





<p>asterisk - described in greater detail in a report within the Architectural Heritage Impact Assessment attached to a planning application for Dublin Central-Site 4, Appendix A4.11 'Assignment of Significance of Certain Upstanding Building Fabric'.</p>			<p>demolished to make way for public square</p> 
<p><b>Site 5</b></p>			
Structure	Assigned significance	Brief description	Proposed development rationale
<p><b>22-23 Moore Street,</b> <b>13 Moore Lane to rear</b></p>	<p>Of limited/no significance</p>	<p>Three-storey, five-bay brick and glass-fronted building. Each bay projects forward from the plane of the facade, with timber casement windows further dividing each pier.</p> <p>Built c.1965 as a bingo hall, this structure retains a modern shopfront at ground floor level and is an architectural outlier within the historic streetscape.</p> <p>The building extends back to Moore Lane and is a concrete structure with no evidence of earlier fabric visible.</p>	<p>Building to be demolished and site redeveloped</p> 
<p><b>24-25 Moore Street</b></p>	<p>Of limited/no significance</p>	<p>Building constructed in 2003, of no particular interest.</p>	<p>Building to be demolished and site redeveloped</p> 

<b>14 Moore Lane</b> <b>(incorporating Nos.1-3 O'Rahilly Parade, No.15 Moore Lane)</b>	Vacancy of limited/ no significance Boundary wall to south of moderate significance	Council depot, not within site, but accessed to get view of boundary wall of No.13. At eastern end wall is high and of calp limestone rubble, raised in height with brick. Further west wall is of old red brick, extensively patched with concrete blockwork.	Surviving wall to be demolished and plot developed
			

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

#### 15.4.1.2 Operational Phase

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

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

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

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

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

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



Figure 15.4.1: Masterplan- street level plan

#### 15.4.1.3 Construction Phase

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

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

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

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

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

Site	Context	Architectural heritage constraints/opportunities within the Site	Architectural heritage constraints immediately abounding each Site
Site 1	Aligned with Parnell Street to the north, Moore Lane to the west and O'Connell Street to the east	<ul style="list-style-type: none"> <li>• 42 O'Connell Street- Protected Structure – conservation and re-use</li> <li>• O'Connell Hall - Protected Structure – conservation and re-use</li> <li>• 70 Parnell Street - Protected Structure – conservation and re-use</li> <li>• 71 Parnell Street- Facade retention</li> </ul>	<ul style="list-style-type: none"> <li>• 72-74 Parnell Street- Protected Structure</li> <li>• 37-38 O'Connell Street Upper-Protected Structure</li> <li>• 43 O'Connell Street- Protected front Facade</li> <li>• The enclosing ACA</li> </ul>
Site 2 (2AB, & 2C)	Aligned with Site 1 and the protected boundary of No.42 O'Connell Street and O'Connell Hall to the north, Moore Lane to the west, O'Connell Street to the east and No.62 O'Connell Street to the southeast and Henry Place to the southwest	<p><b>Site 2AB</b></p> <ul style="list-style-type: none"> <li>• 52-54 O'Connell Street (Carlton)- Upper Façade-Protected Structure - facade retention</li> <li>• 57 O'Connell Street –Façade-Protected Structure – front facade retention</li> <li>• 58 O'Connell Street –Façade-Protected Structure - front facade retention</li> <li>• The Reading Room to the rear of 59 O'Connell Street – conservation and re-use</li> </ul> <p><b>Site 2C</b></p> <ul style="list-style-type: none"> <li>• 43 O'Connell Street –Façade-Protected Structure – front facade retention</li> <li>• 44 O'Connell Street –Façade-Protected Structure – front facade retention</li> <li>• 45 O'Connell Street- front facade retention</li> </ul>	<ul style="list-style-type: none"> <li>• No.42 O'Connell Street and O'Connell Hall to rear</li> <li>• The enclosing ACA</li> </ul>
No.61 O'Connell Street	Aligned with Site 2 to the north, Moore Lane to the west, O'Connell Street to the east and No.62 O'Connell Street to the southeast and Henry Place to the southwest	61 O'Connell Street –Front Façade-Protected Structure – conservation of whole building-conservation and re-use of upper floors and basement with entrance level removed	<ul style="list-style-type: none"> <li>• No.62 O'Connell Street</li> <li>• The enclosing ACA</li> </ul>
Site 3	Aligned with Henry Place to the north and east, Moore Street to west	<ul style="list-style-type: none"> <li>• 5-8 Henry Place- ground floor façade retention</li> <li>• 8-9 Moore Street- conservation and re-use</li> </ul>	<ul style="list-style-type: none"> <li>• 34 Henry Street</li> <li>• 35 Henry Street</li> <li>• The enclosing ACA to south, west, east</li> </ul>

Site	Context	Architectural heritage constraints/ opportunities within the Site	Architectural heritage constraints immediately abounding each Site
	and Henry Street to south	<ul style="list-style-type: none"> <li>• 11-13 Henry Place- conservation and re-use</li> <li>• 36-37 Henry Street- conservation and re-use</li> <li>• 39-40 Henry Street- Facade retention</li> </ul>	
Site 4	<p>Aligned with Henry Place to the south, Moore Lane to the east, Moore Street to the west and Site 5 to the north.</p> <p>The site is dissected by the National Monument at Nos. 14-17 Moore Street.</p>	<ul style="list-style-type: none"> <li>• 10 Moore Street - Full retention and refurbishment of main building (excluding later rear extension)</li> <li>• 12-13 Moore Street Party Wall- Full retention and refurbishment</li> <li>• 20-21 Moore Street - Full retention and refurbishment of main building (excluding later rear extension)</li> <li>• 17-18 Henry Place - Facade retention</li> <li>• 6-7 Moore Lane - Full retention and refurbishment</li> </ul>	<ul style="list-style-type: none"> <li>• Nos. 14-17 Moore Street</li> </ul>
Site 5	Aligned with O'Rahilly Parade to the north, Moore Lane to the east, Moore Street to the west and Site 4 to the south	14 Moore Lane – party wall dismantled and material reused within new buildings in Site 4	-
Public Realm	Moore Lane, Henry Place and O 'Rahilly Parade	Setts and kerbs recorded, removed, set aside, reworked where necessary in advance of later reinstatement.	-

