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21 March 2022

To the Chairperson and Members of the Central Area Committee

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Architectural Heritage Assessment of **22/23 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 Reasons 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 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. 22/23 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. 22/23 Moore Street is not within an Architectural Conservation Area, but is 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
0393/66	Rebuilding of shop and stores.	Grant Permission: 17/06/1966
1367/77	Two-storey over basement shopping development at 20-23 Moore Street, with service facilities at 16-17 Moore Lane and temporary car parking at 12-15 O’Rahilly Parade.	Grant Permission on appeal: 07/06/1978
0162/80	Change of use of first floor from offices and store to light machine room.	Grant Permission: 29/04/1982

Planning Ref.	Description	Decision Date
2891/80	Change of use of store/packing area to use as an extension of the leisure centre (amusement hall) at rear of 22 Moore Street.	Grant Permission on appeal: 14/01/1981
2892/80	Change of use from approved leisure centre to bookmakers office, new sign and toilet.	Grant Permission: 14/11/1980
0386/82	Lounge bar/restaurant on first floor.	Grant Permission: 17/05/1982
2479/08	<p><b>Description has been abbreviated</b></p> <p>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 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 22/23 Moore Street under Reg. Ref: 2479/08.</p>	Grant Permission on appeal per 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
2303/12	Change of use planning permission from commercial space to a place of worship on the first floor only at No: 22-23 Moore Street, Dublin 1, with minor renovation/refurbishments to the existing structure. The proposed place of worship will be used as a Church for the purpose of religious gathering and prayers for the Dublin Welfare Society.	Grant Permission: 29/05/2012
3381/13	Change of use planning permission to an existing structure from office use to a fitness studio with part retail. The proposed works will convert the existing structure into a fitness studio, situated on the first and part second floor only. The development will consist of a new signage at the	Grant Permission: 20/01/2014

Planning Ref.	Description	Decision Date
	entrance of the building and refurbishment of the first and part second floor.	
2863/21	<p><b>PROTECTED STRUCTURE:</b> Dublin Central GP Limited intends to apply for Permission for a period of 15 years at a site, 'Dublin Central - Site 5' (c. 0.18 Ha) at No. 22 - 25 Moore 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 O'Rahilly Parade to the north, by Moore Lane to the east, by No. 21 Moore Street and No. 12 Moore Lane to the south and by Moore Street to the west. The proposed development comprises: - A mixed-use scheme in a single building (c. 6,478 sq. m gross floor area) ranging in height from 2 - 6 storeys (top floor set back) over single storey localised basement. The building includes office space (c. 5,753 sq. m) from 1st to 5th floor with office lobby at ground floor level, with 3no. terraces at 2nd, 3rd and 5th floor respectively (c. 401 sq. m in total) and 3no. licenced restaurant / café units with takeaway / collection facility at ground floor (Unit 1 on Moore Lane, O'Rahilly Parade and the proposed new public plaza - c. 228 sq. m, Unit 2 on the proposed new public plaza - c. 271 sq. m and Unit 3 on Moore Street, O'Rahilly Parade and the proposed new public plaza - c. 179 sq. m), together with provision of a 'delivery hub' unit at ground floor level (c. 46 sq. m). All associated and ancillary site development, demolition, landscaping, site infrastructure and temporary works, including: - Demolition of all existing buildings and structures on site (c. 2,312 sq. m); Provision of part of a new public plaza (168 sq. m) and associated temporary works pending completion of the combined plaza with the concurrent planning application for the adjoining Site 4 immediately to the south (1,253 sq. m public plaza overall); 58no. bicycle parking spaces at ground floor level with associated cycling welfare facilities; Plant at basement and roof level; Building signage zone and retractable canopies; Laying of underground drainage infrastructure from O'Rahilly Parade to connect with existing drainage network on Parnell Street via Moore Street. The application site is outside the O'Connell Street Architectural Conservation Area. An Environmental Impact Assessment Report (EIAR) accompanies this application.</p> <p>Note: 22/23 Moore Street is proposed to be demolished under the current planning application above; now on Article 35 Extension of Time to 3<sup>rd</sup> May 2022.</p>	Article 35: Extension of Time to 03/05/2022

**Recent Enforcement History:**

E0561/01, E1055/04, E0190/06 and E0866/11.

**Description:**

22/23 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. 2863/21.

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: 2863/21 and a more recent external inspection in March.

