITM
DU018-020504	Church possible and graveyard site	Cathal Brugha St., Findlater Pl., Marlborough St.	715873, 734995
DU018-425	Monumental structure	Parnell Street, O'Connell Street Upper and Cavendish Row	715742, 735004

When the owner or occupier of a property or any other person proposes to carry out, or to cause, or to permit the carrying out of any work at or in relation to a Recorded Monument, they are required to give notice in writing to the Minister two months before commencing.

3.1.3. Zone of Archaeological Potential for Dublin City (DU018-020)

The Masterplan area is partially within the Zone of Archaeological Potential (ZAP) for Dublin City (Figure 17). The Dublin City Development Plan (DCDP) 2016-22 recognises that the appropriate archaeological strategy for preservation and development can only be determined for each site on the basis of an understanding of the archaeological potential of a site and the archaeological impact of a Masterplan area on that potential. Any development proposals within a designated ZAP must be subject to pre-planning discussion and it is policy that applications accompanied by an archaeological assessment.

To ensure that the City Council's policy on archaeology is implemented, the following development standards apply for developments within a ZAP, as set out in Section 16.10.20 of the DCDP:

DCDP Planning Requirements for Development within a ZAP
<ul style="list-style-type: none"> The applicant shall employ a qualified archaeologist to carry out and report on any necessary site investigation works New basement development at medieval sites shall be omitted where it is deemed that undue damage to archaeological deposits will occur The impact and merits/demerits of foundation type (piled, raft, etc.) shall be archaeologically assessed When planning permission for development involving sub-surface excavation is granted, the applicant's attention will be drawn to the legal obligation to report the discovery of archaeological finds to the National Museum of Ireland Where a site is deemed to require archaeological investigation, all in situ remains shall be recorded according to best practice irrespective of date and evaluated for preservation in situ Ensure the assessment of industrial features during archaeological investigations Where preservation in situ is not feasible/ appropriate, sites of archaeological interest shall be subject to archaeological excavation and recording according to best practice, in advance of redevelopment

- The results of all archaeological excavations shall be published in full in a reasonable time following archaeological site completion
- The excavation archive shall be prepared and submitted in accordance with the DEHLG Guidelines to the Dublin City Archaeological Archive following site completion

These requirements are carried out on behalf of a prospective developer by an archaeologist and funded by the developer. The planning authority may apply conditions relating to archaeology to individual permissions.

3.2. Dublin City Development Plan 2016-22

The Planning and Development Act 2000 (as amended) recognises that proper planning and sustainable development includes objectives for the protection of the archaeological heritage. The protection of archaeological monuments and remains above and below ground is an objective of Dublin City Development Plan (DCDP) this is detailed in policy CHC9 which seeks to protect and preserve archaeological monuments in the city as follows:

DCDP Policy CHC9
<ol style="list-style-type: none"> To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of the re-use of buildings, light buildings, foundation design or the omission of basements in the Zones of Archaeological Interest. That where preservation in situ is not feasible, sites of archaeological interest shall be subject to 'preservation by record' according to best practice in advance of re-development. That sites within Zones of Archaeological Interest will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged. That the National Monuments Service will be consulted in assessing proposals for development which relate to Monuments and Zones of Archaeological Interest. To preserve known burial grounds and disused historic graveyards, where appropriate, to ensure that human remain are re-interred, except where otherwise agreed with the National Museum of Ireland. That in evaluating proposals for development in the vicinity of the surviving sections of the city wall that due recognition be given to their national significance and their special character. To have regard to the Shipwreck inventory maintained by the DAHG. Proposed developments that may have potential to impact on riverine, inter-tidal and sub-tidal environments shall be subject to an underwater archaeological assessment in advance of works. To have regard to DAHG policy documents and guidelines relating to archaeology

The Dublin City Heritage Plan complements the policies of the DCDP. The principal aim of the Heritage Plan is to ensure a high quality urban environment by positioning 'place' central to all Heritage Plan activities, with a key aim of the emerging new Heritage Plan to foster a sense of understanding, involvement, belonging, ownership and enjoyment in the city's heritage amongst its diverse residents and visitors alike.

Also, of relevance to the Masterplan area the following policies of Dublin City Council in relation to the national monument at Moore Street and its environs:

- CHC17:** To co-operate with and facilitate the state in its presentation of the National Monument at 14–17 Moore Street on a joint venture basis.
- CHC20:** To support the retention and refurbishment of the cultural quarter associated with 1916 on Moore Street.

4. STATEMENT OF SIGNIFICANCE

This statement of significance describes the archaeological significance of the Dublin Central project. It has been written to support the conservation plan and also the Masterplan. The historic value of the Masterplan area is multi-layered and relates to aspects of its history, architecture, archaeology, and the physical, social and cultural relationship with the receiving urban environment. The Burra Charter (2013) defines cultural significance as 'the aesthetic, historic, scientific or social values for past, present or future generations'. The Dublin Central development area is a substantial urban block within the capital city of Dublin incorporating the western side of the city thoroughfare of O'Connell Street and as such is a significant social, cultural and historic repository of memory for the people of Ireland.

The historic significance of Dublin Central is bound up with understanding the site, the buildings, the below ground and standing archaeology, cultural events, their potential and the present urban setting and possibilities for future presentation.

By understanding the integrated and standalone elements of the historic makeup of the place, there is a huge opportunity for effective and positive change that encapsulates the spirit, social and cultural values and civic identity so as not to diminish their importance but enhance them in the future.

The Dublin Central Project incorporates frontage along one of the main thoroughfares of the capital city. In lands formerly associated with St Mary's Abbey, the Development in this area can be traced back to the early 18th century, when the city expanded to the east. The historic importance of this area is attested by the numerous statutory designations namely, recorded monuments, Moore Street national monument, protected structures, and an ACA lying within or in proximity to it.

Archaeological excavations have brought an understanding as to the below ground potential with post medieval 18th to 20th century deposits (brickfields, basements and house foundations) and artefact relating to the development of the modern street scape being identified. While to date, there is no indication of Viking burials from any previous investigation, the potential remains.

The complex and dramatic events surrounding the 1916 Easter Rising during the final hours of the battle, is a critical episode in the Irish national consciousness and in Irish History. The retreat from the GPO maintains a

legibility in the streetscape providing a tangible connection to this event and a unique sense of place and attachment to it. The historic landmark of Nos 14-17 Moore Street (national monument) and its surviving breeches through the party walls, embodies the final call to surrender and resonates stories of the past and hopes of the present for the future. As a site, it commemorates the past and is rich in potential and possibilities.

5. VULNERABILITIES AND OPPORTUNITIES

5.1. Vulnerabilities

Based on the information gathered to date from archaeological research cartographic sources and previous excavations is considered likely that earthmoving works could encounter the following:

- The remains of the brickfield in any ground that has not been removed by basements or cellars. The former brickfield quarry pit is likely to contain up to 2m of organic deposits representing domestic refuse from the city and containing artefacts including ceramics, glass and metal objects. There may also be the remains of the actual brick clamps. Evidence of brick fields have been found further east of the development in O'Connell Street and it expected that further evidence will be revealed within the study area.
- The excavations in the vicinity of the site provides some insight into the possible ground conditions (see section 2.3), suggests that a complex of house foundations, walls, vaults, drains, cobbled surfaces and other features dating to the early 18th century and later should be anticipated for the Masterplan area are likely to extend across the entire site. Although there are areas that are currently basement, where deposits are likely to have been removed. Tunnels have also been identified running beneath Moore Lane, there is a potential that there are further tunnels connecting buildings.
- As part of the ongoing surveys of the buildings, the plotting of known basements will be made, there may be areas to the rear of the properties along O'Connell Street, extending back to Moore Lane, which *might not* have cellars and where there may be undisturbed clays. At the eastern side of the block, along O'Connell in an area depicted open in Rocque, there may be the remains of the brick-field while on the western side of the block, bounded by Moore Street and Moore Lane there may be significant organic deposits, if basements have not removed them entirely.
- There is also limited potential for Viking burials although this block was very developed throughout the years at this end, presumably removing a significant amount of original ground. Nevertheless, there is significant potential for such a discovery at the northern end of the site. Any surviving graves would likely to be in clays to the rear of buildings along the northern side of the site where there are no basements. At 58–66 Parnell St/Moore St outside the development in north-west corner the lowest level at the site revealed to the medieval period, (12th-14th century) and was represented by a thin layer of turbated top-soil, probably the remnants of cultivated soil perhaps associated with St Mary's Abbey. This site is at the northern western side of the development site and therefore within the general environs of the possible

Viking cemetery. While there was no indication of any Viking burials, the survival of medieval garden soils makes it a possibility elsewhere.