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

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

##### 15.4.2.1 Operational Phase

##### 15.4.2.2 General Characteristics

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

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

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

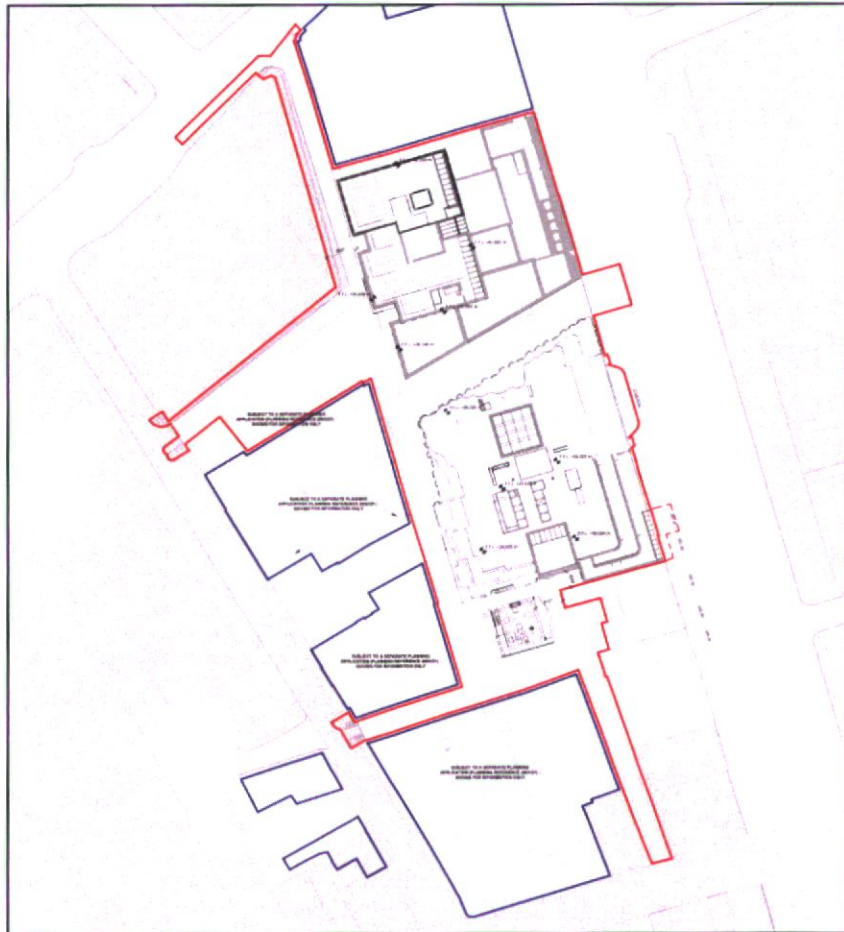


Figure 15.4.2: Proposed configuration of Site 2 at operation stage

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

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

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

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

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

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

#### 15.4.2.3 Construction Phase

#### 15.4.2.4 Introduction

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

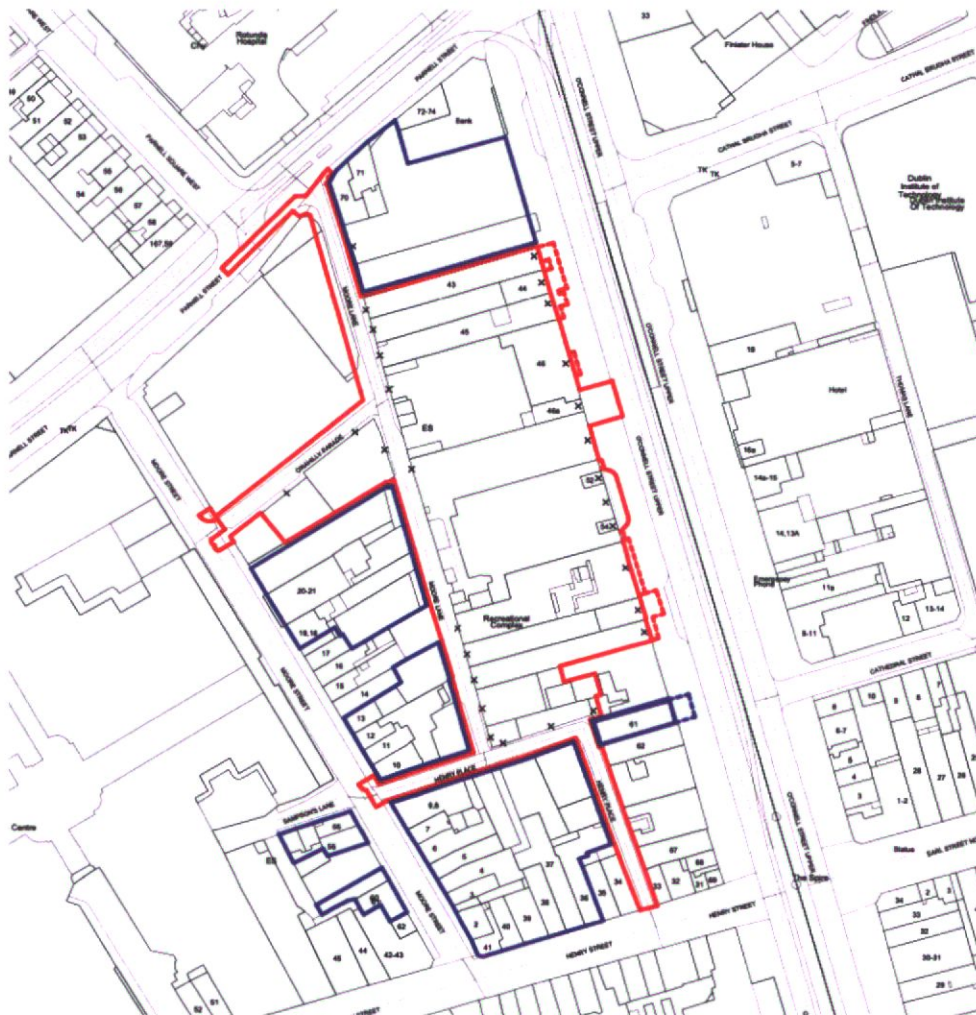


Figure 15.4.3: Proposed Dublin Central Masterplan, with Site 2 outlined in RED and No.61 denoted

Building / Plot	Implications of the proposed development
<b>43 O'Connell Street Upper</b>	<p data-bbox="363 238 1390 296"><i>Please refer to Section 2 and Section 3.2.1. of Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i></p> <p data-bbox="363 318 1390 533">It is proposed to demolish the building and excavate the plot to a typical depth of 29.1m. This will accommodate a structural box beneath ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by TII. These MEW ensure that the Dublin Central proposed development is structurally independent of, and not prejudicial to, the MetroLink project. The MetroLink project will be the subject of a separate application for Railway Order to be made by TII. The protected façade on O'Connell Street is retained.</p> <p data-bbox="363 555 1390 672">It is subsequently proposed to construct a new building behind the existing façade providing retail at entrance level and offices on the upper levels. An area at entrance level will be reserved to ensure there is no conflict with a future proposed entrance to the MetroLink Station (subject to a separate application by TII).</p> <p data-bbox="363 694 1390 858">The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction &amp; Demolition Management Plan –Site 2 (Waterman Moylan Consulting Engineers Limited).</p>
<b>44 O'Connell Street Upper</b>	<p data-bbox="363 867 1390 895"><i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i></p> <p data-bbox="363 904 1390 1114">The proposal is identical to that described for No.43 above, with the design reserving an area to ensure there is no conflict with a future proposed MetroLink Lobby and entrance(s) (subject to a separate application by TII.) The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p>
<b>45 O'Connell Street Upper</b>	<p data-bbox="363 1123 1390 1152"><i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i></p> <p data-bbox="363 1161 1390 1338">The proposal is identical to that described for No.43 above, with the design reserving an area to ensure there is no conflict with a future proposed MetroLink Lobby and entrance(s) (subject to a separate application by TII)also providing retail at entrance level and offices on the upper levels. Site protection works during the demolition and construction phases to ensure the protection of retained fabric to east and west are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p>
<b>46-49 O'Connell Street Upper</b>	<p data-bbox="363 1347 1390 1490">It is proposed to demolish the building and excavate the plot to a typical depth of 29.1m. This will accommodate a structural box beneath ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by TII (subject to a separate application by TII) with the over-site commercial development above.</p> <p data-bbox="363 1499 1390 1689">It is subsequently proposed to construct a new building behind the existing façade providing retail at entrance level and a residential use on the upper levels. The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p>
<b>50-51 O'Connell Street Upper</b>	<p data-bbox="363 1698 1390 1756">The vacant plot will be excavated to a typical depth of 29.1m to deliver proposals cited for Nos 46-49 O'Connell Street above, with a new infill façade constructed on O'Connell Street.</p> <p data-bbox="363 1765 1390 1875">The existing plot boundary walls will be demolished to facilitate the construction of the proposed MetroLink Station and the provision of new public street connecting O'Connell Street to Moore Lane, aligned with the proposed public square to the north of the National Monument at 14-17 Moore Street.</p>
<b>52-54 O'Connell Street Upper</b>	<p data-bbox="363 1884 1390 1913"><i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i></p> <p data-bbox="363 1922 1390 1970">It is proposed to demolish the building behind façade and excavate the plot to a typical depth of 29.1m to deliver proposals similar to those previously described. It is subsequently</p>



Building / Plot	Implications of the proposed development
<b>Former Carlton Cinema</b>	proposed to construct a new building behind the existing façade providing retail on the ground floor and restaurant and office use on the upper floors. The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction & Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).
<b>55-56 O'Connell Street Upper</b>	It is proposed to demolish the existing building to facilitate construction of a mixed use building with retail at entrance level, with an office use on the upper floor levels. It is proposed to excavate the plot to accommodate a structural box beneath ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by TII. Site protection works during the demolition and construction phases to ensure the protection of retained fabric to east and west are described in the Outline Construction & Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).
<b>57 O'Connell Street Upper</b>	<p><i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i></p> <p>It is proposed to demolish the building and excavate the plot to a typical depth of 29.1m. This will accommodate a structural box beneath ground floor level that has been designed to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by TII (subject to a separate application by TII) with the over-site commercial development above.</p> <p>It is subsequently proposed to construct a new building behind the existing façade providing retail at entrance level and office use on the upper levels. The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p>
<b>58 O'Connell Street Upper</b>	<p><i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric.'</i></p> <p>It is proposed to demolish the building behind façade and excavate the plot to a typical depth of 29.1m to deliver proposals similar to those previously described. It is subsequently proposed to construct a new building behind the existing façade providing retail on the ground floor and restaurant and office use on the upper floors. The new building proposes the use of set-backs and stepping of upper floor levels from the street edges to minimise the visual impact. Site protection works during the demolition and construction phases to ensure the protection of the retained façade are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p>
<b>Recency annex at rear of 59 O'Connell Street Upper</b>	It is proposed to demolish this structure and excavate to an expanded footprint to accommodate MEW for a future proposed MetroLink emergency access route (subject to a separate application by TII). Site works during the demolition and construction phases to ensure the protection of the retained fabric to the north within No.59 O'Connell Street Upper are described in the Outline Construction & Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).
<b>Former reading room, Rear of 59 O'Connell Street Upper</b>	<p><i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i></p> <p>The former reading room will be retained and incorporated into the new development. Adjacent structures, including a car port to the west and infilled structure to the east (now forming a parterre) will be demolished to create a public open space, and to facilitate deep excavation. Non-original subdividing interior partitions of no architectural significance within the volume of the former reading room will be removed and the original volume of the interior space reinstated and adapted for use as a restaurant. Site protection works during the demolition and construction phases are described in the Outline Construction &amp; Demolition Management Plan – Site 2 (Waterman Moylan Consulting Engineers Limited).</p> <p>New openings will be introduced into both the north and south elevations to facilitate the building's proposed reuse for restaurant use.</p> <p>A new lift and stairs will be provided to facilitate universal access to all levels.</p>

