

To the Lord Mayor and  
Members of Dublin City Council

Report No. 71/2023  
Report of the Assistant Chief Executive



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**Review of the Architectural Heritage Assessment of 18 Moore Street, Dublin 1, dated 21 March 2022, with reference to the motion brought forward from the Planning and Urban Form SPC meeting of September 2021 for the addition of the façade of 18 Moore Street to the Record of Protected Structures, as agreed at the monthly meeting of the City Council on 7 November 2022.**

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### **Background**

An Architectural Heritage Assessment report of 18 Moore Street, Dublin 1, completed by the City Council's Conservation Section on the 21 March 2022, was provided for the information of the Central Area Committee at its meeting in April 2021. The report was prepared in response to the City Council Motion of the 14 June 2021 to add the terrace at 10-25 Moore Street to the Record of Protected Structures.

The above report on 18 Moore Street concluded that:

*"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",*

and recommended that:

*"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."*

A copy of the above Architectural Heritage Assessment of 18 Moore Street is attached in Appendix 6.

The motion from Councillor John Lyons at the Planning and Urban Form SPC meeting in September 2021 is as follows:

*"In light of the consent by the Executive to the submission of a planning application by Hammerson for Moore Street, despite a refusal by Hammerson to allow City Council access to 1916 buildings for survey purposes, this committee proposes to add the façade of no. 18 Moore Street – identified in the Shaffrey Conservation Report 2011 on behalf of Chartered Land as a 19<sup>th</sup> century structure but destined for demolition by Hammerson – to the list of protected structures."*

The motion was agreed following a vote with a majority vote of the Members present in support of the motion going forward to the City Council.

At the monthly meeting of the City Council on the 7<sup>th</sup> November 2022, it was agreed to add six structures / parts of structures at Henry Place and Moore Street to the RPS in accordance with the CEs Reports and Recommendations pursuant to the public consultation.

Also at that meeting, the motion from Councillor John Lyons regarding No. 18 Moore Street was brought forward from the Planning and Urban Form meeting of September 2021, where it was agreed by the City Council. It was noted at the meeting that Councillor Lyons referred to the Shaffrey Report (2012).

#### The Shaffrey or Shaffrey/Myles Battlefield Report

The document referred to variously as the Shaffrey Report or the Shaffrey Conservation Report or the Shaffrey/Myles Battlefield Report refers to the 'Application for Ministerial Consent to carry out Works at 14-17 Moore Street, Dublin 1, a National Monument, Report submitted to Department of Arts, Heritage and the Gaeltacht in response to a Request for Additional Information, prepared for Chartered Land by Shaffrey Associates Architects, Franc Myles, Archaeology and Built Heritage, 06 February 2012'.

This review of the Architectural Heritage Assessment of 18 Moore Street, Dublin 1, dated 21 March 2022, comprises consideration of the following sources:

- 1) Shaffrey/Myles Report 2012,
- 2) Broderick and Hosford Reports 2014,
- 3) Dooley Hall Report 2019,
- 4) Thom's Dublin Street Directory, and
- 5) 1911 Census of Ireland.

#### 1) Shaffrey/Myles Report 2012: References to 18 Moore Street

Fig.2.1: "Buildings (marked blue) within area of fabric assessment (ref. red hatched are indicated on inset as fig. 1.1) which were identified – following visual inspection and study of historic maps – with potential to retain evidence of burrowed openings in party walls formed by rebels in Easter 1916. The party walls of the buildings marked blue were subsequently investigated by localised stripping of plaster (ref. figs 2.2 and 2.3). Following this stripping, party walls between 12/13; 17/18; 19/20 and 21/22 were all revealed as post-1916 fabric. It should also be noted that No. 13 is a post-1916 structure. This is indicated as a blue hatch."

Page 13; vi. "No's 18 & 19 are post 1916 – the Valuation records of 1915, Thoms Directory and the property losses claim of 1916 all state that both these plots were ruinous sites in 1916. It can be noted, also, that the opening up of plaster from within No. 17 and No. 20 both revealed concrete block party walls, thus confirming the post 1916 date" (from the list of findings arising from inspections carried out by conservation architect and archaeologist of the buildings and the opening up works as illustrated on Figures 2.2.and 2.3 of the 2012 Report).

Fig. 6 "Surviving pre-1916 built fabric visible from the public realm" (note: the map does not identify No's 18 and 19 Moore Street as such).

Page 104, re: No. 17 Moore Street, "The party wall to No. 18 has been rebuilt in concrete blockwork and it is unlikely that the breach has survived the reconstruction."

