

John Rocque's Map of Dublin City 1756

- 12.77 City Quay is not annotated on this map, instead George's Quay is shown running directly into Sir John Rogerson's Quay (Figure 12.8). The area of proposed development is shown as partially built up, with terraced houses lining the quayside and the western limit fronting onto Moss Street. Yards extend behind each building and a long narrow open plot borders these to the east. The houses previously shown thirty years previous to the immediate east are no longer present, with the adjacent site instead shown as a timber yard, or similar. Rocque provides vivid detail of the quay front and a multitude of ships are shown berthed along City Quay. On the southern quays, and principally City Quay, the infrastructure of the docklands is shown as more developed than the north, with the majority of shipping berthed here and a number of organised timber yards in evidence. Waste ground is depicted to the south and southwest of the proposed development area.

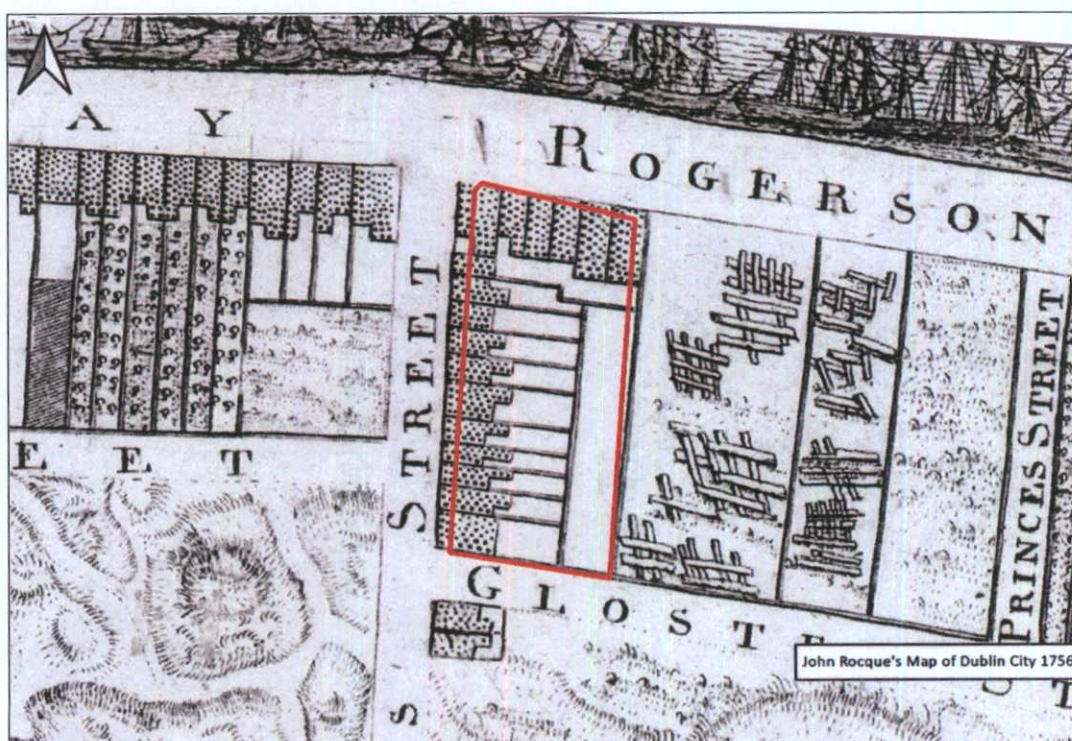


Figure 12.8 Extract from Rocque's Map of Dublin (1756), showing proposed development location.

John Rocque's Map of the City and County of Dublin, 1760

- 12.78 This larger scale map shows the proposed area of development in a wider context although it is not as detailed as the previous edition. The section of quay to the north and east of the proposed development area is annotated as 'Horse Road to Ringsend'. A track annotated 'Foot road to Ringsend' runs to the southeast. The 'South Lotts' area annotated further to the east, comprising marshy ground.

John Taylor's Map of the Environs of Dublin 1816

- 12.79 This map does not provide great detail however it does illustrate buildings along the quayside in the area of this proposed development.

First edition Ordnance Survey Map, 1837, scale 1:10,560

- 12.80 This is the first accurate historic mapping coverage of the proposed development area. This map shows the plot as largely built up, with terraced buildings fronting onto City Quay (annotated for the first time), Moss Street to the west, and Gloucester Street South to the south (Figure 12.9). A break located midway along the western terrace, is assumed to mark an entrance way to the rear area of the properties. A large building is also present to the central area. A sub-rectangular open space is shown in the eastern limit of site, retained from the previous mapping. Much of the surrounding area has been similarly built up.



Figure 12.9 Extract from Ordnance Survey map (1837), showing proposed site location.

Ordnance Survey City of Dublin: Sheet 15 1847, scale 1:1,560

- 12.81 This is the first detailed map of the area and illustrates the individual properties with their associated numbers; 1-7 City Quay, 20-31 Moss Street, and 1-3 Gloucester Street South (Figure 12.10). It provides detail on the routes of water services and sewers in the surrounding streets. This map goes into greater detail illustrating the boundary walls to the rear of these properties along with the stepped approaches to the terraced houses which front onto Gloucester Street; and even shows the stepped approach to the rear of No. 5 City Quay Road. The large building which occupies the centre of the site is labelled on this map as a Brewery. There are two other breweries illustrated nearby to the east and southeast flanking the junction of Princes Street and Gloucester Street.

Ordnance Survey City of Dublin: Sheet 15 1864, scale 1:1,560

Significant changes have occurred to the area of proposed development since 1847 which mainly concern the site of the Brewery (Figure 12.11). By the time of this map, the brewery has been either demolished or greatly altered and substantially reduced

in size as most the building no longer exists. It appears that the only remaining section of the brewery is the southern range of the structure which appears to be now within the plot of No.2 Gloucester Street. Additional outbuildings to the rear of Nos 25-26 now occupy the space of the former brewery. The other significant change is the presence of the mariner's church; The Church of the Immaculate Heart of Mary, built in 1861 is now illustrated to the east of this proposed development (there is no graveyard associated with this church). Thom's Almanac and Official Directory for 1862 lists the occupants of Moss Street as tenements, with several marine supply merchants and bell hangers.

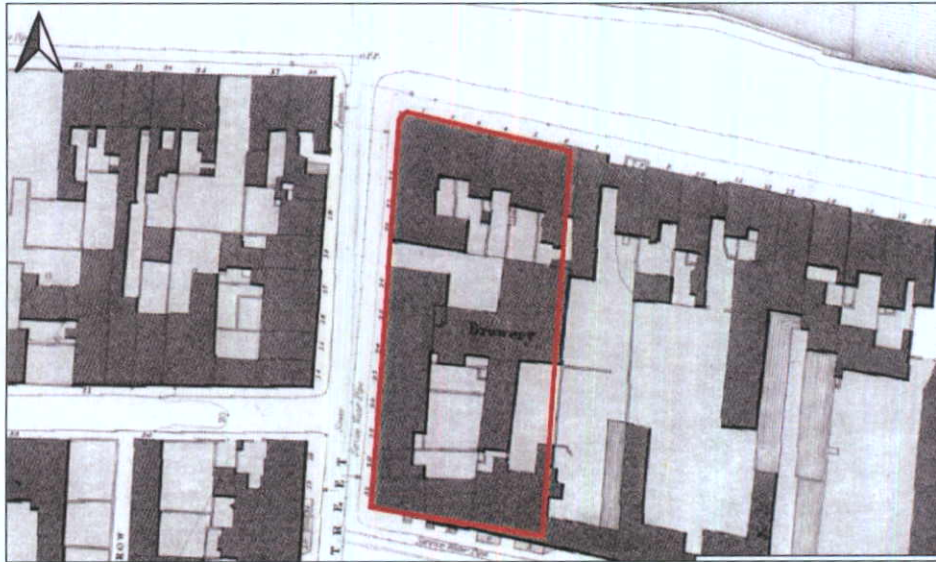


Figure 12.10 Extract from Ordnance Survey map (1847), showing proposed site location.

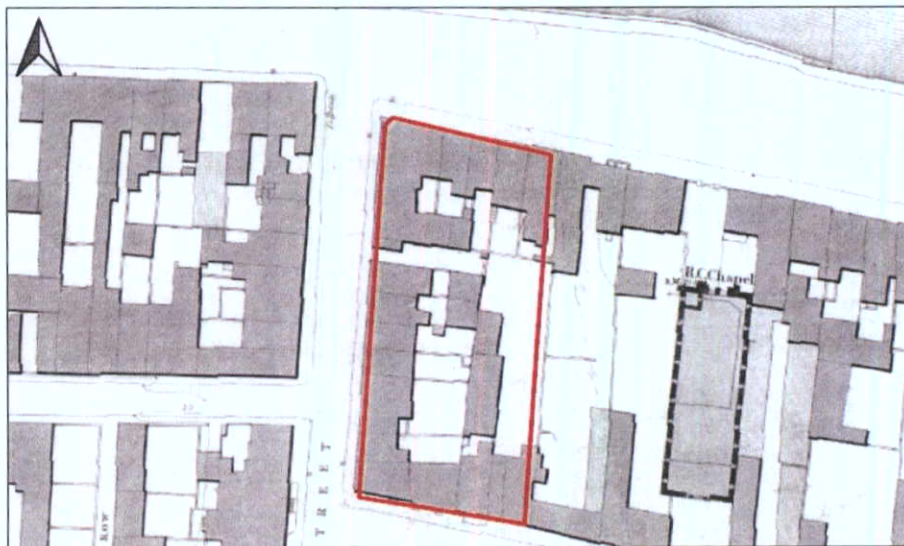


Figure 12.11 Extract from Ordnance Survey map (1864), showing proposed site location.

Ordnance Survey City of Dublin: Sheet XVIII.58 1889, scale 1:10,560

- 12.82 The period from the mid- to late-19th century witnessed much development in the southern quayside (Figure 12.12). Most noticeable on this map is the repurposing of the southern half of site as a coal yard, and resultant loss of houses fronting onto Moss

Street and the southern range of the former brewery. A new gated entrance to the coal yard is shown at the site of No. 28 Moss Street and two large open-sided sheds are contained within. A hydrant flanks the entrance on the footpath to its south. While the original entrance to the southern side of No. 22 Moss Street is now illustrated as a covered entrance, presumably an integral carriage arch was at the ground level which was possibly now beneath a floor level to either the house or the coal yard. The buildings fronting onto City Quay have also been altered, including extensions to the rear of No. 3. Stepped entranceways are now illustrated to all the houses on City Quay and Moss Street.

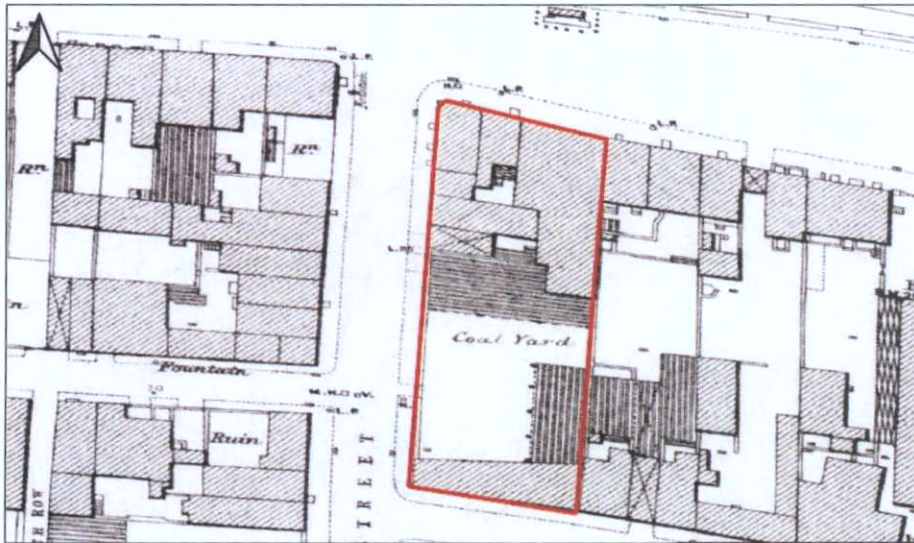


Figure 12.12 Extract from Ordnance Survey City of Dublin (1889), showing proposed site location.

Ordnance Survey 25-inch Map, 1907, scale 1:2,500

- 12.83 The evolving nature of the urban landscape is very evident and this is reflected in the cartographic resource. The coal yard and sheds have been replaced by terraced buildings fronting on Gloucester Street South, with outbuildings in the rear plots. No houses are shown fronting onto Moss Street at this time.

Ordnance Survey 25-inch Map, 1930-40, scale 1:2,500

- 12.84 This map from the mid-20th century depicts the site almost as it appears today (Figure 12.13). The plot has once again been significantly altered, with the southern half now shown as an open coal yard. Two cranes are illustrated within. Three buildings are shown fronting onto City Quay, with two narrow structures facing onto Moss Street; all contained within the northwest corner of site.

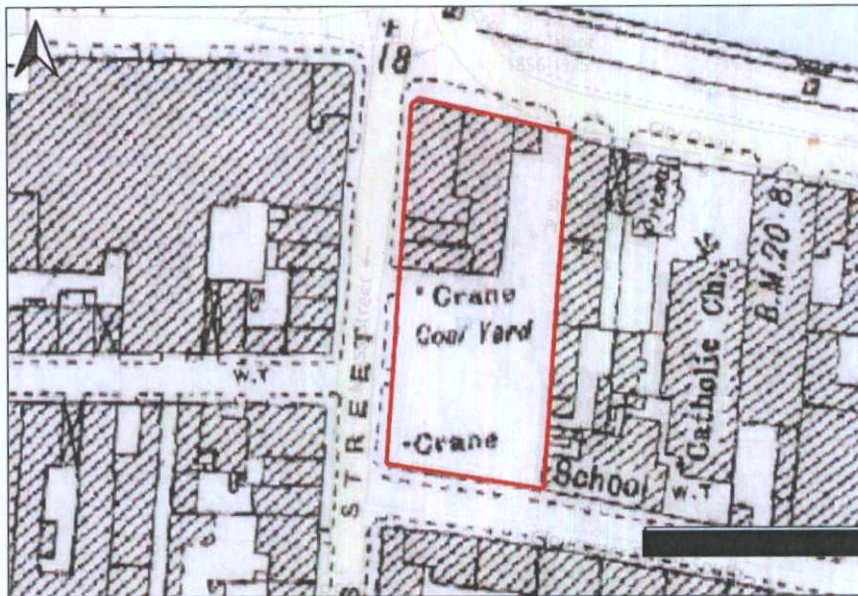


Figure 12.13 Extract from Ordnance Survey map (1930-40), showing proposed site location.

12.3.4 City Development Plan

Record of Monuments and Places

- 12.85 The Dublin City Development Plan (2016–2022) and Draft (2022–2028) recognises the statutory protection afforded to all Record of Monuments and Places (RMP) sites under the National Monuments Legislation (1930–2014). The development plan lists a number of aims and objectives in relation to archaeological heritage. It is a policy of the Dublin City Development Plan (2016–2022) and Draft (2022–2028) to promote the in-situ preservation of archaeology as the preferred option where development would have an impact on buried artefacts. Where this is not feasible, sites of archaeological interest shall be subject to archaeological investigations and recording in line with best practice; in advance of redevelopment
- 12.86 The area of this proposed development is located within the western boundary of the zone of archaeological potential for the historic centre of Dublin City (RMP DU018-020). While there are no known recorded individual sites within the current site there are eight recorded monuments within the 250m Study Area (Table 12.1; Figure 12.1; Appendix 12.1). The nearest of these is City Quay (DU018-020479) which is located c. 20m to the north. All eight sites are recorded in the Record of Monuments and Places (RMP) for County Dublin and are afforded statutory protection.
- 12.87 There are no National Monuments or monuments under Preservation Order within the Study Area of the proposed development area.