Building / Plot	Implications of the proposed development
60A O'Connell Street Upper	This building is to be demolished to fulfil the servicing and emergency access strategies for the wider masterplan area and to accommodate the independent construction and operation of the planned O'Connell Street MetroLink Station by TII (subject to a separate application by TII). A public space is intended to be provided on the site as described above.
61 O'Connell Street Upper	<i>Please refer to Appendix 15.15 'Outline Schedule of Proposed Works to Retained Fabric'</i> The building is presently in use as a restaurant and over time has been substantially modified internally to accommodate a series of reconfigurations and new services. It is anticipated that a full refurbishment will be required to address the spatial and regulatory requirements arising from the proposed change to residential use.
Public Realm of Moore Lane, Henry Place and O'Rahilly Parade	Setts and kerbs re-laid to an appropriate pattern, supplemented where required.

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

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

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

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

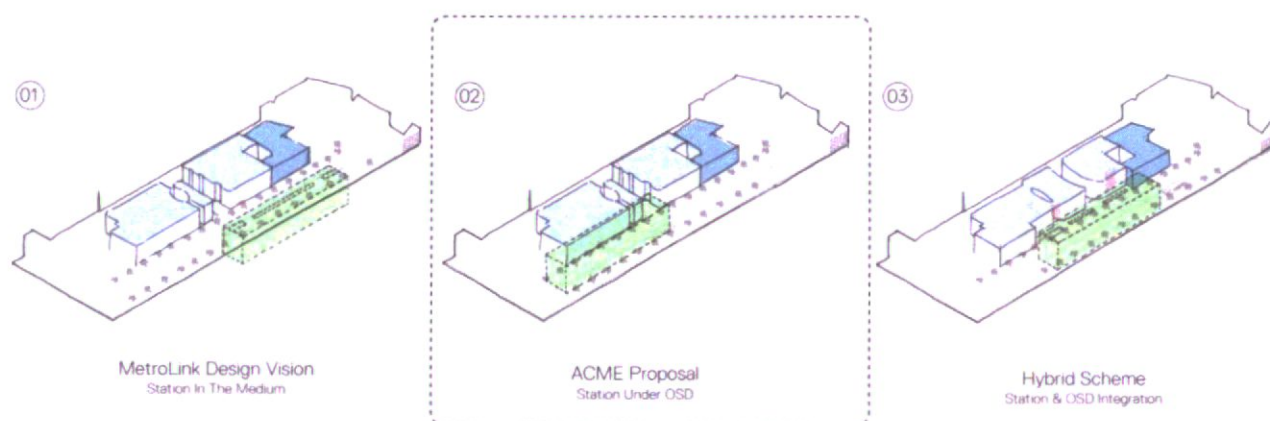


Figure 15.4.4: Figure 12 of the TII 'O'Connell Street Options Assessment Briefing Note': Grimshaw initial Option Assessment on behalf of TII

As summarised in Section 4, Conclusion, paragraph 2, in respect of Option 1; *The indicative station location selected for the purposes of the EPR(Emerging Preferred Route) within the median of O'Connell Street Upper, introduced a number of significant impacts and constraints for both construction and operation stages, not least the complete shut-down of Luas Cross City services for the duration of the station construction and impacts to O'Connell Street itself in terms of disruption of traffic and the works required to relocate major services already diverted during the construction of*

*the Luas lines through this section of the street'. Paragraph 13 of Section 3.3.4 Concept Design Development, cites: 'The design of the proposed station box incorporating multiple at grade pop-ups, plus the alteration of the Luas track, platform and OCS pose significant constraints for both the operation and construction phase of the proposed scheme given the arising direct visual impacts on the O'Connell Street Architectural Conservation Area (ACA; confirmed 2001) which along with its environs was further designated as an Area of Special Planning Control (ASPC) in 2016.'*

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

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

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

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

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

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

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

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

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

### *Recording and protection*

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

### *Demolition Phase (refer to methodology)*

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

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

### *Excavation strategy*

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

### *Construction Works*

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

### *Modifying works*

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

### *Conservation works*

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

#### 15.4.2.7 General Approach to Retained Fabric -Repair and Conservation Strategy

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

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

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

### Introduction

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

The key difference between Site 2 and the other major sites with the Masterplan Area, is the enabling works for a future MetroLink Station forming part of the Applicant's proposals. Prior to the commencement works at Site 2, building fabric in entirety or to rear of facades between Nos.42 and 60 O'Connell Street will be demolished to facilitate the development, incrementally incorporating protective and enabling works as the programme progresses. Following demolition works, the proposals will necessitate the excavation of the site to facilitate the MetroLink Enabling Works (MEW) beneath the plots of Nos 43-58 O'Connell Street. This structure will form part of a future MetroLink station, to be applied for separately by TII and therefore not a part of this application. The specification and methodology outlined sets out the conservation approach to be followed in the retention and repair of retained facades and at the interface between the retained fabric and the new-build structures behind. Issues relating to the wider impacts on architectural heritage are separately addressed within the Architectural Heritage Impact Assessment accompanying the planning submissions.

### Phasing of the MetroLink Enabling Works

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

#### Step 1: Consolidation and Repair

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

#### Step 2: Soft Strip Out

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

advance of demolition. The detailed building inventories, which form part of the subject planning application, will be updated to include features of interest that are identified during the soft strip out and lodged with the Irish Architectural Archive.

### Step 3: Temporary Works

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

### Step 4: Demolition

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

### Step 5: MetroLink Enabling Works

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

### Step 6: Construction of new buildings behind the retained facades

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

### Step 7: Finishing out

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

### Quality Control: Monitoring the Works during Construction

The strategy for the control of quality during the construction phase is based on a hands-on role for the conservation architect. Prior to the start of work the conservation architect will work closely with the conservation engineer to co-ordinate the pre-construction condition survey of the historic fabric. Vulnerable fabric and features will be identified and included on an inventory to be circulated to the design team and construction team.

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

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

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

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

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

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

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

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

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

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

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

## **15.5 POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT**

### **15.5.1 Dublin Central Masterplan**

#### **15.5.1.1 Operational Phase**

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

#### **15.5.1.2 Construction Phase**

##### **Introduction**

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

Whilst it is acknowledged that the Dublin City Development Plan together with the O'Connell Street Architectural Conservation Area (where directly applicable to Sites 1, 2AB, 2C, 3; and indirectly applicable to Sites 4 and 5) policies and objectives form the statutory basis of an assessment of



architectural heritage impact, the remit of their application is widened to encompass an advancement in the understanding of the architectural heritage significance of the masterplan area and its building fabric, as it has evolved over the course of site and archival investigations in recent months.

