

Conservation Section, Planning & Property Development Department  
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21 March 2022

To the Chairperson and Members of the Central Area Committee

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**Initiation of the Statutory Process for the Proposed Addition of the two-storey historic brick party wall (only) on the north side of 12 Moore Street, Dublin 1, to the Record of Protected Structures in accordance with Sections 54 and 55 of the Planning and Development Act, 2000 (as amended).**

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### Photograph of Structure



#### Request and Reason for Addition:

- The Elected Members of Dublin City Council at the monthly council meeting held on 14<sup>th</sup> June 2021, passed a motion (Emergency Motion No. 1) put forward by Councillors Micheál Mac Donncha, Máire Devine, Janice Boylan, John Lyons, Cieran Perry, Christy Burke, Daithí Doolan, Seamus McGrattan, Larry O'Toole, Daniel Céitinn, Anthony Connaghan; *“That this City Council, in relation to the Hammerson application for the development of the Dublin Central site that includes the demolition of 1916 buildings, structures and fabric on Moore Street, calls for the completion of the stalled process to add five buildings on the site to the record of protected structures as agreed by this council; we further call for the terrace 10-25 Moore Street to be added to the record of protected structures as a matter of urgency so that*

*a full assessment of all 1916 buildings, carried out by suitably qualified independent experts, can be made available.”*

Nos. 14-17 Moore Street inclusive are a National Monument and each of the four buildings is a Protected Structure; RPS Ref. Nos. 5282, 5283, 5284 and 5285, respectively.

An RPS assessment report has been completed for 10 Moore Street and 20/21 Moore Street, with recommendations in both instances for the proposed addition of the buildings to the City Council’s Record of Protected Structures.

The remaining buildings in this terrace, i.e. Nos. 11, 12, 13, 18, 19, 22, 23, 24 and 25 Moore Street, referred to above, have now been assessed individually with a separate report for each. 12 Moore Street, Dublin 1, forms the subject of this report.

**Location and Land Use Zoning:**

The subject structure is located in an area zoned Z5, the objective of which is “To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity”.



Figure 1: Site Location and Land Use Zoning

**Architectural Conservation Area:**

12 Moore Street is not within an Architectural Conservation Area, but are proximate to the designated O’Connell Street ACA (2001); shown in diagonal green coloured cross hatch on Fig. 1, above.

**Relevant Planning History:**

Planning Ref.	Description	Decision Date
2579/75	Reconstruction of Bakery Shop & Offices	Grant Permission 12/11/1975
2479/08	<b>Description has been abbreviated</b> 7 year permission for development at an overall site of c 2.17 hectares, at nos 40-41, 42 (a protected structure), 43 (a protected structure), 44	Grant Permission on appeal per