- It is considered unlikely that any features, structures or finds of such significance would be identified on the site that might preclude the development from taking place. The assessment of significance analyses the rarity, quality and representativeness and the potential to contribute to further regional or national strategies about the place itself or a type of site. It depends on whether or not other sites can yield additional or comparative data in terms of finds and deposits.

5.2. Opportunities

'The power of place – the power of ordinary urban landscapes to nurture citizen's public memory, to encompass shared time in the form of shared territory – remains untapped for most working people's neighbourhoods in most cities.... The sense of civic identity that shared history can convey is missing. And even bitter experiences and fights communities have list need to be remembered – so as not to diminish their importance'. Hayen, D. 1995. The Power of Place: Urban Landscapes in Public History.

Based on the shared understanding of the archaeological, built and cultural heritage issues an imaginative, confident design response derived from the context of the 1916 and the discrete elements of its historic setting is recommended (Policies 2 and 3). By incorporating the historic urban fabric and layout of the streetscape, a balance can be struck by providing a sustainable and economic development with placemaking that includes spatial and visual links to the historic character of an area. There is now an opportunity to incorporate Moore Street, Moore Lane, Henry Place and O'Rahilly Parade, and their intersections into the proposed development, this a significant aspect of the historic character of the area. These streets contribute to the legibility of the events of the evacuation from the GPO and the last movements of the rebels before their retreat to 14–17 Moore Street. The development also has the potential to renew and enhance the urban setting of 14-17 Moore Street national monument.

6. SUGGESTED POLICIES

6.1. Proposed policies

In line with the local authority and national policy and objectives on the protection of archaeological heritage within the ZAP the following policies are recommended going forward for the Dublin Central Project:

Archaeological Policy 1 – Archaeological Testing

- To carry out archaeological testing under licence to the DCHG in the open space/vacant plots areas of the Masterplan area¹ in advance of planning in order to understand the nature, extent, and significance of the below ground deposits and the impact of the Masterplan on such archaeological material. Based on the

results further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction can be recommended.

- To carry out archaeological monitoring of site investigation works.
- To carry out archaeological testing during the post demolition phase at post permission stage in areas that are not currently accessible across the development site.

The site represents a conglomeration of properties amassed over a period of time. There are many buildings and existing structures, making the site difficult to assess in a comprehensive manner before demolition. Archaeological testing in an urban environment is also challenging. This is especially so where there are existing buildings on site and when deposits have been identified up to 2m deep (as this creates a lot of spoil within a confined space). However, as the Masterplan will be developed in separate blocks it will be possible to examine/ approach each area individually. Therefore, a phased approach to the archaeological investigation and mitigation is suggested.

As it presently stands there are two vacant sites currently used as carparks that might be possible to test, namely 50-51 O'Connell Street and 40-41 O'Connell Street (both in Phase 2 of the development, Plate 4). A third site, 14 Moore Lane is an active service yard with a large ramp and may not entirely accessible to test.



Plate 4 40-41 O'Connell Street and 50-51 O'Connell Street

Archaeological Policy 2 14-17 National Monument

- To acknowledge in the development design that the development is immediately adjacent to 14-17 Moore Street a nationally significant monument and to ensure that the design proposals for Phase 4 (located around the site) does not detract from the setting of the terrace.
- To acknowledge that no works shall commence within the preservation order boundary of the National Monument at 14-17 Moore Street unless prior consultation with the DCHG is carried out. If deemed necessary the prior ministerial consent to such works shall be obtained in accordance with the statutory requirements of section 14 of the National Monuments Acts, 1930-2004.

¹ (i.e. 50-51 O Connell St Upper and 40-41 O'Connell Street Upper and if possible 14 Moore lane)

Archaeological Policy 3 Public realm- Historic streetscape and 1916 Rising

- To continue to place the historic identity and layout of the streetscape at the heart of the public realm plans in the development and to acknowledge that Moore Street, Moore Lane, Henry Place and O'Rahilly Parade block is a significant aspect of the historic character of the area. They contribute to the legibility of the events of the final retreat from the GPO and the last movements of the rebels before their retreat to 14–17 Moore Street.
- To retain key views that support the interpretation of the 1916 events i.e., the existing sight lines along Moore Lane and the lack thereof along Henry Place.
- To continue to integrate heritage into the public realm in the development design, as a civic resource for its citizens, for visitors and for the historical and archaeological record.
- To ensure that the historical significance of the site is communicated to visitors. Any interpretation of the site must be based on a full understanding of the historic fabric and street scape and to retain, as far as is practicable, the key elements which have the power to inform and educate our understanding of the site.
- To retain where possible and reuse the discrete elements of the historic setting of the site e.g. the original relict historical street fabric such as granite sets and cobbles, former shop signs etc. where appropriate (Plate 5).

Archaeological Policy 4 Consultation and community engagement

- That the owners of the site continue to partake in community engagement in building the sense of identity, ownership and pride of place.
- Available material can be updated to reflect this information. The provision of such material should enhance the experience of visitors the site and the respect they have for it.
- Continue the early and meaningful engagement with key planning and statutory stakeholders throughout the design and masterplan process.



Plate 5 Relic street kerbs and paving

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Speed's map of Dublin 1610

Bernard DeGomme, The City and Suburbs of Dublin, 1673

Thomas Philip's Map of Dublin, 1685

Charles Brooking's Map of Dublin Bay, 1728

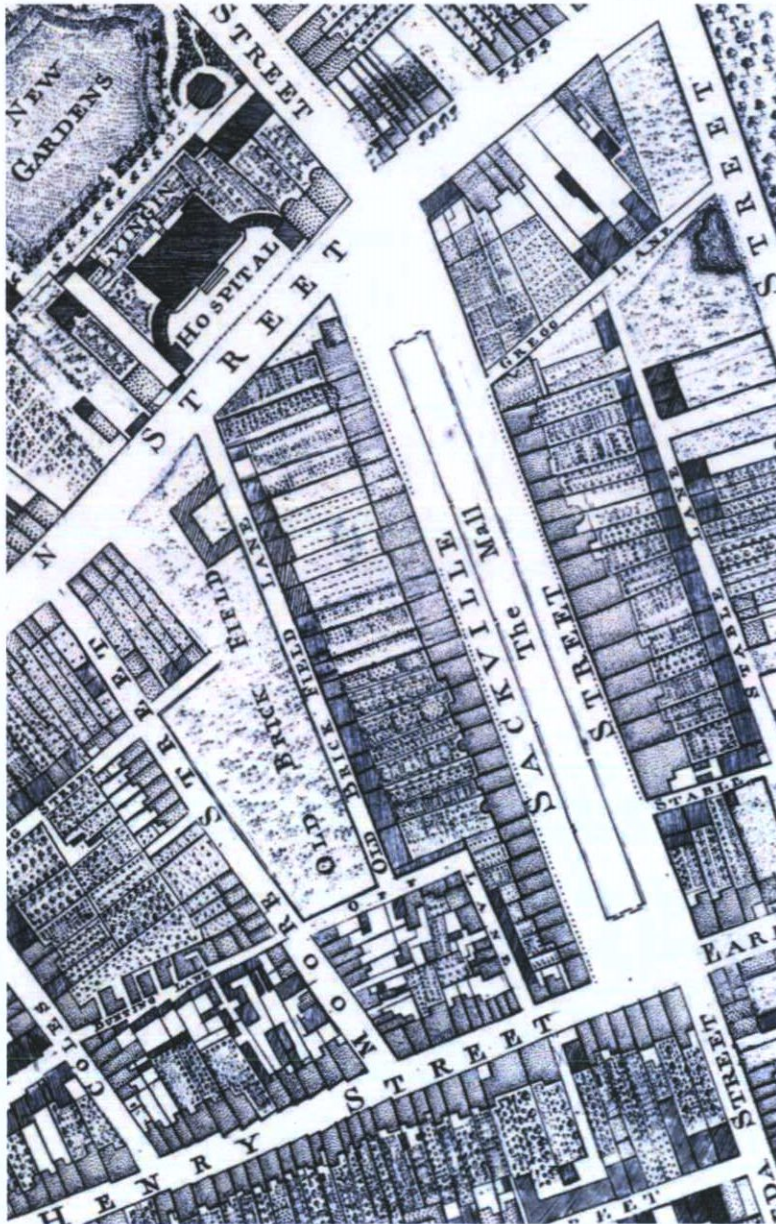
John Rocque, Map of Dublin City and its Environs, 1756