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

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

### **Potential impacts for the masterplan area's inherent architectural heritage**

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

#### Purposeful retention and re-use

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

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

#### Demolition

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

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

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

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

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

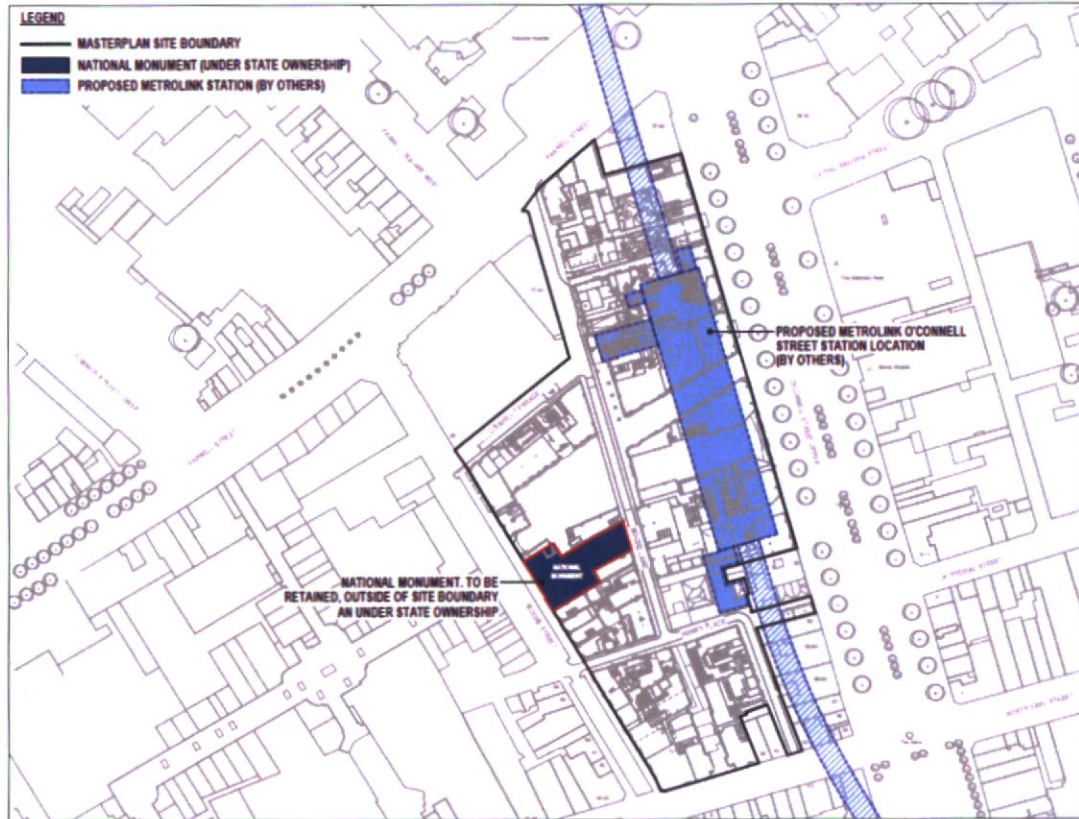


Figure 15.5.1: Location of the MetroLink Station under the Dublin Central Masterplan Area

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

Address	Potential impact at construction stage	Potential impact at operational stage
<b>Site 1</b>		
70 Parnell Street	It is intended to retain and purposefully re-use this building, presenting a positive impact for the building fabric and the ACA.  The design detail for the development of this building has not yet been finalized, with a wider impact assessment therefore found to be premature.	Operational stage impacts will be fully addressed when the design is finalised, but it is anticipated that the purposeful reuse of this building will enhance the setting of protected structures in the vicinity, notably the opposing Rotunda grouping.
71 Parnell Street	It is intended to demolish all fabric behind the façade of this building. As the fabric has been much altered, impacts are not considered especially adverse.	Operational stage impacts will be fully addressed when the design is finalised, however, no material change is considered as arising from the retention of the streetscape condition, albeit with a vertical extension above.

Address	Potential impact at construction stage	Potential impact at operational stage
72 Parnell Street and 40-41 O'Connell Street	<p>It is intended to remove extant building fabric of limited significance and develop the plot. The proposed development encloses two protected structures outside the development site; 72-74 Parnell Street (RPS 6424/ NIAH 50010559(R)) and 37-38 O'Connell Street Upper (RPS 6021/ NIAH 50010558(R)).</p> <p>An immeasurably positive impact will arise from the redevelopment of an unattractive building onto Parnell Street, and a vacant plot, cumulatively undermining the ACA.</p> <p>The proposed development will take into account protective measures to safeguard the adjoining protected structures to ensure that no damage arises to them during the construction process. (Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed protection strategies)</p>	Operational stage impacts will be fully addressed when the design is finalised, but it is anticipated that the proposed redevelopment will address the long term negative interaction of this property with the ACA and its neighbouring protected structures, in the provision of well crafted buildings, respectful of scale and materiality.
42 O'Connell Street Upper and O'Connell Hall	<p>It is intended to retain and purposefully re-use these buildings, presenting a positive impact for the building fabric and the ACA.</p> <p>As the design is not developed, wider impacts are not yet known.</p>	Operational stage impacts will be fully addressed when the design is finalised, but the proposed intention of conservation and purposeful re-use of this nationally important building of rarity will enhance the spectrum of understanding of the original grandeur of O'Connell Street, and contribute positively to the ACA.
<b>Site 2</b>		
43 O'Connell Street Upper	<p>It is intended to demolish all fabric behind the protected façade. The development will arise in the permanent loss of an 18<sup>th</sup> century townhouse basement, together with the loss of a 20<sup>th</sup> century building of significance. The proposal will temporarily remove lateral support from the south, to the shared boundary with the protected No. 42 and O'Connell Hall adjacent. It will also arise in the required protection of the retained façade during the construction phase. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for detail on proposed gable (No.42) and façade (No.43) protection strategies.</p>	Operational stage impacts are described below.
44 O'Connell Street Upper	<p>It is intended to demolish all fabric behind the protected façade. The development will arise in the permanent loss of an 18<sup>th</sup> century townhouse basement, together with the loss of a 20<sup>th</sup> century building of significance.</p>	Operational stage impacts are described below.

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

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

Address	Potential impact at construction stage	Potential impact at operational stage
Regency Annex, 59 O'Connell Street Upper	It is intended to demolish this 19th century building to accommodate the necessary infrastructural provision of a fire escape stairwell from the MetroLink Station.	Operational stage impacts are described below.
Reading Room, 59 O'Connell Street Upper	<p>This importance of this structure was not known until recent research uncovered its significance. Its purposeful retention and re-use is immensely positive.</p> <p>The detail of its structural treatment in context with adjacent MEW works is at design stage. The development will arise in the required protection of this building and its basement during the construction phase, as ground to the north and east is excavated to provide for the MEW. Please refer to Appendix 3.1 – Outline Construction &amp; Demolition Management Plan – Masterplan for general detail on proposed protection strategies.</p>	Operational stage impacts are described below, but it is anticipated that the re-introduction of a unique building form will enrich the architectural diversity of Moore Lane.
Car port, 59 O'Connell Street Upper	This 19th/ early 20th century extension is modest, but interesting. Notwithstanding, it is considered less significant than its adjacent Reading Room and its removal is required to facilitate the favourable presentation of the Reading Room.	The proposed open space provided by the removed car port will benefit the legibility of the Reading Room.
61 O'Connell Street Upper	<p>It is intended to retain, extend and purposefully re-use this building, accommodating a public route at street level connecting O'Connell Street with Henry Place. The retention of fabric behind the protected façade is welcomed as presenting a positive impact for this important building, together with enhancing the quantum of 18th century buildings enriching the ACA.</p> <p>As the design is not developed, wider impacts are not yet known.</p>	Operational stage impacts are described below.
<b>Site 3</b>		
36 Henry Street	<p>In summary, this building is retained with rear structures removed to accommodate a rear hotel extension. The retention of the building is considered to present a positive impact for an enhanced understanding of the contribution of post-1916 structures of quality within the ACA.</p> <p>Wider impacts are expanded below.</p>	Operational stage impacts are as described in a separate EIAR that accompanied the applications for permission for Sites 3, 4 and 5.
37 Henry Street	In summary, this building is retained with rear structures removed to accommodate a rear	

Address	Potential impact at construction stage	Potential impact at operational stage
	<p>hotel extension. The retention of the building is considered to present a positive impact for an enhanced understanding of the contribution of post-1916 structures of quality within the ACA.</p> <p>Wider impacts are expanded below.</p>	
38 Henry Street	<p>It is intended to remove this structure to accommodate a proposed north-south street connecting Henry Street with Moore Lane.</p> <p>The development will arise in the permanent loss of a 20th century building of significance.</p> <p>Wider impacts are expanded below.</p>	
39 Henry Street	<p>It is intended to demolish all fabric behind this retained façade. Whilst the retained façade is welcomed as informing the ACA, and generating a streetscape of quality post 1916 buildings, the development will arise in the permanent loss of a 20th century building of significance.</p> <p>Wider impacts are expanded below.</p>	
40 Henry Street	<p>It is intended to demolish all fabric behind this retained façade. Whilst the retained façade is welcomed as informing the ACA, and generating a streetscape of quality post 1916 buildings, the development will arise in the permanent loss of a 20th century building of significance.</p> <p>Wider impacts are expanded below.</p>	
41 Henry Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
1, 2 Moore Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
3 Moore Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	
4 Moore Street	<p>It is intended to remove this structure to facilitate the development.</p> <p>Wider impacts are expanded below.</p>	

