
Addition of 7 Meeting House Lane, Dublin 1 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.

PHOTOGRAPH OF STRUCTURE



Introduction

In accordance with Section 55 of the Planning & Development Act 2000 it is proposed to make the addition of **7 Meeting House Lane, Dublin 1** to Dublin City Council's Record of Protected Structures.

The proposed addition of this structure is also associated with the proposed amendment of the current RPS entries for Nos. 133, 134, 135, 136 Capel Street, Dublin 1 to read: 133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1.

The combined proposals for the addition of 7 Meeting House Lane and the modifications to the entries for 133-136 Capel Street above are intended to provide greater clarity as to the number and extent of the structures protected at this location (former Boland's Bakery). It is also proposed to provide for cross references between Capel Street and Meeting House Lane on the RPS.

Procedure Followed

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000, Dublin City Council indicated its intention to add 7 Meeting House Lane to the Record of Protected Structures. The proposed addition to the RPS was first advertised in the Irish Independent on the **Thursday, 10th of August 2017**. The public display period was from Thursday, **10th of August 2017 to Thursday 21st of September 2017** inclusive.

Request for Addition

- Conservation Section Dublin City Council.
- Motion passed by Central Area Committee 11/07/2017.

Summary of Applicants Reasons for Seeking Addition:

Conservation Section, Dublin City Council

There have been a number of enquiries to the Conservation Section regarding the extent of protection to structures listed on the RPS at Nos. 133, 134, 135, 136 Capel Street, Dublin 1. During subsequent research it was noted that the current RPS does not include all of the addresses and structures at this location that are associated with the former Boland's Bakery on Capel Street and Meeting House Lane.

Therefore, it was considered important for the purposes of clarity to expand the existing entries to read 133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1 (addressed in Report No. 405 of the Assistant Chief Executive) and to also propose the addition of No. **7 Meeting House Lane, Dublin 1** to the RPS to ensure that all the remaining, principal structures associated with the former Boland's Bakery premises at this location are clearly protected and appropriately referenced on the RPS, for the purpose of clarity.

Site Location & Zoning Map:

The area is zoned Z5: To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity.



Recent Planning History:

Reg. Ref: 2084/09 – application withdrawn for permission for development of a mixed use retail/commercial, office, residential, cafe/restaurant and ancillary scheme on a site of 0.7071 ha, approximately, at Nos. 133a, 133b, 136a and 136b Capel Street, Nos. 3-8 Meeting House Lane, Nos. 10-12 Mary's Abbey, Nos. 21-33 Arran Street East, Nos. 16-20 and no. 23 Little Mary's Street, Dublin 7. No. 23 Little Mary's Street and the Chapter House of St Mary's Abbey (at no. 3 Meeting House Lane) are Protected Structures (Reference nos. 5161 and 5166, respectively). The modern ground floor level and rear modern stair/lift accesses of No. 23 Little Mary's Street will be removed to provide new pedestrian access as part of the subject proposal, with no works proposed to the first and second floor levels. There are no works proposed to the Chapter House and Slype of St Mary's Abbey (this is outside the control of the applicant, but resides at lower levels to no. 3 Meeting House Lane).

Summary Description and Historical Background

The following is an extract from the Conservation Report for the Meeting House Mixed Use Development in relation to Reg. Ref: 2084/09

“2.1 7, 133A, 133B, 136A and 136B Capel Street.

2.1.1 General Description

No's 7 Meeting House Lane, 133A, 133B, 136A and 136b Capel Street make up approximately 60% of the original Boland's bakery site. The bakery original occupied a larger site including No. 5, 6, 7A and 8 Meeting House Lane. The main ground floor area of the former bakery is currently in use as a private car park, with the floor over occupied by offices”.

The original Boland's bakery premises fronting onto Capel Street comprised a “Seven-bay three-storey building, c. 1865, designed by Charles Geoghegan as Patrick Boland's Bakery. There are three shopfronts where an original timber fascia runs across the entire having massive stucco brackets at the terminals adjoining no. 132 and 137. A carriage arch at no. 133 gives access to the rear ...”. (James, 2002).

The carriage arch from No. 133 Capel Street affords access to an open plan, arched space to the rear, used for car parking, with a separate vehicular access via the subject property to Meeting House Lane. The upper levels are in commercial use.

Note: Report No. 405/2017 of the Assistant Chief Executive (to this December meeting of the City Council) proposes the amendment of current entry for 133, 134, 135, 136 Capel Street, Dublin 1 to read: 133, 133A, 133B 134, 135, 136, 136A, 136B Capel Street, Dublin 1 on the RPS. As a result of the proposed addition and the proposed amendments, all of the remaining principal structures associated with the former Boland's bakery at this location will be clearly identified and protected.

Assessment of Special Interest Under the Planning & Development Act 2000

The National Inventory of Architectural Heritage has assigned these building the following categories of special interest: Architectural, Artistic & Historical

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The NIAH has assigned 133, 134, 135 & 136 Capel Street, Dublin 1 Regional ratings. These are structures or sites that make a significant contribution to the architectural heritage within their region or area.

7 Meeting House Lane forms part of the former Boland's Bakery but was not separately identified under the NIAH survey work. However, it is the opinion of the Dublin City Council's Planning Authority that this building is part of the significant architectural character of these historic buildings associated with the former Boland's Bakery at this location.

Submissions/Objections Received

No submissions were received in relation to the addition of this structure.

Response to Submissions/Objections

No response required.

Conclusion:

The Conservation Section have assessed the complex of structures that make up the former Boland's Bakery at Capel Street and Meeting House Lane and concluded that this structure has special interest and, accordingly, merits inclusion to Record of Protected Structures; including to ensure all remaining principal structures associated with the former Boland's bakery are adequately protected.

Meeting of the Area Committee

The proposed addition of the structure was originally brought forward to the Central Area Committee on the 11th of July 2017 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

Recommendation

That Dublin City Council notes the contents of Report No.404/2017 and approves the addition of **7 Meeting House Lane, Dublin 1** to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000. The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

Richard Shakespeare
Assistant Chief Executive

22nd November 2017