*Exterior:*

Five-bay three and two-storey over concealed basement commercial premises built c.1966 with enclosed yard to rear (east) having ramped vehicle entrance. Flat roofs, obscured from view having raised roof access to three-storey block. Principal (west) elevation comprising projecting concrete brick bays (laid in stretcher bond and having soldier course detailing) forming aprons to fenestration and separated by vertical bands of purple mosaic tiling. Machine-made concrete brick laid in

stretcher bond to remaining elevations. Square-headed window openings to first and second floor (recessed to projecting brick bays of principal elevation), carrying aluminium framed pivot-hung casement windows. Modern shopfront to ground floor. Concrete block boundary walls to Moore Lane with roller shutter vehicle access.

*Interior:*

Exposed concrete framed structure, with concrete staircase to west serving all floors (basement to third), and secondary staircase to east serving ground and first floor only. Basement area now housing steel wire enclosures/lock-ups. Largely open-plan ground floor area. Light-weight partitions forming smaller rooms to first and second floors. Modern finishes throughout to include plastered walls/ceilings and flush timber doors (some with glazed panels).

**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 records 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 22 and 23 Moore Street as separate properties, with respective outbuildings and yards to the rear (east), (see Fig. 6 below). Further detail is provided by Goads Insurance Plan of 1893 which shows both buildings as four-storey structures having full-height returns, typical of the 18<sup>th</sup> century, (Fig. 7).

22 and 23 Moore Street remained in separate occupancy until the beginning of the 20<sup>th</sup> century when, following a period of vacancy, both properties were acquired by George Price, listed in Thom's Street Directory as an *'importer of china, glass, earthenware, fancy baskets and goods'*. Price, amalgamated the two building plots and constructed a new purpose-built shop on the combined site (Fig. 8 below).

**1916 Historical Association**

Moore Street and its environs bore witness to the urban conflict of Easter 1916 when on the evening of Friday 28<sup>th</sup> 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, breaking through successive upper floor party walls, to move 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. *"Ned Bulfin recalled that "the walls were quite thin, and there was no bother breaking them. We reached as far as Price's [Nos. 22 - 23], or O'Hanlon's [Nos. 20 - 21] which was a fish shop. I remember the smells there. We spent Friday night barricading all the houses that we occupied by throwing down all the furniture from the rooms - clearing all the rooms down the stairways into the bottom halls, blocking up the doorways", (WS 497).*

A claim submitted to The Property Losses (Ireland) Committee by Hannah Price in the aftermath of April 1916, recorded broken windows and the loss of goods, though no significant damage to 22/23 Moore Street, (PLIC/1/0587).

**Post 1916**

Price's wholesale and retail merchants continued trading from the property until the 1920s when the business was taken over by 'Norton, Son & Co. Ltd' China and Delph Merchants. Goads Revised Insurance Plans for 1926 and 1961 record the building on the combined historic plots of No. 22/23 Moore Street, as a three and two-storey 'China and Fancy Warehouse', (fig.8). The structure, with

two large glazed skylights at roof level, is shown to occupy the entire plot, spanning from Moore Street to Moore Lane. An image of the property, understood to date to the mid-20th century captures Norton's shop, having significant plate glass display windows to both ground and first floors (see: <https://nortongroup.ie/about/>).

Norton's is understood to have traded from the premises until the mid-1960s, when planning permission was granted for the 'rebuilding of a shop and stores' following a fire (Planning Reg. Ref: 0393/66). The replacement concrete framed structure, comprised a new, modern premises with stockrooms and offices, an enclosed yard and a loading bay to Moore Lane. By the 1980s, the premises was in use as an amusement and bingo hall. 22/23 Moore Street currently provides retail accommodation at ground floor, with a gym on the first and second floors.

#### 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 2863/21.
- Molloy & Associates Conservation Architects (2021) Architectural Heritage Impact Assessment Dublin Central Masterplan Area – Site 5. Report submitted with Planning Reference 2863/21.
- Norton Group <https://nortongroup.ie/about/>
- 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, 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. 22/23 Moore Street, Dublin 1, was surveyed but was not recorded.

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

The location (plot/site) of 22/23 Moore Street is of historical, cultural and social interest by association with the events of the 1916 Rising and, in particular, with the occupation of the buildings then in-situ at Nos.10-25 Moore Street. However, the current building is an entirely modern, concrete-framed structure, built c. 1966.

On the basis of the report and assessment above, the Conservation Section considers that the building now at 22/23 More 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 previous building at 22/23 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, 22/23 Moore Street was demolished and rebuilt c. 1966.