Address	Potential impact at construction stage	Potential impact at operational stage
5 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
6 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
7 Moore Street	It is intended to remove this structure to facilitate the development. Wider impacts are expanded below.	
8/9 Moore Street and 11/12 Henry Place	It is intended to conserve and re-occupy this building, with vertical extensions requiring structural inputs. Impacts are summarized below.	
<b>Site 4</b>		
10 Moore Street	The proposed re-use of the building is considered to present a positive impact, with few material changes internally or externally.	Operational stage impacts are as described in a separate EIAR that accompanied the applications for permission for Sites 3, 4 and 5.
11 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site.	As above
12 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site, with the protection of the shared party wall with No.13 forming a central construction strategy.	As above
13 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site, with the protection of the shared party wall with No.12 forming a central construction strategy.  All demolition and reconstruction strategies will be subject to a forthcoming Ministerial consent process, which will rely on expanded detail for assessment of physical impacts.	As above
15 Henry Place and 5A Moore Lane	No adverse impact is predicted as arising from the redevelopment of this site.	As above
17-18 Henry Place	The proposed retention of the ground floor façade and re-use of the building is considered to present a positive impact.	As above
6-7 Moore Lane	The proposed re-use of the building is considered to present a positive impact.	As above



Address	Potential impact at construction stage	Potential impact at operational stage
	All works to the shared boundary with the National Monument at Nos 8-9 Moore Lane are identified and will also be subject to a forthcoming Ministerial consent process, which will rely on expanded detail for assessment of physical impacts.	
18 Moore Street & 10-11 Moore Lane to rear	No adverse impact is predicted as arising from the redevelopment of this site. The redevelopment will include the construction of a buffer building to the National Monument at No.17 Moore Street, referred to as 18a, or the 'Sliver' building. The remainder of the Moore Street façade will serve as a mechanism of the delivery of the arch. The remainder will be absorbed with the proposed public square. All demolition and reconstruction strategies will also be subject to a forthcoming Ministerial consent process, which will rely on expanded detail for assessment of physical impacts.	As above
Nos 20-21 Moore Street	The proposed re-use of the building is considered to present a positive impact and will arise in few compositional changes internally and externally.	As above
<b>Site 5</b>		
22-23 Moore Street, 13 Moore Lane to rear	No adverse impact is predicted as arising from the redevelopment of this site.	Operational stage impacts are as described in a separate EIAR that accompanied the applications for permission for Sites 3, 4 and 5.
24-25 Moore Street	No adverse impact is predicted as arising from the redevelopment of this site.	
14 Moore Lane (incorporating Nos.1-3 O'Rahilly Parade, No.15 Moore Lane)	No adverse impact is predicted as arising from the redevelopment of this site.	

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

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

The masterplan area shares boundaries with the following protected structures;

- 72-74 Parnell Street
- 37-38 O'Connell Street

- 60 O'Connell Street
- 62 O'Connell Street
- 14-17 Moore Street

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

Address	NIAH Reference and Rating(L=Local)(R=Regional)(N=National)	Potential impact at construction stage	Potential impact at operational stage
72-74 Parnell Street, Dublin 1	50010559 (R)	<b>Site 1</b> The proposed design of Site 1, where abutting these protected structures is not yet complete, with associated construction stage impacts not yet known.	<b>Site 1</b> The proposed design of Site 1, where abutting these protected structures is not yet complete, with associated operational impacts not yet known.
37-38 O'Connell Street Upper, Dublin 1	50010558 (R)	<b>Sites 2AB, 2C</b> Please refer to sections below <b>No.61 O'Connell Street</b> Please refer to sections below. <b>Site 3</b> Site 3 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact. <b>Site 4</b> Site 4 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact. <b>Site 5</b> Site 5 is positioned at a distance from these structures and its construction is unlikely to present any impact.	<b>Sites 2AB, 2C</b> Please refer to sections below <b>No.61 O'Connell Street</b> Please refer to sections below <b>Site 3</b> Site 3 is positioned at a considerable distance from these structures and it is unlikely to present an operational stage impact. <b>Site 4</b> Site 4 is positioned at a distance from these structures and it is unlikely to present an operational stage impact. <b>Site 5</b> Site 5 is positioned at a distance from these structures and it is unlikely to present an operational stage impact.
60 O'Connell Street Upper, Dublin 1	50010535 (R)	<b>Site 1</b> Site 1 is positioned at a distance from this protected façade, and not being viewed in context, is unlikely to present an impact. <b>Sites 2AB, 2C</b> Please refer to sections below <b>No.61 O'Connell Street</b>	<b>Site 1</b> Site 1 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact. <b>Sites 2AB, 2C</b> Please refer to sections below <b>No.61 O'Connell Street</b>

Address		NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact at construction stage	Potential impact at operational stage
			<p>Please refer to sections below</p> <p><b>Site 3</b></p> <p>The construction of Site 3 is likely to arise in direct impacts for this structure, at demolition, excavation and construction stage owing to its proximity to the west of the development site.</p> <p>Please refer to Appendix 3.2 – Outline Construction &amp; Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Place boundary of this structure, further neutralizing impacts.</p> <p><b>Site 4</b></p> <p>Site 4 is positioned at a distance from this structure and its construction is unlikely to present any impact.</p> <p><b>Site 5</b></p> <p>Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>	<p>Please refer to sections below</p> <p><b>Site 3</b></p> <p>Whilst the façade of No.60 is included in the RPS, the building is within an ACA. m Outward vistas from rear upper rooms are presently directed towards Site 4, but will have an oblique view of Site 3. The change in the character of the outward vista is not considered especially adverse given the diversity of city-wider building and roofscape forms visible from these windows.</p> <p><b>Site 4</b></p> <p>Site 4, being lower than this structure and is unlikely to present an operational stage impact. In converse, on completion, the refurbishment of historic buildings within Site 4 will greatly improve the quality of the Moore Lane streetscape, and by extension benefit No.60 to the rear.</p> <p><b>Site 5</b></p> <p>Site 5 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact.</p>
62 O'Connell Street		50010533 (R)	<p><b>Site 1</b></p> <p>Site 1 is positioned at a distance from this protected façade, and not being viewed in context, is unlikely to present an impact.</p> <p><b>Sites 2AB, 2C</b></p> <p>Please refer to sections below</p> <p><b>No.61 O'Connell Street</b></p> <p>Please refer to sections below</p> <p><b>Site 3</b></p> <p>The construction of Site 3 is likely to arise in direct impacts for this structure, at demolition, excavation and construction stage owing to its proximity to the west of the development site.</p>	<p><b>Site 1</b></p> <p>Site 1 is positioned at a considerable distance from this structure and is unlikely to present an operational stage impact.</p> <p><b>Sites 2AB, 2C</b></p> <p>Please refer to sections below</p> <p><b>No.61 O'Connell Street</b></p> <p>Please refer to sections below</p> <p><b>Site 3</b></p> <p>The proposed development will be visible from upper-level rear rooms within these buildings and will alter an outward vista across the roofscape.</p> <p><b>Site 4</b></p>

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

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

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

#### Potential impacts for the masterplan area's wider architectural heritage

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

Address		NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact
Rotunda Hospital: Parnell Square West, Dublin 1		50010619-50010622 (N)	<p><b>Site 1</b></p> <p>The proposed design of Site 1, where opposing these protected structures is not yet complete, with associated impacts not yet known.</p> <p><b>Sites 2AB, 2C, No.61 O'Connell Street</b></p> <p>Please refer to Table 15.7.2. Anticipated impact for protected structures and adjoining historic buildings for detail of impacts</p> <p><b>Site 3</b></p> <p>Site 3 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p><b>Site 4</b></p> <p>Site 4 is positioned at a considerable distance from these structures and its construction is unlikely to present any impact.</p> <p><b>Site 5</b></p> <p>Site 5 is positioned at a distance from these structures and its construction is unlikely to present any impact.</p>
63-64 O'Connell Street Upper, Dublin 1		50010532 (R)	<p><b>Site 1</b></p> <p>Site 1 is positioned at a distance from these protected façades, and not being viewed in context, is unlikely to present an impact.</p> <p><b>Sites 2AB, 2C, No.61 O'Connell Street</b></p>
65-66 O'Connell Street Upper, Dublin 1		50010531 (R)	<p>Please refer to Table 15.7.2. Anticipated impact for protected structures and adjoining historic buildings for detail of impacts</p> <p><b>Site 3</b></p> <p>The construction of Site 3 is likely to arise in direct impacts for these structures, at demolition, excavation and construction stage owing to their proximity to the west of the development site onto Henry Place.</p>
67 O'Connell Street Upper, Dublin 1		50010530 (R)	<p>Please refer to Appendix 3.2 – Outline Construction &amp; Demolition Management Plan – Site 3 for detail on proposed protection strategies.</p> <p>Construction traffic will be routed away from the Henry Place boundary of this structure, further neutralizing impacts.</p>
68 O'Connell Street Upper, Dublin 1		50010529 (R)	<p><b>Site 4</b></p> <p>Site 4 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p> <p><b>Site 5</b></p> <p>Site 5 is positioned at a considerable distance from this structure and its construction is unlikely to present any impact.</p>
The GPO, O'Connell Street Lower, Dublin 1,		50010528 (N)	<p><b>Site 1</b></p> <p>Site 1 is positioned at a distance from this important protected structure, and not being viewed in context, is unlikely to present an impact.</p>