Planning Ref.	Description	Decision Date
	<p>(a protected structure), 45-51, 52-54 (protected structures), 55-56, 57 (a protected structure), 58 (a protected structure), 59, 60 (a protected structure) and 61 (a protected structure) and 60a (otherwise 5 Henry Place) O'Connell Street Upper, Nos 37-41a Henry Street, nos 1-13, 14-17 (protected structures and a national monument) and 18-25 Moore Street, nos 71 and 71a Parnell Street, nos 1-8 O'Rahilly Parade, nos 1-15 Moore Lane, Nos 4-13 (including 3 Moore Lane) and 15-18 Henry Place, nos 6-8 at the junction of Henry Place and Moore Lane and including Clarkes Court off Moore Street, Moore Place off Henry Place, Murphys Court off Moore Lane, part of Moore Lane from the junction of Henry Place and Moore Lane to the junction of Moore Lane and O'Rahilly Parade and part of Henry Place from the junction of Moore Street and Henry Place to the rear of no. 61 O'Connell Street Upper (a protected structure), Dublin 1. The site consists of the majority of a city block bounded by Parnell Street, Moore Lane, O'Rahilly Parade, Moore Street, Henry Street, Henry Place and O'Connell Street Upper, but for the avoidance of doubt excludes nos 70 &amp; 72-75 Parnell St, Nos 37-39 &amp; 62-69 O'Connell St Upper, Nos 31-36 Henry St &amp; Nos 1-3 Henry Place, Dublin 1.</p> <p>The proposed development has a gross floor area (GFA) of 158,026sqm; including 109 no. retail units and an anchor store, 110 no. retail units in total (c 56,155sqm); 17 no. cafe/restaurant/bar units (c 5,372sqm); 108 no. residential units; office space (c. 2,893sqm); a gallery (c. 903sqm); a visitor attraction or 'Sky Lift', viewing deck and ticketing area (c. 435sqm); a drop in facility (c. 157sqm); a commemorative centre (c. 268sqm), an assembly hall (c. 320sqm); 2no. new public streets, 3 no. public spaces at street level, a roof garden (c1258sqm); an outdoor performance space (c263sqm); communal residential open space, (c2554sqm); 1115 no. car parking spaces, 560 no. bicycle parking spaces, a c30m high 'green wall' or hydroponic vertical garden with feature lift on the Henry Street frontage, and ancillary uses, with a minimum height above ground of 3 no. storeys, a maximum height of 13 no. storeys and 5 no. basement levels.</p> <p>Note: permission granted for demolition of 12 Moore Street under Reg. Ref: 2479/08.</p>	PL29N.232347: 24/03/2010
2479/08X1	As above – Extension of Duration of Planning Permission granted per PL29N.232347.	Extension of Duration granted: 21/07/2016
2862/21	<p>PROTECTED STRUCTURE: Dublin Central GP Limited intends to apply for Permission for a period of 7 years at a site, 'Dublin Central - Site 4', (c. 0.3 Ha) at Nos. 10 - 13 and Nos. 18 - 21 Moore Street, No. 5A Moore Lane (also known as Nos. 15 - 16 Henry Place), Nos. 6 - 7 and Nos. 10 - 12 Moore Lane and Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), Dublin 1. Also, the site includes the rear of Nos. 50 - 51 and Nos. 52 - 54 Upper O'Connell Street, No. 13 Moore Lane, No. 14 Moore Lane (otherwise known as Nos. 1 - 3 O'Rahilly Parade and Nos. 14 - 15 Moore Lane or Nos. 1 - 8 O'Rahilly Parade and Nos. 14 - 15 Moore Lane), Dublin 1 and otherwise generally bounded by No. 22 Moore Street and No. 13 Moore Lane to the north, Moore Lane to the east, Moore Street to the west and Henry Place to the south. Nos. 14 - 17 Moore Street (National Monument / Protected Structures) is bounded north and south by the proposed development. The proposed development comprises a mixed-use scheme (c. 3,290 sq. m gross floor area) in 2no. parts located north and south of the Nos. 14 - 17 Moore Street (a National Monument / Protected Structures) ranging in height from 1 - 3 storeys including retained independent single storey basements comprising 15no. apartment units (c. 1,454 sq. m gfa), café / restaurant use (c. 864 sq. m gfa), retail use (c. 617 sq. m gfa), cultural use (c. 60 sq. m gfa) and office use (c. 295 sq. m gfa). The proposed</p>	Decision to Grant Permission 12/01/2022; now on appeal to An Bord Pleanála

Planning Ref.	Description	Decision Date
	<p>development to the north of Nos. 14 - 17 Moore Street consists of: - Nos. 20 - 21 Moore Street are refurbished and adapted to provide 1no. café / restaurant / licenced premises with takeaway / collection facility (c. 80 sq. m in total) at ground floor addressing both Moore Street and proposed new public plaza to the rear and 1no. 1-bed apartment and 1no. 2 bed apartment located at 1st and 2nd floor level - 4no. in total (cycle and bin storage at ground floor level). No terraces or balconies are proposed to the residential units; Provision of a new 2 storey extension at the side of No. 17 Moore Street (National Monument / Protected Structure) to act as an extension for ancillary use to the National Monument - a cultural facility (c. 60 sq. m gfa); Provision of an archway between the gable of No. 20 Moore Street and the new 2 storey extension to No. 17 Moore Street (National Monument / Protected Structure) to form an entrance to a new public plaza off Moore Street; Provision of a 2 storey building with profiled roof consisting 1no. licenced restaurant / café unit with takeaway / collection facility (c. 250 sq. m gfa) etc.</p> <p>Note: The proposed development consists of the demolition of No. 12 Moore Street, with the retention of the historic party wall between Nos. 12 and 13 Moore Street; now the subject of an appeal to An Bord Pleanála.</p>	