While the plot at 22/23 Moore Street has historical, cultural and social significance due to its connection to this seminal event in Irish history, the current structure built in the late 20th century with contemporary materials of the time, bares no relationship to the former building that survived the 1916 Rising.

**Recommendation:**

Having regard to Sections 51 and 54 of the Planning and Development Act, 2000 (as amended), the building constructed c. 1966 at 22/23 Moore Street, Dublin 1, does not merit inclusion on the Record of Protected Structures. This recommendation not to add the building at 22/23 Moore Street to the City Council's Record of Protected Structures to be noted.



21/03/2022

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Paraic Fallon  
Senior Planner

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Date

## Photographs



Fig. 2: The principal (west) elevation of 22/23 Moore Street.

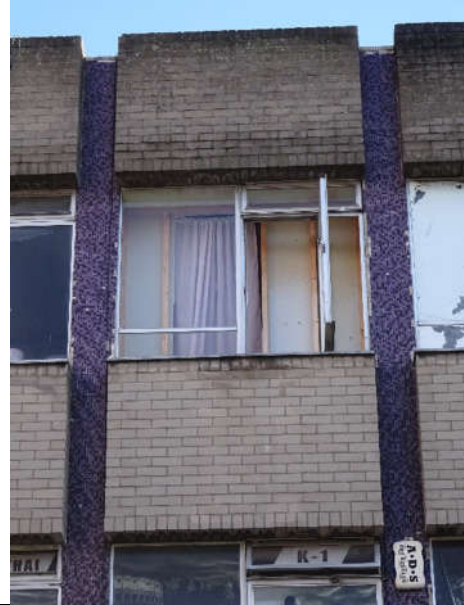


Figure 3: Detail showing concrete brick aprons separated by vertical mosaic bands.



Fig. 4: View of rear of property showing raised roof access to three-storey block.



Fig. 5: Second floor interior showing concrete downstand beams to ceiling and modern finishes.