Bernard Scalé, Map of Dublin City, 1773

First edition six inch Ordnance Survey Map (1838-1847)

Dublin Central Masterplan Area Conservation Management Plan

Appendix A2 Summary Building Inventory, Description and Assessment



John Rocque 1756 Harvard Map Collection

DUBLIN CENTRAL MASTERPLAN AREA CONSERVATION MANAGEMENT PLAN

Appendix A2

SUMMARY BUILDING INVENTORY, DESCRIPTION AND ASSESSMENT

February 2021

THIS REPORT SUMMARISES BUILDING INVENTORIES FOR EACH BUILDING IN THE
DUBLIN CENTRAL MASTERPLAN AREA WHICH WILL BE EXPANDED
IN FUTURE STATUTORY SUBMISSIONS

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CATEGORIES OF SIGNIFICANCE

In response to emerging findings based on recent research, each structure within the masterplan area has been assigned a level of interest based on site and archival analysis. Four classifications of significance are suggested; Of high significance, Of significance, Of moderate significance and Of limited / No significance, defined as follows;

Of high significance

Structures which are deemed to possess significant interest under one or more of the following categories of interest as defined by the Planning and Development Act 2000; a. Architectural; b. Historical; c. Archaeological; d. Artistic; e. Cultural; f. Scientific; g. Technical; h. Social. The majority of structures within the site that fall into this category date from the 18th century, with fewer buildings of later eras included. Selected buildings assigned this classification are distinguishable from other buildings in the Dublin Central masterplan area by virtue of their significance under one or more of the above categories of special interest. Some, but not all, are included on the Record of Protected Structures and the NIAH.

Of significance

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

Of moderate significance

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

Of limited / No significance

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

* **Buildings denoted with red asterisk** - please refer to 'Architectural Heritage Impact Assessment- Dublin Central-Site 4', Appendix A4.13 'Assignment of Significance of Certain Upstanding Building Fabric'.



Plate 1: Site plan, showing Molloy&Associates assessment of significance

SITE 1 BUILDINGS AND PLOTS

Address	RPS No.	NIAH reference	NIAH rating	Rating assigned by Molloy&Associates Conservation Architects
70 Parnell Street	6423	50010561	Regional	Of significance
71 Parnell Street	n/a	50010562	Regional	Of moderate significance
72 Parnell Street	n/a	n/a	n/a	Of limited/ no significance
40-41 O'Connell Street Upper	n/a	n/a	n/a	Of limited/ no significance
42 O'Connell Street Upper and O'Connell Hall	6022	50010554	National	Of high significance with link building of significance

Table 1: Structures within Site 1 of the proposed development

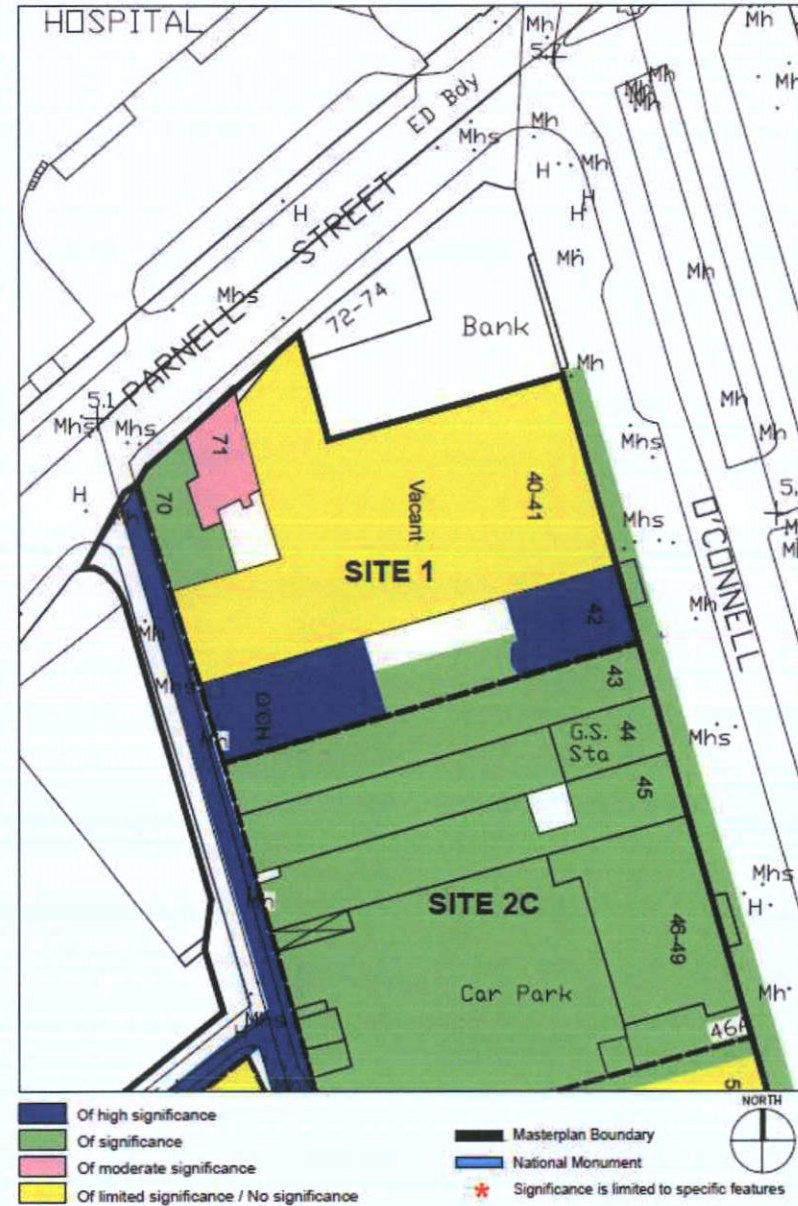



Plate 2: Ratings assigned to each of the structures within Site 1



70 Parnell Street, Dublin 1

Record of Protected Structures Reference:
6423; Licensed premises

Other relevant Statutory Protections:
Within the O'Connell Street ACA

NIAH Reference, rating:
50010561, Regional

Category of significance:
Of significance

Proposed Site
Site 1

Previous planning status
No planning permission (outside 2008 site boundary)

Outline building description
Three-bay, four-storey building on Parnell Street frontage with single-bay side elevation, to the rear of which is a two-storey, three-bay annex facing on to Moore Lane. As part of the reconstruction c.1910 the façade appears to have been rebuilt slightly further out into both streets, probably because the original façades were stepped in a similar way to that seen next door on number 71.

Basis for categorisation of significance
An early building, but limited in the quantum and intactness of surviving fabric

Occupancy
Vacant

Historical summary
The building at the corner of Moore Lane and Parnell Street was formerly part of the rear garden of number 40 O'Connell Street Upper, and possibly also number 39. This remained the case until after 1773, when there was no building on the site, according to Scalé's map, which was published in that year. In the late 18th or early 19th century this land was hived off from the O'Connell Street properties and developed with buildings facing Parnell Street. Number 70 Parnell Street, then number 63 Parnell Street was occupied by a milliner in 1812 and by 1818 an apothecary.

By the early 1830s number 70 was occupied by Charles Story, a grocer, who also occupied the premises at the rear at 1 Moore Lane. Over the ensuing years there was usually a second business occupying the premises, including a shoe shop, a trimmings shop and a cabinet maker. By 1840 Charles Story was a vintner. This was common at the time, and through to the late 20th century, when grocers were also licensed vintners; in many cases the licensed arm of the business became predominant and the grocery element disappeared. In the early 1840s John Nixon occupied the premises and he adopted the name Rotunda Tavern. The property changed hands a number of times over the nineteenth century while still in use as licensed premises.