**Recent Enforcement History:**

E0762/05; F0013/10; E0866/11

**Description:**

12 Moore Street was inspected by the Conservation Section on the 19 July 2021 as part of the architectural heritage assessment of the proposed development per Reg. Ref. 2862/21.

This description is based on that internal and external inspection, along with consideration of available research and documentation, the architectural heritage documents submitted as part of planning application Reg. Ref: 2862/21, and a more recent external inspection in March.

*Exterior:*

Terraced two-bay, three-storey over basement premises, built c.1975, with a two-storey extension to rear encompassing No.5a Moore Lane. Projection above two-storey extension houses stair core. The premises replaced an earlier structure on the plot fronting onto Moore Street. Flat roof. Red brick laid in stretcher bond to front façade with concrete copings. Rear and side walls above extension are cement-rendered. The remains of an historic brick party wall standing two-storeys in height with concrete above can be seen between No. 12 and No.13 to the north, sandwiched between the two more recent party walls. Square-headed window openings with red brick jack arches, concrete sills and aluminium windows. The window openings have been blocked internally using concrete blocks. Late twentieth-century shopfront to ground floor. A red brick nib of the historic party wall between No.12 and No.13 is visible to the north end of the front façade, two storeys in height with concrete infill to bring the nib to three storeys.

*Interior:*

The ground floor accessed directly from Moore Street is a single unit, operating as a shop with modern finishes and no historic fabric in evidence. A door to the rear (east) of the space, leads through to a space linked with No.11. Finishes are modern and there is no evidence of historic fabric.

The first floor of No.12 is interlinked with No. 11 Moore Street, 15-16 Henry Place and 5a Moore Lane. Finishes to the first floor are all modern with no historic fabric in evidence.

The second floor of No.12 is accessed by way of stair core projection to the north east of the building. All finishes to the second floor are modern and there is no evidence of historic fabric.

### **Historical Background**

A structure was first indicated on the plot of No.12 Moore Street on Bernard Scalé's 1773 revision of John Rocque's *An Accurate Survey of the City and Suburbs of Dublin* (1756), as part of a terrace of buildings. The plots on Moore Street stretched back to what is now Moore Lane, then called Old Brick Field Lane. A structure continues to be shown on the site on historic mapping throughout the nineteenth-century and into the twentieth century. The structure had a commercial use from an early date. The building was used variously by a tailor, an upholstery, a provision dealer, pharmacy, bakery, china shop and dairy. The 1893 Goad's Fire Insurance Map annotates the building as having a shop at ground floor level with tenements over. It is a slate-roofed three-storey structure with a single-storey return to rear (Fig. 8). A single-storey timber structure is shown across the plot to the rear with a yard opened to Moore Lane. The 1901 Census records the building as a '*Shop and Tenement*', occupied by six families.

At the time of the 1911 Census, the building was described as a shop and occupied by three households, indicating that the building also included tenements. Thom's Directory records T.F. Cogan, a confectionary, as occupying No. 12. Cogan's also occupied 10 Moore Street at this time.

### **1916 Historical Association**

On Friday 28<sup>th</sup> April 1916, the Volunteers garrison in the GPO commenced evacuation of the building as it became engulfed in fire. Following an initial attempt by a group led by 'The O'Rahilly' to reach the William & Woods factory on Great Britain Street (now Parnell Street) that failed, the remainder of the garrison exited the GPO by a side entrance on Henry Street directly opposite the southern end of Henry Place. They made their way along Henry Place before breaking into No.10 Moore Street, located at the junction of Moore Street and the western end of Henry Place. From there, they broke openings through upper floor party walls in buildings along Moore Street during the night of April 28<sup>th</sup>.