## Historic Maps

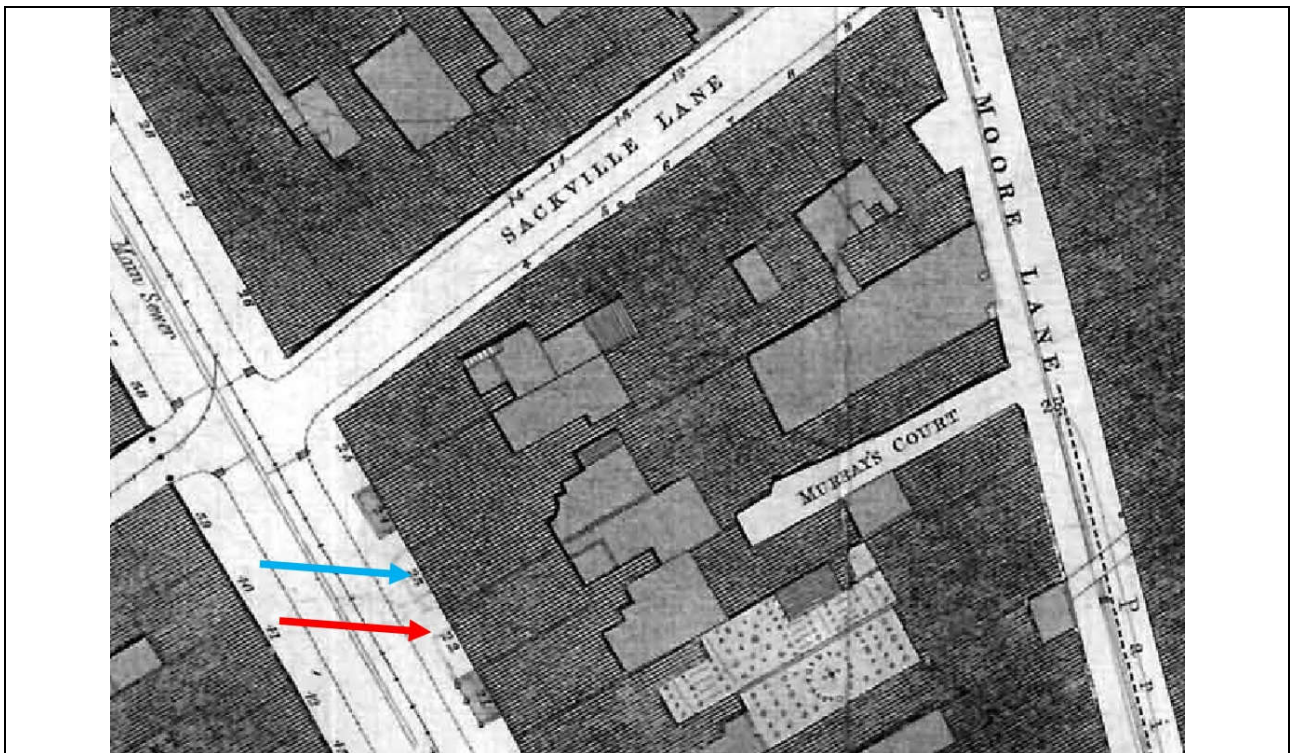


Fig. 6: 1847 Ordnance Survey Town Plan Series. Location of 22 Moore Street arrowed in red, with 23 Moore Street arrowed in blue.



Fig. 7: 1893 Goads Insurance Plan of the City of Dublin, with 22 Moore Street arrowed in red and 23 arrowed in blue.

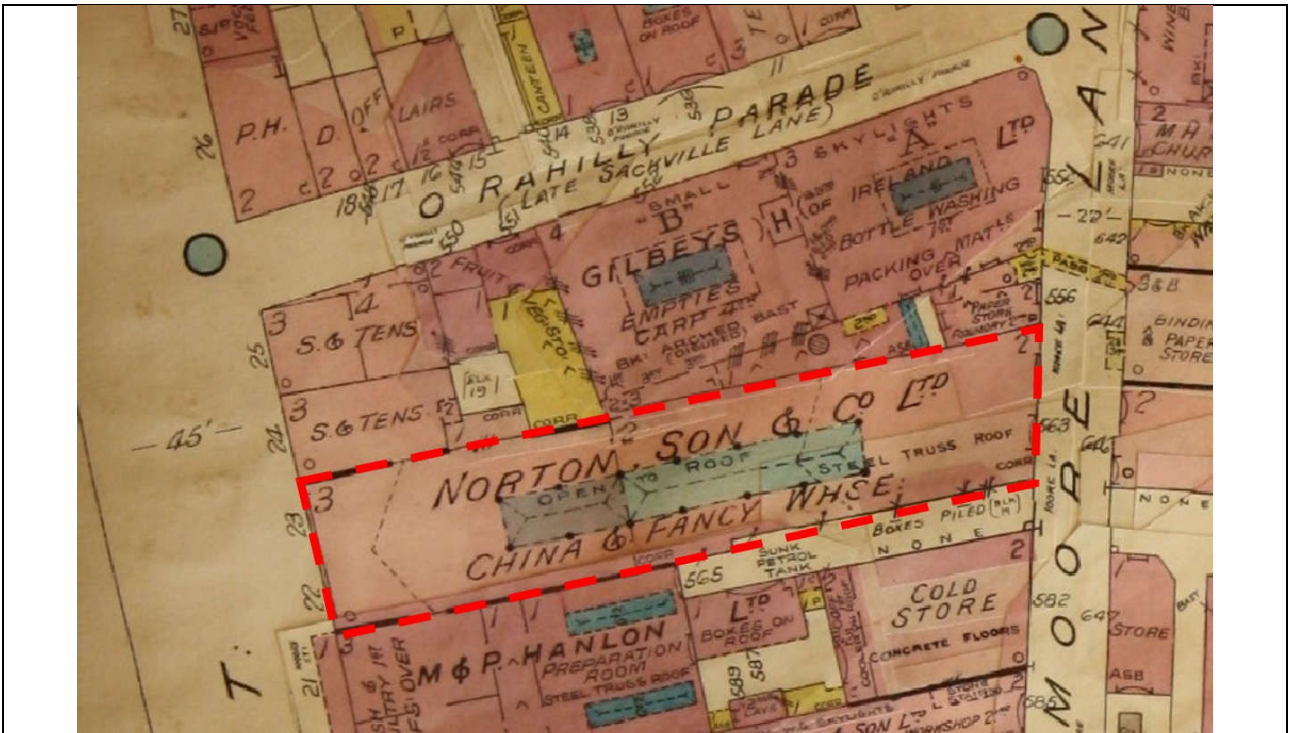


Fig. 8: 1961 Revision of Goads Insurance Plan of the City of Dublin showing replacement building built for Norton Son & Co c.1900 on the combined plot of Nos. 22/23 Moore Street. Location of the current building and extent of site (built c.1966) outlined in dashed red line.