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

Address		NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact
20 Henry Street, Dublin 1		50010474 (R)	Construction traffic will be routed away from the Henry Street Place further neutralizing impacts. <b>Site 4</b>
21 Henry Street, Dublin 1		50010475 (R)	Site 4 is positioned at a distance from Henry Street and will not present an impact. <b>Site 5</b>
22-23 Henry Street, Dublin 1		50010476 (R)	Site 5 is positioned at a distance from Henry Street and will not present an impact.
24 Henry Street, Dublin 1		-	
25 Henry Street, Dublin 1		-	
Henry Street, Dublin 1 (GPO Arcade)		50010500 (R)	
26 Henry Street, Dublin 1		-	
27 Henry Street, Dublin 1		-	
28 Henry Street, Dublin 1		-	
29 Henry Street, Dublin 1		-	
30 Henry Street, Dublin 1		-	
33 Henry Street, Dublin 1		50010494 (R)	



Address	NIAH Reference and Rating (L=Local) (R=Regional) (N=National)	Potential impact
34 Henry Street, Dublin 1	50011205 (R)	

**Table 15.5.3** Potential impact for wider architectural heritage

### Potential impacts for the ACA

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

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

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

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

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

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

### 15.5.2.1 Operational Phase

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

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

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

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

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

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

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

**Retained buildings within the Site**

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

**Potential operational stage impacts- as referenced against Development Plan policies**

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

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

**Relevant Dublin City Development Plan 2022-2028 architectural heritage protection objectives**

Relevant Dublin City Development Plan 2022-2028 urban/architectural heritage protection objectives		Anticipated impact in the consideration of Development Plan objectives
BHAO3	<p><b>Areas of Special Planning Control</b></p> <p>To prepare schemes for Areas of Special Planning Control, where deemed desirable and appropriate, having regard to the statutory needs of the city.</p>	<p>The identification of this site as a Key Opportunity Sites within the <i>North East Inner City O'Connell Street/Moore Street Civic/Cultural Hub</i>, in essence defines a masterplan strategy for Site 2, which is inherently achieved in the submitted application. The far reaching benefits of developing this site is therefore viewed as exceeding the direct architectural heritage impacts associated with it, likely interpreting same in wider city master planning terms as being short-term.</p>

Relevant Dublin City Development Plan 2022-2028 urban/architectural heritage protection objectives		Anticipated impact in the consideration of Development Plan objectives
		<p>It is accepted that the majority of buildings within Site 2 were rebuilt in the aftermath of 1922. It is also understood that the same rebuilding largely respected 18<sup>th</sup> century plot formations and building scales. Whilst on one hand, the site has seen radical transformation since its incarnation in the Sackville era, it has on the other hand been independently identified by statutory bodies as having the potential for further radical development as encapsulated by the Development Plan.</p>
<p><b>Section 13.12 SDRA 10 – North East Inner City</b></p>	<p>Section 1: Guiding Principles for Key Opportunity Sites; O’Connell Street/Moore Street Civic/Cultural Hub; citing the subject site as ‘O’Connell Street to Moore Lane incorporating Carlton Site’ is identified as a ‘civic/cultural hub because of both its historical/cultural importance and because of its potential as a focus for quality retail and mixed-use development. The site is of significant historical importance given its association with the 1916 Easter Rising, and Moore Street is also well known for its open-air fruit and vegetable market. The area has the potential to be transformed through heritage-led, mixed-use regeneration that acknowledges and responds creatively to the cultural roles and historical significance of this centrally located site.</p> <p><i>Scheme design should be based on a comprehensive masterplan that incorporates a convenient access route to the planned MetroLink stop, quality connections across the site, and a cultural interpretative element. Any final proposal must incorporate at least one new east-west pedestrian route interlinking to at least two new civic spaces within the block, utilising the existing lane structure for cross connections.</i></p> <p><i>Masterplan proposals should hence incorporate the following:</i></p>	<p>A section entitled ‘Land Use &amp; Activity: O’Connell Street/Moore Street Civic/Cultural Hub’ cites the following objective:</p> <p><i>‘In recognition of the historic built form and history of the area and the potential for public interaction given its key location in the north retail core. With proximity to the emerging cultural quarter around Parnell Square, and its associated range of arts and literary attractions, this hub would act as a natural extension to the existing cultural quarter extending its reach, blending with a new mix of uses. With excellent transport access, this precinct will become even more accessible to the wider public when planned public transport improvements are delivered over time. The Moore Street market will become a re-energised market street, with a significantly improved public realm and act as a gateway, and through route, to the historical assets of the area, to create synergies to benefit the entire city block, breathing new life to the area. (*The historical assets are not limited to Moore Street/Moore Lane, but include O’Connell Street &amp; the GPO)’.</i></p> <p>The above objective is found inherently responded to by the subject proposals for Site 2 which in turn fuse intentionally with proposals for Sites 1, 3, 4 and 5 to generate a balanced, viable urbanism that will generate the wider O’Connell Street Architectural Conservation Area, enabling its singular and collective built heritage to thrive in the long term.</p>
	<p>New pedestrian connections linking both O’Connell St. to Moore St. via a</p>	<p>This objective is inherently achieved by the proposed east-west connection provided in Site 2, which will ensure that protected structures outside the red line</p>

Relevant Dublin City Development Plan 2022-2028 urban/architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
new public square, and also Henry Street to Henry Place/Moore Lane.	boundary but within the enclosing ACA vicariously benefit from the vibrancy of this development. Increased permeability though the ACA and the introduction of an active frontage onto Henry Place is acknowledged as enhancing the attractiveness of the area generally.
Exceptional architectural design to match the importance of this city block that will effectively interlink the historic GPO with the emerging cultural quarter at Parnell Square.	The introduction of design proposals by internationally recognised architects will encourage the promotion of creative and cohesive design that will respect the rich architectural character of the area.
A new civic square, open to the public, and quality pedestrian access to the proposed MetroLink station.	Please refer to Masterplan Design Statement where achievement of this objective is explained.
An appropriate mix of uses to ensure activity both day and night. Active ground floors should front public routes.	Please refer to Masterplan Design Statement where achievement of this objective is explained.
The restoration of a significant element of the Upper O'Connell Street streetscape, including the former Carlton Cinema façade, No 42 O'Connell Street, and Conway's Pub on Parnell Street.	Whilst No.42 O'Connell Street and Conway's Pub are both within Site 1 of the Masterplan Area, their sensitive conservation and purposeful re-use is proposed. The conservation of the Carlton Cinema façade is proposed as part of the subject development of Site 2.
Heritage –led retention and restoration of all pre-1916 buildings and fabric along Moore Street.	Inherently absorbed within the proposed development of Sites 3 and 4 of the Masterplan Area, but relevant to the development of Site 2 insofar as public access to same is enhanced.
Acknowledge the urban architectural and historical context and complement the scale and design of the National Monument at Nos. 14 -17 Moore Street and its reuse as a commemorative visitor centre (URDF Government funding relates).	Inherently absorbed within the proposed development of Sites 3 and 4 of the Masterplan Area, but relevant to the development of Site 2 insofar as public access to same is enhanced.
Moore Street Public Realm Renewal works to include lighting, public art, paving, stalls, signage (URDF Government funding relates).	Inherently absorbed within the proposed development of Sites 3, 4 and 5 of the Masterplan Area, but relevant to the development of Site 2 insofar as public access to same is enhanced.
<b>BHA2</b> <b>Development of Protected Structures</b> That development will conserve and enhance protected structures and their curtilage and will: (a) Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Architectural Heritage Protection	Statutory protection within Site 2 is related to the protection of certain façades. The special interest of same protected facades will be safeguarded as an inherent objective of the development.