In 1879 number 70 Parnell Street was rebuilt, following which it was occupied by James and Johanna Hennessy, operating as a grocers and wine merchants. They didn't live on the premises and the upper floors were occupied as living quarters for staff, with four shop assistants and a domestic servant in residence.

The premises were purchased by Patrick Conway in 1912 and significant work was carried out to the building at this time, with the rateable valuation increasing from £85 to 135. Further extensive work was carried out in the

early 1950s, with the valuation increasing to £240 as a result. During this time the premises were rated as two properties, though this may have been a result of the rear section having a different ground landlord to the front section, rather than any division of the business.

The licensed premises closed in about 2010.



External view of 70 Parnell Street



Ground floor bar



Upper floor, note structural propping



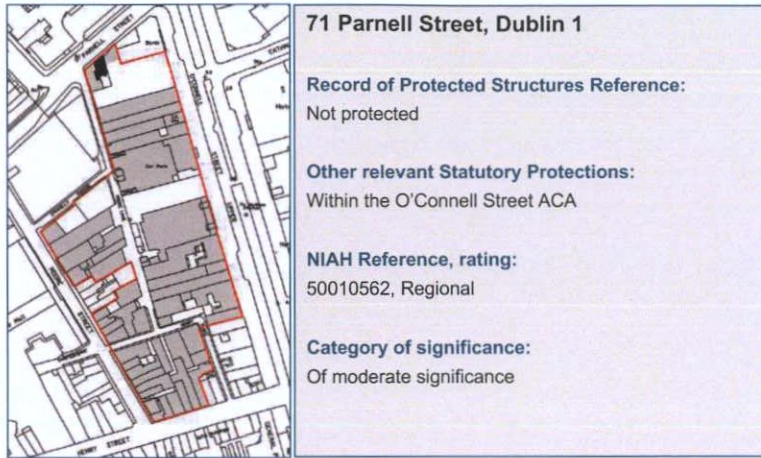
Detail of transom window above entrance door



Ground floor bar



Ground floor bar



Proposed Site
Site 1

Previous planning status
Scheduled for demolition

Outline building description
Four-storey, two-bay, brick-fronted premises with left-hand section of façade advancing forward of right-hand section. Brick is laid in English garden wall bond. Windows on upper floors are small-paned timber sliding sashes. Shopfront is of traditional style and is divided unevenly, reflecting the former use as two separate shops.

Basis for categorisation of significance
Interior has been wholly remodelled in mid 20th century with loss of early fabric

Occupancy
Vacant.

Historical summary
Number 71 Parnell Street was formerly part of the rear garden of either number 39 or number 40 O'Connell Street Upper and the building at present on the site was probably erected at the end of the 18th century or very early 19th century when the properties along this stretch of the street were built. In the 1830s two doctors occupied the premises successively and may have been attached to the Rotunda Hospital. From this time business appeared in the property, beginning in the late 1830s with a haberdashery and stay shop and later a variety of establishments including tailors, haberdashery, tobacconist, victualler and milliner.

From the late 1870s there were two businesses on the premises, with the Rotunda Cigar Stores at number 71 and a bootmaker in number 71A, while the upper floors were still in residential use. In about 1910 the bootmaker's became a fruit and confectionery shop and was given the number 71, while the cigar shop was number 71A. On the upper floors in 1901 there were three flats, a tailor occupying four rooms with his wife and two children and three other flats, each of two rooms, housing families of two, three and four people. Ten years later there were three flats, each of three rooms, and occupied by families of four, five and seven.

The occupancy of the building with residential on the upper floors and two shops on the ground floor continued through to the latter half of the 20th century, when the upper floors were given a manor refit for use as offices.



External view of 71 Parnell Street




External view of 71 Parnell Street



External view of 71 Parnell Street



External view of 71 Parnell Street



**72 Parnell Street, Dublin 1 and
40-41 O'Connell Street Upper, Dublin 1
(Vacant site and wing of Royal Dublin Hotel)**

Record of Protected Structures Reference:
Not protected

Other relevant Statutory Protections:
Within the O'Connell Street ACA

NIAH Reference, rating:
No entry

Category of significance:
Of limited/ of no significance

Proposed Site
Site 1

Previous planning status
Vacant site scheduled for redevelopment

Outline building description
Vacant site running from O'Connell Street to Moore Lane and formerly the site of the Royal Dublin Hotel. A spur from this site runs northward to Parnell Street and here a small element of the hotel survives, dating from the 1960s.

Basis for categorisation of significance
Vacant site, together with hotel structure, much compromised and having interiors with little interest

Occupancy
Vacant site (buildings demolished).

Historical summary
The property at 71B Parnell Street has been occupied as part of the property at 40 O'Connell Street through much of its history. It is not clear whether this was part of the O'Connell Street property from the time that the plots were first leased by Luke Gardiner in the 1750s, but this is certainly possible. Prior to the widening of the street, then Drogheda Street, in the 1740s, the site of 71B Parnell Street was part of the road or lane known as Prince Eugene Lane, now represented only by the north-south section of Henry Place. This lane had been laid out in 1708 and acted as a stable lane to the western side of O'Connell Street until Gardiner widened the street and closed off the lane, opening up Moore Lane to serve in its place.

The Richmond Institution for the Industrious Blind moved to O'Connell Street in 1815 and its premises included the site on Parnell Street that is now number 71B. Basket weaving was one of the activities carried on by the charity, which had showrooms for the produce in these premises. The institution vacated this building in 1913, though remaining the ground landlord and retaining workshops at the rear.

In March 1914 a cinema opened on the site, following conversion from the basket showroom. Titled the Cosy Cinema, it was well-named, with accommodation for just 180 cinema-goers and it also had a basement. The cinema lasted just over two years before closing in the wake of the 1916 Rising, though it reopened in 1919 with the name Corona Picture House. This cinema did not last any longer than its predecessor and it closed in 1922. The premises were converted to a dance hall and this remained in use until the late 1930s, when the building was converted for use as office by the Irish Hospitals Sweepstake Trust Ltd. Ten years later the building was subsumed into the premises at number 40 O'Connell Street Upper once more as part of the Richmond Institution for the Industrious Blind.

The Richmond Institution closed in 1960 and its properties at O'Connell Street and Parnell Street were acquired by Aer Lingus. During the 1960s the combined site was cleared, and the Royal Dublin Hotel was built, with its main frontage onto O'Connell Street, but with a subsidiary frontage on Parnell Street. The Royal Dublin Hotel closed in December 2008 and the O'Connell Street section was demolished in 2009, leaving the Parnell Street building standing.



Former hotel frontage on Parnell Street



Rear of hotel



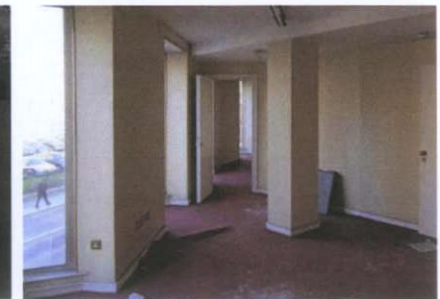
Vacant site on O'Connell Street Upper



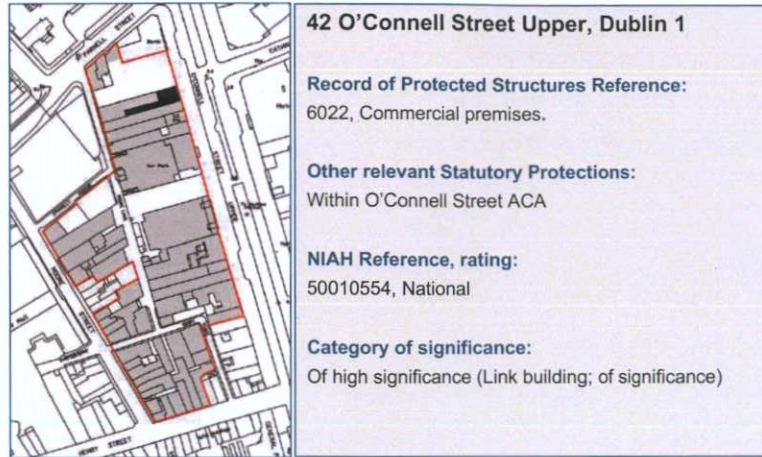
Interior of vacant site



Interior of Royal Dublin Hotel



Interior of Royal Dublin Hotel



Proposed Site
Site 1

Previous planning status

Main house retained in full, link corridor to rear scheduled for demolition

Outline building description

Three-bay, four-storey over basement mid-18th century house with brick front and parapet. Top floor windows are three-over-three sashes, second floor are six-over-six and ground and first floor are nine-over-six. The front door is flanked by one-over-one sash windows and the door and windows are encased in a limestone surround with a pediment supported on Doric columns from which a frieze extends over the windows and is supported on the outer margins by pilasters.

