

Conservation Section, Planning & Property Development Department
Civic Offices, Wood Quay, Dublin 8

An Rannóg Caomhantais, An Roinn Pleanála agus Forbairt Maoine
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
Email: conservation@dublincity.ie T. 01 222 3927

21 March 2022

To the Chairperson and Members of the Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of the historic two-storey historic brick party walls (only) to the north and south sides of 13 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).

Photograph of Structure



Request and Reason for Addition:

- The Elected Members of Dublin City Council at the monthly council meeting held on 14th 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 No. 10 Moore Street and Nos. 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, and 24/25 Moore Street, referred to above, have now been assessed individually with a separate report for each. No. 13 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:

No. 13 Moore Street is not within an Architectural Conservation Area, but is proximate to the designated O’Connell Street ACA (2001); shown in green coloured diagonal cross hatch on Fig. 1, above.

Relevant Planning History:

Planning Ref.	Description	Decision Date
2479/08	Description has been abbreviated 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 (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	Grant Permission on appeal per PL29N.232347: 24/03/2010

Planning Ref.	Description	Decision Date
	<p>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 & 72-75 Parnell St, Nos 37-39 & 62-69 O'Connell St Upper, Nos 31-36 Henry St & 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 13 Moore Street under Reg. Ref: 2479/08.</p>	
2479/08X1	As above – Extension of Duration of Planning Permission granted per PL29N.232347.	Extension of Duration granted: 21/07/2016
2435/11	Change of use planning permission with retail/commercial use. The proposed planning permission will convert the existing structure to a restaurant. The development will consist of a new signage to the front of the building and the refurbishment to the ground floor only. The gross floor area shall be 99sqm which will accommodate a restaurant and kitchen.	Grant Permission 13/05/2011
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</p>	Grant Permission 12/01/2022; now on appeal to An Bord Pleanala

Planning Ref.	Description	Decision Date
	<p>/ 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 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. 13 Moore Street with the retention of the historic party wall at Nos. 12/13 Moore Street; now the subject to appeal to An Bord Pleanala.</p>	

Recent Enforcement History:

E1011/09 and E0866/11.

Description:

13 Moore Street, Dublin 1, 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:

Two-bay, two-storey commercial premises with two-storey return to rear (east) built c.1960 incorporating an historic brick party wall between Nos.12 and 13. Single-storey flat roof addition to rear, opening onto enclosed yard. Flat roofs, obscured from view with cast-iron hopper and downpipe to front. Machine-made red brick to principal (west) elevation laid in English garden wall bond rising to a flying façade at second floor level. Concrete coping to principal facade. Section of historic brick party wall to junction with No.12 Moore Street comprising hand-made brick laid in lime mortar, (evident above shop fascia, rising two-storeys in height). Cement-rendered finish to rear elevation. Corrugated-iron sheeting to east elevation of single-storey addition. Square-headed window openings to first floor of principal elevation having concrete sills, now boarded up. Square-headed window openings to rear elevation carrying timber casement windows. Modern shopfront to ground floor with roller shutter. Modern block built boundary walls to rear yard.

Interior:

Modern floor plan comprising subdivided retail space at ground level serviced by a kitchenette and W.C. Nib walls to north and south possibly concealing concrete superstructure. Single-storey extension to rear/east. Modern staircase rising to first floor in two flights. Accommodation at first floor, now with dividing partition removed, providing largely open-plan space with the exception of a separate W.C. Walls generally with plasterboard/painted finish however the targeted removal of sections of plaster reveal a retained historic party wall, of hand-made brick laid in lime mortar, between Nos.12 and 13 Moore Street.

Historical Background:

Moore Street was laid out in the early 18th century on lands owned by the Earls of Drogheda, and was further developed in the later part of the century under Luke Gardiner. Bernard Scalé's 1773 edition of John Rocque's map of the city and suburbs of Dublin record Moore Street with densely packed terraced residential properties having stabling and warehousing to the rear.

By the 19th century the street had developed as a commercial and market district with residential accommodation provided over ground floor shop units. The first edition Ordnance Survey map of 1847 records No.13 Moore Street with a return to the rear (east) and a light-well to the front pavement. Further detail is provided by Goads Insurance Plan of 1893 which records the property as a three-storey building with a full-height return¹. A shop, (recorded as a dairy by the corresponding street directories of the period), is shown at ground floor having tenements above. The site to the rear, now with a separate address of Nos. 6-7 Moore Lane (previously Old Brick Lane) is in use as stores under J. & G. Campbell Ltd, tea and wine merchants.