Joe Good, in his account of the 1916 Rising, *Inside the GPO 1916: A First-hand Account*, recounted that the idea for breaking through walls came from one of the young women sheltering in 10 Moore Street (Cogan's). (1996, 57) Republican detachments to the rear of the GPO had utilised the technique of burrowing through walls and in positions to the far side of Sackville Street. James Connolly had also recommended it as a tactic. The walls were, in many cases, a single stretcher (brick) thick and progress through them would have been rapid; though witness statements refer to there being only a single crowbar available. 'Creep holes' have been recorded in party walls with pre-1916 fabric surviving, mostly at first floor level, though there are creep holes at other levels between some buildings. Feargus de Burca in his witness statement recollected the following: '*Creeping through holes into bedrooms, then downstairs and through another opening into sitting-rooms, through shops and finally to our resting place for the night...*' (WS 694)

It is unknown where any creep holes between 11 and 12 Moore Street were situated, as no historic fabric remains between these two buildings.

However, investigations of the party wall between 12 and 13 More Street, on the inside of No.13 revealed two probable infilled creep holes. The first is at ground level in the front room, but this does not seem large enough for use. It may indicate an abandoned attempt to create a creep hole.

The second is on the first floor in the rear room. This has been categorised as a creep hole formed and used by the Volunteers as they moved along the terrace (Fig. 6).

The party wall between Nos. 12 and 13 is a surviving historic wall, which was retained as a nib (see Fig. 4), during phases of demolition and new construction on the two sites in the 1960s and '70s.

This historic wall is two-storey in height with concrete infill above. The discovery of creep holes in this surviving party wall is significant, given the direct relationship to the 1916 Rising.

Witness accounts refer to the deaths of five civilians on Moore Street over the Friday evening by British fire along the street. One of the civilians, Patrick McManus, was a resident of 12 Moore Street. Witness statements from Oscar Traynor (WS 340) and Feargus de Burca (WS 105) describe seeing his body on the street, wrapped in a white sheet that he had apparently used as a flag of truce.

In August 1916, Thomas F. Cogan made a claim to the Property Losses (Ireland) Committee, 1916 for damage to 12 Moore Street caused by gunshots and looting of the property during the Rising (Claim No. 118). The claim paid by the Committee amounted to £22.00. The Particulars of the Claim submitted noted restoration of the premises as one of the costs indicating that the building fabric required repair. Two further claims were made to the Committee – one from Arthur Williams (Claim No. 4045) and one from Bridget McManus (Claim No. 4316). Both of these were for household goods, with Bridget McManus's claim noting that her husband was shot during the Rising.

### **Post-1916**

Patrick McGivney, a cutler, occupied the building from 1917 to 1918. The shop appears to have been unoccupied in 1919. From 1920 to 1955, the building was occupied by provisions merchants with P.J. Byrne, a grocer occupying the building through to the mid-1960s. Goad's Insurance Plan of 1961 illustrates the building as a three-storey structure in use as '*Shop and tenements*' (Fig, 9). The adjacent plot at 13 Moore Street is shown as empty on Goad's 1961 Plan, with a note reading '*Site for Proposed Shop Feb '61*'.

By 1960, the upper floor tenements of No. 12 are described as being in '*ruins*'. The building was vacant from 1967, according to Thom's Directory. An image of Moore Street dated 1971, in the Dooley and Hall report on Nos.10-25 Moore Street, shows the structure reduced to a single storey premises by that time, following removal of the upper floors (2019, 9).

In 1975, a planning application was submitted for the *Reconstruction of Bakery Shop and Offices* at 12 Moore Street (Reg. Ref. 2579/75). The drawings show a modern concrete post and beam structure, with no reference to retained fabric or structures. K.C. Confectionary were also granted permission in 1978 to rebuild No. 11 as a shop and bakery.