A basement area has a low plinth wall of granite on which are later wrought-iron railings.

The interior plan form survives largely intact, with some features such as the original staircase and a first-floor rococo ceiling. Through much of the house the plaster has been stripped from the walls and ceilings and some reproduction plaster is found at ground-floor level.

Basis for categorisation of significance

Unique survivor from the 18th century

Occupancy

Vacant

Historical summary

Number 42 O'Connell Street Upper was built in the 1750s and is the most intact surviving 18th century building in O'Connell Street, though it is not entirely intact, having undergone significant alterations. It may have remained in residential use until the 1820s, but by the 1830s was in use as a solicitors' office. In the 1850s it was occupied by the Royal Agricultural Improvement Society of Ireland and the Irish Farmers' Club and similar clubs were in occupation until the 1880s when it became the Catholic Commercial Club. The club built the O'Connell Hall at the rear of the premises in 1892 for use as a concert hall and gymnasium, with a skittle alley at ground-floor level below the hall. The space between the main house and the O'Connell Hall had been built on previous to the construction of the hall for use as a billiard room, though it appears that the present link building was built at the same time as the O'Connell Hall.

The Catholic Commercial Club remained in the building until the 1970s, following which the O'Connell Hall was unused for a number of years. The main house was briefly in commercial use in the 1970s before entering a

period of vacancy. It was used by the Garda Advice Centre in about 1990 before being acquired by the Royal Dublin Hotel. The building was altered for hotel use at this time and connections were made to the adjacent hotel building.



Front façade




Rear façade



Hall



Sample of decorative plasterwork



O'Connell Hall
 (Rear 42 O'Connell Street Upper, Dublin 1)

Record of Protected Structures Reference:
 6022, Commercial premises.

Other relevant Statutory Protections:
 Within O'Connell Street ACA

NIAH Reference, rating:
 50010554, National

Category of significance:
 Of high significance (Link building; of significance)

Proposed Site
 Site 1

Previous planning status
 Scheduled for relocation

Outline building description
 19th Century Hall with decorative coffered ceiling. Detached structure with independent access off Moore Lane. Linked to main house by a series of later structures which are of significance.

Basis for categorisation of significance
 Unique survivor from pre-1916/1922

Occupancy
 Vacant

Historical summary
 See the account for No.42 above



Interior of O'Connell Hall



Link building between O'Connell Hall and main house

SITE 2C BUILDINGS AND PLOTS

Address	RPS No.	NIAH reference	NIAH rating	Rating assigned by Molloy&Associates Conservation Architects
No.43 O'Connell Street	6023, Upper floor façade	50010553	Regional	Of significance
No.44 O'Connell Street	6024, Upper floor façade	50010552	Regional	Of significance
No.45 O'Connell Street	n/a	50010551	Regional	Of significance
Nos.46-49 O'Connell Street	n/a	n/a	n/a	Of significance

Table 2: Structures/plots within Site 2C of the proposed development

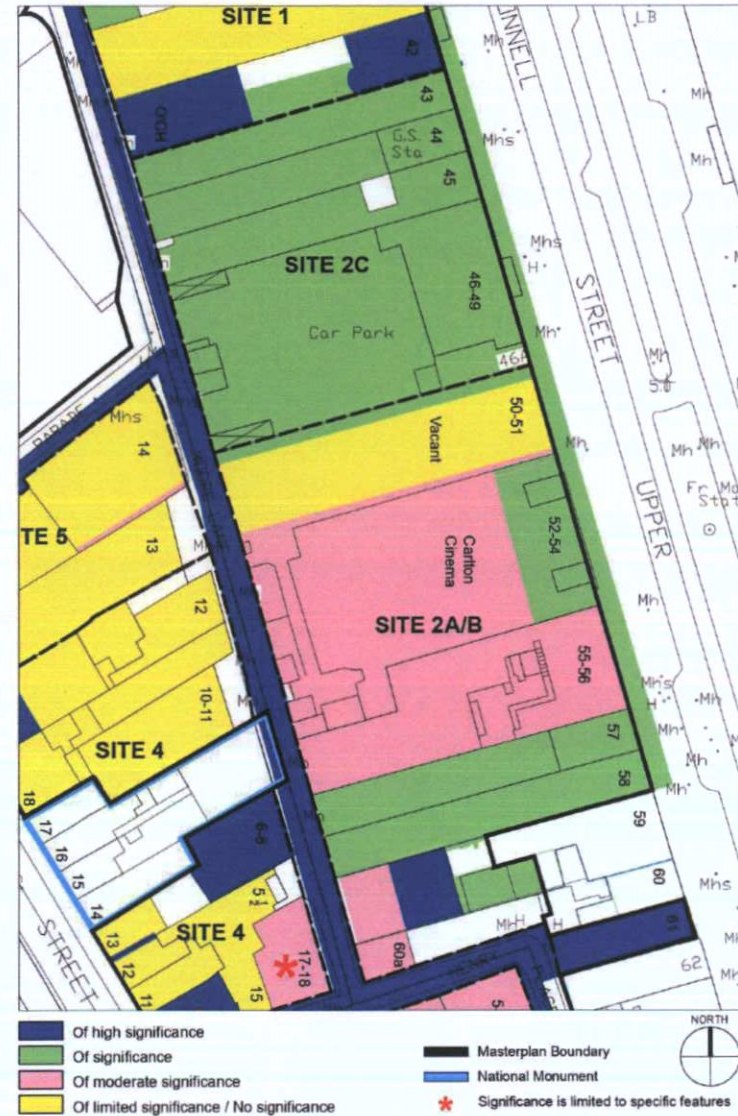



Plate 3: Ratings assigned to each of the structures within Site 2C



43 O'Connell Street Upper, Dublin 1

Record of Protected Structures Reference:
6023, Commercial premises, Upper floor façade

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010553, Regional

Category of significance:
Of significance

Proposed Site
Site 2C

Previous planning status
Façade retained only by virtue of its protected status; remainder of structure scheduled for demolition

Outline building description
Four-bay, five-storey over basement building dating from the 1920s. Façade of Portland stone is flanked by ionic pilasters and modelling of façade includes swags between first and second floor and a modillion cornice above the third floor. The parapet bears the date 1925. The basement area to the front has a wrought-iron balustrade on a cut-granite plinth wall. The windows are uPVC casements.

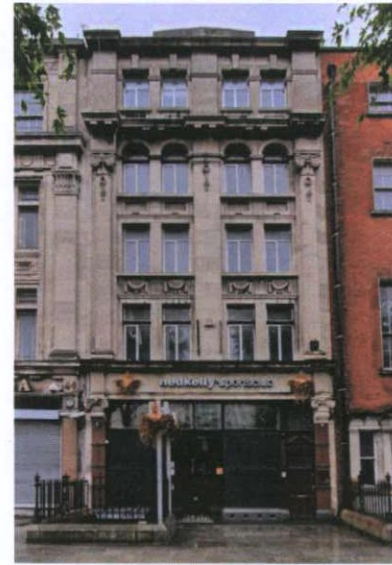
The interior has a staircase with ornamental square-section balusters and a hardwood handrail. The rooms are simple, with plain run cornices and some surviving cast-iron chimneypieces.

Basis for categorisation of significance
Internal configuration and stylistic treatment comprise a solid example of 1920s architecture.