Table 12.1 Recorded Archaeological Sites within the 250m Study Area

RMP No.	Location	Classification	Distance To Proposed Development
DU018-020	Dublin South City Dublin North City	Historic Town	Within the site
DU018-020479	Dublin South City	Quay (City Quay)	c. 20m north
DU018-020458	Dublin South City	Quay (Georges Quay)	c. 30m northwest

DU018-020648	Dublin South City	Church	c. 161m west
DU018-020061	Dublin South City	Hospital	c. 172m west
DU018-020347	Dublin South City	Church	c. 217m south
DU018-020152	Dublin North City	Glasshouse	c. 156m north
DU018-020464	Dublin South City	Windmill	c. 231m northwest
DU018-020505	Dublin North City	Sea Wall	c. 224m north

Record of Protected Structures

12.88 The Dublin City Development Plan (2016-2022) and Draft (2022-2028) recognises the value of the built heritage to the city and is committed to the protection and enhancement of this heritage by providing measures for the protection of architectural heritage. These include the establishment of a Record of Protected Structures (RPS) and the designation of Architectural Conservation Areas (ACAs).

There are no protected structures within the proposed development area; however, there are 23 protected structures located within the 200m study area. In addition it is proposed to add three additional structures in the updated City Development Plan (2022-2028). These include Custom House Quay (Proposed RPS No.: 8829, located c. 96m to the north), City Quay (Proposed RPS No.: 8825, located c. 24m to the north) and George's Quay (Proposed RPS No.: 8841, located c. 33m to the northwest) (Table 12.2; Figure 12.2, Appendix 12.2).

Table 12.2 Record of Protected Structures within the 200m Study Area

RPS No.	Location	Classification	Distance To Proposed Development
881	Beresford Place, Custom House Quay, George's Quay	Bridge, stone columns and arches of the railway line	c. 195m to the west-northwest
896	Custom House Docks, Dublin 1	Swing bridges	c. 192m to the northeast
1853	9 City Quay, Dublin 2	Presbytery	c. 12m east
1854	10-12 City Quay, Dublin 2	St. Mary's Church, belfry, and boundary walls and railings	c. 23m east
1855	21 City Quay, Dublin 2	Stone facade	c. 103m to the east-southeast
1856	22 City Quay, Dublin 2	Stone facade	c. 106m to the east
2096	Custom House Quay, Dublin 1	Custom House	c. 134m to the northwest
3173	George's Dock, Dublin 2	George's Dock	c. 198m to the northeast
3175	10 George's Quay, Dublin 2	Licensed premises	c. 197m to the west
6492	23 Pearse Street, Dublin 2	Facade of commercial premises	c. 201m to the southwest
6493	24 Pearse Street, Dublin 2	Facade of commercial premises	c. 201m to the southwest
6494	25 Pearse Street, Dublin 2	Facade of commercial premises	c. 201m to the southwest
6495	26 Pearse Street, Dublin 2	Facade of commercial premises	c. 196m to the southwest
6496	27 Pearse Street, Dublin 2	Business premises	c. 196m to the southwest
6497	32 Pearse Street, Dublin 2	Commercial premises	c. 190m to the south-southwest
6498	33 Pearse Street, Dublin 2	Commercial premises	c. 190m to the south-southwest

6499	34 Pearse Street, Dublin 2	Commercial premises	c. 190m to the south-southwest
6500	35 Pearse Street, Dublin 2	Commercial premises	c. 191m to the south-southwest
6501	36 Pearse Street, Dublin 2	Commercial premises	c. 191m to the south-southwest
6502	37 Pearse Street, Dublin 2	Licensed Premises adjoining 22 Shaw Street	c. 191m to the south-southwest
6503	Pearse Street, Dublin 2	St. Mark's Hall (former church)	c. 181m to the southeast
7508	Shaw Street, Dublin 2	Licensed Premises, adjoining No. 37 Pearse Street	c. 185m to the south-southwest
8188 (includes 7 features)	15-140 Townsend Street and entrances onto Townsend St. and Marks Lane	Countess Markievicz House dwellings. Entrances on Townsend St. and Marks Lane	c. 103m to the south-southeast
8825 (proposed)	City Quay, Dublin 2	Granite ashlar quay wall, mooring hooks, granite quay steps & cast-iron ladders	c. 24m north
8829 (proposed)	Custom House Quay, Dublin 1	Custom House Quay	c. 96m to the north
8841 (proposed)	George's Quay, Dublin 2	George's Quay	c. 33m to the northwest

Architectural Conservation Area

- 12.89 The proposed development is not included within an Architectural Conservation Area within Dublin City. The closest architectural area consists of the O'Connell Street ACA which is located c. 370m to the west.

Conservation Area

- 12.90 Designated Conservation Areas within the development plan include extensive groupings of buildings or streetscapes and associated open spaces. The northern part of the proposed development area is located within the Conservation Area that includes the River Liffey and its margins, running through the centre of the historic core of the City.

12.3.5 National Inventory of Architectural Heritage

Building Survey

- 12.91 The National Inventory of Architectural Heritage survey of Dublin North City was published in 2015 and Dublin South City in 2016. A review of these architectural surveys was undertaken as part of this assessment and included buildings within 200m of the proposed development area (Table 12.3; Figure 12.2, Appendix 12.2). There are 30 structures included in the NIAH building survey within the study area (two of which are no longer extant). All but six of these sites are included (or proposed to be included) in the list of Protected Structures. The six sites which are not included in the list of protected structures comprise the modern Famine Monument (erected 1997) (NIAH Ref. No.: 50010002) (www.buildingsofireland.ie) and five other buildings that are located in Dublin City South area. The closest structure consists of a presbytery (NIAH No.: 50020337).

Table 12.3 NIAH Structures within the 200m Study Area

NIAH No.	Location	Classification	RPS No.	Distance To Proposed Development
50010001	Custom House Quay	George's Dock Bridge	896	c. 192m to the northeast
50010002	Custom House Quay	Famine' monument	n/a	c. 129m to the northeast
50010131	George's Dock	Lock	3173	c. 198m to the northeast
50010133	Custom House Quay	Custom House	2096	c. 134m to the northwest
50010159	Beresford Place	Loop Line Railway	881	c. 195m to the west-northwest
50020257	George's Quay	Harbour/dock/port	Proposed No.: 8841	c. 33m to the northwest
50020258	City Quay	Quay/wharf	Proposed No.: 8825	c. 24m north
50020311	George's Quay	The Workshop	3175	c. 197m to the west
50020322	Pearse Street	Trinity City Hotel	6492	c. 201m to the southwest
50020323	Pearse Street	Trinity City Hotel	6493	c. 201m to the southwest
50020324	Pearse Street	Trinity City Hotel	6494	c. 201m to the southwest
50020325	Pearse Street	Trinity City Hotel	6495	c. 196m to the southwest
50020326	Pearse Street	The Ireland Institute	6496	c. 196m to the southwest
50020327	Pearse Street	The Light House	n/a	c. 197m to the southwest
50020328	Pearse Street	House	6497	c. 190m to the south-southwest
50020329	Pearse Street	House, office	6498	c. 190m to the south-southwest
50020330	Pearse Street	Sweeney O'Rourke Catering Equipment	6499	c. 190m to the south-southwest
50020331	Pearse Street	World Travel Centre	6500	c. 191m to the south-southwest
50020332	Pearse Street	O'Neill's Town House	6501	c. 191m to the south-southwest
50020333	Pearse Street	O'Neill's Pub	6502	c. 191m to the south-southwest
50020337	City Quay	Presbytery/parochial/curate's house	1853	c. 12m east
50020338	City Quay	Church of the Immaculate Heart of Mary	1854	c. 23m east
50020339	City Quay	Church of the Immaculate Heart of Mary	1854	c. 24m north
50020343	Townsend Street	Ned's of Townsend Street (no longer extant)	n/a	c. 91m to the south
50020346	Mark Street	Building misc, office (no longer extant)	n/a	c. 153m to the south
50020348	Pearse Street	The Trinity Inn	n/a	c. 193m to the south
50020350	Townsend Street	Countess Markiewicz House	8188	c. 103m to the south-southeast
50020352	Mark Street	Saint Mark's Church	6503	c. 181m to the southeast

50020524	Townsend Street	The Irish Times	n/a	c. 200 m to the southwest
50060555	Custom House Quay	Quay/wharf	Proposed No.: 8829	c. 96m to the north

Garden Survey

- 12.92 The first edition Ordnance Survey map of County Dublin (1843) shows the extent of demesne landscapes as shaded portions of land within the overall landscape. These were established as a naturalised landscaped setting for the large houses of the landed gentry. There are no demesne landscapes shown within the Study Area.

12.3.6 George's Quay Local Area Plan (LAP) 2012 (Extended until July 2022).

- 12.93 The George's Quay LAP highlights the rich architectural heritage of the area, noting the many buildings of symbolic, heritage, cultural and social significance and value. The LAP seeks to protect and preserve the built heritage of the George's Quay Area by supporting the character-defining role of the Protected Structures that are located within this urban setting.
- 12.94 The proposed development area is situated centrally within the LAP boundary. A chapter of the plan is devoted to this site, forming the western half of the 'City Quay Site'. The other half being located on the eastern side of the St. Marys Church/City Quay Church. An objective of the plan is the retention and improvement to the setting of St. Marys Church/City Quay Church, presbytery, creche and school. Developments should seek to sensitively integrate the school alongside other uses. Other objectives centre around the visual importance of this corner-sited location, noting that any proposed design should not detract from the historic setting in terms of architectural quality and the height of building.

12.3.7 Cultural Heritage

- 12.95 The term 'cultural heritage' can be used as an over-arching term that can be applied to both archaeology and architectural sites; however, it also refers to more ephemeral aspects of the environment, which are often recorded in folk law or tradition or possibly date to a more recent period. The archaeological sites discussed above should also be considered cultural heritage and the townlands and placename analysis detailed in the following section are also of cultural heritage significance.
- 12.96 The River Liffey and its quays are the most prominent items of cultural heritage which form part of the riverside vista. The functionality of the quays transitioned from the first point or last point of contact for goods and those leaving/entering the city, to their role today as beacons of Dublin's historic past. The quays are now incorporated as integral elements to document and inform the evolving storey of Dublin Port area. Demonstrating this are the numerous commemorative statues that have been erected along their paths to both sides of the River Liffey.
- 12.97 More recent additions to this landscape are the Talbot Memorial Bridge and the Matt Talbot Statue which is located on City Quay. Born in 1856, Matt Talbot is heralded as one of Dublin's miraculous transformations. Coming from a poor background and suffering from alcoholism, he changed his life and became closer to the church; assisting those who wanted to give up alcoholism. He was a founding member of the Total Abstinence League of the Sacred Heart (later called the Pioneer Association)

(Monti 2021). He was declared Venerable by Pope Paul VI in 1975 and efforts have been made to have him canonized (Walsh 2021).

- 12.98 A second closely positioned modern bronze sculpture is located c. 203m to the east on City Quay, entitled 'The 'Linesman'. This statue aims to bring to life a time when bustling merchant ships docked on the River Liffey.
- 12.99 Directly across the River Liffey (c. 124m to the northeast) on the Customs House Quay is the famous Famine Memorial (NIAH No.: 50010002). These statues commemorate the Great Famine of the 1845-1849, an event like no other which has had a profound effect on Ireland that resulted in substantial loss of life and the emigration of Irish People across the world.

Place Name Analysis

- 12.100 Townland and topographic names are an invaluable source of information on topography, land ownership and land use within the landscape. They also provide information on the history; archaeological monuments and folklore of an area. A place name may refer to a long-forgotten site and may indicate the possibility that the remains of certain sites may still survive below the ground surface. The Ordnance Survey surveyors wrote down townland names in the 1830s and 1840s when the entire country was mapped for the first time. Some of the townland names in the study area are of Irish origin and through time have been anglicised. The main references used for the place name analysis are Irish Local Names Explained by P.W Joyce (1870) and the Placenames Database of Ireland (www.logainm.ie).
- 12.101 A description and possible explanation of each townland name in the environs of the proposed development area is provided in Table 12.4.

Table 12.4 Place Name Analysis

Name	Derivation	Possible Meaning
Dublin	<i>Bhaile Átha Cliath</i>	Ford of the hurdles
Saint Marks' Parish	-	-
College Ward	-	-
Saint Thomas' Parish	-	-
Custom House Ward	<i>Teach an Chustaim</i>	Port where customs duty is collected
George's Dock	<i>Duga Sheoirse</i>	Dock named for George IV
Wood Quay	<i>An Ché Adhmaid</i>	Viking settlement location
Lazar's Hill	<i>Sraid Chnoc na Lobha</i>	Leper colony name for Lazarus
Ringsend	<i>Na Rinne</i>	Refers to the point of land formerly between the Dodder and the sea

12.3.8 Topographical Files of The National Museum of Ireland

- 12.102 Information on artefact finds from the study area in County Dublin has been recorded by the National Museum of Ireland since the late 18th century. Location information relating to these finds is important in establishing prehistoric and historic activity in the study area. Two stray finds are recorded from the surrounding area.

Museum No	IA/122/68
Townland	Dublin South City
Parish	St. Marks
Barony	Dublin
Find	Animal Bones
Find Place	Townsend Street. Site of "Locke Hospital"
Description	Animal Bones
Reference	NMI Topographical Files

Museum No	1976:547
Townland	Dublin South City
Parish	St. Marks
Barony	Dublin
Find	Iron Knife
Find Place	Lombard Street East
Description	Single edged iron knife
Reference	NMI Topographical Files

12.3.9 Aerial Photographic Analysis

12.103 Inspection of the aerial photographic coverage of the proposed development area held by the Ordnance Survey (1995–2013) and Google Earth (2008–2022) revealed nothing of archaeological significance due to the built-up nature of the site.

12.3.10 Industrial Heritage

12.104 A review of the Dublin City Industrial Heritage Record (DCIHR) has shown that the proposed development area itself is listed in the DCHIR as a Coal Yard (Brewery). Within the surrounding 200m Study Area, there are 26 DCIHR records (Figure 12.3, Table 12.5, Appendix 12.3).