A photograph of the street from mid-20th century captures No.13 prior to the construction of the present building c.1963 – this confirms that the building had conformed to the 18th century Dutch Billy typology, having a gabled façade (see Dublin Central Masterplan, Appendix A4.5 Building Inventory Record & Description for No.13 Moore Street, May 2021, pg.2, Planning Ref: 2862/21).

1916 Historical Association

Moore Street and its environs bore witness to the urban conflict of Easter 1916 when on the evening of Friday 28th April the leadership of the Easter Rising and a detachment of the Irish Volunteers evacuated the General Post Office (GPO) on O'Connell Street, moving along Henry Place, to take up temporary position in the terrace of buildings at Nos.10-25 Moore Street. The volunteers first entered No.10 Moore Street, with No.13 thereafter forming part of the evacuation route as the volunteers broke through the successive party walls, northward to reach No. 25. A number of witness statements collected by the Bureau of Military History recount the tunnelling of the walls to form 'creep holes' across the terrace, (WS 694 & 370 etc). *'The technique of burrowing through walls had already been utilised by Republican detachments to the rear of the GPO and in positions on the far side of Sackville Street and had been recommended as a tactic by Connolly. Progress through the brick walls, in many cases a single stretcher thick, would have been rapid, although it appears only a single large crowbar was available'*, (Shaffrey & Myles 2012, 54).

More recently, the targeted stripping of wall plaster in 13 Moore Street exposed infilled 'creep holes' at both ground and first floor in the retained party wall situated in-between Nos.12 and 13.

Another infilled creep hole is known at first floor level in the retained party wall between 13 and 14 Moore Street, which forms part of the National Monument.

Post 1916

Claims submitted to The Property Losses (Ireland) Committee in the aftermath of April 1916 record damage to commercial and residential property on Moore Street, as well as losses incurred from the looting of goods. The inspectors report for a claim made by the owner of 13 Moore Street, refers to *'interior damage caused by the rebels'* which the claimant described as the *'rebuilding and plastering [of] side walls (gaps) over shop'* (PLIC/1/2197). It is plausible that the repair of 'gaps' to the 'side walls' outlined in the particulars of the claim may refer to the infilling and making good of the creep holes which had been formed by the Volunteers as they broke through the party walls with No.12 and No.14. A further claim was made by the proprietor of the dairy shop, which occupied the ground floor at No.13, in relation to the loss of business caused by possession of the property by the volunteers, to include the damage of goods and *'10 gallons of destroyed milk'*,(PLIC/1/0284).

¹ Curiously, Goads Insurance Plan of 1893 does not record a basement, despite the depiction of a lightwell to the front pavement of the property on the 1847 Ordnance Survey map.

On completion of the repairs following 1916, No.13 Moore Street continued in use as a dairy until the 1960s when the building was demolished and rebuilt as a two-bay, two-storey commercial premises².

The 1961 Revision of Goads Insurance Plan captures the site following demolition of the dairy and prior to construction of the current replacement building – this records the vacant plot as a ‘*site for proposed shop*’ (see Fig. 9 below).

The construction of the new building at 13 Moore Street retained and incorporated a two-storey section of the historic brick party wall between 12 and 13 Moore Street – this section includes infilled creep holes which had been formed by the volunteers during Easter 1916, at ground and first floor.

This retained section of the historic party wall also survived the later rebuilding of 12 Moore Street c.1975 (Reg. Ref: 2579/75) with an image from the period capturing the wall, exposed as part of the construction works (Uncited image, Dooley & Hall Report, 2019, pg.9).

Today the historic two-storey brick party wall is evident in the façade, between the late 20th century brick buildings of Nos. 12 and 13 (see Figs. 3 – 6 below). The premises remained in mixed commercial use through to the late 20th century, though it is currently vacant.