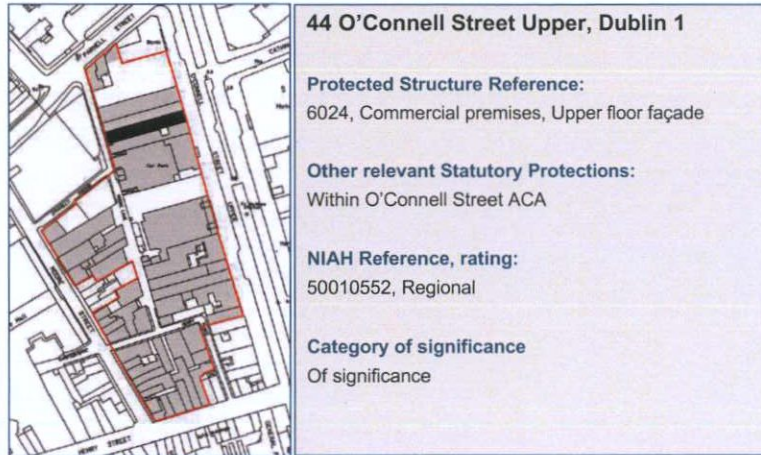
Occupancy
Occupied by casino at entrance and basement level. Vacant above.

Historical summary
Number 43 O'Connell Street Upper was the site of an 18th-century house, built in the 1750s, which was in commercial use since as early as the 1830s. In 1897 the building was converted for use by the Young Men's Christian Association (YMCA).

During the second battle of O'Connell Street in 1922, the greater part of the battle occurred on the eastern side, though anti-treaty forces also occupied Numbers 43 and 59 on the western side. A fire broke out in Number 43 and the fire brigade was unable to access the building due to barricading and gunfire, as a result of which the blaze could not be tackled until the next day. Plans for the reconstruction of the building were approved in 1924 and the new building was occupied by Siemens Schuckert (Ireland) Ltd during the construction of the Shannon hydro-electric scheme. The building was subsequently occupied by Boylan Brothers, shoemakers and from the 1940s to the 1960s, Aer Lingus had offices in the building. From the late 1970s the ground floor was occupied by Ned Kelly Amusements – now Ned Kelly Sports Club.



Front elevation
Rear elevation in context with No.43 O'Connell Street
Tiled entrance hall



44 O'Connell Street Upper, Dublin 1

Protected Structure Reference:

6024, Commercial premises, Upper floor façade

Other relevant Statutory Protections:

Within O'Connell Street ACA

NIAH Reference, rating:

50010552, Regional

Category of significance

Of significance

Proposed Site

Site 2C

Previous planning status

Façade retained only by virtue of its protected status; remainder of structure scheduled for demolition

Outline building description

Three-bay, four-storey building with granite ashlar façade with plain granite parapet and with modillion cornice and plain frieze in Portland stone between second and third floors. The windows are three-over-six sashes on the top floor and six-over-six at first- and second-floor levels. The ground floor is faced with channelled granite ashlar.

Occupancy

Occupied intermittently at entrance level. All other areas of accommodation within the main structure and its extensive rear return are vacant.

Basis for categorisation of significance

No.44, whilst designed independent of its conjoining with No.45 to the south, is reminiscent of an 18th century townhouse internally. Whilst the building appears to be a reconstructed townhouse in its proportions and stylistic treatment, recent opening up works have confirmed it was constructed above a surviving 18th century basement in the 1920s using stock brick of 20th century origin, with party walls appearing inside the line of north and south boundaries. Its return was reconstructed using salvaged 18th century handmade brick, aligning with materials used in the southern boundary wall of No.42.

Some internal features are well crafted, such as the Irish oak chimney pieces and matching slatted office storage units at first and second floor level. Its stuccowork at entrance level is also well crafted and refers to an earlier era of grandeur.

Its internal floor plates are lower than its connected building at No.45, with single ope connections at basement and 2nd floor levels.

Rear structures are composed to compliment interconnecting lightwells with No.45, and it is assumed that the accomplished architect Harold Leask was responsible for the integrated design of both.

Historical summary

The original townhouse on the site was built in the 1760s and by the early 19th century was occupied by a physician, Patrick Harkan, whose sons were solicitors and a surgeon and also occupied the building. From the 1870s it was occupied by Adam Scott & Co, wine, spirits and tea merchants.

The building was damaged during the second battle of O'Connell Street in 1922 due to the fire in the building next door. In 1925 a new building was erected for Adam Scott & Co.



Following the reconstruction, the building was used as offices, including the Meteorological Office from the 1940s to the 1970s and Trans World Airlines over the same period. From the 1980s the building has been occupied by An Gum, the Irish language publishing service and by An Garda Síochána office.



Front and Rear elevation



45 O'Connell Street Upper, Dublin 1

Record of Protected Structures Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010551, Regional

Category of significance
Of significance

Proposed Site
Site 2C

Previous planning status

Façade retained only; remainder of structure scheduled for demolition.

Outline building description

Three-bay, four-storey building with granite ashlar façade with plain granite parapet and with modillion cornice and plain frieze in Portland stone between second and third floors. Designed by the renowned architect, Harold Leask. The windows are three-over-six sashes on the top floor and six-over-six at first- and second-floor levels. The ground floor is faced with channelled granite ashlar.

Occupancy

Occupied at entrance level. Vacant elsewhere.

Basis for categorisation of significance

No.45 is a well crafted and unique, intact building, with consistently exceptional detailing extending throughout all areas, from its front structure to its rear returns, representative of preminent design of its era of construction.

Historical summary

Number 45 O'Connell Street Upper was built as a private house in 1769 and remained in use as a house until the late 1830s, following which it was occupied as the office of an insurance company. From the late 1850s it was the premises of the Cow Pock Institution, which provided smallpox inoculations. This charity came under government control in the late 1870s as the Vaccine Department of the Local Government Board and It remained in this use until the 1920s.

The site was damaged, though not destroyed, in the second battle of O'Connell Street in 1922, but was in ruins in 1928.

It was redeveloped in the following year for the Civil Service Commission, to the designs of Harold Leask, who designed the façade to reflect the 18th-century Dublin traditional architecture.

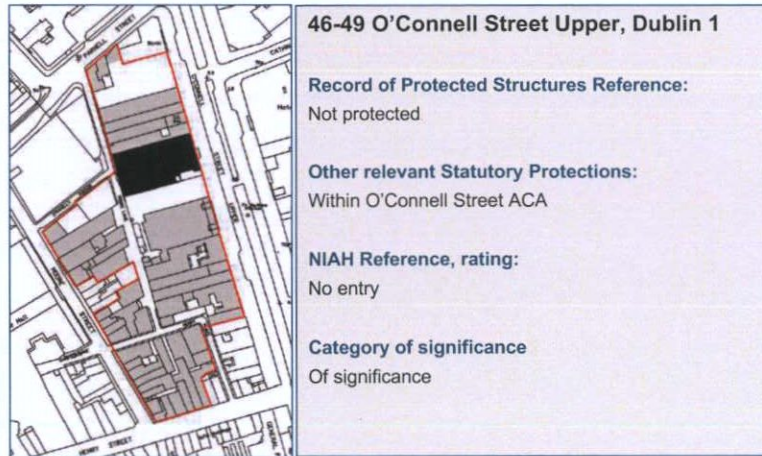
The building was occupied by the Civil Service Commission and the Local Appointments Commission for many years before becoming the parking fines office for An Garda Síochána.



Front elevation



Interconnecting building and lightwell arrangement to rear of Nos.44 and 45

**46-49 O'Connell Street Upper, Dublin 1**

Record of Protected Structures Reference:
Not protected

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
No entry

Category of significance
Of significance

Proposed Site
Site 2C

Previous planning status
Structure scheduled for demolition.

Outline building description

Five-storey office building erected in the early 1970s. Façade of precast concrete panels is broken up into five units, each with four bays, reflecting the rhythm and proportions of the typical Georgian Dublin street, though using 20th-century materials and techniques. Each window frame projects from the façade with plain glazing and with ventilation grilles beneath, below which is a sloped panel. At ground-floor level are five shop units. This building is T-shaped, with a full-height return projecting from the centre of the rear façade, rising from a podium that fills the balance of the site, allowing for two levels of parking accessed from Moore Lane.