Thom's Directory of 1980 lists K.C. Confectionary as occupying No. 12, though they had vacated No. 11 by then. In 1985, Thom's Directory links Nos. 12 and 13 as one entry occupied by '*Susan's Dublin's Best Confectionary, confctnrs (cakes)*'. The ground floor has continued in various commercial uses. The first floor is vacant.

### **References:**

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- Department of Housing, Local Government and Housing, *Architectural Heritage Protection Guidelines for Planning Authorities*, 2011
- Dooley, Prof. T. & Hall, Dr D. (2019) *Historical survey of the provenance of 10-25 Moore Street, Dublin, c.1901-1970*. Report commissioned on behalf of the Moore Street Advisory Group
- Molloy & Associates, *Baseline Assessment of 1916 and 1922 Battlefields*, Appendix A4, planning application reference 2862/21
- Molloy & Associates, *Appendix A4.4: Building Inventory, Record and Description for Nos 11-12 Moore Street, 15-16 Henry Place and 5A Moore Lane*, submitted with planning application reference 2862/21
- Myles, F. (2012) *Battlefield Archaeological Assessment: Moore Street and Environs*
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 1 Ministerial Recommendations issued on the 4<sup>th</sup> of June 2014

### **NIAH Record:**

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 National Inventory of Architectural Heritage (NIAH) survey has been carried out for the area under Stage 1 of the Dublin Survey. 12 Moore Street was surveyed, but not recorded.

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

The Conservation Section considers the two-storey, historic brick party wall (only) between 12 and 13 Moore Street, to be of historical, cultural and social interest, as follows:

#### **HISTORICAL**

The location (site) of 12 Moore Street is of historical significance due to its direct connection with the events of the 1916 Rising. The Witness Statements collected from Volunteers in the late 1940s refer to No. 12 Moore Street in their recounting of the evacuation from the GPO and the occupation of buildings on Moore Street during the final hours of the Rising. The *Architectural Heritage Protection Guidelines for Planning Authorities* state that the ‘...some events or associations may be so important that the place retains its significance regardless of subsequent alteration.’ (2011, p. 25). However, 12 Moore Street was substantially demolished and rebuilt circa 1975.

Nevertheless, the surviving, historic party wall in-between 12 and 13 Moore Street retains important historic fabric relating to 1916 and contributes to the understanding of the route the Volunteers took through the buildings. Consequently and despite the loss of the all other elements of the pre-1916 structure at 12 Moore Street, this section of wall is of high historical significance. 12 Moore Street is also known to have been the home of one of the civilians killed during the Rising.

#### **CULTURAL**

The position of 12 Moore Street within the group of buildings along the east flank of Moore Street occupied by the Volunteers during the final hours of the Rising has conferred a cultural significance on the plot over the course of the past century. The *Architectural Heritage Protection Guidelines for Planning Authorities* state that special interest can be assigned to sites/structures ‘...that have acquired cultural significance with the passing of time.’ (2011, 28). The 1916 Rising was a seminal event in Irish history that has understandably taken on cultural importance, and this, naturally, includes sites that played a role in the events of that week.

#### **SOCIAL**

12 Moore Street is considered to be of social significance due to its association with the Easter Rising evacuation route. The *Architectural Heritage Protection Guidelines for Planning Authorities* (2011) state that ‘the characteristic of special social interest embraces those qualities for which a structure, a complex or an area has become a focus of ... political, symbolic or other sentiment to any group of people’. The 1916 Easter Rising was a defining moment in Ireland’s struggle for independence.

The Conservation Section considers that the modern building at 12 Moore Street is of no special interest under the provisions of Sections 51 and 54 of the Planning and Development Act, 2000 (as amended). However, the surviving historic, two-storey party wall sandwiched between 12 and 13 Moore Street, with evidence of infilled creep holes relating to the 1916 Rising, is considered to be of 'National' significance, based on the NIAH significance/ratings above.

