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**Addition of 4 Meeting House Lane, (Mary's Abbey), Dublin 7 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000.**

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**Photograph of Structure**



**Procedure Followed**

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000 (as amended), Dublin City Council indicated its intention to add **4 Meeting House Lane, (Mary's Abbey), Dublin 7** to the Record of Protected Structures (RPS). The proposed addition was advertised in the Irish Independent on **Friday 31<sup>st</sup> of June 2018**. The public display period was from **Friday 1<sup>st</sup> of June 2018** to **Friday 13<sup>th</sup> of July 2018**, inclusive.

**Request for Addition**

The request to assess the building came from the following:

- Minister for Culture, Heritage and the Gaeltacht (National Inventory of Architectural Heritage)
- Dublin City Council Conservation Section

### Summary of Applicants Reasons for Seeking Addition:

- Minister for Culture, Heritage and the Gaeltacht (National Inventory of Architectural Heritage): The building was included in the list of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 2 of the Dublin Survey carried out National Inventory of Architectural Heritage (NIAH). The Stage 2 Ministerial recommendations were received by Dublin City Council on the 9<sup>th</sup> of August 2017. The NIAH Report on the building includes the following statement '*This substantial warehouse shows evidence of at least two periods of construction and qualities of stonework, likely both within the nineteenth century. It is a typical industrial building of the era in an area noted for large industrial and commercial structures at the edge of Dublin City centre. The varied openings and the gabled treatment add interest to the facade. The survival within of the chapter house of the nationally important St Mary's Cistercian Abbey (50060660) adds special extra significance to this building.*'
- Conservation Section, Planning and Development Department, Dublin City Council: Late 19<sup>th</sup> century warehouses with surviving historic fabric externally and internally, built over the site of St. Mary's Abbey and potentially incorporating archaeological remains of the Abbey.

### Site Location & Zoning Map:

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



The square symbol denotes protected structure ref no. 5073 Chapter House of St Mary's Abbey located beneath 3 Meeting House Lane.

**Map Extract from the National Monuments Service 'Historic Environment Map Viewer'**  
<http://webgis.archaeology.ie/historicenvironment/>



The pink shading above signifies the 'Zone of Archaeological Potential'. The dot at the junction of 3 & 4 Meeting House Lane is for The Record of Monuments and Places Ref. No. DU018-020048

**RMP:** DU018-020048

**Class:** Religious house - Cistercian monks

**Townland:** Dublin North City

**Scheduled for inclusion in the next revision of the RMP:** Yes

**Description:** *The Cistercian Abbey of St. Mary is located on the N bank of the River Liffey between Capel Street and Arran Street East. It was founded in 1139 as a daughter house to the Benedictine Order of Savigny in France. In 1147 the Order adopted the Cistercian rule was made subject initially to Combermore (Cheshire) and then in 1156 a charter granted it to Abbot Ranulf of Buildwas (Shropshire). It became one of the largest and most important medieval monasteries in Ireland (Gwynn and Hadcock 1970, 131) expanding to its greatest extent of 12,000 hectares, from Dublin and adjacent counties into Westmeath, Galway, Roscommon, Mayo and Cork. The monastic grange or farm of St Mary's, a triangular block of land which has maintained its integrity within the streetscape was bound to the west by the course of the river Bradoge from the abbey green running along Bolton Street, Dorset Street, Drumcondra Hill and Parnell Street, Summerhill and Ballybough in the south well illustrated in Speeds map of 1610 (Stout 2012, 141). All that is obvious now is the chapter house with adjoining passage or slype but and although the abbey's fine masonry was robbed out for various building projects in the general vicinity such as the construction of Essex bridge in 1687 archaeological remains may survive within and below adjacent buildings.*

*The chapter house is rectangular in plan (L 14.3m, Wth.7.1m) with 4 rib-vaulted bays which spring from corbels and is composed of semi-circular arcs. The ribs are moulded and of Dundry stone from Bristol (Bradley & King 1987, 2, 141-144). The interior was lit by three lancet windows in the E wall (now blocked) and a S window. Excavations in 1886 exposed a stone built coffin underneath the*

Chapterhouse and fragments of inlaid and incised floor tiles in the area of the S. transept (Donnelly 1887, 19). A portion of its cloister arcade was discovered in Cook Street in 1975 during demolition of a 17th century wall. These are stored at St. Audeon's church (Stalley 1987, 131). In the modern Carmelite Friary on White Friar St. is a medieval statue to the Blessed Virgin which apparently belonged originally to St. Mary's Abbey (FMD map (1978), H5). Extensively documented in Clarke (2002, 18-19, B6; Doran, B & L 2009, 188-201).

