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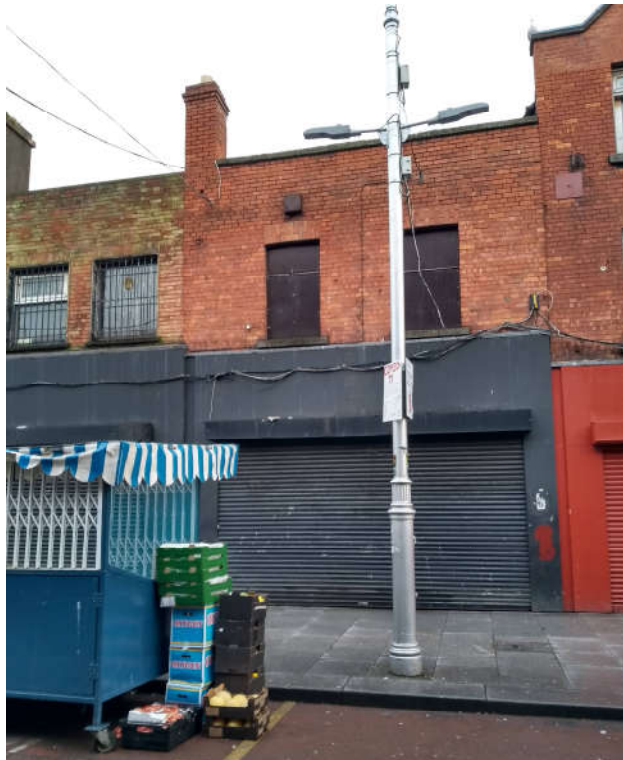
To the Chairperson and Members of the Central Area Committee

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Architectural Heritage Assessment of **18 Moore Street, Dublin 1**, in relation to the City Council Motion to add the terrace at 10-25 Moore Street to the Record of Protected Structures

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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 and 24/25 Moore Street, referred to above, have now been assessed individually with a separate report for each. 18 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:**

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

**Relevant Planning History:**

Planning Ref.	Description	Decision Date
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 (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	Grant Permission on appeal per PL29N.232347: 24/03/2010

Planning Ref.	Description	Decision Date
	<p>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 18 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
3348/09	18 Moore Street: Change of use planning permission to an existing structure at No: 18 Moore Street with retail/commercial use and conversion to a restaurant/café. The development will consist of the refurbishment of No: 18 Moore Street which includes 10-11 Moore Lane. The gross floor area shall be 357sqm which will accommodate a café/restaurant area with kitchen and storage.	Grant Permission 19/08/2009
3471/12	18/19, Moore Street & 11A Moore Lane, Dublin 1. Planning permission for retention and completion for amalgamation of two existing restaurant units at 18-19 Moore Street and 10, 11-11A Moore Lane, Dublin 1 into one unit.	Grant Permission & Retention Permission 18/01/2013
2862/21	<p><b>Description has been abbreviated</b></p> <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</p>	Decision to Grant Permission 12/01/2022; now on appeal to An Bord Pleanála

Planning Ref.	Description	Decision Date
	<p>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 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: 18 Moore Street is proposed to be demolished under the above planning application; now on appeal to An Bord Pleanála..</p>	

**Recent Enforcement History:**

E0402/13.

**Description:**

18 Moore Street was inspected by the Conservation Section on the 19<sup>th</sup> 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 with the planning application Reg. Ref: 2861/21, and a more recent external inspection in March.

*Exterior:* Terraced two-bay, two-storey building, built c. 1925 with modern shopfront to ground floor, curved roof and red brick chimneystack. Front façade of red brick faced laid in English garden bond with granite coping. Square-headed window openings to first floor with steel security shutters. Industrial building to rear site facing Moore Lane (No. 11 Moore Lane).

*Interior:* The curved roof is supported on Belfast trusses which date from the c. 1925 construction of the building (see Figs. 4 & 5 below; also Molloy & Associates Appendix A4.6, May 2021, 8). The building is connected at ground level with No. 19 but not at the first floor. The internal fabric at ground level comprises suspended ceilings and metal stud partitions, concrete piers, sections of red brick party wall to northeast visible, tiled floor. Concrete blockwork wall visible to south and west.

At first floor level the original timber Belfast trusses are visible supporting timber purlins which form a segmental curved roof, finished with timber boards laid to a curve. The first floor is subdivided by metal stud partition with plaster infill. The main southern, northern, western and eastern walls are composed of concrete blockwork.