Table 12.5 Dublin City Industrial Heritage Records within the 200m Study Area

Name	Location	Distance from Proposed Development
Custom House	Custom House Quay, Dublin 1	c. 174m to the northwest
Bonded Store	Custom House Quay, Dublin 1	c. 166m to the northwest
Former Swivel Bridge {Draw Bridge}	Custom House Quay/Memorial Road, Dublin 1	c. 113m to the north
Lock	Custom House Quay/Memorial Road, Dublin 1	c. 126m to the north
Old Dock	Memorial Road, Dublin 1	c. 157m to the north
Dock	Memorial Road, Dublin 1	c. 200m to the north
Sugar Store	Custom House Quay, Dublin 1	c. 160m to the northeast
Goods Shed	Custom House Quay, Dublin 1	c. 124m to the northeast
Glass House Factory	George's Dock, Dublin 1	c. 195m to the northeast
George's Dock	George's Dock, Dublin 1	c. 197m to the northeast
Lock	George's Dock, Dublin 1	c. 200m to the northeast

George's Dock Bridge {Swivel Bridge; Draw Bridge}	George's Dock/Custom House Quay, Dublin 1	c. 181m to the northeast
Custom House Quay; North Wall Quay; North Wall Ext	Custom House Quay, Dublin 1	c. 200m to the northeast
City Quay {Sir John Rogersons Quay}	City Quay Rd/Sir John Rogersons Quay Rd, Dublin 2	c. 134m to the east
Coal Yard	City Quay Rd, Dublin 2	c. 165m to the east
Coal Yard	City Quay Rd, Dublin 2	c. 133m to the east
Brewery	City Quay Rd/Princes Street Dublin 2	c. 102m to the east
Corn Kiln	Princes Street, Dublin 2	c. 96m to the east
Brewery	Princes Street, Gloucester Street South Dublin 2	c. 68m to the east-southeast
Coal Yard (Brewery)	City Quay/Moss Street, Dublin 2	Within proposed development
Tile Factory {School; Mission House}	Townsend Street, Dublin 2	c. 83m to the southwest
Baby Carriage Factory	Townsend Street, Dublin 2	c. 154m to the southwest
Bedstead Factory {Elliott Home}	Townsend Street, Dublin 2	c. 174m to the southwest
Poundens Foundry	Luke Street, Dublin 2	c. 128m to the west-southwest
Tara Street Station	Luke Street, Dublin 2	c. 139m to the west
Bridge	River Liffey/George's Quay/Custom House Quay/Beresford Place	c. 190m to the west-northwest

12.3.11 Field Inspection

- 12.105 The field inspection sought to assess the proposed development site, its previous and current land use, the topography and any additional information relevant to the report. During the course of the field investigation the proposed development site and its upstanding buildings were inspected (Figure 12.1, Plates 12.1-21).
- 12.106 A group of upstanding buildings occupy the northwest corner of site, with the remainder forming an open space used as a car park. The depiction illustrated on the 1930-40 OS map accurate reflects the current layout and gives an indication that the site has not been altered substantially in recent years.
- 12.107 The buildings fronting onto City Quay Road and Moss Street are in a disused and derelict state (Plate 12.1). On City Quay a pair of Victorian three-bay, three-storey over basement semi-detached former house and shops are present; originally terraced with corner-sited block to west. Of the original block, the eastern former terraced house and shop features a double pitched roof with red-brick chimneystacks. To its rear (south) elevation, there is a rear hipped-roof block of three-stories with an additional single-bay three-storey projecting end-bay, which also features a hipped roof. Concerning the original western corner-sited block, this unit features a chamfered corner to the end-corner overlooking the road junction (Plates 12.2 and 12.3), and has (judging from aerial photography) a later flat roof.
- 12.108 Brick parapet walls are present to the façade of original blocks having brick corbelled entablature (with recessed frieze panels) surmounted by a moulded brick coping, which follows the classic Victorian theme with decorative features now taking advantage of the machine moulding process to fabricate ornamental details. The original facade exists to the front elevations of the main blocks and comprises of Flemish-bonded red-brick (machine moulded) with polychrome (yellow-brick) sill courses and string courses to impost levels of windows to first and second floors (Plate 12.4). Painted brick columns/piers flank shop front openings to ground floor. There are

- also painted panels between first and second floors which mimic the design to the later-art-deco inspired return.
- 12.109 Camber-headed window openings are present to the original blocks, which have unusual polychrome rubbed-brick voussoirs (comprising of unusual mix of yellow, orange red and slate blue coloured bricks) with sills and two-over-two timber sliding sash windows (in poor condition). To the side (east) elevation of the eastern former house and shop, rendered over sections to the walls suggests that this terrace continued eastward (Plates 12.5 and 12.6). The lower render repairs also mark the site of a small attached outbuilding which is illustrated on the OS 1930-40 map. The walls feature gable ends and also feature a different brick bonding method of English Garden Wall bonding with five-courses of brick placed in stretched position and then a sixth course of bricks all placed in the header position which is then repeated. A brick eaves course is also present. The window openings are a plainer design with square-headed openings within rubbed red-brick voussoirs and one-over-one plain timber sash windows survive in places. Modern mass-poured concrete walls are present encasing the ground floor levels and extend full height to the west end of the rear elevation with a mass-poured concrete column base supporting a short section of an iron RSJ (presumed to be a remains modern shed to rear area) (Plate 12.7).
- 12.110 The later art-deco inspired return along Moss Street features a flat roof with a rendered parapet wall (Plate 12.8). There are red-brick columns to the main facade walls which flank panels of twelve-by-twelve casement windows to first and second floors which are separated by render friezes. There are cast-iron down pipes and a cast-iron vent pipe extending above the height of the parapet wall.
- 12.111 The breakfront-end-bay to the south of this later return also features red-brick walls with a red-brick parapet wall (Plate 12.9). The window openings comprises of a tripartite-inspired arrangement of three windows which feature continuous render sills and lintels, red-brick columns (which mock mullions) and multiplane casement windows. Two small rectangular lights features above the shopfront to ground floor.
- 12.112 The internal area to this cluster of buildings was inaccessible due to safety concerns at the time of the site inspection. The basement areas were partially flooded as well. However, some videos from the interior were available which show some of the interior rooms to the ground and upper floors feature tongue-and-grooved. The interior also suffers from water ingress and many of the rooms were littered with rubbish (Plate 12.10).
- 12.113 The open yard area (Plate 12.11) is enclosed by rendered walls (render to external elevations). Main access from City Quay Road this via a modern pediment-inspired gable-fronted entrance way which features two square-headed openings with iron RSJ forming the lintels (Plate 12.12). A yellow-brick wall of a neighbouring three-storey house forms the eastern boundary beside this entrance. A second blocked entrance is also present off Moss Street (Plate 12.13), inside of which there is a small two-bay single-storey lean-to outbuilding (office or watch house) fabricated from mass concrete and features a lean-to corrugated iron roof (Plate 12.14). A series of upright iron RSJs extend to a substantial height above the enclosing walls to the south boundary and most of the eastern boundary wall forming which support a fence made from panels of timber sleepers (Plate 12.15). An iron bar overhang extends inward at the top. To the south elevation of these elevated enclosing walls, the external elevation is clad with corrugated-iron sheeting. Mass-poured concrete has also been used to add support to the enclosing walls in places. Sections of historic brick walls are present to the interior face of the southwest corner. To the eastern enclosing boundary wall, a second small

section of original brick walling is visible between the mass poured concrete. Here an original opening featuring a camber-headed arch made from a double row of brick voussoirs (positioned in a header course arrangement) (Plate 12.16). A short section of a roughly coursed rubblestone wall is present at the point where the eastern boundary wall meets the neighbouring yellow-brick building (Plate 12.17). The yard surface itself is mostly concrete paved (Plates 12.1, 12.17-12.19).

- 12.114 There was no above-ground indication of a sub-surface culvert that may have accommodated the Gallows Stream. Investigation into the potential outflow channel of this Gallows Stream within the walls of City Quay at low tide, did not reveal anything (Plate 12.20). A small active outflow channel was noted in the side of George's Quay directly north of the newly built George's Quay Plaza (Plate 12.21). It is not known if this water outflow is associated with alterations to a section of the Gallows Stream culvert.



Plate 12.2 Front (north) elevation, facing south.



Plate 12.2 View to corner of terrace, facing southeast

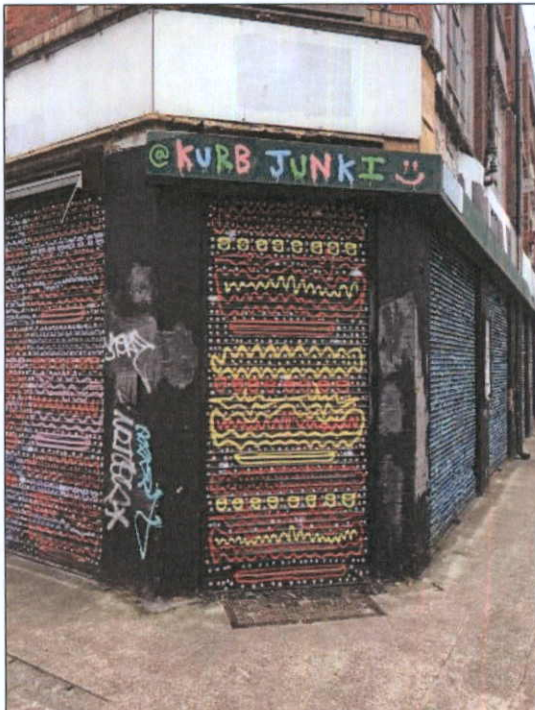


Plate 12.3 View of ground floor to corner, facing southeast.



Plate 12.4 *Detail to walls and windows to front elevation, facing south.*



Plate 12.5 *Side (east) elevation, facing southwest.*



Plate 12.6 Detail of render repairs to side (east) elevation, facing northwest.



Plate 12.7 Rear (south) elevation, facing northwest.



Plate 12.8 Side (west) elevation of art-deco inspired return, facing southeast.



Plate 12.9 Side (west) elevation of breakfront end-bay, facing southeast



Plate 12.30 Interior view to first floor, facing northwest



Plate 12.14 View of rear yard, facing north.



Plate 12.52 View of entrance from City Quay, facing south



Plate 12.63 View of enclosing wall along Moss St. at junction with Gloucester Street, facing northeast



Plate 12.74 View of outbuilding, facing west.



Plate 12.85 View of interior eastern enclosing wall, facing northeast.



Plate 12.96 *View of former opening within eastern boundary wall, facing east*



Plate 12.107 *View of interior to eastern enclosing wall meeting neighbouring building, facing east*



Plate 12.118 View of interior yard at southeast corner, facing east.

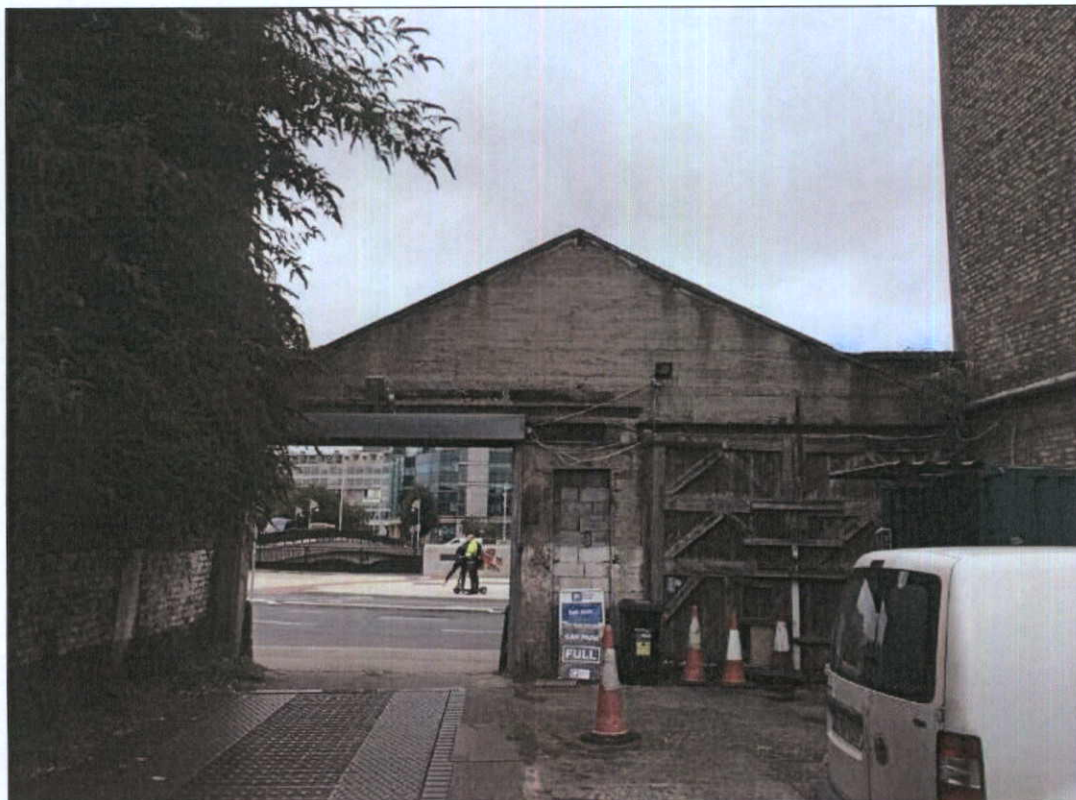


Plate 12.129 Interior view from yard towards entrance, facing north



Plate 12.20 City Quay and proposed development site viewed the Customs House Quay, facing south

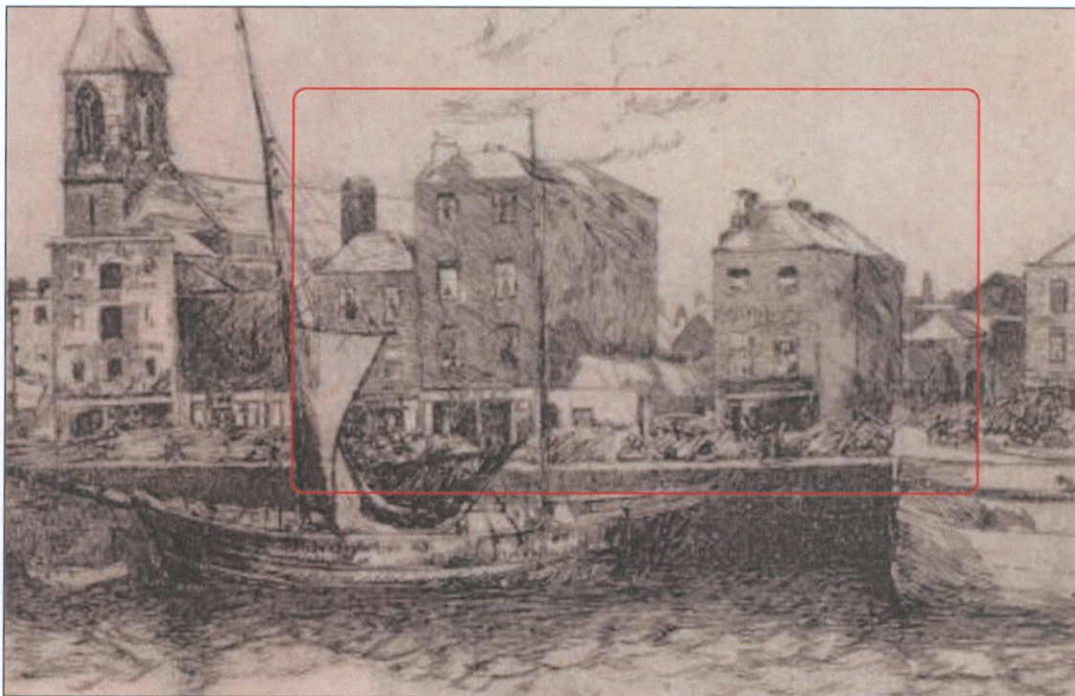


Plate 12.21 George's Quay Plaza with water outflow (centre left) within George's Quay, facing south

12.3.12 Conclusions

- 12.115 The proposed development area is bound by City Quay to the north, Moss Street to the west and Gloucester Street South to the south. It is characterised by 19th century urban sprawl and more modern streetscape including the Talbot Memorial Bridge crossing the Liffey to the northeast. The site is currently occupied by derelict buildings in the north and concrete-paved open yard to the rear.
- 12.116 The site is located within the Zone of Archaeological Potential for Dublin City (RMP DU018-020) and as such is afforded Statutory Protection. While there are no recorded monuments within the proposed development area there are eight in the Study Area (i.e. 250m). The nearest of these is the City Quay/Sir John Rogerson's Quay (DU018-020479), which runs east-west c. 23m to the north of the site.
- 12.117 There are no protected structures or NIAH structures within the proposed development area; however, there are 23 Protected structures and 30 NIAH sites within the Study Area. It is proposed to add City Quay, Custom House Quay and George's Quay to the list of Protected Structures in the forthcoming updated Development Plan (2022-2028). The Dublin City Industrial Heritage Record (DCIHR) notes the presence of a former coal yard (Brewery) within the southern half of the proposed development Area. This was evident on the historic maps in the latter half of the 19th century for the historic location of a Coal Yard (Brewery).
- 12.118 The northern part of the proposed development area is located within a Conservation Area, as designated within the Dublin City Development Plan (2016-2022). The site is not located within an Architectural Conservation Area, the closest ACA is located c. 360m to the west, and associated with O'Connell Street and Bridge.
- 12.119 The Local Area Plan for George's Quay seeks to protect and preserve the built heritage of the neighbourhood and highlights the area of proposed development. The plan notes that future design at this location should not detract from the historic setting of nearby St. Marys Church/City Quay Church and its associated buildings.
- 12.120 Historic mapping indicates that the area of proposed development was sited within the estuary of the River Liffey until reclamation programmes of the later 17th century. Recent borehole investigations within the proposed development area have indicated that reclamation deposits extend to a depth of 2.8-2.9m BCGL and below these estuarine deposits were noted to the termination depths of 8.9-9.1m BCGL. The waterlogged conditions of the estuarine silts are mostly unaffected by modern or historic disturbance and these anaerobic conditions aid in the preservation of organic features/deposits and artefacts.
- 12.121 No previous archaeological investigations have been carried out within the proposed development area however those carried out in the wider vicinity have revealed 18th and 19th century basement levels as well as foundations for 17th century buildings and yards. Deeper reclamation deposits were encountered nearer to the river front reflecting the former landscape gradually rising southwards to the potential original shoreline along Townsend Street. Previous archaeological investigations on the northern shoreline at Spencer Dock have highlighted the potential for remains of prehistoric and later activities to survive in the lower estuarine deposits. Furthermore, the potential for stray artefacts to survive within the imported reclamation soils cannot be ruled out.