Compiled by: Geraldine Stout and Margaret Keane

Uploaded on: 21 September 2012 & Revised on: 01 February 2018

### **Planning History:**

<b>Ref. No</b>	<b>Description</b>	<b>Decision</b>
2084/09	<p>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). The development will consist of: the demolition of nos. 5,6,7,7a and 8 Meeting House Lane, nos. 136a and 136b Capel Street, Nos. 10-12 Mary's Abbey, Nos. 21-33 Arran Street East and Nos. 16-20 and part of no. 23 Little Mary Street (11,026sqm), principally comprising warehousing, distribution and commercial buildings; the change of use of disused gym to office use (552sqm), dressmakers to office use (431sqm) and part language school to office use (192sqm); the continued use of 1,114sqm (including renovation works where necessary); and the construction of a mixed use retail/commercial, residential and office development with a total gross floor space of 34,710sqm (over 1,875sqm at basement level (for the parking of cars, cycle parking, plant, waste storage areas and ancillary uses)), provided in 3no. blocks as follows: Block A: (10 storeys (including setbacks) mixed use building comprising 11no. retail/commercial units (to accommodate Use Classes 1 and 2 such as retail, professional/financial services) (1,161sqm), office units (523sqm), 77no. residential apartments (11no. 1 bed apartments, 35no. 2 bed apartments and 31 no. 3 bed apartments) (balconies/terraces are provided at north, south, east and west elevations at second, third, fourth, fourth mezzanine, fifth, sixth and seventh mezzanine floor levels and south, east and west elevations at seventh floor level) (7,299sqm) and ancillary floorspace (1,838sqm)); Block B/C: (Blocks B and C are linked at second to seventh floor levels, thus making their floorspace shared at these levels) (8-10 storeys (including setbacks) mixed-use building comprising 12no. retail/commercial units (to accommodate Use Classes 1 and 2 such</p>	<p>Withdrawn Article 33 (NO SUB) 14-Jan-2010</p>

Ref. No	Description	Decision
	<p>as retail, professional/financial services) (2,147sqm), 3 no. cafe/restaurant uses (1,045sqm), 9no. office units (16,416sqm), the continued use of 576sqm of education facilities and ancillary floorspace (3,595sqm). Ancillary space includes areas such as refuse areas, service corridors, circulation, toilets, staff areas, plant areas, substations and switchrooms. The proposed development will also consist of: the provision of 63no. car parking spaces at basement level; provision of vehicular access via car lift from Arran Street East; the continued use of access points at Meeting House Lane and Capel Street; the provision of 2no. new pedestrian-only covered streets through the site to Arran Street East and Little Mary Street; cycle parking; associated waste areas; associated plant; lifts; hard and soft landscaping works; boundary treatments (including temporary hoarding (for the period of construction) to surround the site with associated lettering/signage employed for the purpose of advertising, announcement and direction); the provision of ESB sub-stations and associated switchrooms; services provision; diversion of services; changes in level; and all other associated site development and excavation works above and below ground.</p>	