## **Historical Background**

Moore Street was laid out in the early 18<sup>th</sup> century as part of the Drogheda Estate. *'The Moores (Earls of Drogheda) and in particular - the third Earl of Drogheda developed the first major east west route in the new north city, Henry Street, which was complemented by Drogheda Street which ran on a north-south axis immediately to the east. Moore Street was laid out parallel to Drogheda Street, these two streets both ran into Great Britain Street to the north, an old route to Malahide and Howth'* (O'Connell Street ACA, 2001, 9).

No. 18 Moore Street does not appear on Rocque's 1756 or 1757 Map but does on his 1773 map: *An Accurate Survey of the City and Suburbs of Dublin by Mr John Rocque with Additions and Improvements by Mr. Bernard Scale'* (Fig. 6). The street is shown as developed with No. 18 in place. The plots on Moore Street stretched back to what is now Moore Lane, then called 'Old Brick Field Lane', named after the 'Old Brick Field' shown on the earlier 1757 Rocque Map.

According to Molloy & Associates, the *"site of 18 Moore Street was leased for 900 years in 1759 and is presumed that the site was developed shortly afterward. The house that was on the site was three-storeys high and had stables at the rear"*. By the late 1850s there was a business located in the premises but the upper floors were used as tenements. The building was sold in 1874 and the occupier of No. 19 expanded their china and delft business into No. 18. Later it became a butchers with the owner and his family living above, and then changed use again around 1910, to a poultry and fishmonger.

### **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 the (mainly upper floor) party walls in buildings along Moore Street during the night of April 28<sup>th</sup>.

According to the Dooley and Hall Report (2019), 18 Moore Street *'is listed in the Thom's Directory as 'in ruins' in the period after 1914. In the 1915 Valuation books it was listed as 'house and yard ruins'. In the 1916 books the building was described as being in ruins* (Dooley & Hall 2019, 12). This view is also supported by the Myles and Shaffrey Report (2012) and the earlier Shaffrey Report (2005).

In the Bureau of Military History witness statements, *William Saurin stated: we had to cross an empty space where a house had once stood and were hidden from the street only by a flimsy wooden boarding'. Another, Sean McLoughlin, noted in relation to the tunnelling: 'We had now reached Hanlons. There was an open space between there and the next house. We got as far as Hanlons and I instructed them to continue the digging until, if possible, they reached what is now O'Rahilly Street, then Sackville Lane'* (Dooley & Hall 2019, 12).

This ruinous condition is also indicated as there was no claim made under the 1916 Compensation Act.

### **Post 1916**

Thom's Directory lists 18 Moore Street as being in ruins until 1921. A Valuation Office map of the post-1916 period, illustrating derelict sites in the area clearly shows No. 18 as derelict (see Fig. 8 below).

By 1919, the site was acquired by new owners and is shown as rebuilt on the 1926 Goad Insurance Map. This indicates that the current building at 18 Moore Street was built between 1921 and 1926. It continued in commercial use until the early 2000's.

#### **References:**

- Bolton, J. (April 2021) *Appendix A5: Dublin Central: Built Fabric Analysis Report Volume 1 – Sites 3, 4 & 5*. Unpublished report submitted with planning application reference 2862/21.
- Department of Housing, Local Government and Housing, *Architectural Heritage Protection Guidelines for Planning Authorities*, 2011
- 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>
- Molloy & Associates (Feb 2021), *Appendix A2: Summary Building Inventory, Description & Assessment*. Unpublished report submitted with planning application reference 2862/21.
- Molloy & Associates (Feb 2021), *Appendix A4: Baseline Assessment of 1916 and 1922 Battlefields, Appendix A4*. Unpublished report submitted with planning application reference 2862/21.
- Molloy & Associates (May 2021) *Appendix A4.6: Building Inventory, Record and Description for Nos 18-19 Moore Street and 10-11 Moore Lane to rear*. Unpublished report submitted with planning application reference 2862/21
- Shaffrey Associates & Montague, J. (Nov 2005) *Architectural & Historical Assessment, No. 16 Moore Street, Dublin 1*. Unpublished Report for Dublin City Council.
- 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. \* Note this report includes the Battlefield Archaeological Assessment for Moore Street & Environs by Franc Myles.
- 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. 18 Moore Street was surveyed, but not recorded.

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

The location (plot/site) is of historical, cultural and social interest by association with the events of the 1916 Rising and, in particular, the occupation of the buildings then in-situ along 10-25 Moore Street. However, 18 Moore Street was derelict and in ruins at the time. The current structure was built c.1925.

On the basis of the report and assessment above, the Conservation Section considers that the building now at 18 Moore Street, Dublin 1, is of no special interest under the provisions of Sections 51 and 54 of the Planning and Development Act, 2000 (as amended); nor is any part of the building of special interest.