Relevant Dublin City Development Plan 2022-2028 urban/architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
<p>Guidelines for Planning Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht.</p> <p>(b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.</p> <p>(c) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation.</p> <p>(d) Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.</p> <p>(c) Ensure that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure.</p> <p>(d) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials.</p> <p>(e) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure.</p> <p>(f) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.</p> <p>(g) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development.</p> <p>(h) Have regard to ecological considerations for example, protection of species such as bats.</p>	<p>Proposed conservation and repair works will be undertaken in accordance with the best practice conservation methodologies deployed by competent craftspeople.</p> <p>Proposed new buildings behind retained façades are designed to defer to their prominence in the generation of quieter setbacks using compatible materials, in the coordination of floor levels with existing windows and in the scale of vertical floors to align with the proportions of base facades. The various design strategies seek to minimise visual impact as perceived from O'Connell Street and within the ACA, whilst delivering dense urbanism meeting commercial objectives.</p>
<p><b>BHA7</b></p> <p><b>Architectural Conservation Areas</b></p> <p>(a) To protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA must contribute positively to its character</p>	<p>The entirety of Site 2 is within an ACA. Please refer to Table 7.4 below for demonstration of the proposed development's adherence with ACA policies and objectives.</p>

Relevant Dublin City Development Plan 2022-2028 urban/architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
<p>and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area, and its setting, wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City.</p> <p>(b) Ensure that all development proposals within an ACA contribute positively to the character and distinctiveness of the area and have full regard to the guidance set out in the Character Appraisals and Framework for each ACA.</p> <p>(c) Ensure that any new development or alteration of a building within an ACA, or immediately adjoining an ACA, is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials, and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged.</p> <p>(d) Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture.</p> <p>(e) Promote sensitive hard and soft landscaping works that contribute to the character and quality of the ACA.</p> <p>(f) Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within ACAs.</p> <p>All trees which contribute to the character and appearance of an Architectural Conservation Area, in the public realm, will be safeguarded, except where the tree is a threat to public safety, prevents universal access, or requires removal to protect other specimens from disease.</p>	<p>The proposed development's interaction with the character of the ACA is as follows;</p> <p>The development will utilise multiple vacant sites breaking the cohesion of the terrace arising in a visual and functional fragmentation of the main thoroughfare</p> <p>The reoccupation of vacant and underutilised plots and repair of fractured urban fabric coupled with increased footfall will bring about social and economic regeneration to the area with far reaching benefits for surrounding areas offered in the positioning of new civic spaces at the periphery of the Masterplan Area, for the enjoyment of the wider commercial community</p> <p>All protected structures within Site 2, with protections extending to upper-level façades only, will be retained and integrated into the proposed development. The proposed development includes the repair of all protected structures identified in the RPS (façades of Nos.43, 44, 52-54, 57, 58 O'Connell Street Upper) and also historic fabric of interest identified as contributing to the character of the ACA, namely the former reading room at the rear of No.59 and the façade of No.45. Conservation gain in the replacement of inappropriate uPVC windows in retained facades with timber adhering to original fenestration patterns, together with masonry and shopfront repairs, described in Section 6.5 above will greatly improve the quality of retained elements.</p> <p>A number of non-protected structures, previously permitted for removal as part of the originally permitted development, have been identified as being of architectural significance and are voluntarily retained within the proposed development. These comprise the early 20<sup>th</sup> century façade of No.45 and the former reading room at the rear of No.59 O'Connell Street Upper. With the exception of these, all other non-specifically protected fabric will be demolished and plots excavated.</p> <p>All new buildings are designed to exceed contemporary standards with regards to environmental performance in the intention of ensuring durability and longevity within the ACA.</p> <p>Reconstructed buildings behind retained façades have been designed to respect the scale and layouts of original buildings in so far as possible to ensure a satisfactory and harmonious relationship between retained and proposed elements.</p> <p>The proposed new east-west pedestrian route will form a connection between O'Connell Street Upper and Moore Street. The street is designed as part of the Dublin Central Masterplan, using high quality materials to create a dynamic and vibrant urban space. The historic significance of existing street patterns is acknowledged</p>



Relevant Dublin City Development Plan 2022-2028 urban/architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
	<p>with the hierarchical legibility of the historic streets patterns protected in the gentle contrasting of alignment and surfacing of the new street.</p> <p>A detailed survey of all historic street surfaces, setts, flagstones, kerbstones, gutters and coalholes within the enclosing public realm of Moore Lane (extending to O 'Rahilly Parade and Henry Place outside the red line boundary) has been undertaken. Where historic fabric is to be lifted to facilitate the construction of the proposed development it will be subsequently re-laid to reflect original characteristics. All such works will be carried out in accordance with stated archaeological and conservation methodologies.</p>
<p><b>BHA8</b></p>	<p><b>Demolition in an ACA</b></p> <p>There is a presumption against the demolition or substantial loss of a structure that positively contributes to the character of the ACA except in exceptional circumstances where such loss would also contribute to a significant public benefit.</p> <p>As described in the 'O'Connell Street Options Assessment Briefing Note', prepared by TII and dated August 2022, describing a rationale for locating a MetroLink O'Connell Street station on this site, a significant public benefit arises from the development. The extent of demolition required to deliver the station box is explained in the document, citing the many design iterations culminating in the MEW design as now proposed. The impact of demolition, in architectural heritage terms, is acknowledged by the applicant. However, multiple statutory policies, including the <i>National Transportation Authority - Transport Strategy 2016-2035</i> for the greater Dublin area, the Mulvey report titled 'Creating a Brighter Future'; together with numerous reports submitted by consultants attached to the subject planning submission; 'Planning Application Report -Dublin Central, Site 2'(SLA-September 2022); 'Commercial Rationale for the Proposed Development of Dublin Central' (JLL-September 2022) and 'Urban Baseline Study-Pedestrian impact assessment- Pedestrian movement forecast', Dublin Central by Space Syntax all identify the urbanistic shortcomings of this site and how it would benefit from improved infrastructure.</p> <p>On that basis, whilst demolition of any form within an ACA is regrettable, the proposed demolition of buildings of architectural heritage value on this site as previously permitted and as now proposed, is understood as offering a pivotal opportunity for the regeneration of the enclosing ACA and for the granular survival in the long term of its built heritage.</p> <p>The beneficial consequences of provision of transport infrastructure might then be viewed as countering the adverse impact of demolition.</p>

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<p><b>BHA11</b></p>	<p><b>Rehabilitation and Reuse of Existing Older Buildings</b>                      (a) To retain, where appropriate, and encourage the rehabilitation and suitable adaptive reuse of existing older buildings/structures/features which make a positive contribution to the character and appearance of the area and streetscape, in preference to their demolition and redevelopment.                      (b) Encourage the retention and/or reinstatement of original fabric of our historic building stock such as windows, doors, roof coverings, shopfronts (including signage and associated features), pub fronts and other significant features.                      (c) Ensure that appropriate materials are used to carry out any repairs to the historic fabric.</p>	<p>The former reading room at the rear of No.59 O'Connell Street is a non-protected building which will be retained and adapted for alternative use within the proposed development. By virtue of assessments carried out in preparation of this application, Nos 59 and 60, originally both intended to form part of the site and extensively demolished as part of the previously permitted development, were, through coordination with TII, subsequently excluded from the design and protected from that prior permitted demolition, with the Reading Room identified as meriting retention in its own right, and thus requiring designing around to ensure its protection and sensitive presentation within the scheme.</p> <p>As part of its refurbishment and conservation, it is proposed to upgrade its thermal performance. The internal face of the external walls will be lined with a breathable insulation, taking account of the nature and characteristics of traditional solid wall construction. Insulations will also be introduced at roof level with the intention of replacing non-original roof linings with blue bangor slate to enhance performance. Proposed interventions to improve the thermal performance of the structure will have no adverse impacts on its architectural significance.</p>
<p><b>BHA15</b></p>	<p><b>Twentieth Century Buildings and Structures</b>                      To encourage the appropriate development of exemplar twentieth century buildings and structures to ensure their character is not compromised.                      To encourage the retention and reinstatement of internal and external features, that contribute to the character of exemplar twentieth century buildings, such as roofscapes, boundary treatments, fenestration pattern, materials, and other features, fixtures and fittings (including furniture and art work), considered worthy of retention.</p>	<p>Nos.46-49 O'Connell Street is the only late 20<sup>th</sup> century building within Site 2. The building is not a protected structure nor is it included on the NIAH. The building was precautionarily identified in the Dublin Central Conservation Masterplan as being of significance on account of it constituting a good exemplar of its era of construction, which attempted to interpret the scale and proportion of the street's 18<sup>th</sup> century origins using contemporary mechanisms and materials. An inventory of the interior building fabric has subsequently been undertaken and it has been concluded that the building is of insufficient collective merit to warrant its protection on grounds of architectural heritage interest. It is proposed to demolish the building to facilitate a new development.</p>
<p><b>BHA18</b></p>	<p><b>Historic Ground Surfaces, Street Furniture and Public Realm</b>                      (a) To protect, conserve and retain in situ historic elements of significance in the public realm including milestones,</p>	<p>The development of the public realm enclosing sections of Moore Lane, merging seamlessly with corresponding proposals for O'Rahilly Parade and Henry Place, forms part of the subject development. All historic street surfaces, including setts and kerbstones, have been identified and mapped on survey drawings accompanying the subject application. It is proposed to sensitively integrate all historic street fabric within the proposed public realm strategy (Please refer to Dublin</p>