Basis for categorisation of significance

A fine example of a 20th century purpose built commercial building, displaying evidence of a sensitive urban contribution contributing meaningfully to its context, awareness of internal thermal comfort requirements and artistic craft in the composition of its façade.

Occupancy

Occupied at entrance and basement level to front of building.
Moore Street Car Park occupying rear grouping at two levels
Vacant above.



Front elevation

SITE 2AB BUILDINGS AND PLOTS

Address	RPS No.	NIAH reference	NIAH rating	Rating assigned by Molloy & Associates Conservation Architects
50-51 O'Connell Street Upper	n/a	n/a	n/a	Boundary walls of significance and of moderate significance; vacant site of limited/ no significance
52-54 O'Connell Street Upper <i>The former Carlton cinema</i>	6025	50010543	Regional	Front bay of significance, with buildings to rear of moderate significance
55-56 O'Connell Street Upper	n/a	50010542	Regional	Of moderate significance
57 O'Connell Street Upper	6026	50010541	Regional	Of significance
58 O'Connell Street Upper	6027	50010540	Regional	Of significance
Regency annex to rear of 59 O'Connell Street Upper	n/a	n/a	n/a	Of significance
Reading Room to rear of 59 O'Connell Street Upper	n/a	n/a	n/a	Of high significance
Car port to rear of 59 O'Connell Street Upper	n/a	n/a	n/a	Of moderate significance
60A O'Connell Street Upper	n/a	n/a	n/a	Of moderate significance
61 O'Connell Street Upper	6029	50010534	Regional	Of high significance

Table 3: Structures/plots within Site 2AB of the proposed development

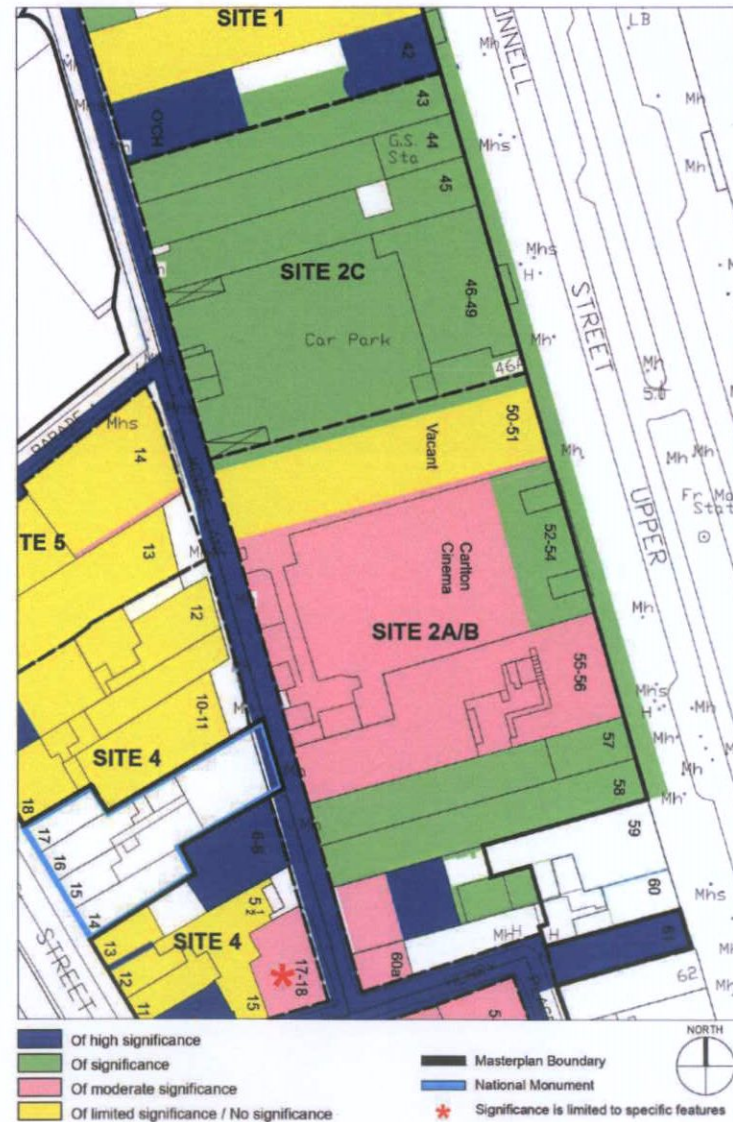



Plate 4: Ratings assigned to each structure within Site 2AB

Proposed Site

	50-51 O'Connell Street Upper, Dublin 1 (Vacant Site)
	Protected Structure Reference Not protected
	Other relevant Statutory Protections Within O'Connell Street ACA
	NIAH Reference, rating No entry
	Category of significance Of limited significance as a plot, but boundary walls of significance

Site 2AB

Previous planning status

Vacant site scheduled for redevelopment.

Outline description

The party walls either side of the vacant plot are of brick and stone and are of an early date. In the southern wall holes mark the probable former locations of beams, while in the northern wall there are two niches recessed into the boundary wall towards the rear of the site.

Occupancy

Vacant site

Basis for categorisation of significance

Vacant site, with surviving boundary wall fragments considered to present architectural significance.

Historical summary

Numbers 50 and 51 O'Connell Street Upper were built as private houses in the 18th century, number 50 in the 1750s and number 51 in the 1780s. From the 1820s to the early 1840s number 50 was in use as a music shop and music school and in the mid-1830s number 51 was occupied by a wine merchant. From the 1850s number 50 was occupied by McGlashen & Gill, publishers and this company became M H Gill & Sons in the 1870s and remained in occupation until the 1970s. Number 51 housed wine merchants and offices until the 1960s, following which it was occupied by Penney's Ltd.

The two buildings were demolished in 1979 following a fire.




High level view of vacant site. Note niches and indentations in boundary walls. Front wall onto O'Connell Street and rear wall onto Moore Lane have been removed.



Indentations to southern boundary wall at No.51 suggesting a large-scale industrial type structure



Niches within northern boundary wall, at No.50, suggestive of an 18th century room of significance

	<p>52-54 O'Connell Street Upper, Dublin 1</p>
	<p>Record of Protected Structures Reference 6025, Former Carlton Cinema, Upper floor façade</p>
	<p>Other relevant Statutory Protections Within O'Connell Street ACA</p>
	<p>NIAH Reference, rating: 50010543, Regional</p>
	<p>Category of significance Front structure Of significance Rear structure Of moderate significance</p>

Proposed Site
Site 2AB

Previous planning status
Façade relocated, remainder of structure scheduled for demolition.

Outline building description
The site is occupied by the former Carlton cinema. The ground floor façade has a projecting canopy over the central cinema entrance flanked by shop fronts, all closed behind roller shutters.

The upper façade is loosely based on Art Deco, with a central section with vertical glazing panels separated by giant order pilasters with stylised ionic capitals having rounded arrises, the assemblage terminating at each end with paired columns of similar order supporting frieze and cornice above which are tripod bowls of light.

Internally the original cinema auditorium has been divided to provide three screens, while a former restaurant is converted to provide a fourth screen. To the rear the building is plain and faced with sand and cement, except the rear, which is faced with buff-coloured brick laid in English garden wall bond.