- 12.122 Following reclamation, the land was parcelled into plots and a network of streets was laid out, which largely survives today. Some of these plots were used initially for the construction of houses, likely using gable-ended 'Dutch Billy' design with garden plots to the rear, while others were used from the outset as timber yards and warehouses serving the shipping industry. There is high potential for the lower structural remains of these earliest houses to survive within the proposed development area. Brooking's Map of Dublin of 1728 and its oblique cityscape illustration gives the clearest indication of terraced Dutch Billy houses along the quay front at this location. The cartographic sources indicate that the area of proposed development underwent several changes in building footprint and functionality in the 18th and 19th centuries, although it has remained largely unchanged over the course of the last 100 years. The site has variously functioned as a residential area, and an industrial area; associated with timber storage, a brewery and a coal yard.
- 12.123 Quaysides and their shipping activity formed popular focal points for artists of their time. One sketch by Estella Frances Solomons of City Quay from around the turn of the 20th century, gives an excellent view of the buildings which were present at that time within the proposed development area (Figure 12.14). This sketch shows the upstanding buildings as having shopfronts to their ground floors with a notable gap between the three-storey corner sited terrace and the larger four-story building that is flanked to the east by another three-storey buildings. This artistic work does not show any of the associated characteristics of Dutch Billy Houses such as gable-front roofs, being present at this location in the early 1900s.



12.124 **Figure 12.134** Sketch of City Quay c. 1900 by Estella Frances Solomons showing the approximate location of the development area.

- 12.125 Field inspection revealed that the plot has remained largely unchanged since the mid-20th century. The upstanding buildings present in the northern portion of site survive in a derelict state. They consist of an amalgamation of different architectural styles, including late Victorian structures fronting onto City Quay with some artistic brick-work detailing. A later art-deco inspired addition along Moss Street attempts to be sympathetic to the earlier architecture. Due to water ingress and damage, the buildings

are in poor repair. The rear yard area is all paved with mass-poured concrete and much of the enclosing walls have been damaged and either repaired or replaced by mass-poured concrete. Notwithstanding this, small fragments of historic boundary wall survive to the southwest and east, representing some of the earlier phases of the site.

- 12.126 This assessment has also highlighted to the potential for the underground culvert of the Gallows Stream to cross the proposed development area, and outfall into the Liffey. Further upstream along the Gallows Stream culvert, recent archaeological investigations in the grounds of Trinity College have indicated that the culvert has been substantially disturbed along its upper course. However, if the culvert is still extant, there is potential that it may still hold water or that other drains and water sources may link into it. Recent documentary sources point to the location of the present outflow of the Gallows Stream as being diverted into a public sewer that is located near the junction of Clare Street and Merrion Street Lower (c. 600m to the south-southeast). Although this indicates that the remaining outflow sections of the original culvert no longer serve the Gallows Stream, other smaller water courses and springs may still actively flow into the disused outflow sections that may be potentially located under this proposed development.

12.4 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

- 12.127 The City Quay development encompasses the site of the former Dublin City Arts Centre which fronts on to City Quay Road to the north and Moss Street to the East. The rear of the site faces onto Gloucester Street South and overlooks the Moss Street/Gloucester Street junction. Apart from the upstanding derelict buildings, the majority of the site is characterised by open brownfield (used as a car park). The project outline comprises of a new multi-storey office block development of 24 floors above the ground floor level with gross area between 35,910 sq.m. (described further in Chapter 2). The building is to follow a contemporary design, which displays its absolute modernity through both its architectural design but also through its engineering and construction that utilises a wide range of contemporary materials. Of most relevance to this chapter is the proposal to demolish the upstanding historic buildings and to install this proposed contemporary building whose main feature is a tower of extended height. Furthermore, the installation of foundations and services along with a substantial bulk excavation will be carried out to facilitate the construction of a double basement across the footprint of the site. Other elements associated with this proposed project include; other associated demolition works to the boundaries, the removal of existing concrete surfaces, the installation of pile and raft foundations, the installation of lifts (including a car lift), a basement level attenuation tank and the installation of services connections to and from the site.
- 12.128 Extending to 24 floors, this proposed development will also become the highest multi-storey building within the Dublin area and will become a notable landmark along the quays.
- 12.129 The proposed design includes the northern front part of the building rising to six-storeys at shoulder height to the quays. This conforms to the levels of the surround streetscape and is respectful of the other historic buildings that survive along the quays. This shoulder height also does not immediately impose a significant change to the immediate quayside vistas. A series of stepped back terraces to the 7th, 9th and 11th floors transition the form of the building from the base to the 24-storey tower.
- 12.130 The slender diamond plan design of the tower has evolved in response to its alignment with the axis of Gardiner Street to the rear (north) of the Customs House. The eastern

façade which faces St. Marys Church/City Quay Church and City Quay National School is to feature a trellis of climbing plants set between the brick frame and horizontal louvres on the set-back glazing, to ensure the visual privacy for these properties is retained and to provide a softer form when viewed from the area around St. Mary's Church/City Quay Church as this is a sensitive area due to its architectural and cultural heritage importance.

12.5 RECEIVING ENVIRONMENT

- 12.131 The receiving environment is dominated to the north by the presence of the River Liffey, which is bounded by its historic quaysides and characterised by modern redevelopments to the west and south. Views to the east partially retain their historic setting, with the presence of a presbytery and St. Marys Church (both protected structures). Although set back from the quay front, St. Marys Church and its belltower coupled with its neighbouring buildings form an important enclave of architectural and cultural heritage importance that are in a direct line of sight from the proposed development. Beyond these the landscape is once more characterised by modern multi-storey buildings.
- 12.132 The setting of the proposed development also affords the site significant vistas across and along the Dublin Quays to the north; notably of the landmark Custom House. The presence of the Talbot Memorial Bridge (opened 1978), creates a minor obstruction of views to the northern quays at ground level, but focuses attention on the proposed development area due to its proximity. Many features of the former industrial and maritime heritage have been retained by recent redevelopment along the quaysides.
- 12.133 The proposed development area is situated within the George's Quay Local Area Plan boundary. The plan highlights areas of architectural heritage in the wider landscape and notes that future design within the proposed site should be cognisant of, and not detract from, the adjacent historic setting of St. Marys Church/City Quay Church.
- 12.134 An examination of contemporary developments that are of extended heights and which are in close proximity to the River Liffey, indicates that this river-side setting is a favoured location for such developments. There are several elevated towers that are interspersed along the length of the quays and docklands to both sides of the River Liffey. The quayside areas to the east of the Customs House and in to the docklands is a well renowned area that features many contemporary building designs that display a variety of imaginative forms.
- 12.135 Currently Dublin's tallest building of 22 floors; Capital Docks (79m high) is a recent redevelopment in the southern docks, which is situated c. 1.3km to the east overlooking Sir John Rogerson Quay and the entrance to Grand Canal Docks. Further importance to the Grand Canal Docks area as a source for modern redevelopment that features towers of extended heights, is attested to by the presence of Dublin's second and third highest buildings; Google Docks (15-storeys) and Millennium Tower (18-storeys).
- 12.136 Closer to this proposed development and in direct view with its position placed c. 273m to the northwest (and overlooking the western side of the Customs House), is Liberty Hall, which extends to 17 floors.
- 12.137 The neighbouring development of George's Quay Plaza, which features very distinctive pyramidal roofs also extends to an increased level of 13 floors (58.8m). this development features a wider base level with shoulder height to the quays covering a broader distance.

- 12.138 Two further developments, currently under construction, should also be considered in relation to the receiving environment. These comprise the permitted AquaVetro building (Reg. Ref. 3684/21) and College Square (Reg. Ref. 4054/19), both located on Tara Street to the west. Both developments are characterised by landmark structures and further add to and illustrate the existing trend of multi-storey developments outside the historic core of Dublin City Centre, which arguably commenced with the construction of the Liberty Hall.
- 12.139 Essentially the proposed development represents a continuation of the trend for extended height in this portion of the city. This, coupled with its contemporary design that displays a unique slender diamond-plan, will render the building as instantly recognisable within streetscape and will make it a visible land mark structure.

12.6 POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT

12.6.1 Demolition and Site Remediation Phase

Archaeology

- 12.140 The proposed development area is located within the Zone of Notification for the Historic Town of Dublin (DU018-020). While this site was located within the tidal estuary until reclamation in the 17th century there is potential for artefacts or features of archaeological significance to survive in the original estuarine deposits (c. 2.8m+ BCGL). These remains may relate to prehistoric or medieval activity on the river, such as fish traps or early revetments. In the absence of mitigation, there may be a direct very significant negative impact on surviving archaeological remains caused by ground works associated with the proposed double-basement level construction.
- 12.141 It is clear that the proposed development area has been subject to continuous redevelopment following reclamation in the 17th century. The degree to which this has impacted on the footprint of the earliest building remains is unknown at present; however, it is likely that some structural elements survive below the current ground level; especially within the southern half of site. In the absence of mitigation, there may be a direct significant negative impact on surviving early structural remains caused by ground works and other site preparation works associated with the proposed development.

Architecture

- 12.142 The proposed development area contains upstanding buildings that are in derelict condition within the northern half of site. These buildings, date to the 19th and 20th centuries. It is proposed to demolish these buildings and clear the site in advance of construction. In the absence of mitigation, this will have a direct significant negative impact on the architectural heritage of the site.
- 12.143 Elements of industrial heritage, associated with the former brewery and coal yard (such as cranes) may survive beneath the areas of hardstanding to the rear of site. Ground disturbances and other site preparation works, associated with the proposed development may, in the absence of mitigation, have a direct negative significant impact on any such surviving remains.

Cultural heritage

- 12.144 No further impacts have been identified in addition to those described above.

12.6.2 Construction Phase

Archaeology

- 12.145 The proposed development will require extensive bulk excavation to allow the installation of a foundations (piles and raft foundations), basements, water attenuation tanks and trenches for connecting services.
- 12.146 The use of concrete reinforced piles into the substrates beneath will require the boring of piles and the excavation of a capping trench. In the absence of mitigation these may have a direct very significant negative impact on any surviving archaeological remains that exist at deeper levels (c. 2.8m+ BCGL) within the waterlogged estuarine deposits.
- 12.147 It is possible that ground disturbances, across the site may, in the absence of mitigation, have a direct significant negative impact on buried archaeological remains of early structures and industrial heritage that have the potential to survive in the upper reclamation deposits.

Architecture

- 12.148 The construction of a landmark, multi-storey structure will result in temporary negative indirect impacts on the surrounding architectural heritage resource due to the disruptive nature of construction activities. However, these effects will be short-term.

12.6.3 Operational Phase

Archaeology

- 12.149 The proposed development will comprise the construction of a landmark multi-storey structure. With the exception of the protected structures to the east, the remaining immediate development fronting onto City Quay is modern in nature. As such, during the operation of the development there may be an indirect negative impact upon City Quay (RMP DU018-020458), which would be slight in significance.
- 12.150 No other negative impacts during operation are predicted upon the archaeological resource.

Architecture

- 12.151 Once constructed and operational, the proposed development will result in direct change to the skyline with the extended height of the proposed tower increasing the visibility of the structure from a wider area. It is noted that the visibility of the structure very much forms of the core of the design. This is fully detailed in the Landscape and Visual assessment (Chapter 11) and illustrated in the relevant photomontages (Appendix 11). An assessment of the potential impacts at operation stage on the built heritage within the 200m study area is provided below in Table 12.6.

Table 12.6 Potential operational impacts upon the built heritage resource within the 200m Study Area

RPS No.	NIAH No.	Classification	Distance To Proposed Development
1853	50020337	Presbytery/parochial/curate's house	c. 12m east
1854	50020338/9	Church of the Immaculate Heart of Mary and gates	c. 23m east

Assessment:		The proposed development, although set back, will result in the presence of a large modern structure to the immediate west of these structures. However, a modern development is already located to the immediate east, with a ten-storey development located to the south. Given the nature of the surrounding receiving environment, an indirect negative impact is predicted upon these structures due to further alteration of the setting.	
Significance of Effect:		Moderate negative	
Proposed No.: 8825	50020258	Quay/wharf	c. 24m north
Assessment:		The development will be set back from the quay edge and will have an effect on the wider area of the River Liffey and margins. In relation to the quay an indirect negative impact will occur due to the alteration of the setting.	
Significance of Effect:		Slight negative	
1855	N/A	Stone facade	c. 103m to the east-southeast
1856	N/A	Stone facade	c. 106m to the east
Assessment:		These façades have been incorporated into a modern development and no impacts are predicted on these structures.	
Significance of Effect:		N/a	
896	50010001	George's Dock Bridge	c. 192m to the northeast
n/a	50010002	Famine' monument	c. 129m to the northeast
Proposed No.: 8829	50060555	Quay/wharf	c. 96m to the north
Assessment:		Located to the north of the River Liffey these structures form part of the character of the River Liffey Channel through the city. When viewed from the south the structures will remain unaffected by the operation of the development. However, when viewed from the north or east, the development may result in an indirect negative impact on the setting of the structures.	
Significance of Effect:		Slight negative	
3173	50010131	Lock	c. 198m to the northeast
Assessment:		This particular structure is located to the north of the development and the operation of same will not result on indirect impacts on the structure.	
Significance of Effect:		N/a	
2096	50010133	Custom House	c. 134m to the northwest
Assessment:		Located to the north of the River Liffey this structure, when viewed from the south, will remain unaffected by the operation of the development. However, when viewed from the north the tower of the development will be very visible behind the Custom's House, which does affect the setting of a significant heritage structure in the city and would result in an indirect negative impact.	
Significance of Effect:		Moderate negative	
881	50010159	Loop Line Railway	c. 195m to the west-northwest
Assessment:		Whilst the proposed development would be visible in the distance when this bridge is viewed from the northwest, it will not detract from the setting of the structure to any significant degree and no impacts are foreseen.	
Significance of Effect:		N/a	
Proposed No.: 8841	50020257	Harbour/dock/port	c. 33m to the northwest
Assessment:		The development will be set back from the quay edge and will have an effect on the wider area of the River Liffey and margins. In relation to the quay an indirect negative impact will occur due to the alteration of the setting (when viewed from the west).	
Significance of Effect:		Slight negative	
n/a	50020343	Ned's of Townsend Street	c. 91m to the south