Relevant Dublin City Development Plan 2022-2028 urban/architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
<p>jostle stones, city ward stones, bollards, coal hole covers,</p> <p>gratings, boot scrapers, cast iron basement lights, street</p> <p>skylights and prisms, water troughs, street furniture, post</p> <p>boxes, lampposts, railings and historic ground surfaces</p> <p>including stone kerbs, pavement flags and setts and to</p> <p>promote conservation best practice and high standards</p> <p>for design, materials and workmanship in public realm</p> <p>improvements within areas of historic character, having</p> <p>regard to the national Advice Series on 'Paving: The Conservation of Historic Ground Surfaces' (2015).</p> <p>(b) To maintain schedules of stone setts, historic kerbing</p> <p>and historic pavers/flags, and associated features in the public realm, to be protected, conserved or reintroduced</p> <p>(Appendix 6 and to update and review these schedules</p> <p>during the period of this development plan.</p>	<p>Central Site 2 Landscape Planning Report (Gross Max Landscape Architects)-Document Number: DC-GM-2X-XX-RP-L-10-0001for details).</p> <p>To construct the development and facilitate the MEW, it will be necessary to temporarily lift existing street surfaces. Please refer to Chapter 17 EIAR for outline methodologies for the safe removal, storage and appropriate relaying of historic fabric, which are deemed to be in accordance with the Department of Arts Heritage and the Gaeltacht relevant Advice Series.</p> <p>Basement lightwells where surviving on O'Connell Street Upper will be retained in situ, protected, conserved and presented where possible. The basement lightwell pertaining to No.43 was previously infilled and reconstructed in the mid-late 20<sup>th</sup> century and will be retained as existing. All other lightwells within Site 2 are closed and flush with the present paving, with the majority forming an integrated part of basement accommodation. The original granite kerbstones identifying the position of former lightwells within No. 57 survives and will be retained in the proposed development.</p> <p>The proposed enhancement of the public realm of Sites 3, 4 and 5 achieve this objective, but will benefit the presentation of Site 2, particularly the immediate environs of the retained and reimagined Reading Room to the rear of No.59 O'Connell Street.</p>
<p><b>BHA24</b></p> <p><b>Reuse and Refurbishment of Historic Buildings</b></p> <p>Dublin City Council will positively encourage and facilitate the careful refurbishment of the historic built environment for sustainable and economically viable uses and support the implementation of the National Policy on Architecture as it relates to historic buildings, streetscapes, towns and villages, by ensuring the delivery of high quality architecture and quality place-making, and by demonstrating best practice in the care and maintenance of historic properties in public ownership.</p>	<p>The inherent sustainability of retention and adaptive reuse, compared with the whole life energy costs and waste impacts that result from demolition and replacement, is acknowledged in the subject development of retained structures.</p>

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<b>BHA30</b>	<p><b>Moore Street National Monument</b></p> <p>To co-operate with, and facilitate, the state in its preservation of the National Monument at 14-17 Moore Street on a joint venture basis, and to support the retention and refurbishment of the cultural quarter associated with 1916 on Moore Street and taking account of the contents and relevant recommendations of the Moore Street Advisory Group Report to the Minister for Heritage and Electoral Reform and the minister's response.</p>	<p>The pivotal role played by Moore Lane (together with O' Rahilly Parade and Henry Place outside the red line boundary) as forming the battlefield of 1916 is acknowledged and respectfully addressed as a key design strategy for buildings enclosing the battlefield and the public realm.</p> <p>The proposed east-west connections with Moore Lane from O'Connell Street Upper, together with MetroLink Station Enabling Works, in time accommodating a station are intended to increase access to and in turn the prominence of the Moore Street Market, creating new possibilities for its enhancement as a cultural destination.</p>
<b>SC2:</b>	<p><b>City's Character</b></p> <p>To develop the city's character by:</p> <p>cherishing and enhancing Dublin's renowned streets, civic spaces and squares;</p> <p>developing a sustainable network of safe, clean, attractive streets, pedestrian routes and large pedestrian zones lanes and cycleways in order to make the city more coherent and navigable and creating further new streets as part of the public realm when the opportunities arise;</p> <p>protecting the grain, scale and vitality of city streets and encouraging the development of appropriate and sustainable building heights to ensure efficient use of resources, services and public transport infrastructure and that protects the heritage and natural assets of the city;</p> <p>revitalising the north and south Georgian squares and their environs and realising their residential potential;</p> <p>upgrading Dame Street/College Green as part of the Grand Civic Spine;</p> <p>promoting the development of Moore Street and the Parnell Quarter as major new cultural and historical attractions for the city.</p>	<p>The proposed development within Site 2 responds to this policy as follows;</p> <p>The proposed development presents an opportunity to rejuvenate O'Connell Street, the primary civic thoroughfare in the capital. The streetscape has deteriorated in recent decades, interrupted by vacant plots and unoccupied or underutilised buildings. Site 2 of the Dublin Central Masterplan, occupying an extensive part of the townscape seeks to restore its national significance in merging restored protected façades with the proposed redevelopment of rear plots generating improved street level interactions onto east and west public realms, and in the promotion of high quality architectural interventions to regenerate urban fabric.</p> <p>The public urban realm with the Dublin Central Masterplan Area has been carefully considered in the interests of ensuring that the proposed development will successfully integrate with the adjoining network of streets and proposed connections to a future MetroLink Station. Within Site 2, a new pedestrian street is proposed north of the Carlton Cinema to link O'Connell Street Upper with Moore Lane, O' Rahilly Parade, Henry Place and the proposed new civic space within Site 4 of the Dublin Central Project.</p> <p>The rhythmic grain of 18<sup>th</sup> century plots will be removed in the amalgamation of previously independent plots within a unified scheme. Whilst the MetroLink Station box below ground level will occupy the space beneath the combined plots, efforts have been made at street level to reinstate urban grain in the delivery of buildings characterised by differing architectural styles, synonymous with wider plots on the opposing eastern side of O'Connell Street.</p>
<b>Fig 4.1</b>	Key Views and Prospects	Please refer to the response to SC17 below for further opinion.

Relevant Dublin City Development Plan 2022-2028 urban/architectural heritage protection objectives	Anticipated impact in the consideration of Development Plan objectives
<p><b>SC17</b></p> <p><b>Building Height</b></p> <p>To protect and enhance the skyline of the city, and to ensure that all proposals with enhanced scale and height: follow a design led approach; include a masterplan for any site over 0.5ha (in accordance with the criteria for assessment set out in Appendix 3); make a positive contribution to the urban character of the city and that responds positively to the existing or emerging context; deliver vibrant and equitable neighbourhoods that are walkable, compact, green, accessible, mixed and balanced; Do not affect the safety of aircraft operations at Dublin Airport (including cranes); and have regard to the performance-based criteria set out in Appendix 3.</p> <p>All new proposals in the inner city must demonstrate sensitivity to the historic city centre, the River Liffey and quays, Trinity College, the cathedrals, Dublin Castle, the historic squares and the city canals, and to established residential areas and civic spaces of local and citywide importance.</p>	<p>At a distance, the primary view of the scheme is experienced obliquely, either due north from the River Liffey and the quays, or due south from the junction of Parnell Street with O'Connell Street.</p> <p>Whilst at present, neither viewpoint clearly distinguishes individual building plots due to relative consistency in parapet height and screening by parallel trees planted in proximity to the terrace, the proposed development in review of the multiple verified views of the proposed scheme, prepared by ARC and attached to Chapter 12 of the EIAR will be visible from these viewpoints.</p> <p>However, on account of the aligned unity of the set back above the established parapet line, the increased scale of the scheme regularises its perception as merging with the base streetscape.</p>
<p><b>SC19</b></p> <p><b>City Architecture</b></p> <p>To promote development which positively contributes to the city's built and natural environment, promotes healthy placemaking and incorporates exemplar standards of high-quality, sustainable and inclusive urban design and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods.</p>	<p>The interlinked network of public streets, passageways and civic spaces overlaid on top of the relative morphological impermeability of the Dublin Central Masterplan Area have been carefully considered to ensure that proposed connections do not threaten the distinctive formality of O'Connell Street and the industrial robustness of its rear laneways.</p> <p>Within Site 2, the hierarchical graduating scale of streetscapes, ranging from the civic thoroughfare of O'Connell Street to the more intimate scale of Moore Lane and Henry Place, is acknowledged and incorporated into the design in the proposed narrowing of connections, in the interest of protecting established urban character. Historically significant street patterns are retained and modified only where necessary for infrastructural or practical reasons.</p> <p>The proposed introduction of similarly graduating scales of civic spaces will positively contribute to the</p>