References:

- Dooley, Terence & Hall, Donal Report (2019) Historical survey of the provenance of 10-25 Moore Street, Dublin c. 1901-1970. Report carried out for the Moore Street Advisory Group. <https://www.gov.ie/pdf/?file=https://assets.gov.ie/86217/815e932a-af22-434f-861a-086ecd1bd673.pdf#page=null>
- Department of Arts Heritage and the Gaeltacht, Architectural Heritage Protection Guidelines for Planning Authorities, 2011.
- Goad, Charles, Insurance Plan of the City of Dublin, 1893.
- Goad, Charles, Insurance Plan of the City of Dublin, 1926.
- Goad, Charles, Insurance Plan of the City of Dublin, 1961 revision.
- Military Archives, <https://www.militaryarchives.ie/collections/online-collections/bureau-of-military-history-1913-1921/bmhsearch/>
- Molloy & Associates Conservation Architects (2021) Dublin Central Masterplan Area Conservation Plan. Report submitted with Planning Reference 2862/21.
- Molloy & Associates Conservation Architects (2021) Architectural Heritage Impact Assessment Dublin Central Masterplan Area – Site 4. Report submitted with Planning Reference 2862/21.
- Ordnance Survey Town Plan Series for Dublin City 1847.
- Property Losses (Ireland) Committee, <http://centenaries.nationalarchives.ie/centenaries/plic/index.jsp>
- Shaffrey Associates Architects & Franc Myles, Archaeology & Built Heritage (06 February 2012) *Application for Ministerial Consent to carry out Works at 14 – 17 Moore Street, Dublin 1, a National Monument*. Unpublished Report submitted to Department of Arts, Heritage and Gaeltacht in response to a Request for Additional Information.
- Thom’s Official Almanac and Street Directory for Dublin.
- Valuations Office, cancelled books 1882 to present day.

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,

² Although the 1847 O.S map recorded a light well to the front pavement of the building which formerly occupied the site at No.13 Moore Street, suggesting that this had incorporated a basement, the present building does not include a sub-level. It is likely that any previously existing basement was backfilled as part of the demolition and construction works c.1961-1963, noting that planning permission for works to the adjacent property at No.12 Moore Street c.1975 conditioned the ‘*infilling of the existing cellars*’ (Planning ref:2579/75).

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. 13 Moore Street, Dublin 1 was surveyed, but was not recorded.

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

The Conservation Section considers the retained two-storey section of historic brick party wall between 13 and 12 Moore Street, and the retained historic party wall between 13 and 14 Moore Street, to be of historical, cultural and social interest.

HISTORICAL

The retained historic party walls, with infilled creep holes between 13 and 12 Moore Street and 13 and 14 Moore Street are of historical significance due to their direct connection with the events of the 1916 Rising, and in particular with the occupation of the terrace at Nos.10-25 Moore Street. The Architectural Heritage Protection Guidelines for Planning Authorities state that '*...some events or associations may be so important that the place retains its significance regardless of subsequent alteration.*' (2011, 25).

In spite of the loss of the rest of the historic built fabric around the historic party wall between Nos.12 and 13, following the demolition of No.13 c.1961 and the subsequent demolition of No.12 c.1975, the survival of the historic party walls both to No. 12 and No.14, enables the plotting of a more complete route through the terrace. The retention of party walls that incorporate creep holes formed by the volunteers during Easter 1916 adds considerably to the narrative of the conflict, providing a tangible link to this significant historical event.

CULTURAL

The survival of the historic party walls, retaining creep holes used by the volunteers to move between buildings, as is vividly recounted in the witness statements from the period, has acquired cultural significance in the intervening century. The Architectural Heritage Protection Guidelines for Planning Authorities state that special interest can be assigned to '*...more modest works of the past 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, which naturally, includes surviving elements of our architectural heritage that had played a role in the events of that week.

SOCIAL

The retained historic party walls, with infilled creep holes between Nos.13 and 12 and Nos.13 and 14 Moore Street are considered to be of social significance due to their association with the Easter Rising evacuation route. The Architectural Heritage Protection Guidelines for Planning Authorities 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*' (2011,30). The 1916 Easter Rising was a defining moment in Ireland's struggle for independence.

The Conservation Section considers that the modern building at 13 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 between 12 and 13 Moore Street, with evidence of infilled creep holes relating to the 1916 Rising, and the party wall between 13 and 14 Moore Street, are considered to be of 'National' significance, based on the NIAH significance/ratings above.

Conclusion:

The previous building at 13 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 28th as they moved

through the terrace on Moore Street. However, 13 Moore Street was demolished in the 1960s and rebuilt in the late 1970s, with much of the previous fabric lost.

Notwithstanding that demolition, a party wall was retained in-between 12 and 13 Moore Street. This surviving historic wall includes evidence of creep holes from 1916. There is also evidence of creep holes in the party wall between 13 and 14 Moore Street (the latter forming part of the National Monument and also a Protected Structure). The remaining, historic party wall are of special historical, cultural and social interest and merit 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 noted that No. 14 Moore Street is already on the Record of Protected Structures (RPS No. 5282) and forms part of the National Monument at 14-17 Moore Street, Dublin 1.