**Summary Description:**

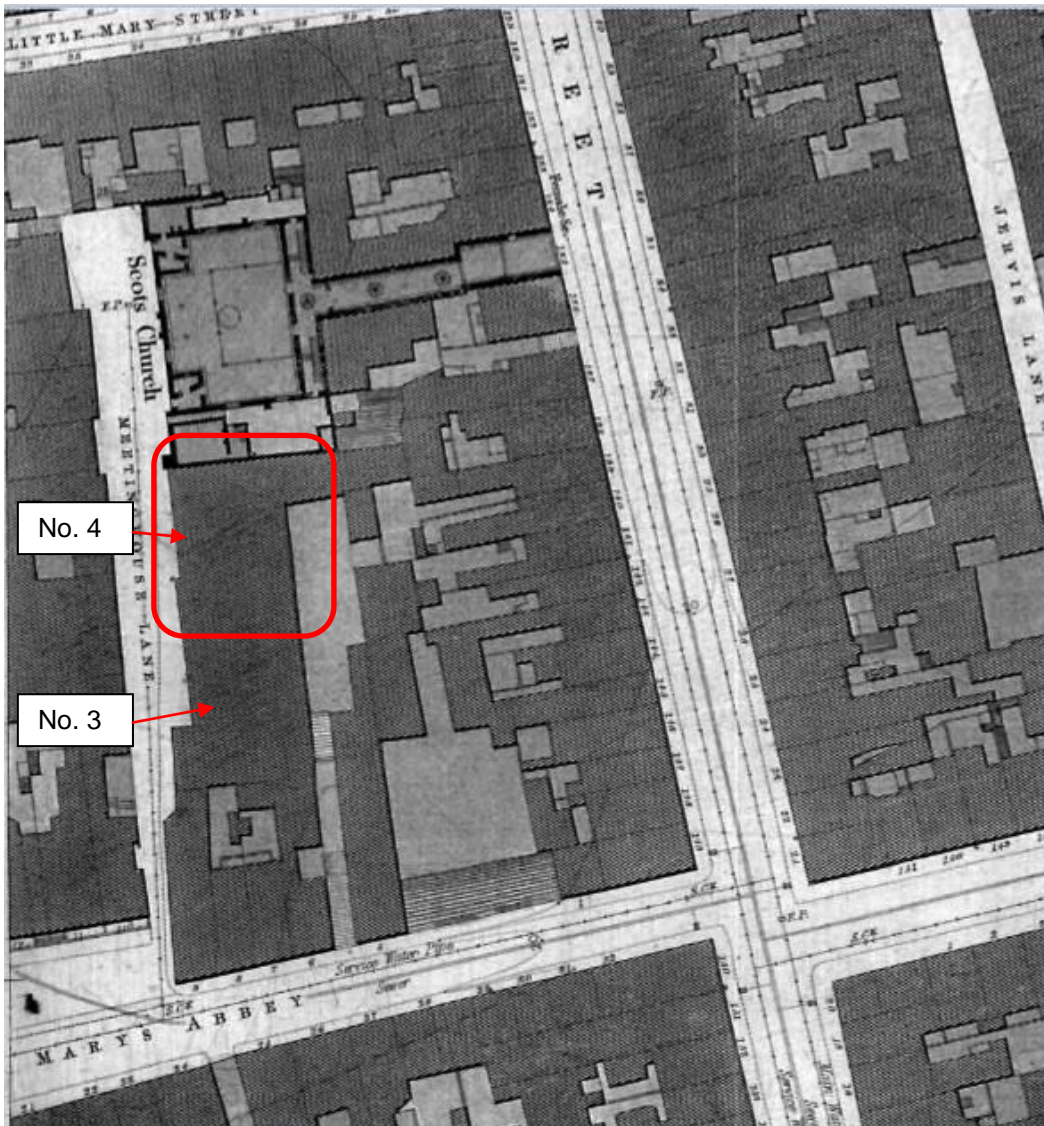
**Taken from the National Inventory of Architectural Heritage**

(Source: <http://www.buildingsofireland.ie/niah> accessed 02/02/18)