**Conclusion:**

The previous building at 12 Moore Street formed part of the evacuation route in 1916, being one of the structures through which the Volunteers 'burrowed' on the night of April 28<sup>th</sup> as they moved through the terrace on Moore Street. However, 12 Moore Street was demolished and rebuilt in the late 1970s, with much of the previous fabric lost.

Notwithstanding that demolition, the party wall between 12 and 13 Moore Street was retained. This surviving historic wall includes evidence of creep holes from 1916. This structure is of special historical, cultural and social interest and merits inclusion of the City Council's Record of Protected Structures.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig. 2 of this document (below).

It is now proposed to initiate the statutory process for the proposed addition of this element only of the structure to the Record of Protected Structures. This includes undertaking a statutory public consultation process in accordance with Section 55 of the Act. Following the statutory consultation process, a further report will be prepared taking any submissions and observations received into consideration, with a recommendation to the City Council to proceed or not with the proposed addition, or with a recommendation including amendments to the proposed addition.

**Recommendation:**

The current, modern building at 12 Moore Street, Dublin 1, does not merit inclusion on the Record of Protected Structures in its entirety. However, the surviving two-storey, historic brick party wall between 12 and 13 Moore Street merits inclusion on the Record of Protected Structures.

It is recommended that the statutory process to initiate the proposed addition of the two-storey historic brick party wall in-between 12 and 13 Moore Street, Dublin 1, to the Record of Protected Structures, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended), be noted.

Recommendation	
Address	Description (to appear on RPS)
12 Moore Street, Dublin 1	Two-storey, historic brick party wall (only) between 12 and 13 Moore Street, with evidence of 'creep holes' from 1916



21/03/2022

\_\_\_\_\_  
Paraic Fallon  
Senior Planner

\_\_\_\_\_  
Date



### **Extent of Protected Structure Status**

The extent of protected structure status and curtilage is shown on the map below.



Fig. 2: Section of historic brick party wall between 12 and 13 Moore Street, Dublin 1: extent of Protected Structure status and curtilage outlined in red.

### **Photographs:**



Fig. 3: West elevation of 12 Moore Street



Fig. 4: Historic party wall between 12 and 13 Moore Street; outlined in red



Fig. 5: First floor window opening with modern frame



Fig. 6: Infilled 'creep hole' in party wall to 12 and 13 Moore Street; encircled in red. Photo from inside No.13