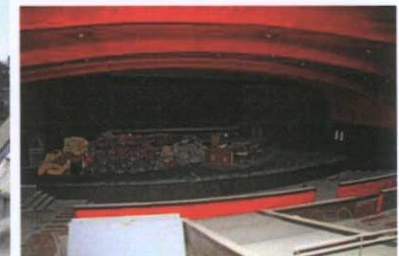
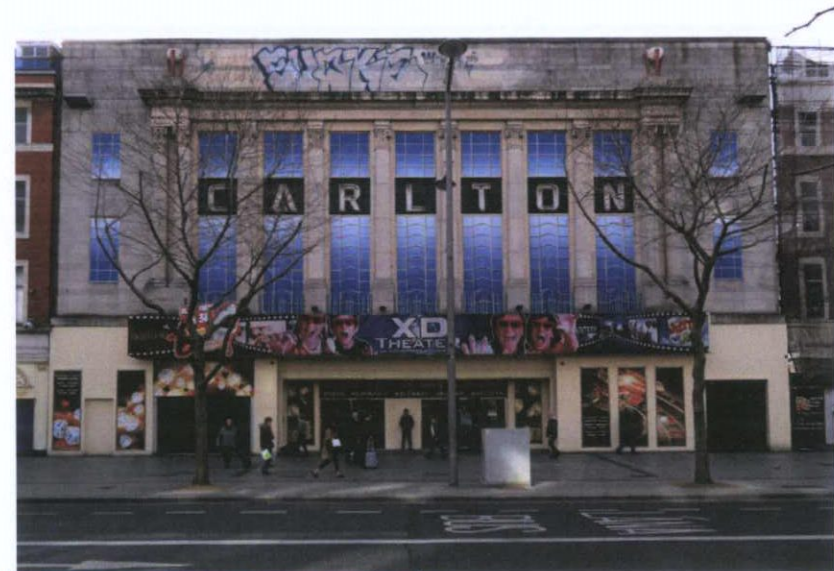
Occupancy
Occupied at first floor level. Partially occupied for storage at entrance and basement level to the front of building. Vacant above.

Basis for categorisation of significance
The design and delivery of this structure edified the best of cinematic typologies of its time. Although having suffered decline and neglect, the building presents a landmark feature in the ACA.

Historical summary
Numbers 52, 53 and 54 O'Connell Street Upper were built as private houses in the 18th century. By the 1820s all three buildings were no longer in residential use. Number 52 was a clothier, number 53 the Commercial Mart, a hotel and tavern, while number 54 was the Dorset Institution for Industrious Females. Number 52 was a pharmacy and offices from the mid-1840s until 1915, number 53 was occupied by Falconer's, the printers, from the 1850s until the 1930s, while the Dorset Institution continued in occupation until the 1930s.


In 1915 the Irish National Picture Palace opened at number 52 O'Connell Street Upper, soon changing its name to the Carlton Picture House and then the Carlton Cinema. This cinema closed in July 1936 and was demolished along with numbers 53 and 54. A new cinema was built on the three combined sites, to the designs of Robinson & Keefe, opening in April 1938, incorporating the cinema, a restaurant and two shops. In 1976 the cinema was divided into three smaller cinemas and subsequently the restaurant was converted to a fourth screen. The cinema closed in 1994. It was used for a time as a sports shop and is now in use as a casino.

Façade of 52-54 O'Connell Street Upper, former Carlton Cinema



High level view across Moore Lane taking in building volume

Auditorium, long-term vacant

	<p>55-56 O'Connell Street Upper, Dublin 1</p>
	<p>Record of Protected Structures Reference: Not protected</p>
	<p>Other relevant Statutory Protections: Within O'Connell Street ACA</p>
	<p>NIAH Reference, rating: 50010542, Regional</p>
<p>Category of significance Of moderate significance</p>	

Proposed Site
Site 2AB

Outline building description

The building on this site occupies two original house plots, with a five-bay, four-storey building with dormer attic. The shopfront runs the full width of the site with doorways at either end and has a broad fascia of Portland stone. The upper floor façade is of red brick, laid in English garden wall bond and has a Portland stone string course at third-floor sill level and a projecting cornice of Portland stone below the red-brick parapet.

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

Occupancy

Occupied at basement and entrance level.

Basis for categorisation of significance

The building has been subject to extensive remodelling and intervention. Architecturally, the principal structure is not of comparable significance when compared with its contemporary buildings on the street.

Historical summary

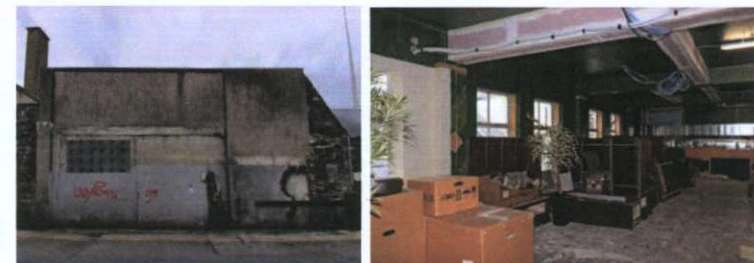
Numbers 55 and 56 O'Connell Street Upper were built as private houses in 1752 and number 55 remained in residential use until the 1860s, following which it was occupied by the Edinburgh Assurance Company and other offices. Number 56 was in use as a hotel by the 1820s and this use continued until the early 1920s. Both buildings were destroyed in the second battle of O'Connell Street in July 1922 and remained in ruins during the 1920s.

The sites of 55 and 56 O'Connell Street Upper were amalgamated in the building of new premises, which opened in November 1931 as a new bakery for the Monument Creameries, with a café and with offices on the upper floors. The Monument Creameries went into liquidation in 1966. Retail and office uses continued until the late 1970s when the building was refurbished, but remained vacant for some years.

It opened in the late 1980s as a clothing store and in the 1990s was repurposed as Dr. Quirkey's Good Time Emporium.




Exterior



Rear, blank wall onto Moore Lane with evidence of former elevational treatment in arches

Rear return, in its original condition



57 O'Connell Street Upper, Dublin 1

Record of Protected Structures Reference:
6026, Commercial premises, Upper floor façade.

Other relevant Statutory Protections:
Within O'Connell Street ACA

NIAH Reference, rating:
50010541, Regional

Category of significance
Of significance

Proposed Site
Site 2AB

Previous planning status
Façade retained only, remainder of structure scheduled for demolition

Outline building description
Four-storey, three-bay building faced with red brick laid in English garden wall bond on the upper floors.

The shopfront is of granite ashlar bearing the incised name "A & R Thwaites & Co" on the fascia. The original fluted granite columns supporting the fascia are now missing.

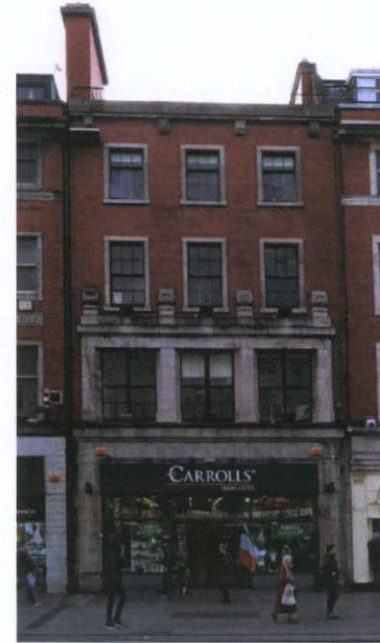
At first-floor level there are three paired and mullioned windows, each sash having one-over-four configuration and the whole being framed in granite ashlar. On the upper floors the windows are framed with granite ashlar and there are three-over-six sashes on the top floor and six-over-six on the second floor.

The parapet is of granite and has a wrought-iron railing. There are decorative elements of carved granite on the façade.

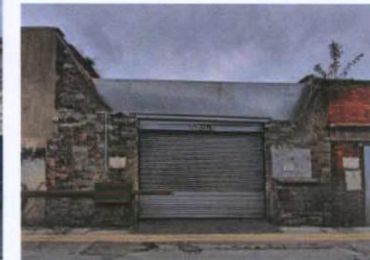
Occupancy
Occupied.

Basis for categorisation of significance
Internal configuration aligns with No.58 adjacent to create a shared lightwell. Its connection to the creation of a water bottling function is also of interest. Rear industrial buildings survive to support a viable commercial activity.

Historical summary
Number 57 O'Connell Street Upper was built as a private house in 1752. In 1813 the house was acquired by A & R Thwaites & Co., chemists and importers of mineral waters. The company was still in occupation in July 1922 when the premises were destroyed in the second battle of O'Connell Street. A replacement building was erected on the site of the house from 1924 and was completed in 1926, with earlier structures surviving to the rear. Thwaites was in occupation until about 1940 and from the mid-1930s the building was also occupied by a wine and spirit merchant, with offices above. Number 57 was subsequently occupied by a variety of retail outlets and offices and since the 1990s the ground-floor shop unit has been occupied by Carroll's.



Front façade



Rear elevation onto Moore Lane. Note traces of 18th century masonry.



Staircase from 3rd floor level



Detail of truncated corner chimney stack within main house volume to rear