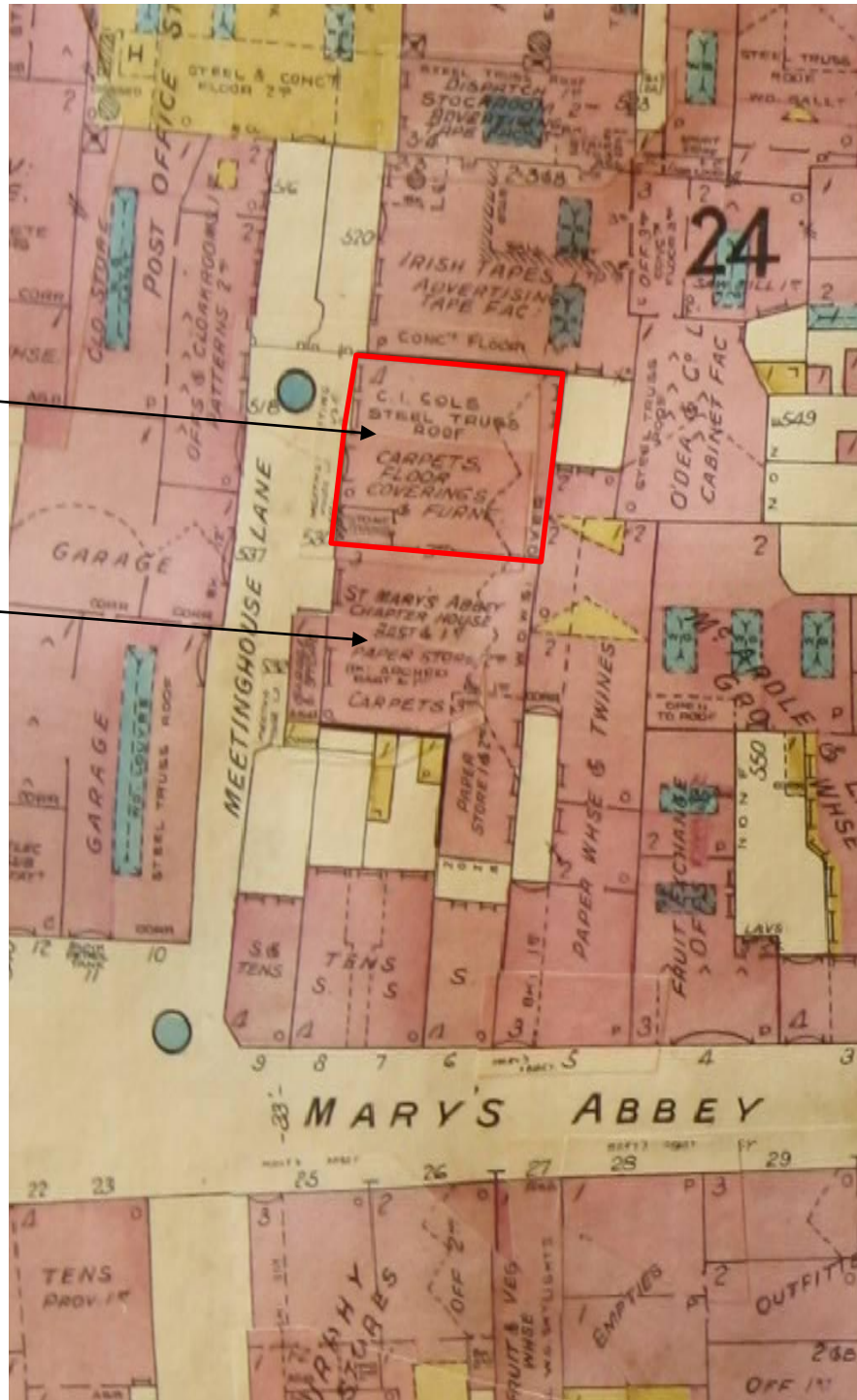
The NAIH survey report on both 3 and 4 Meeting House Lane provides the following description: *'Warehouse, comprising two-bay four-storey northern block of c.1860 and two-bay three-storey southern block of c.1800. Slighter lower two-bay three-storey return running southwards from east part of west elevation of southern block. Lean-to concrete and corrugated-iron structure to front of southern block. Now in use as language school. Pitched slate roofs, with cut-stone copings and oculi with red brick surrounds to front, west, elevation. Cast-iron rainwater goods. Exposed calp limestone walls, squared, coursed and snecked to northern block and uncoursed and random rubble to southern block, and with brick quoins to north-west and south-east corners of warehouse. Square-headed window openings to northern block, with red brick jambs and having concrete lintelling and flush stone sills. Camber-arch window openings to southern block with brick voussoirs and jambs and mainly concrete, flush, sills. Segmental-arch entrance to northern block with brick voussoirs and having double-leaf sheet metal outer door and glazed inner door. Granite wheel-guard to junction of blocks. Southern block has, within ground floor and basement, chapter house and slype of St Mary's medieval Cistercian abbey.'*



**Historical Background:**



1<sup>st</sup> Edition OS map 1847 The building outline of 4 Meeting House Lane appears to have a different building form to the 1961 footprint at the northern rear section.



No. 4

No. 3

Goad's Dublin City map revised 1961 show warehouses in use as stores for paper and carpets/floor coverings and furniture. St Mary's Abbey Chapter House is stated as being located under 3 Meeting House Lane.