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 13 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 walls between Nos. 13 and 12 Moore Street and Nos. 13 and 14 Moore Street merit 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 walls between Nos. 13 and 12 and Nos. 13 and 14 Moore Street, be noted.

Recommendation	
Address	Description (to appear on RPS)
13 Moore Street, Dublin 1	Two-storey historic brick party walls (only) between Nos. 13 and 12 and Nos. 13 and 14 Moore Street (RPS No. 5282) with evidence of infilled creep holes <u>dating from 1916</u>



Paraic Fallon
Senior Planner

21/03/2022

Date

Extent of Protected Structure Status

The extent of protected structure status & curtilage is shown on the map below in red.



Figure 2: Section of surviving historic brick party wall between Nos. 13 and 12 Moore Street, and Nos 13 and 14 Moore Street, Dublin 1: extent of Protected Structure status and curtilage outlined in red. It is noted that No. 14 Moore Street is already on the Record of Protected Structures and forms part of the National Monument at 14-17 Moore Street, Dublin 1.

Photographs



Fig. 3: The principal (west) elevation of No.13 Moore Street



Fig. 4: 13 Moore Street in context with 14-17 Moore Street (National Monument) to LHS



Fig. 5: Retained two-storey section of historic party wall (encircled red) between the modern new-builds at 12 (RHS) and 13 (LHS)



Fig. 6: Detail of the retained historic brick party wall between 12 and 13 Moore Street



Fig. 7: Historic brick party wall at first floor level in 13 Moore Street. The infilled 'creep hole' is shown encircled in red.