Assessment:		This structure is no longer extant and as such no impacts are predicted	
Significance of Effect:		N/a	
n/a	50020524	The Irish Times	c. 200 m to the southwest
3175	50020311	The Workshop	c. 197m to the west
Assessment:		Due to the distance of these structures to the development and the urban nature of the environment between the development and the structures, no impacts are predicted upon the structures during the operation.	
Significance of Effect:		N/a	
6492	50020322	Trinity City Hotel	c. 201m to the southwest
6493	50020323	Trinity City Hotel	c. 201m to the southwest
6494	50020324	Trinity City Hotel	c. 201m to the southwest
6495	50020325	Trinity City Hotel	c. 196m to the southwest
6496	50020326	The Ireland Institute	c. 196m to the southwest
n/a	50020327	The Light House	c. 197m to the southwest
6497	50020328	House	c. 190m to the south-southwest
6498	50020329	House, office	c. 190m to the south-southwest
6499	50020330	Sweeney O'Rourke Catering Equipment	c. 190m to the south-southwest
6500	50020331	World Travel Centre	c. 191m to the south-southwest
6501	50020332	O'Neill's Town House	c. 191m to the south-southwest
6502	50020333	O'Neill's Pub	c. 191m to the south-southwest
n/a	50020346	Building misc, office – no longer extant	c. 153m to the south
n/a	50020348	The Trinity Inn	c. 193m to the south
8188	50020350	Countess Markiewicz House	c. 103m to the south-southeast
6503	50020352	Saint Mark's Church	c. 181m to the southeast
Assessment:		Due to the distance of these structures to the development and the urban nature of the environment between the development and the structures, no impacts are predicted upon the structures during the operation.	
Significance of Effect:		N/a	

12.152 The proposed development is located within the River Liffey Conservation Area and will see the introduction of a landmark modern structure, which by its very design is highly visible. A number of surrounding multi-storey structures exist in this environment, with a further two land mark structures under construction at Tara Street. When considering the nature of the existing receiving environment, the operation of the development will have an indirect negative effect on the overall Conservation Area, which will be moderate in significance.

12.7 REMEDIAL AND MITIGATION MEASURES

12.7.1 Demolition/Construction Phase

Archaeology

12.153 A programme of archaeological test trenching will be carried out across the site to investigate the potential for earlier structural remains to survive beneath the current

ground level. This may occur in two phases, within the open yard to the south, and following demolition in the north. The results of this investigation will inform the pre-development archaeological mitigation strategy for the site, which may include preservation by record (excavation), preservation in-situ and/or archaeological monitoring. Any further mitigation will require approval from the National Monuments Service of the DoH/LGH and in consultation with the Dublin City Archaeologists.

Architecture

- 12.154 A full photographic and detailed built heritage survey will be carried out of the existing buildings and walls that are of historical interest prior to the commencement of demolition works. This record will ensure that the vital information on the history of Dublin Quays is preserved by record.

12.7.2 Construction Phase

- 12.155 Following the programme of archaeological testing and resultant mitigation, further mitigation during construction may be required such as archaeological monitoring. This will be carried out by a suitably qualified archaeologist. If any features of archaeological potential are discovered, further archaeological mitigation may be required, such as preservation in-situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoH/LGH and in consultation with the Dublin City Archaeologists.

12.7.3 Operational Phase

- 12.156 No mitigation is proposed for the operational phase of the proposed development. It is not possible to mitigate negative impacts upon the settings of built heritage structures, as detailed in Table 12.6.

12.8 RESIDUAL IMPACTS OF THE PROPOSED DEVELOPMENT

- 12.157 Following the completion of the above mitigation measures there would be no residual impact on the archaeological heritage resource resulting from the proposed development
- 12.158 The negative impacts caused by the removal of historic derelict buildings is mitigated down to a slight negative residual affect due to the creation of a detailed record of the buildings before their demolition.
- 12.159 There will be slight and moderate residual negative effects upon the architectural heritage resource during the operation of the development. This is due to the fact that no mitigation is available to reduce the impacts of a landmark structure, which by its very design is to be visible, on the architectural heritage resource.

12.9 MONITORING OR REINSTATEMENT

- 12.160 Not applicable.

12.10 CUMULATIVE IMPACTS OF THE PROPOSED DEVELOPMENT

- 12.161 All permitted and proposed as detailed in Chapter 2 has been considered in relation to the archaeological, architectural and cultural heritage resource. Given the mitigation

provided in this chapter will result in the preservation (in-situ or by record) of the archaeological resource (should any such remains be identified), no cumulative impacts have been identified as a result of the proposed development going ahead when considered with surrounding proposed and permitted developments.

- 12.162 From an architectural heritage perspective, and as described within Table 12.6, the operation of the proposed development will result in negative impacts upon the setting of some surrounding structures of architectural heritage significance. This is due to the landmark nature of the structure proposed. When this development is considered from a cumulative perspective, two other permitted landmark developments in the area are relevant when considering cumulative operation impacts upon the architectural heritage resource. These comprise the permitted AquaVetro building (Reg. Ref. 3684/21) and College Square (Reg. Ref. 4054/19) on Tara St. These structures are illustrated in Chapter 11 and in the associated photomontages. As noted within section 11.9 of the Landscape and Visual Chapter, it is an intention of the proposed development to directly relate to the emerging character of this portion of the city to produce a character of high density/tall mixed-use developments in a transition zone between the old city and the Docklands.
- 12.163 It is acknowledged that the two permitted developments above will be operational regardless of the proposed development, as they are currently under construction.
- 12.164 Cumulatively, the three structures in combination will result in a negative indirect impact on the Customs House, when viewed from the north, due to the height of the buildings, which have been designed to be visible. Views of the Customs House from the remaining directions will remain unaffected, albeit that the structure already occupies an area that is surrounded by modern development. Given the nature of the receiving environment, the cumulative impact, whilst present, does not elevate the potential indirect negative impact on the setting of the Customs House, above moderately negative.
- 12.165 The proposed development is located within the River Liffey Conservation Area, along with the two landmark developments considered above. When all three developments are considered together, they do have a cumulative impact on the Conservation Area, due to the introduction of three multi-storey structures. It is noted that the Docklands as a whole already contains a number of tall buildings and modern development and as detailed in Chapter 11, the three structures are within an area that represents a transition zone between the old city and the redeveloped Docklands. The fact that the structures are grouped relatively close together lends a character type to this area and reduces potential impacts on the Conservation Area; however, when viewed from the east and west, the change in the skyline, which is formed by the three structures, is noticeable, with the structures emerging above the River Liffey and the more consistent line of the Georgian structures fronting onto the quays. Whilst a cumulative impact is noted, the nature of the receiving environment means that it is not elevated above moderate negative.

12.10.1 References

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APPENDIX 12.1

SMR/RMP Sites within the Study Area

SMR NO.	DU018-020
RMP STATUS	Yes
TOWNLAND	Dublin South City
PARISH	Multi
BARONY	Dublin
I.T.M.	715076/733907
CLASSIFICATION	Historic Town
DIST. FROM DEVELOPMENT	0m
DESCRIPTION	Historic core of Dublin City.
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020479-
RMP STATUS	Yes
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716578/734408
CLASSIFICATION	Quay
DIST. FROM DEVELOPMENT	c. 20m
DESCRIPTION	18 th century stone built quay side.
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020458-
RMP STATUS	Yes
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716299/734448
CLASSIFICATION	Quay
DIST. FROM DEVELOPMENT	c. 30m
DESCRIPTION	18 th century stone built quay side
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020464-
RMP STATUS	Yes
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716166/734436
CLASSIFICATION	Windmill
DIST. FROM DEVELOPMENT	c. 231m
DESCRIPTION	N/A

REFERENCE	www.archaeology.ie/ SMR file
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SMR NO.	DU018-020648-
RMP STATUS	Yes
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716228/734347
CLASSIFICATION	Church
DIST. FROM DEVELOPMENT	c. 161m
DESCRIPTION	N/A
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020061-
RMP STATUS	Yes
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716229/734302
CLASSIFICATION	Hospital
DIST. FROM DEVELOPMENT	c. 172m
DESCRIPTION	N/A
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020347-
RMP STATUS	Yes
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716472/ 734146
CLASSIFICATION	Church
DIST. FROM DEVELOPMENT	c. 217m
DESCRIPTION	N/A
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020152-
RMP STATUS	Yes
TOWNLAND	Dublin North City
PARISH	
BARONY	Dublin
I.T.M.	716519/734551
CLASSIFICATION	Glasshouse
DIST. FROM DEVELOPMENT	c. 156m
DESCRIPTION	There is a glasshouse marked on Rocques map 1756.
REFERENCE	www.archaeology.ie/ SMR file

SMR NO.	DU018-020505-
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RMP STATUS	Yes
TOWNLAND	Dublin North City
PARISH	
BARONY	Dublin
I.T.M.	716400/ 734652
CLASSIFICATION	Sea Wall
DIST. FROM DEVELOPMENT	c. 224m
DESCRIPTION	N/A
REFERENCE	www.archaeology.ie/ SMR file

APPENDIX 12.2

RPS/NIAH Sites within the Study Area

RPS NO.	881
NIAH NO.	50010159
LOCATION	Beresford Place, Custom House Quay, George's Quay
TOWNLAND	Dublin South City, Dublin North City
PARISH	St. Thomas/St.Marks
BARONY	Dublin
I.T.M.	716212, 734488
CLASSIFICATION	Viaduct - Loop Line Railway
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Technical
RATING	Regional
DIST. FROM DEVELOPMENT	c. 195m to the west-northwest
DESCRIPTION	<p>DCC RPS: Bridge, stone columns and arches of the railway line</p> <p>NIAH: Attached three-bay three-storey presbytery, built 1914, having full-height canted bay to east elevation and single-storey extension to rear. L-plan hipped slate roof behind rendered parapet with render coping over heavy cornice, brick chimneystacks having clay pots, cast-iron rainwater goods. Red brick, laid in Flemish bond, to upper walls, with channelled render quoins, over platband and channelled rendered wall having moulded masonry plinth course to ground floor, lined-and-ruled render to extension. Square-headed window openings with render sills and replacement uPVC windows throughout. Moulded masonry architrave and pediment on fluted consoles to opening to first floor to front. Recent steel balcony to second floor of east elevation. Moulded masonry doorcase to front comprising Doric columns and entablature having stepped shallow pediment over square-headed door opening with timber panelled door having overlight and nosed granite step. Wrought-iron railings with cast-iron corner posts on carved granite plinth course to front. Square-headed door opening to rear having timber panelled door. Set back from street to west end of City Quay.</p>
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	896
NIAH NO.	50010001
LOCATION	Custom House Docks, Dublin 1
TOWNLAND	Dublin North City
PARISH	St. Thomas
BARONY	Dublin
I.T.M.	716589, 734525
CLASSIFICATION	Swing bridges/ George's Dock Bridge
CATEGORIES OF SPECIAL INTEREST	Architectural, Technical
RATING	Regional
DIST. FROM DEVELOPMENT	c. 192m to the northeast
DESCRIPTION	NIAH: Pair of single-span bascule or rolling lift bridges over lock, installed 1932-4. Fixed, 2001. Sited spanning lock with limestone ashlar battered retaining walls having cut-granite coping.

REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.
RPS NO.	1853
NIAH NO.	50020337
LOCATION	9 City Quay, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716446, 734412
CLASSIFICATION	Presbytery
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Historical, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 12m to the east
DESCRIPTION	NIAH: Attached three-bay three-storey presbytery, built 1914, having full-height canted bay to east elevation and single-storey extension to rear. L-plan hipped slate roof behind rendered parapet with render coping over heavy cornice, brick chimneystacks having clay pots, cast-iron rainwater goods. Red brick, laid in Flemish bond, to upper walls, with channelled render quoins, over platband and channelled rendered wall having moulded masonry plinth course to ground floor, lined-and-ruled render to extension. Square-headed window openings with render sills and replacement uPVC windows throughout. Moulded masonry architrave and pediment on fluted consoles to opening to first floor to front. Recent steel balcony to second floor of east elevation. Moulded masonry doorcase to front comprising Doric columns and entablature having stepped shallow pediment over square-headed door opening with timber panelled door having overlight and nosed granite step. Wrought-iron railings with cast-iron corner posts on carved granite plinth course to front. Square-headed door opening to rear having timber panelled door. Set back from street to west end of City Quay.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	1854
NIAH NO.	50020338 (Gates/railings/walls)
	50020339 (Church/chapel)
LOCATION	10-12 City Quay, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716459, 734414 & 716456, 734380
CLASSIFICATION	St. Mary's Church, belfry, and boundary walls and railings
CATEGORIES OF SPECIAL INTEREST	Artistic, Social, Technical
RATING	Regional
DIST. FROM DEVELOPMENT	c. 23m to the east
DESCRIPTION	<p>50020338: Gatescreen for Church of the Immaculate Heart of Mary, erected c.1880. Decorative double-leaf wrought-iron gate flanked by square-profile pedimented carved limestone piers, having carved roundels to front and colonnettes to corners, wrought-iron cross finials, flanked by matching railings on carved limestone plinth with terminating piers. Inscription to rear (south) elevation of gate pier to east reads 'Pray for the Donor Thomas Patrick Birmingham RIP'.</p> <p>50020339: Freestanding gable-fronted double-height Roman Catholic church, built 1863, comprising ten-bay nave with square-plan three-stage bell tower to west of entrance front (north) elevation. Pitched slate roof having carved limestone cross finials, coping, skewputts, eaves course and cast-iron rainwater goods. Cut limestone wall to entrance front, having shallow projecting central breakfront with shouldered buttresses. Snecked squared limestone to east, west and rear elevations, with limestone plinth course. Pointed arch window opening to entrance front having trefoiled five-light window with trefoil tracery, cut chamfered limestone surround, carved hood and sill, and stained glass windows. Trefoiled lancet windows to nave and belfry, with carved chamfered limestone surrounds, sills and leaded windows. Steel grilles over windows to nave. Pointed arch window opening to chancel comprising triple arrangement of trefoiled lancet windows with carved tracery, carved chamfered limestone surround, stained glass window, and steel railings. Shallow projecting pedimented porch over pointed arch doorcase, carved limestone surround having figurative stops, paired pointed arch door openings with carved limestone surrounds having columns with foliate capitals, timber battened doors, carved tracery and decorative mosaic to tympanum. Trefoiled statue niches flanking door. Open cross-braced roof supported on corbels to interior. Lined-and-ruled rendered walls, carved timber confessionals and timber painted Stations of the Cross to sides of nave. Timber altar and lectern, carved white marble altar rail, reredos and side altars to chancel. Entrance porch supporting gallery with organ to north. Plaster statuary to nave, carved timber pews. Fronting onto City Quay, with gatescreen to north comprising decorative wrought-iron double-leaf gate flanked by square-profile pedimented piers with wrought-iron cross finials, flanked by matching railings on carved limestone plinth wall.</p>
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	1855
NIAH NO.	n/a

LOCATION	21 City Quay, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716528, 734396
CLASSIFICATION	Stone facade
CATEGORIES OF SPECIAL INTEREST	n/a
RATING	n/a
DIST. FROM DEVELOPMENT	c. 103m to the east-southeast
DESCRIPTION	RPS: Stone facade
REFERENCE	Dublin City Development Plan 2016–2022.