### Historic Maps

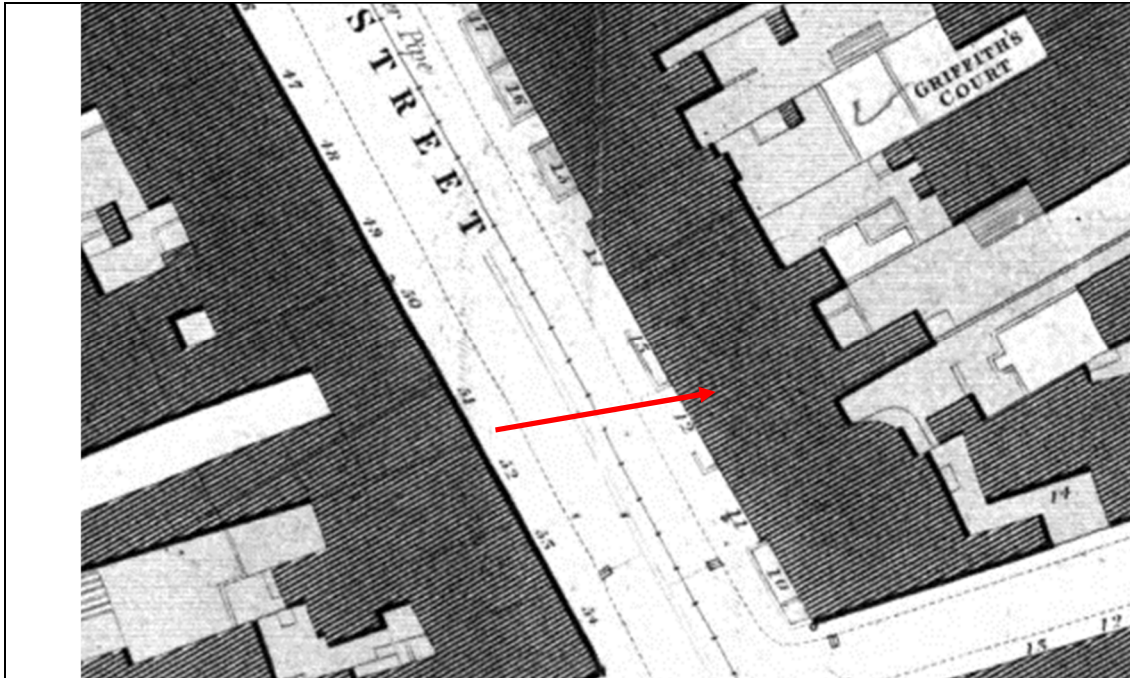


Figure 7: 1847 Ordnance Survey Town Plan Series. Location of the current building arrowed red.





Figure 8: 1893 Goads Insurance Plan of the City of Dublin. Location of the current building arrowed red.

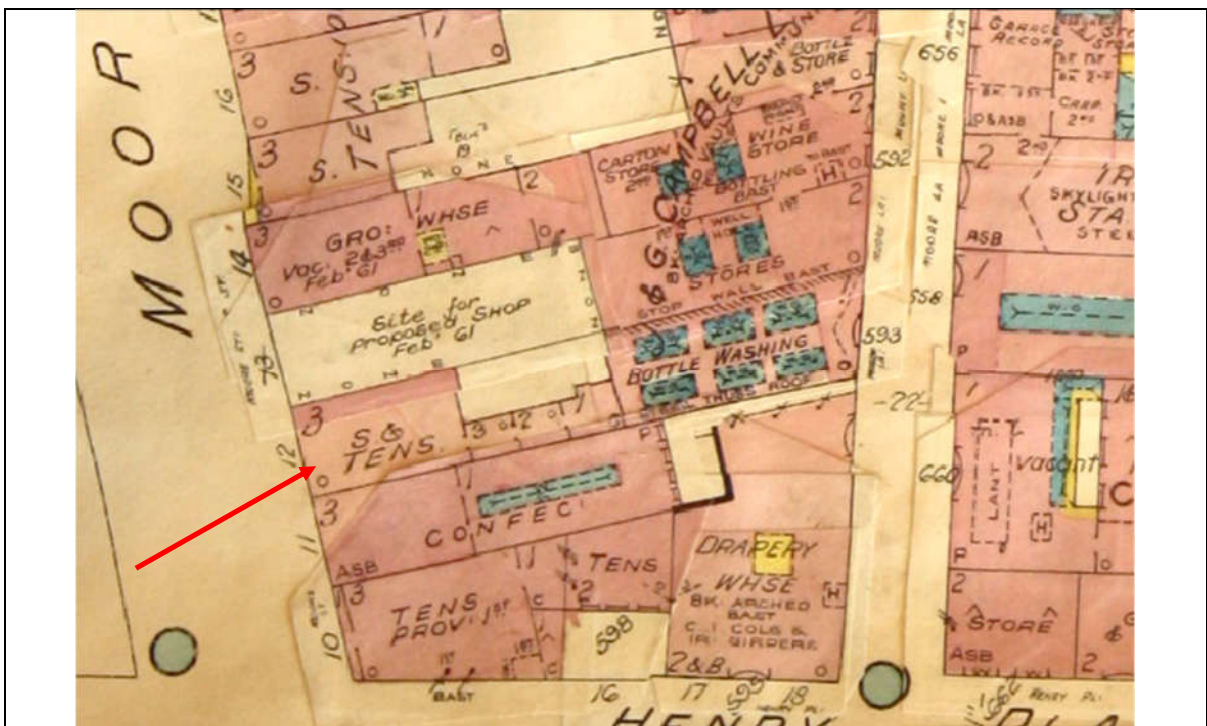


Figure 9: 1961 Revision of Goads Insurance Plan of the City of Dublin. No. 12 Moore Street arrowed red.