**References:**

<http://www.buildingsofireland.ie/niah> (accessed 02/02/18)

<http://webgis.archaeology.ie/historicenvironment> (accessed 12/02/18)

<http://webgis.buildingsofireland.ie/HistoricEnvironment/index.html> (accessed 15/08/18)

## **Assessment of Special Interest under the Planning & Development Act 2000:**

The structure in question is considered to be of special interest under the following headings:

**Archaeological:** This structure would be considered to have special significance due to the survival in the vicinity subsurface of the chapter house of the nationally important St Mary's Cistercian Abbey (NIAH ref. 50060660) (Record of Monuments and Places ref. DU018-020048 description states that the '*Abbey's fine masonry was robbed out for various building projects in the general vicinity*' and significantly that '*archaeological remains may survive within and below adjacent buildings*'.

**Architectural:** This structure would be considered an exemplar of good quality industrial architecture. It makes a positive contribution to its setting within a grouping of similar quality warehouse buildings. It is a reminder of the commercial function of the laneways running at the back of Capel Street, a historically busy commercial street.

**Technical:** The warehouse building displays structural/technical interest in its use of cast/wrought iron columns and structural elements.

### **Significance/NIAH Rating:**

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area in the Dublin City Council area; its categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) The NIAH 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.

Under the Dublin Survey carried out by the NIAH, the building at No. 4 Meeting House Lane, Dublin 7 has been assigned a Regional rating; '*these are structures or sites that make a significant contribution to the architectural heritage within their region or area*'. The building is included on the list of Ministerial recommendations for addition to the RPS received by Dublin City Council on the 09/08/17.

### **Submissions/Observations Received:**

Two submissions/observations were received;

1. **James Dorrian, Director, ISL Ireland, 3 & 4 Meeting House Lane, Mary's Abbey, Dublin 7** (Email received 06/006/18).  
**Summary of submission:** He states the correct address for this building is 3 & 4 Meeting House Lane, Mary's Abbey, Dublin 7.  
**Response:**
  - **Website:** The ISL Ireland's website gives the contact address as 4 Meeting House Lane, Mary's Abbey, Dublin 7. <http://studyinireland.ie/en/contact-us/> (accessed 13/08/18).
  - **Eircode:** The Eircode *D07V271*, referenced on Mr Dorrian's email signature also relates to 4 Meeting House Lane, Mary's Abbey, Dublin 7. <https://finder.eircode.ie/#/result> (accessed 13/08/18). There is a separate Eircode *D07VY06* for 3 & 4 Meeting House Lane, Mary's Abbey, Dublin 7
  - **Legal Search:** The legal search carried out as part of the building owner identification process returned information in relation to 4 Meeting House Lane. As part of the response dated 15/05/18 it also established that 3 Meeting House Lane along with 5 & 6 Meeting House Lane were in the same ownership.

The original proposed addition report and the map showing the curtilage of the structure referred to and illustrated what was thought to be a large inter-linked building with the single address of 4 Meeting House Lane. The NIAH survey included the same address and curtilage



description. Following the receipt of submissions, it is now clear that these are indeed two buildings, and though inter-connected, have separate addresses at 3 and 4 Meeting House Lane. This is accepted. It is now proposed to add to the RPS only the single building at the address 4 Meeting House Lane.

2. **Rob Goodbody, Historic Building Consultants, Old Bawn, Old Connaught. Bray, Co. Wicklow on behalf of Harts MHL Ltd, 88 Harcourt Street, Dublin 2** (Email received 13/007/18)

Summary of Submission:

- Building Address: There are in fact two building numbers of 3 & 4 Meeting House Lane. In 1872, the valuation records note the two current buildings were rebuilt following being burnt down. The series of historical map submitted established the various construction stages of the on the site. By 1893, Goad's insurance plan shows two warehouse buildings, named No. 4 to the north of the plot and No. 3 to the south. The two building are interconnected along with other connections into adjacent structures behind Mary's Abbey.  
Response: Further to submission one above, we acknowledge that each building has a separate building number. The assessment process benefits from these detailed submissions and we will update the information to reflect the more precise building numbers of these late nineteenth century warehouses.
- Refurbishment: 4 Meeting House Lane has been extensively refurbished with modern casement windows and refitted as a language school. As a result no significant elements of the original building remain to be seen in the interior.  
Response: It is acknowledged that these late nineteenth century warehouses have been adapted internally to create rooms appropriate to the language school function within the original structures. However, some of these alterations would be reversible. The detailed interior shown on the Goad Insurance Map of 1893 illustrates that these structures would were virtually open plan as their warehouse function dictated. The virtual tour of the interior of the building (see <http://studyinireland.ie/en/our-school/our-buildings> (accessed 14/08/18)) shows that original cast columns and cast roof trusses are retained alongside the modern partitions. These structural elements are an integral and distinctive part of the historic warehouse construction and form part of the special architectural character and technical interest of the structure, together with the architectural character of the exterior. Accordingly, the description of the structure proposed for protection is to be clarified as "Former warehouse building comprising historic 19<sup>th</sup> century external structure, internal columns and roof structure".
- Errors in the National Inventory of Architectural Heritage (NIAH): The NIAH recommendation registration no. 50060654 has several important errors that have repercussions for the present addition proposal.
  - a. NIAH address quoted as 4 Meeting House Lane while in fact the photograph on the record shows to 3 & 4 Meeting House Lane. Also stated that the survival of the Chapter House of St Mary's Abbey within the building is not accurate. Is this reference to No. 3 or No. 4 or both?
  - b. NIAH puts the building dates at c. 1800 and 1860 while in fact this submission has demonstrated that the buildings date to 1872-73 following a fire.
  - c. NIAH states 'the area continued its religious association with the building of a Presbyterian meeting house'. Submission states this indicates how ill-thought-out the NIAH survey is due to the lack of continuity in time or religious belief.Response: The NIAH is a basic survey based desk top survey and external inspection as a basis for assessing significance of structures. Further information that is furnished

to the planning authority during the addition process allows for a more complete understanding of the structures' significance.

The more accurate building date and dual numbering is welcome information and fully accepted. Both 3 & 4 Meeting House Lane are located immediately over the location of the former Cistercian Abbey (DU018-020048). The two buildings are also located within Zone of Archaeological Potential for the former abbey. Later structures can incorporate archaeological remains in their structure. There is also the potential for the survival of subsurface archaeological remains. The NIAH at no stage attempted to correlate two distinctive religious beliefs. Instead, it is noteworthy that this area had a concentration of meeting places for various religious expressions over the centuries.

### **Referral of Submissions to Minister**

Section 55(3)(b) of the Planning and Development Act, 2000 (as amended) provides that submissions and observations received by the planning authority in relation to a structure recommended for addition to the RPS by the Minister of Culture, Heritage and the Gaeltacht, shall be sent to the Minister for her observations. Accordingly, the two submissions/observations received above were sent to the Minister as required. No observations were received from the Minister within the statutory period provided.

### **Conclusion:**

The original proposed addition report and the map showing the curtilage of the structure referred to and illustrated what was thought to be a large inter-linked building with the single address of 4 Meeting House Lane. The NIAH survey included the same address and curtilage description. Following the receipt of submissions, it is now clear that these are indeed two buildings, and though inter-connected, have separate addresses at 3 and 4 Meeting House Lane. This is accepted. It is now proposed to add to the RPS only the single building at the address 4 Meeting House Lane (the address as stated in the statutory notices).

The Ministerial recommendation for the addition of the structure to the RPS is noted and accepted. Based on the assessment of the submissions received, it is recommended to propose only the addition of the structure at 4 Meeting House Lane, Dublin 7 (outlined in red on the map below).

In due course, a report on the proposed addition to the RPS of the second building at 3 Meeting House Lane will be brought to the Central Area Committee for their agreement to the initiation of the addition process.



**Meeting of the Area Committee:**

The proposed addition of the structure was brought forward to the Central Area Committee on 10<sup>th</sup> of April 2018 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

**Recommendation to the City Council:**

In accordance with section 55 of the Planning and Development Act 2000 (as amended), it is recommended that **4 Meeting House Lane, (Mary's Abbey), Dublin 7** be added to the Record of Protected Structures in the Dublin City Development Plan 2011-2017.

The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

<b>Address</b>	<b>Description</b>
4 Meeting House Lane, (Mary's Abbey), Dublin 7	Former warehouse building comprising historic 19th century external structure, internal columns and roof structure.

**Resolution:**

"That Dublin City Council notes the contents of Report No. 218/2018 and approves the addition of 4 Meeting House Lane, (Mary's Abbey), Dublin 7, to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000"

**Paul Clegg**  
**A/Assistant Chief Executive**

**Dated: 16 August 2018**