RPS NO.	1856
NIAH NO.	n/a
LOCATION	22 City Quay, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716535, 734395
CLASSIFICATION	Stone facade
CATEGORIES OF SPECIAL INTEREST	n/a
RATING	n/a
DIST. FROM DEVELOPMENT	c. 106m to the east
DESCRIPTION	RPS: Stone façade
REFERENCE	Dublin City Development Plan 2016–2022.

RPS NO.	2096
NIAH NO.	50010133
LOCATION	Custom House Quay, Dublin 1
TOWNLAND	Dublin North City
PARISH	St. Thomas
BARONY	Dublin
I.T.M.	716319, 734582
CLASSIFICATION	Custom House
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Historical, Social
RATING	International
DIST. FROM DEVELOPMENT	c. 134m to the northwest
DESCRIPTION	NIAH: Freestanding symmetrical twenty-nine-bay two-storey custom house, having displaying raised basement to garden and side elevations and having concealed basement to riverside elevation, begun 1781, to designs of James Gandon, with advanced nine-bay central block having attic storey, pedimented portico and domed cupola, reconstructed c.1925. Quadrangular on plan arranged around two internal courtyards with three-

bay advanced corner pavilions, nine-bay side ranges and pair of three-storey central ranges. Destroyed by fire in May 1921 during War of Independence, rebuilt 1926-9 by T.J. Byrne. Copper-clad shallow pitched roofs hidden behind Portland stone balustraded parapet walls with embellished parapet blocks to all corner pavilions surmounted by carved trophies to front and rear depicting arms of Ireland and surmounted by large urns to side elevations. Decorative cast-iron hoppers breaking through facades and cast-iron downpipes. Attic storey to central nine-bay block advanced to portico and surmounted by four statues depicting Mercury, Plenty, Industry and Neptune (from left to right). Square-plan granite ashlar drum base with chamfered corners supporting drum and Corinthian peristyle built in limestone ashlar (Ardracchan) surmounted by diminutive attic level, copper dome and statue of Commerce on drum pedestal. Columns arranged in pairs flanking round-headed window openings with oculi above, advanced to four corners and supporting full entablature and dentillated cornice. Diminutive square-headed window openings to attic level flanked by paired pilasters and supporting further cornice interrupted on all four sides by open pediment framing clock face and garland below. Below cupola is pedimented tetrastyle pro-style Tuscan portico to advanced stylobate with three-bay recessed entrance. Pediment's corona and raking cornice enriched with mutules, floral panels and filled with statuary to tympanum with bucrania enriched frieze below, hide swags and harp motifs. Four Giant Tuscan columns on attic bases with neck mouldings enriched with harp and rosette motifs and egg-and-dart mouldings below square abacus. Responding Tuscan corner piers to façade with decorative cast-iron railings and gates enclosing recessed porch. Principal central square-headed door opening having decoratively carved over-panel and gilt fanlight with riverine ancon and swags with replacement double-leaf timber panelled door. Corresponding portico to north elevation without pediment and surmounted by four statues fronting attic storey representing Europe, Asia, Africa and America (left to right) with rectangular panel and draped swag. Responding Tuscan pilasters to façade flank three round arches having riverine ancons and swags opening into recessed porch with groin-vaulting, central round-headed door opening flanked by empty niches and two round-headed windows with further empty niches to either end. Three bays to either side of portico with central recessed bay flanked by Giant Tuscan columns below frieze having pedimented window to first floor and square-headed opening to ground floor with decoratively-carved over-panel and gilt fanlight with riverine ancon and swags. This columnar device is repeated to north and south elevations of corner pavilions. Seven bay wings to south elevation are arcaded to ground floor with rusticated walls and piers rising from full-span steps with decorative spearheaded cast-iron railings enclosing recessed groin-vaulted arcade with corresponding square-headed door openings having architrave surrounds, timber paneled doors, webbed fanlights and roundel with swag over each door. South front elevation walls built in coursed Portland stone ashlar with plain plinth course, dentillated platband between floors and deep moulded cornice enriched with guttae, mutules and decorative panels. North and side elevation walls built in coursed granite ashlar, rusticated to ground floor of side elevations only, with Portland stone plinth course and platband between floors and surmounted by cornice and balustraded parapet as per front elevation. Square-headed window openings with replacement timber sliding sash windows throughout having architrave surrounds to attic storey, entablatures to remainder and pedimented to first floor of wings to both elevations. North portico opens onto replacement paved stylobate and front paved area with basement exposed and enclosed by braced cast-iron railings. Single-storey with attic wing to east, connecting front and rear ranges with hipped slate roof having dormers behind balustraded parapet and rusticated arcaded granite walls with recessed round-headed window openings and recessed round-headed bay to either end, that to south providing access to internal courtyard. Two bitmac paved internal courtyards accessed via vehicular ramps with stone parapet walls. Seven-bay two-storey over railed basement to west, connecting front and rear ranges with arcaded bays set in rusticated granite walls to ground floor, pedimented windows to first floor and round-headed recessed bay to either end, that to south providing

	access to internal courtyard. Interior generally dates from 1929 reconstruction with eighteenth-century vestibules to north and south fronts retained. South vestibule lit by galleried octagonal vestibule to first floor with carved Bath stone walls and door surrounds in turn lit by replacement concrete dome located within drum base. North vestibule has double Ionic columnar screen to stair hall with open-well balustraded stone stair adorned with riverine heads. Open-well stone stair located to southwest pavilion with colonnaded screens to each floor, inserted in 1929. Rectangular pool to rear with bronze statue, asphalt car park to west below railway bridge and landscaped area to east, all enclosed by cast-iron railings on reconstituted plinth wall with matching gates. Sham ruin of classical columns to grounds, comprising un-reused original parts of building.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	3173
NIAH NO.	50010131
LOCATION	Custom House Quay, Dublin 1
TOWNLAND	Dublin North City
PARISH	St. Thomas
BARONY	Dublin
I.T.M.	716534, 734585
CLASSIFICATION	Lock
CATEGORIES OF SPECIAL INTEREST	Architectural, Historical, Technical
RATING	Regional
DIST. FROM DEVELOPMENT	c. 198m to the northeast
DESCRIPTION	NIAH: Limestone lock, built c.1820, connecting George's Dock to River Liffey. Pair of squared coursed limestone ashlar lock walls, slightly battered, with granite coping at ground level enclosing lock to east and west. Timber and steel lock gates to north end below recent steel and timber humpback footbridge. Pair of granite steps to both walls adjacent to lock gates. Pair of granite bollards to either end. Curved walls to north opening into Georges Dock with south end obscured by enclosure below pair of Scherzer Bridges opening into Liffey (50010001).
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	3175
NIAH NO.	50020311
LOCATION	10 George's Quay, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716200, 734431
CLASSIFICATION	Licensed premises/Public house
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 197m to the west
DESCRIPTION	NIAH: Formerly attached three-bay four-storey public house, built c.1905, having shopfront to front (north) elevation and single-bay return to rear.

	Hipped slate roof, set perpendicular to street, with cat slide roof to return, rooflights, smooth rendered chimneystacks and terracotta ridge tiles, rendered parapet to front having render coping. Moulded brick dentillated cornice over red brick wall laid in Flemish bond, moulded brick string course, painted fasciae and projecting vertical bracket sign to front. Smooth rendered walls to east and west elevations. Brown brick, laid in English garden wall bond, to rear elevation. Square-headed window openings throughout, having granite sills and one-over-one pane sliding timber sash windows, two-over-one pane timber sliding sash window to rear. Shopfront comprising masonry pilasters on tiled plinths, foliate capitals to ends, supporting pedimented consoles and dentillated timber cornice, with recent fascia. Square-headed display window opening having tiled stall riser with timber framed window. Square-headed door openings to sides, timber panelled door with glazed light and overlight to east, replacement timber door with overlight to west with granite steps. Steel cellar hatch to front. Recent interior. Located to junction of George's Quay and Tara Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6492
NIAH NO.	50020322
LOCATION	23 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716266, 734194
CLASSIFICATION	Facade of commercial premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 201m to the southwest
DESCRIPTION	NIAH: Terraced two-bay three-storey over basement former house, built 1818, now in use as hotel. M-profile pitched roof, hipped to west, hidden behind red brick parapet with granite coping, brown brick chimney having clay pots. Red brick laid in Flemish bond to upper wall to front (south) elevation, channelled render and smooth render plinth course to ground floor. Square-headed windows to upper floors with raised render reveals, granite sills to second floor, continuous moulded render sill course to first floor, replacement six-over-six pane timber sliding sash windows. Elliptical-headed display window openings having render hood and impost mouldings. Located towards west end and north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6493
NIAH NO.	50020323
LOCATION	24 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716273, 734192
CLASSIFICATION	Facade of commercial premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 201m to the southwest
DESCRIPTION	NIAH: Terraced two-bay three-storey over basement former house, built 1818, now in use as hotel. Shared M-profile pitched slate roof, hipped to west to rear, hidden behind rebuilt brick parapet with granite coping, shared brown brick chimneystack having clay pots. Red brick, laid in Flemish bond to upper wall to front (south) elevation, masonry platband over lined-and-ruled render to ground floor, carved granite plinth course over lined-and-ruled render to basement. Square-headed windows throughout with raised render reveals, granite sills, replacement six-over-six pane timber sliding sash windows. Wrought-iron bars to basement window opening. Round-headed door opening with moulded masonry surround and masonry doorcase comprising panel moulded entablature with cornice surmounted by plain fanlight over panelled pilasters with fluted consoles. Timber panelled door opening onto granite platform and steps flanked by wrought-iron railings having cast-iron corner posts and finials on carved granite plinth wall, returning to enclose basement area to front. Located towards west end and north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6494
NIAH NO.	50020324
LOCATION	25 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716279, 734189
CLASSIFICATION	Facade of commercial premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 201m to the southwest
DESCRIPTION	NIAH: Terraced two-bay three-storey over basement former house, built 1818, now part of hotel. Shared M-profile pitched slate roof hidden behind rebuilt red brick parapet with granite coping, shared brown brick chimneystack having clay pots. Red brick, laid in Flemish bond, to upper wall to front (south) elevation, render platband over lined-and-ruled render to ground floor and basement area, carved granite plinth course. Square-headed window openings throughout with raised render reveals, granite sills, replacement six-over-six pane timber sliding sash windows. Wrought-iron bars to window to basement. Round-headed door opening having moulded masonry surround, masonry doorcase comprising panel moulded entablature with cornice surmounted by plain fanlight, panelled pilasters

	having fluted consoles, timber panelled door, granite platform and steps flanked by wrought-iron railings with cast-iron corner posts and finials on carved granite plinth wall, returning to enclose basement area. Located towards west end and north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6495
NIAH NO.	50020325
LOCATION	26 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716286, 734193
CLASSIFICATION	Facade of commercial premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 196m to the southwest
DESCRIPTION	NIAH: Terraced two-bay three-storey over basement former house, built c.1820, having recent single-storey projecting shopfront to front (south) elevation. Now part of hotel. Shared M-profile pitched slate roof, hipped to east, hidden behind rebuilt red brick parapet with granite coping, brown brick chimneystack having clay pots, cast-iron rainwater goods. Red brick, laid in Flemish bond to front. Square-headed window openings throughout with raised render reveals, granite sills, replacement six-over-six pane timber sliding sash windows. Timber panelled fascia over square-headed display windows having overlights, central double-leaf glazed timber panelled doors to shop. Located towards west end and north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6496
NIAH NO.	50020326
LOCATION	27 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716293, 734188
CLASSIFICATION	Business premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Historical, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 196m to the southwest
DESCRIPTION	NIAH: Terraced two-bay three-storey over basement former house, built c.1820, now used as centre for theatrical performances, rehearsals, exhibitions, conferences and meetings. M-profile pitched slate roof, hipped to west, hidden behind redbrick parapet with granite coping, rendered chimneystack having clay pots. Red brick, laid in Flemish bond to upper wall to front (south) elevation, moulded masonry fascia over smooth rendered wall to ground floor and basement level, carved granite plinth

	course. Carved limestone plaque depicting portraits of William and Patrick Pearse in relief to front. Square-headed window openings with painted reveals, granite sills, six-over-six pane timber sliding sash windows to upper floors, decorative cast-iron balconettes to first floor windows, bars to basement windows. Segmental-headed window openings having moulded render surrounds and timber framed single pane windows to ground floor, decorative pilaster with polished granite integral colonnettes supporting marble foliated capitals, roundel to wall over having foliate detail. Round-headed door opening with moulded masonry surround, painted masonry doorcase comprising panel moulded entablature and cornice surmounted by plain fanlight over panelled pilasters having fluted consoles, timber panelled door, granite platform and steps flanked by wrought-iron railings with cast-iron finials and corner posts on carved granite plinth walls, returning to enclose basement area to front. Door opening to basement beneath door approach. Located towards west end and on north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6497
NIAH NO.	50020328
LOCATION	32 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716333, 734175
CLASSIFICATION	Commercial premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural
RATING	Regional
DIST. FROM DEVELOPMENT	c. 190m to the south-southwest
DESCRIPTION	NIAH: Attached terraced two-bay three-storey former house, built c.1820, having shopfront to front (south) elevation, now disused. M-profile pitched slate roof, hipped to west, partly hidden behind brown brick parapet with granite coping, and with rendered chimneystack having clay pots and terracotta ridge tiles. Brown brick wall, laid in Flemish bond to front (south) elevation. Square-headed window openings, with raised render reveals, masonry sills and one-over-one pane timber sliding sash windows. Square-headed door and window openings to recent shopfront. Located towards west end and north side of Pearse Street
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6498
NIAH NO.	50020329
LOCATION	33 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716339, 734174
CLASSIFICATION	Commercial premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural
RATING	Regional

DIST. FROM DEVELOPMENT	c. 190m to the south-southwest
DESCRIPTION	NIAH: Terraced two-bay three-storey former house, built c.1820, having shopfront to front (south) elevation. Now in use as commercial offices. M-profile pitched slate roof hidden behind brown brick parapet with granite coping, rendered shared chimneystack with clay pots. Brown brick wall laid in Flemish bond to front. Square-headed window openings having raised render reveals, granite sills, and one-over-one pane timber sliding sash windows. Square-headed door and window openings to shopfront. Located towards west end and on north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6499
NIAH NO.	50020330
LOCATION	34 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716344, 734172
CLASSIFICATION	Commercial premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural
RATING	Regional
DIST. FROM DEVELOPMENT	c. 190m to the south-southwest
DESCRIPTION	NIAH: Terraced two-bay three-storey former house, built c.1820, having shopfront to front (south) elevation and recent extension to rear (north) elevation. Now in retail use. M-profile pitched slate roof, hipped to east, concealed behind brown brick parapet with granite coping, shared rendered chimneystack having clay pots. Brown brick walls laid in Flemish bond to front. Square-headed window openings with raised render reveals, granite sills, one-over-one pane timber sliding sash windows. Square-headed window and door openings to recent shopfront. Two-bay two-storey mews to lane to rear, now used as store, having flat roof behind brick parapet under granite coping, cast-iron rainwater goods, brown brick wall, laid in English bond, to yard, with square-headed windows having granite sills, one-over-one pane timber sliding sash windows behind wrought-iron bars, square-headed door opening with timber battened door. Located towards west end and north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6500
NIAH NO.	50020331
LOCATION	35 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716350, 734171
CLASSIFICATION	Commercial premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural
RATING	Regional