#### **Conclusion:**

The association of the terrace of properties at 10-25 Moore Street with the well-documented events of 1916 is of historical, cultural and social significance. However, 18 Moore Street was derelict and in ruins at the time. The current building was constructed c. 1925.

**Recommendation:**

Having regard to Sections 51 and 54 of the Planning and Development Act, 2000 (as amended), the building constructed c. 1925 at 18 Moore Street, Dublin 1, does not merit inclusion on the Record of Protected Structures. This recommendation not to add the building at 18 Moore Street to the City Council's Record of Protected Structures to be noted.



21/03/2022

Paraic Fallon  
Senior Planner

Date

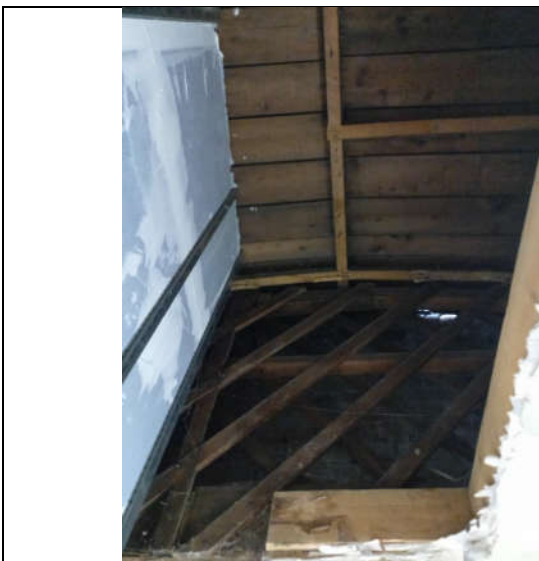
**Photographs:**



Fig. 2: View of 18 Moore Street (RHS) with 19 Moore Street (LHS)



Fig. 3: ground floor interior of 18 Moore Street



Figs. 4 & 5: View of Belfast Truss supporting curved roof.

**Historic Maps:**

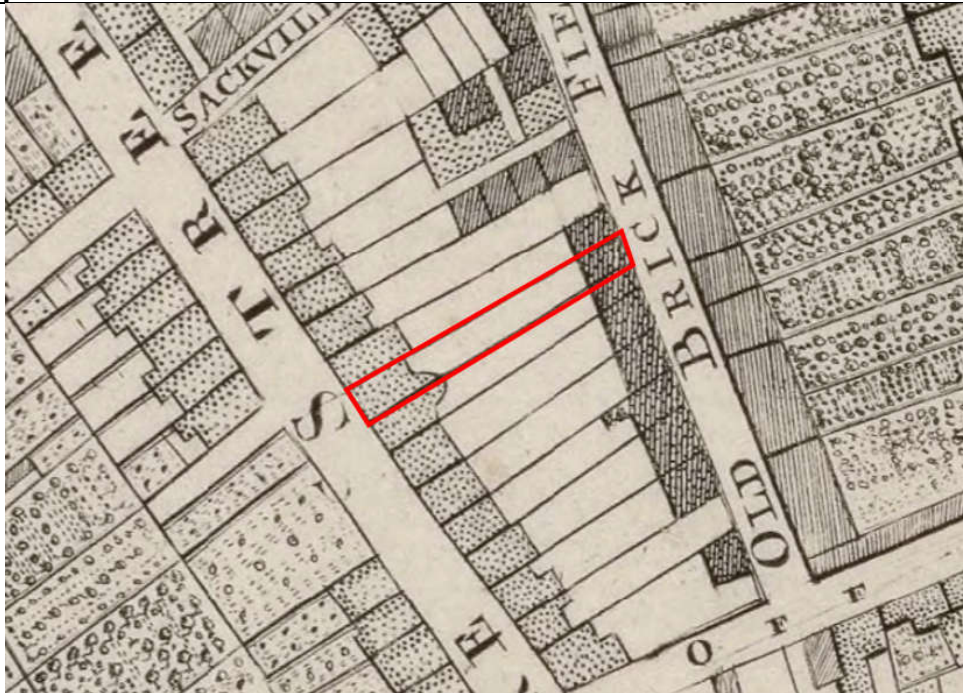


Fig. 6: Extract from 1773 Map 'An Accurate Survey of the City and Suburbs of Dublin by Mr John Rocque with Additions and Improvements by Mr. Bernard Scale'. The street is shown as developed with Nos. 10-25 in place. No. 18 is shown sharing a small closet return with No. 17. Stable structures to rear lane are shown in black hatching.



Fig. 7: Extract from the 1907 OS 25 inch map showing the location of 18 Moore Street. The site is shown completely covered by buildings.





Fig. 8: Post-1916 Valuation Map illustrating 18 Moore Street (in black cross hatching) as derelict.