

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

Architectural Heritage Assessment of **Nos. 24/25 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

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

24/25 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
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,	Grant Permission on appeal per PL29N.232347: 24/03/2010

Planning Ref.	Description	Decision Date
	<p>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 & 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 24/25 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
2863/21	<p>PROTECTED STRUCTURE: 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</p>	Article 35: Extension of Time to 03/05/2022

Planning Ref.	Description	Decision Date
	<p>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: 24/25 Moore Street is proposed to be demolished under the current planning application above; now on Article 35 Extension of time to 3rd May 2022.</p>	

Recent Enforcement History:

Recent planning enforcement files: E0866/11 (10-25 Moore Street), E0038/18 (24/25 Moore Street).

Description:

24/25 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: 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:

Attached corner-sited three-bay three-storey office building built c. 2003, having depot to rear (east). Hipped slate roof with clay ridge tiles hidden behind concrete parapet. Red brick wall, laid in stretcher bond, to front elevation having saw-tooth brick course to parapet, concrete quoins to north and south ends and concrete string course to first floor level to front elevation (Fig. 2). Red brick wall, laid in stretcher bond with rendered plinth course and saw-tooth brick course to parapet to side (north) elevation. Painted rendered walls with red brick quoins and saw-tooth brick course to parapet to rear elevation (Fig. 3). Square-headed window openings with concrete sills, having aluminium or uPVC casement windows. Mild steel balconies to first floor to front elevation. Oculus window with brick voussoirs to second floor to rear elevation.

The rear site of No. 24/25 Moore Street (No. 14 Moore Lane) is an open yard occupied by a Dublin City Council cleansing depot. It is bounded to the south by a calp limestone and brick wall.

Interior:

Exposed concrete framed structure having concrete staircase with metal handrail to rear servicing all floors (ground to second floor). Largely open plan with exposed concrete ceiling joists and lightweight partition walls. Modern finishes throughout with painted plastered walls and glazed doors.

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.

In the mid-nineteenth century the buildings now forming 24/25 Moore Street comprised a pair of houses with shops to the ground floor (Fig. 4).

Goad's Insurance Plan of 1893 indicates that No. 24 was a three-storey building while No. 25 was three- to four-storey (Fig. 5). Both buildings had single-storey returns to the rear. They contained shops to the ground floor and residential tenements over. The rear site to Moore Lane and Sackville Lane contained a large industrial building occupied by C. F. Allen Irish Printing and Bookbinding Works.

In the mid-twentieth century the rear site at No. 14 Moore Lane was occupied by Gilbey's of Ireland Ltd. providing additional storage and bottle washing facilities for their plant on the east side of the lane (Fig. 6).

1916 Historical Association

Moore Street and its environs bore witness to the urban conflict of Easter 1916. On the evening of Friday 28th April, a detachment led by the O'Rahilly attempted to carve out an escape route from the GPO. They attacked the British army barricades at the northern end of Moore Street. The O'Rahilly was shot from the British barricades and subsequently died of his injuries at the junction of Moore Street and Sackville Lane (renamed O'Rahilly Parade) close to the entrance to Kelly's Shop and Yard at 25 Moore Street. His death is commemorated by a memorial plaque on the north side of O'Rahilly Parade.

The next group of men to evacuate were led by Liam Tannam who intended identifying a secure place to evacuate the GPO garrison to. Witness statements confirm that 10 Moore Street was significant in allowing the leadership and GPO garrison a safe position from where they could break through the party walls of the block as far as No. 25 at the junction of Moore Street and Sackville Lane (Myles, F., page 25).

Thom's Street Directories indicate that No. 24 and 25 Moore Street were occupied by Patrick Kelly, a fish merchant at the time of the Rising. While No. 16 Moore Street, has generally been identified as the last headquarters of the Provisional Government from where the decision to surrender was given, inconsistencies remain with individual witness statements with some identifying other locations in the terrace. Liam Tannam identifies Kelly's or the neighbouring building as the location of the last meeting place recounting, *'In the room I saw Joe Plunkett, Seán MacDermott, Willie Pearse, Diarmuid Lynch, Michael Staines and others whose names I cannot recollect at the moment. Connolly was lying on a stretcher in the room. This may have been another room in Kelly's house or in a room in the house next door to Kelly's'* (Tannam, L., page 40).

Following the Rising, Ellen Kelly made a claim from the Property Losses (Ireland) Committee for damage to the buildings at 24/25 Moore Street and for the repair of a cart which was taken and used in the barricades.