DIST. FROM DEVELOPMENT	c. 191m to the south-southwest
DESCRIPTION	NIAH: Terraced two-bay three-storey former house, built c.1820, having shopfront to front (south) elevation. Now in commercial use. M-profile pitched slate roof, hipped to west, concealed behind brown brick parapet with granite coping, and having shared rendered chimneystack with clay pots. Brown brick, laid in Flemish bond to wall to front. Square-headed window openings throughout, having raised render reveals, granite sills and one-over-one pane timber sliding sash windows. Square-headed window and door openings, fluted pilasters and consoles to shopfront. Located towards west end and north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6501
NIAH NO.	50020332
LOCATION	36 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716356, 734170
CLASSIFICATION	Commercial premises/House
CATEGORIES OF SPECIAL INTEREST	Architectural
RATING	Regional
DIST. FROM DEVELOPMENT	c. 191m to the south-southwest
DESCRIPTION	NIAH: Terraced two-bay three-storey former house, built c.1820, having recent shopfront to front (south) elevation. Now in use as guesthouse and pub. M-profile pitched slate roof, concealed behind brown brick parapet with granite coping, and having shared rendered chimneystack with clay pots. Brown brick, laid in Flemish bond to wall to front. Square-headed windows having raised render reveals, granite sills, and one-over-one pane timber sliding sash windows. Square-headed openings and carved detailing to recent timber shopfront. Located towards west end and north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6502
NIAH NO.	50020333
LOCATION	No. 37 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716361, 734166
CLASSIFICATION	Licensed Premises adjoining 22 Shaw Street/Public House
CATEGORIES OF SPECIAL INTEREST	Architectural
RATING	Regional
DIST. FROM DEVELOPMENT	c. 191m to the south-southwest
DESCRIPTION	NIAH Record No.: 50020333 combines RPS Nos.: 7508 and 6503 NIAH: Corner-sited attached four-bay three-storey over basement public house, built c.1885, having five-bay elevation to east, angled corner bay

	<p>and wraparound shopfront. Now also in use as guesthouse. M-profile hipped slate roof, set perpendicular to street, with overhanging eaves on carved brackets, moulded brick eaves course, cast-iron rainwater goods, and red brick chimneystacks having clay pots. Red brick, laid in Flemish bond, moulded masonry string course and vermiculated quoins to west of front (south) elevation. Segmental-headed window openings with chamfered reveals and moulded surrounds, masonry sills and one-over-one pane timber sliding sash windows, oculus having pivoting single-pane window. Carved timber shopfront comprising timber pilasters with colonnettes having foliate capitals, supporting brackets with acanthus leaf motifs, fascia and bracketed cornice having foliate detailing. Decorative tiled and mosaic panel to front. Square-headed openings with segmental-headed display windows having rope colonnettes with foliate capitals, carved timber spandrels, timber framed windows having timber sills and panelled risers over moulded masonry plinth course. Square-headed door opening to angled corner bay with carved timber fascia having date plaque, glazed interior porch with glazed timber framed doors flanking central fixed stained-glass panel. Square-headed door opening to recessed porch having double-leaf half-glazed timber panelled doors hand overlight to front. Channelled vermiculated render to shopfront to east, fascia and moulded cornice, smooth render to lower half of wall and plinth course. Globe lights over square-headed display windows with timber framed windows over panelled risers having painted fasciae. Square-headed door openings with timber panelled doors and double-leaf doors, having overlights. Recent carved and panelled timber interior. Located to north side and centre of Pearse Street, at junction with Shaw Street.</p>
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	6503
NIAH NO.	50020352
LOCATION	Mark Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716452, 734162
CLASSIFICATION	St. Mark's Hall (former church)/Church/Chapel
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Historical, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 181m to the southeast
DESCRIPTION	<p>Saint Mark's Church NIAH: Freestanding three-bay double-height over crypt former Church of Ireland church, built 1729-1757, with narthex having central pedimented breakfront to entrance (west) elevation, six-bay nave and projecting central breakfront to chancel to east end. Now in use as Pentecostal church and hall. Pitched slate roof with cast-iron rainwater goods to bracketed eaves, hipped slate roofs to flanking wings of narthex. Coursed squared calp limestone walls over rendered plinth course, with dressed limestone quoins, having granite string course to breakfronts to east and west elevations, arrow-loops with granite surrounds to west elevation. Segmental-headed window openings having limestone architraves, keystones and granite sills, with sixteen-over-eight pane and eight-over-four pane timber sliding sash windows, those to west elevation blocked, some having wrought-iron bars. Diocletian window with carved granite surround and granite sill, oculus having granite surround and stained glass window to west elevation. Venetian window with dressed limestone architraves and keystones, shared granite sill and fixed-pane timber framed windows to east elevation. Round-headed door opening having</p>

	carved granite surround, rusticated voussoirs and keystone, carved granite cornice, double-leaf timber panelled door and tympanum with granite platform and steps to west elevation. Square-headed door openings having dressed limestone surrounds with lintels and keystones, timber panelled doors and render steps to south elevation. Cast-iron railings on carved granite plinth wall to west and south elevations, some decorative cast-iron panels, rendered wall to north elevation surrounding churchyard with individual gravestones. Located on east side of Mark Street and north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	7508
NIAH NO.	50020333
LOCATION	Shaw Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716365, 734173
CLASSIFICATION	Licensed Premises, adjoining No. 37 Pearse Street/Public House
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 185m to the south-southwest
DESCRIPTION	<p>NIAH Record No.: 50020333 combines RPS Nos.: 7508 and 6503</p> <p>NIAH: Corner-sited attached four-bay three-storey over basement public house, built c.1885, having five-bay elevation to east, angled corner bay and wraparound shopfront. Now also in use as guesthouse. M-profile hipped slate roof, set perpendicular to street, with overhanging eaves on carved brackets, moulded brick eaves course, cast-iron rainwater goods, and red brick chimneystacks having clay pots. Red brick, laid in Flemish bond, moulded masonry string course and vermiculated quoins to west of front (south) elevation. Segmental-headed window openings with chamfered reveals and moulded surrounds, masonry sills and one-over-one pane timber sliding sash windows, oculus having pivoting single-pane window. Carved timber shopfront comprising timber pilasters with colonnettes having foliate capitals, supporting brackets with acanthus leaf motifs, fascia and bracketed cornice having foliate detailing. Decorative tiled and mosaic panel to front. Square-headed openings with segmental-headed display windows having rope colonnettes with foliate capitals, carved timber spandrels, timber framed windows having timber sills and panelled risers over moulded masonry plinth course. Square-headed door opening to angled corner bay with carved timber fascia having date plaque, glazed interior porch with glazed timber framed doors flanking central fixed stained-glass panel. Square-headed door opening to recessed porch having double-leaf half-glazed timber panelled doors hand overlight to front. Channelled vermiculated render to shopfront to east, fascia and moulded cornice, smooth render to lower half of wall and plinth course. Globe lights over square-headed display windows with timber framed windows over panelled risers having painted fasciae. Square-headed door openings with timber panelled doors and double-leaf doors, having overlights. Recent carved and panelled timber interior. Located to north side and centre of Pearse Street, at junction with Shaw Street.</p>
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	8188 (includes marked locations of seven associated elements/structures)
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NIAH NO.	50020350
LOCATION	15-140 Townsend Street and entrances onto Townsend St. and Marks Lane, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716562, 734231; 716516, 734235; 716473, 734243; 716448, 734224; 716449, 734211; 716466, 734188; 716510, 734184.
CLASSIFICATION	Countess Markiewicz House/Apartment/flat (purpose-built)
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Historical, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 103m to the south-southeast
DESCRIPTION	NIAH: Detached U-plan multiple-bay four-storey apartment complex, built 1934-36, having detached eight-bay four-storey block to east, curved corners, recessed entrance bays to north and south elevations and shopfronts to north elevation, galleried passages and open-faced stair towers to interior courtyard and to west elevation of east range. Flat roof with overhanging eaves having smooth rendered eaves course, rendered chimneystacks with clay pots and cast-iron rainwater goods. Brick walls, laid in English garden wall bond throughout, yellow brick to upper walls, having raised brick string courses and soldier courses, over red brick to ground floor and to curved corners, red brick, laid in English bond, to entrance bays, with red brick pilasters and overhanging curved canopies. Roughcast rendered walls to interior elevations and galleries, smooth rendered walls to stair towers. Square-headed window openings having red brick soldier voussoirs, red brick sills and replacement uPVC windows. Square-headed door openings with replacement uPVC doors, red brick balconies to exterior elevations. Square-headed shouldered openings to stair towers, round-headed openings providing access at ground floor level. Square-headed openings to entrance bays, flanked by brick engaged columns, concrete canopies over. Shopfronts comprising rendered, tiled and brick pilasters supporting red brick, soldier bond fascias, moulded brick cornice and raised lettering, surrounding square-headed openings, some blocked or with steel roller shutters, some having glazed timber-framed doors and square-headed display windows. Mild steel railings on rendered plinth to south, west and north. Playground, playing field and car parking to interior. Located on south side of Townsend Street, east side of Mark Street, north side of Mark's Lane and west side of Lombard Street East.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	8825 (proposed)
NIAH NO.	50020258
LOCATION	City Quay, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716429, 734441
CLASSIFICATION	Quay/wharf
CATEGORIES OF SPECIAL INTEREST	Architectural, Social, Technical
RATING	Regional
DIST. FROM DEVELOPMENT	c. 24m north

DESCRIPTION	RPS: Granite ashlar quay wall, mooring hooks, granite quay steps & cast-iron ladders. NIAH: Dressed ashlar granite quays, constructed c.1810, having cut granite coping, recent steel railing, cast-iron mooring hooks, granite quay steps and attached cast-iron ladders. Situated to south of river.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022, Draft Dublin City Development Plan (2022-2028)

RPS NO.	8829 (proposed)
NIAH NO.	50060555
LOCATION	Custom House Quay, Dublin 1
TOWNLAND	Dublin North City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716487, 734521
CLASSIFICATION	Quay/wharf
CATEGORIES OF SPECIAL INTEREST	Architectural, Social, Technical
RATING	Regional
DIST. FROM DEVELOPMENT	c. 96m to the north
DESCRIPTION	NIAH: Granite ashlar quay, built c.1790, one of several continuous quays that define north side of Liffey. Quay walls are ashlar granite blocks with saddle-back finish, ramped in places. North side bounded by flagstone pavement with granite kerbs, with steel flagpoles adjacent. Custom House located at west end of quay. Quay also retains range of warehousing and Sherzer Rolling lift bridge to eastern end. Memorial to Great Famine by Rowan Gillespie, erected 1997.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022, Draft Dublin City Development Plan (2022-2028)

RPS NO.	8841 (proposed)
NIAH NO.	50020257
LOCATION	George's Quay, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716311, 734453
CLASSIFICATION	Harbour/dock/port
CATEGORIES OF SPECIAL INTEREST	Architectural, Social, Technical
RATING	Regional
DIST. FROM DEVELOPMENT	c. 33m to the northwest
DESCRIPTION	NIAH: Dressed ashlar granite quays, constructed c.1810, having concrete coping, recent steel rails, parapet wall with carved granite coping and masonry quay steps adjacent to Loopline Bridge. Cast-iron ladders rebated into quay walls.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022. Draft Dublin City Development Plan (2022-2028)

RPS NO.	n/a
NIAH NO.	50010002

LOCATION	Custom House Quay, Dublin 1
TOWNLAND	Dublin North City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716514, 734519
CLASSIFICATION	Monument
CATEGORIES OF SPECIAL INTEREST	Artistic, Historical, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 129m to the northeast
DESCRIPTION	Group of bronze statues by Rowan Gillespie, erected 1997. Group of six human figures carrying bundles, one carrying person followed by figure of dog, all facing east on Custom House Quay. Each figure is over two metres in height set in bronze base flush to ground with group set in area of granite setts with bronze commemorative plaques randomly dispersed among group. Original plaque states: 'FAMINE'/ 'I feel this sculpture is not complete until the figures are crossing a sea of names, names cast in bronze and set into the cobble surround, thousands of names, names of those who have pledged to care' / Rowan Gillespie'.
REFERENCE	NIAH Survey (www.buildingsofireland.ie).

RPS NO.	n/a
NIAH NO.	50020327
LOCATION	28 Pearse Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716300, 734182
CLASSIFICATION	House
CATEGORIES OF SPECIAL INTEREST	Architectural, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 197m to the southwest
DESCRIPTION	NIAH: The Light House Corner-sited end-of-terrace two-bay three-storey over basement former house, built c.1820, now used as community services centre. M-profile pitched slate roof hidden behind rebuilt red brick parapet with granite coping, brown brick chimneystack having clay pots. Red brick, laid in Flemish bond to upper floors to front (south) elevation, moulded render fascia over smooth render to ground floor and basement, roughcast render to side (east) elevation, yellow brick, laid in Flemish bond, and uncoursed limestone to ground floor to side. Square-headed window openings with raised render reveals, granite sills, six-over-six pane timber sliding sash windows to first and second floors. Recent square-headed display window to front ground floor. Segmental-headed door opening with moulded masonry surround, plain masonry doorcase, plain fanlight, replacement door and nosed granite steps flanked by wrought-iron railings on rendered plinth walls, returning to enclose basement area. Door opening to basement beneath door approach. Square-headed door opening to side. Located towards west end and to north side of Pearse Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie).

RPS NO.	n/a
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NIAH NO.	50020343
LOCATION	44 Townsend Street,/Moss Street Dublin 2 – no longer extant
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716391, 734275
CLASSIFICATION	Public house
CATEGORIES OF SPECIAL INTEREST	Architectural, Historical, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 91m to the south
DESCRIPTION	<p>NIAH: Ned's of Townsend Street</p> <p>Corner-sited attached two-bay three-storey over basement purpose-built house and public house, built 1913, having wraparound shopfront to front (south) and west elevation, five-bay elevation to west. Flat roof hidden behind parapet concealed by recent fascia, with cast-iron rainwater goods and brown brick chimneystacks. Yellow brick, laid in English garden wall bond to upper walls, smooth rendered walls to ground floor and rear (north) elevation, applied vertical signage to corner. Square-headed window openings having red brick surrounds, masonry sills, and three-over-six pane timber sliding sash windows. Carved cornice over panelled fascia to shopfront, fluted corner pilaster, square-headed display windows with replacement uPVC windows. Square-headed door openings having panelled timber doors and overlights. Recent steel doors to basement hatches to footpath to west. Located to north side and centre of Townsend Street, at junction with Moss Street.</p>
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

RPS NO.	n/a
NIAH NO.	50020346
LOCATION	1 Mark Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716419, 734197
CLASSIFICATION	Building misc, office - no longer extant
CATEGORIES OF SPECIAL INTEREST	Architectural, Social, Technical
RATING	Regional
DIST. FROM DEVELOPMENT	c. 153m to the south
DESCRIPTION	<p>NIAH: Freestanding twelve-bay two-storey former factory, built c.1960, having three-storey projecting tower to front (east) elevation. Now in commercial use. Flat roofs, with sawtooth roof to rear (west) elevation, hidden behind brick parapet having overhanging eaves, smooth rendered chimneystack, recent extension to roof. Red brick, laid in English garden wall bond, to walls, smooth render plinth course, smooth rendered walls to tower. Square-headed windows having render surrounds and sills, and replacement uPVC windows. Square-headed door opening with aluminium-framed side lights and door. Square-headed door openings to base of tower having recent timber doors and render surrounds. Located to west side and south of Mark Street.</p>
REFERENCE	NIAH Survey (www.buildingsofireland.ie).