Historic Maps

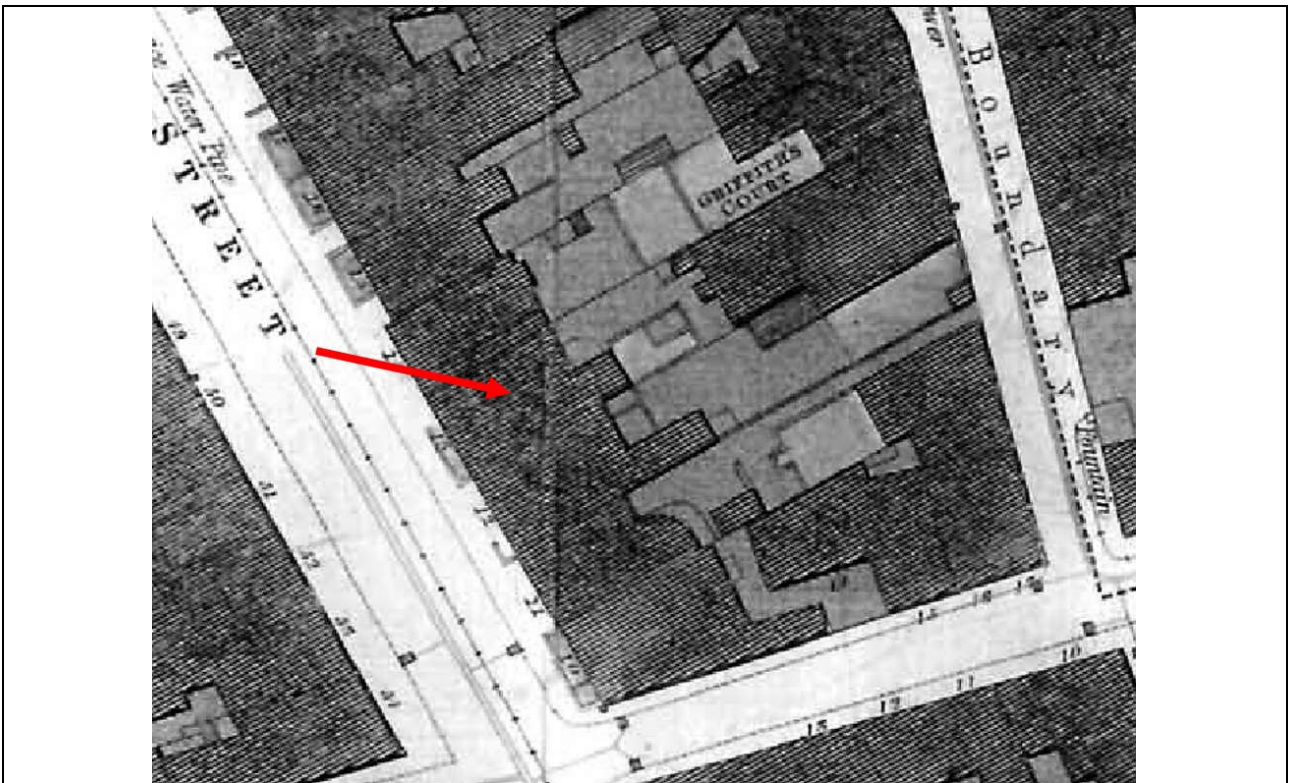


Fig. 8: 1847 Ordnance Survey Town Plan Series, with 13 Moore Street arrowed in red.



Fig. 9: 1893 Goads Insurance Plan of the City of Dublin, with 13 Moore Street arrowed in red.

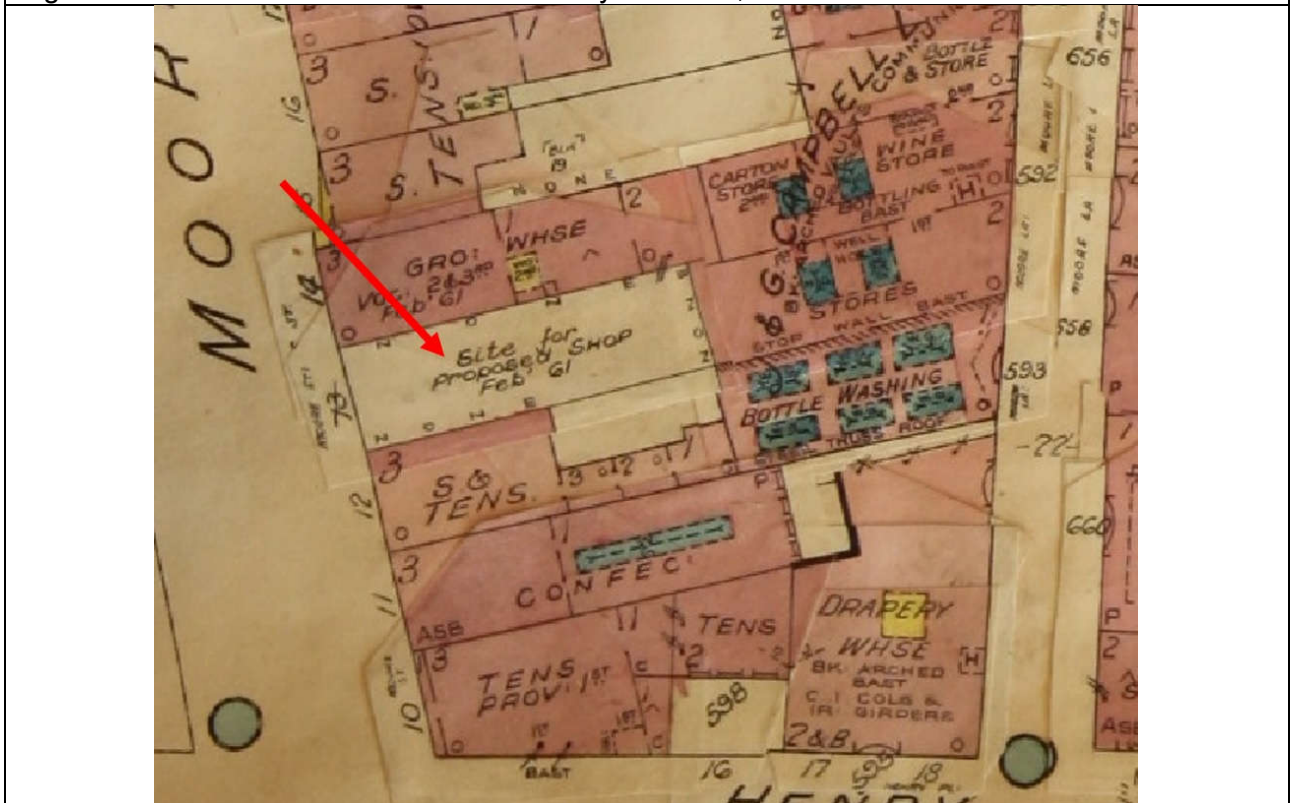


Fig. 9: 1961 Revision of Goads Insurance Plan of the City of Dublin showing the plot of No.13 Moore Street cleared in preparation for construction of the current building (1961-63); arrowed in red.