Post 1916

Thom's Directory indicates that both 24 and 25 Moore Street were vacant by 1980. During that year, planning permission was granted for the construction of a new commercial structure on the combined plots (Reg. Ref. 3721/80). The old buildings were demolished and the site was used as a temporary, surface carpark with a hoarding and billboards to Moore Street. Eventually, a modern, three-storey building was constructed c. 2003 over both plots. The site to the rear, at 14 Moore Lane, remained undeveloped and is occupied by a Council depot.

References:

- Ask About Ireland 2022. Griffith's Primary Valuation of Rateable Tenements. Available at [Griffith's Valuation \(askaboutireland.ie\)](http://Griffith's Valuation (askaboutireland.ie)).
- Casey, C. 2005. The Buildings of Ireland: Dublin.

- Department of Arts Heritage and the Gaeltacht, Architectural Heritage Protection Guidelines for Planning Authorities, 2011.
- DHLGH, 2011, *Architectural Heritage Protection Guidelines for Planning Authorities*.
- 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>
- Goad, C. E. 1893. Insurance Plan of the City of Dublin, 1893.
- Goad, C. E. 1961. Insurance Plan of the City of Dublin, revised 1961.
- 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.
- Ordnance Survey 1847. Dublin Sheet 14.
- National Archives 2022. 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, various years. Available at [Griffith's Valuation \(askaboutireland.ie\)](http://askaboutireland.ie)

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 this area under Stage 1 of the Dublin Survey. 24/25 Moore Street was surveyed, but was not recorded.

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

The location (plot/site) of 24/25 Moore Street is of historical, cultural and social interest by association with the events of the 1916 Rising and, in particular, the death of The O'Rahilly in the adjoining laneway. However, the current premises is an entirely early 21st century structure, built with modern materials c. 2003.

On the basis of the report and assessment above, the Conservation Section considers that the building now at 24/25 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 buildings at 24 and 25 Moore Street formed part of the evacuation route in 1916, being structures through which the Volunteers 'burrowed' on the night of April 28th as they moved through the terrace on Moore Street. However, those buildings were demolished and the current premises at 24/25 Moore Street was built c. 2003.

While the former plots at 24 and 25 Moore Street have historical, cultural and social significance due to their connection to this seminal event in Irish history, the current, modern structure bares no relationship to the former buildings 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. 2003 at 24/25 Moore Street, Dublin 1, does not merit inclusion on the Record of Protected Structures. This recommendation not to add the building at 24/25 Moore Street to the City Council's Record of Protected Structures to be noted.



21/03/2022

Paraic Fallon
Senior Planner

Date

Photographs

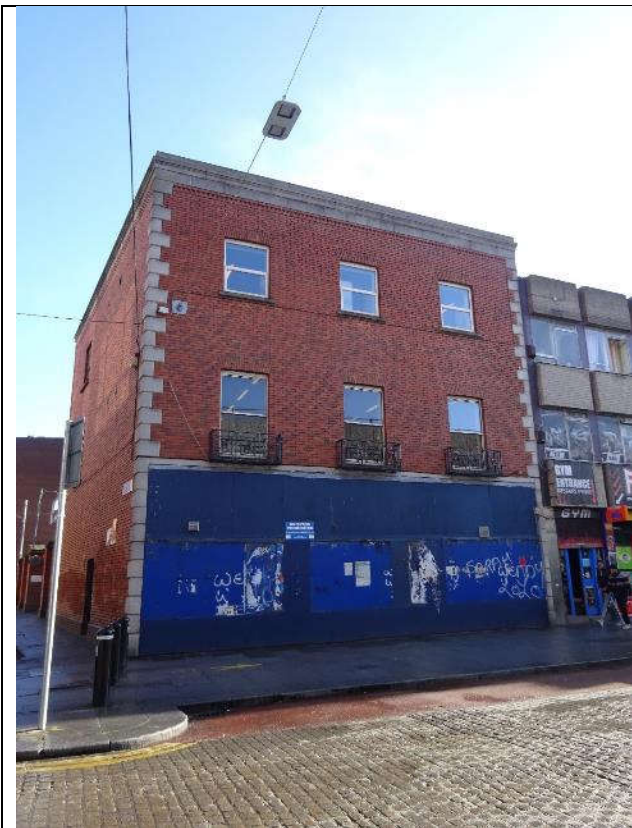


Fig. 2: Front (west) elevation of 24/25 Moore Street



Fig. 3: Rear (east) and side (north) elevations of 24/25 Moore Street

Historic Maps



Fig. 4: 1847 Ordnance Survey Town Plan Series; Nos. 24 and 25 Moore Street outlined in red.



Fig. 5: 1893 Goads Insurance Plan of the City of Dublin. No. 24/25 Moore Street outlined in red.



Fig. 6: 1961 Revision of Goads Insurance Plan of the City of Dublin. No. 24/25 Moore Street outlined in red.