RPS NO.	n/a
NIAH NO.	50020348
LOCATION	37B Pearse Street, Shaw Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716384, 734163
CLASSIFICATION	Public house
CATEGORIES OF SPECIAL INTEREST	Architectural, Artistic, Social
RATING	Regional
DIST. FROM DEVELOPMENT	c. 193m to the south
DESCRIPTION	NIAH: Corner-sited attached two-bay three-storey over basement public house with accommodation over, built c.1915, with wraparound shopfront to front (south) and west elevations, four-bay elevation to west, two-bay two-storey extension to rear (north) elevation. Now in use as public house. Flat roof, concealed behind red brick parapet with granite coping, red brick chimneystack. Moulded brick cornice over red brick, laid in Flemish bond, to walls, having red brick pilasters flanking front and west elevations, yellow brick, laid in English garden wall bond, to walls to rear. Square-headed window openings with granite sills and replacement uPVC windows. Smooth rendered walls to shopfront having moulded render plinth course, pilasters supporting entablature over square-headed display windows with masonry sills, timber framed windows, square-headed door openings to corner vestibule behind recent metal roll shutters, square-headed door opening to west having timber panelled door. Located to north side of Pearse Street at junction with Shaw Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie).

RPS NO.	n/a
NIAH NO.	50020524
LOCATION	The Irish Times, Townsend Street, Dublin 2
TOWNLAND	Dublin South City
PARISH	St. Marks
BARONY	Dublin
I.T.M.	716202, 734280
CLASSIFICATION	Clock
CATEGORIES OF SPECIAL INTEREST	Artistic, Technical
RATING	Regional
DIST. FROM DEVELOPMENT	c. 200 m to the southwest
DESCRIPTION	NIAH: Clock attached to recent column, manufactured c.1900, and now sited next to south elevation of Irish Times offices. Metal drum clock with illuminated glass faces having Roman numerals, beneath metal sign with 'THE IRISH TIMES' in stained glass, attached by parallel cast-iron foliated brackets with spear finials, having wrought-iron bar braces to top. Located at junction of Townsend Street and Tara Street.
REFERENCE	NIAH Survey (www.buildingsofireland.ie), Dublin City Development Plan 2016–2022.

APPENDIX 12.3

DCIHR Sites within the Architectural Study Area

no	Location	Description	Distance from Proposed Development
1	Custom House Quay, Dublin 1	Custom House: Detached twenty-nine-bay Portland limestone ashlar custom house built 1781-9, designed by James Gandon and comprising two parallel north and south ranges joined by a cross-range on their central entrance axis and arcaded stores joining east and west ends and enclosing courtyards; south elevation has tetrastyle Doric portico to central breakfront with copper-clad dome and corner projecting end pavilions linked by seven-bay ranges with ground floor arcades and first-floor windows. Roof hidden by balustraded parapet. Portland limestone ashlar walls to south with chamfered rusticated limestone to ground floor arcades, denticulated string course to first floor sill level and Doric cornice having mutules; granite ashlar facing to north, east and west elevations with Portland limestone denticulated string course at first floor level; dome reconstructed in Ardbracan limestone following fire in 1921. Square-headed window openings with limestone moulded architraves and six-over-six timber sash windows; first floor windows to south wings, central pavilion and centre block have pediments; fluted frieze to windows on east and west elevations. Tetrastyle Doric portico having denticulated coffered soffit and unfluted columns supporting frieze with bucrania, festoons and paterae with harps surmounted by pediment with carvings to tympanum; recessed door surround with moulded archivolt and keystone with female head representing Anna Livia, carved limestone panel above door with dolphins and trident, timber-panelled double-leaf door; four statues above portico including Mercury and Neptune; moulded architraves to doors in arcade with panelled timber doors. Doric portico to north elevation with no pediment.	c. 174m to the northwest
2	Custom House Quay, Dublin 1	Detached single-storey bonded warehouse, built c.1791, and forming eastern side of eastern courtyard of Custom House originally flanked by entrances to courtyard to north and south; converted to use as dining hall in nineteenth-century.	c. 166m to the northwest
3	Custom House Quay/Memorial Road, Dublin 1	Bridge (Site of)	c. 113m to the north
4	Custom House Quay/Memorial Road, Dublin 1	Lock (Site of)	c. 126m to the north
5	Memorial Road, Dublin 1	Dock (Site of)	c. 157m to the north
6	Memorial Road, Dublin 1	Exterior Description: Dock infilled 1927 (Site of)	c. 200m to the north
7	Custom House Quay, Dublin 1	Former sugar store, built 1824, on L-plan along western side of Georges Dock. Now largely removed with only seven-bay two-storey over basement east-west southern section surviving with glass and steel attic added and east and south elevations replaced in modern brick and in use as bank. Roof replaced; some cast-iron rainwater goods. Brown brick Flemish bond walls on granite plinth with granite platband, quoins and coping. Square-headed openings with	c. 160m to the northeast

		replacement windows and doors; granite sills and block-and-start surrounds to north elevation; some iron grilles surviving. Oval openings to basement with limestone surrounds. Modern bank structure currently occupying north-south western section with remains of basement from original store surviving at basement level.	
8	Custom House Quay, Dublin 1	Goods Shed (Site of)	c. 124m to the northeast
9	George's Dock, Dublin 1	Glass House Factory (Site of)	c. 195m to the northeast
10	George's Dock, Dublin 1	Dry Dock	c. 197m to the northeast
11	George's Dock, Dublin 1	Sea lock, built in 1821, across channel feeding George's Dock from River Liffey. Squared coursed limestone walls with ashlar granite coping. Granite steps from channel sides to timber double gates with cast-iron fittings located to north end of channel; some cast-iron mooring posts survive, along with some remains of winding equipment to north.	c. 200m to the northeast
12	George's Dock/Custom House Quay, Dublin 1	Pair of iron lifting bridges, built 1912 based on design patented by William Scherzer in 1893, across entrance to Georges Dock and replacing earlier bridge. Each bridge comprises two main girders connected by floor beams with segmental girders to west end of main girders to form rolling surface upon which the bridge bears; segmental girders are extended so as to carry a large counterweight. Similar pair of bridges erected over entrance to Spencer Dock further to east along quays.	c. 181m to the northeast
13	Custom House Quay, Dublin 1	The first recording of enclosing the north shore of the Liffey east of present day O'Connell Bridge was in 1710 and on Brooking's map of 1728 a wall is depicted running eastwards to a point opposite Ringsend before turning northwards. By the end of the eighteenth-century recommendations were being made to demolish and rebuild the wall as it was in constant need of repair. In the 1860s the Ballast Board got powers to improve the berthage facilities and by 1869 the wall had been rebuilt with its foundation running to such depths that berths varying from 16ft to 18ft were available alongside at low tide. The quay walls are of ashlar granite with granite kerbing and cast-iron moorings at intervals along their length. Boardwalk mounted on sections of quay walls c.2000 forming promenade.	c. 200m to the northeast
14	City Quay Rd/Sir John Rogersons Quay Rd, Dublin 2	Quay wall, completed in 1728, along south bank of River Liffey, built as part of land reclamation along the river and stretching from the city to Ringsend. Ashlar granite walls with cast-iron mooring rings at intervals; stone cobbling to quayside south of river. Brick warehouses with pitched slate roofs, brick coping to eastern building; Flemish bond walls with some limestone and red brick quoins; square-headed window openings, some with gauged brick to openings, fixed-light windows; square-headed door openings with some limestone and red brick block-and-start surrounds and painted timber sliding doors. Traces of tramlines in cobblestones along quay.	c. 134m to the east
15	City Quay Rd, Dublin 2	Coal Yard (Site of)	c. 165m to the east
16	City Quay Rd, Dublin 2	Site currently used as car park. East boundary of site remains comprising part random rubble and part red brick Flemish bond wall.	c. 133m to the east

17	City Quay Rd/Princes Street Dublin 2	Brewery (Site of)	c. 102m to the east
18	Princes Street, Dublin 2	Corner-sited multiple-bay four-storey former corn kiln, built c.1820, now used as offices. Modern roof. Cast-iron rainwater goods, random rubble stone walls with brick quoins to southwest corner. Square-headed window openings, brick block-and-start reveals, gauged brick lintels, stone sills, replacement windows c.1995. Modern doorway to west elevation. Recently renovated for use as offices with further storey added.	c. 96m to the east
19	Princes Street, Gloucester Street South Dublin 2	Brewery (Site of)	c. 68m to the east-southeast
20	City Quay/Moss Street, Dublin 2	Site currently occupied by surface car park and partially derelict. Boundary walls remain comprising rendered wall, ruled-and-lined render to west; corrugated iron and timber latts to south and east walls over rendered wall.	Within proposed development
21	Townsend Street, Dublin 2	Surviving brick-built arcading to the south of the site, may have been a party wall between railway and factory, however this is highly speculative.	c. 83m to the southwest
22	Townsend Street, Dublin 2	Baby Carriage Factory {Brewery} (Site of)	c. 154m to the southwest
23	Townsend Street, Dublin 2	Bedstead Factory (Site of)	c. 174m to the southwest
24	Luke Street, Dublin 2	Foundry (Site of)	c. 128m to the west-southwest
25	Luke Street, Dublin 2	Railway station, built c.1891 by the City of Dublin Junction Railway as part of the new Loop Line, connecting Westland Row and Connolly stations. Building materials throughout are rock-faced limestone masonry and machine-made red brick. The structure was heavily modified in the late-twentieth century, with the addition of a number of new constructions and several interventions to the existing fabric, however original and early features do survive. The station concourse to ground floor level consists of a series of brick-vaulted arches, forming part of the viaduct on which the railway lines above are carried. These are visible to both the George's Quay and Townsend Street entrances, although they are somewhat masked by modern development. On the viaduct deck above, the railway lines were bounded by rubble-masonry and brick platforms to east and west, of which sections still survive, beneath the rebuilt twentieth-century platforms and shelters. Sections of red-brick walling survive to the southern end of both platforms, with blind arcading and flat pilasters modulating the wall surface, and limestone masonry walls with brick capping terminate the platforms. To the north, the railway lines continue over the river Liffey, carried on the cast-iron Loop Line Bridge (or Liffey Viaduct), a three-span structure, built 1889-91 by John Challoner Smith, with massive round-profile cast-iron columns supporting wrought-iron lattice girders. The station entrance was originally on George's Quay, where a round-headed door opening, with block-and-start limestone ashlar surround, has now been filled in for use by an ATM machine. Entrance is now from the west, via the viaduct arches.	c. 139m to the west

26	River Liffey/George's Quay/Custom House Quay/Beresford Place	Triple-span railway viaduct, built 1889-91 to design by John Chaloner Smith and forming part of City of Dublin Junction Railway which linked Westland Row to Amiens Street. Comprises twin wrought-iron latticed girders supported on pairs of cylindrical cast-iron caissons sunk and dowelled in rock and filled with concrete which appear as columns having stylised capitals and surmounted by ornamental piers which carry the main girders. Fish-bellied girders brace the piers while the main girders support cross girders which carry two lines of track. The general contractor was M. Meade & Sons of Dublin with the ironwork supplied by William Arrol of Glasgow.	c. 190m to the west-northwest
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CHAPTER 13

TRAFFIC AND TRANSPORTATION



13.0 TRAFFIC AND TRANSPORTATION

13.1 INTRODUCTION

13.1 The objective of this chapter is to assess the traffic implications associated with the proposed development in terms of its integration with existing traffic in the area. The assessment determines and quantifies the extent of additional trips generated by the development during construction and operation, and the impact on operational performance of such trips on the local road network.

13.2 In preparing this report reference has been made to the following documents: -

- “Traffic and Transport Assessment Guidelines” (May 2014) published by Transport Infrastructure Ireland (TII)
- “Project Appraisal Guidelines for National Roads Unit 5.3 – Travel Demand Projections” (May 2019) published by TII
- Dublin City Development Plan (2016 – 2022)
- Draft Dublin City Development Plan (2022 – 2028)
- Traffic Count Survey Data, collected by Traffinomics
- Topographical Survey Data/Mapping provided by Byrne Looby
- Design Manual for Urban Roads and Streets (DMURS) published by the Department of Transport, Tourism and Sport and the Department of Housing, Planning and Local Government in May 2019
- National Cycle Manual
- “Project Appraisal Guidelines for National Roads Unit 16.1 - Expansion Factors for Short Period Traffic Counts” (October 2021) published by Transport Infrastructure Ireland
- TII Publications document DN-GEO-03060, “Geometric Design of Junctions (priority junctions, direct accesses, roundabouts, grade-separated and compact grade-separated junctions)” (June 2017) published by TII
- Transport for London Roads Task Force – Technical Note 10 with reference to the UK Highways Agency advice note TA 79/99
- Smarter Travel or Sustainable Travel Policy Documents

13.3 The proposed development would be well served by public transport with George's Dock Luas Stop, on the Luas Red Line, approximately 500m northeast from the proposed development and the Trinity Luas Stop, on the Luas Green Line, approximately 500m southwest from the proposed development. Pearse Street railway station is located approximately 400m southeast from the development offering access to the DART and national rail network. Many bus stops are also located close to the proposed development, on Moss Street and Townsend Street, which are served by multiple bus routes. Pedestrian access to the bus stops is well served by footways on both sides of Moss Street, and Townsend Street, and pedestrian crossings across City Quay, Moss Street and Gloucester Street South. As noted in paragraphs 13.104 and 13.105 of this Chapter, the local network will have sufficient capacity to accommodate future pedestrian and cyclist volumes generated by the proposed development and future committed developments.

13.4 A link capacity analysis was undertaken on City Quay, Moss Street, Gloucester Street South, Townsend Street and Prince's Street and all roads are predicted to continue to operate within capacity for each of the assessment years of 2025 (Opening Year),

2030 and 2040 (Ref. **Table 13.23**). Consequently, the future traffic generated by the proposed development will have an imperceptible impact on traffic flows on the adjacent road network.

- 13.5 Junction capacity analyses have been undertaken, using the Linsig modelling software, of the signalised junction of Moss Street and City Quay, the junction of Moss Street and Gloucester Street South, the signalised junction of Moss Street and Townsend Street, the junction of Prince's Street and Gloucester Street and the junction of Prince's Street and City Quay. All junctions assessed are predicted to operate within capacity for each of the assessment years 2024 (last year of construction), 2025 (Opening Year), 2030 and 2040 (years of operation) with, and without, the proposed development.
- 13.6 A Bicycle Level of Service (BLOS) was calculated for City Quay, Matt Talbot Bridge, and George's Quay where a cycle track or an advisory cycle lane is provided. The Bicycle Level of Service (BLOS) assigns a grade A through F to a portion of the roadway. This grade corresponds to the perceived level of service that roadway provides to bicycles. It was determined that all bicycle facilities assessed will continue to operate within capacity with, and without, the proposed development.
- 13.7 A Pedestrian Level of Service (PLOS) was calculated for the pedestrian crossings of City Quay, Moss Street and Gloucester Street South. The Pedestrian Level of Service (PLOS) assigns a grade A through F to a portion of the footpath which corresponds to the perceived Level of Service provided to pedestrians. It was determined that all pedestrian crossings will continue to operate within capacity with, and without, the proposed development.
- 13.8 The capacity assessments of the existing road/street network in the vicinity of the proposed development have also taken account of the cumulative impacts of nearby committed developments (Ref. Section 13.5.3). These are: -
- Tara Street Development
 - Hawkins House Development
 - College House Development
 - Apollo House Development
 - The EXO Building Development
- 13.9 The Dublin City Development Plan (2016-2022) does not require a minimum number of car parking spaces for the development zone in which the development site is located. A total of 11 car parking spaces are proposed within the development. However, a minimum of 302 bicycle parking stands, in accordance with the Dublin City Development Plan (2016-2022), is required. A total of 424 bicycle parking stands are proposed within the development, which is considered adequate for the projected demand.

13.2 METHODOLOGY

- 13.10 The methodology adopted for this assessment involved: -