Page 105, including Plate 50 No. 18 Moore Street and Plate 51 No. 19 Moore Street (see Appendix 1) text states: "Nos. 18 and 19 Moore Street: Both houses were in ruins immediately prior to the Rising and the facades reflect this in fabric and composition (Plates 50 and 51). The opening up of plaster from within No. 17 and No.20 both revealed concrete block party walls, thus confirming the post-1916 date. There were no claims made subsequent to the battle and evidence from the Ordnance Survey suggests that No. 19 was still unbuilt upon as late as 1939."

Page 119 and Plate 65, “*Further stripping undertaken in No. 17 quickly indicated that the party wall with No. 18 was composed of concrete blocks which post-dated the events of the Rising.*” (see Appendix 1).

## **2) Broderick and Hosford Reports 2014**

On the 6 January 2023, Councillor John Lyons provided a combined copy of the Report on 18 Moore Street, Dublin 1, to the Planning and Property Development Department for its information in relation to this review. These comprised a Report compiled by Austin Broderick, dated March 2014, and Report on Number 18 Moore Street, Dublin 1, by Mr. Fred Hosford, MMGB, retired Senior Lecturer in Brickwork Technology.

This report was previously referenced in the Dooley Hall Report 2019, which was commissioned on behalf of the Moore Street Advisory Group (MSAG) (see below).

The Broderick Report submits on page 4 that 18 Moore Street was taken down to two storeys over basement as result of damage, identifying that “*The point at which the height of the building was reduced can be established as happening sometime between 1930 and 1950. Photographic evidence from a picture taken in 1930 shows damage and a collapsed wall at second floor level to no. 18 Moore Street.*” (see Appendix 2).

That Report also states “*The brick soldier courses over the windows, and the pointing match with the design of the buildings comprising the National Monument and would have been typical of the construction circa. Mid-late 19<sup>th</sup> century.*”

The Broderick Report concludes with the “*... opinion that the original footprint has been maintained... the original floor joists may be in place, and the front elevation is original.*” It also advises that specific aspects of the structure be tested and examined in detail in order to ascertain an approximate age.

The Hosford Report concludes that, “*In view of the identical patterns of brick arrangements used in the construction of the facades of numbers 17 & 18 (English Garden Wall Bond) and similar type brick windows arches (Camber/Square brick arches) which are used in both buildings, this leads me to believe that both were designed by the same architect and built simultaneously.*”

It is noted that the Broderick and Hosford Reports (2014) were prepared on behalf of the Relatives of the Signatories to the 1916 Proclamation and were submitted to the Moore Street Advisory Committee (MSAG).

It is also noted that the MSAG considered a range of documents relating to the structures on Moore Street and commissioned the Dooley Hall Report (2019) report on the ‘Historical survey of the provenance of 10-25 Moore Street’. The Broderick and Hosford Reports (2014) are included under the heading ‘Reports’ (page 26) of the Select Bibliography of Secondary Sources listed on pages 24- 26 of the Dooley Hall Report.

## **3) Dooley Hall Report 2019**

This report, ‘Historical survey of the provenance of 10-25 Moore Street, Dublin, c.1901-1970’ by Professor Terence Dooley, Centre for the Study of Historic Irish Houses and Estates, Maynooth University, and Dr. Donal Hall, Maynooth University, was commissioned on behalf of the Moore Street Advisory Group and completed in April 2019.

The aim of this Report was to undertake a comprehensive survey based on all available records to ascertain the provenance of the buildings 10-25 Moore Street and to produce a summary of findings. The records surveyed included both the Shaffrey/Myles Report 2012 and the Broderick and Hosford Reports 2014, referred to at (2) and (3) above.

Page 2 of the Dooley Hall Report provides the Executive Summary of findings on Nos. 10-25 Moore Street (see Appendix 3), including the following:

*"No. 18: All the historic and architectural evidence point to this building having been in ruins in 1916"*

Page 12: No 18 Moore St:

*Compensation: No claims for damage under the 1916 Compensation Act.*

*Thom's Directory "No 18 is listed as 'in ruins' between 1914 and 1921. 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 ..."*

*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 digging until, if possible, they reached what is now O'Rahilly Street, then Sackville Lane'.*

Page 13: No 18 Moore Street (continued) (see also extract in Appendix 3):

**1911 census:** Described as 'shop' (Ellen Byrne, widow)

- 6 windows at the front
- Classified as 5 or 6 roomed premises

*Fig 11: shows a Valuation Office map of the post-1916 period, showing derelict sites in the area. No 18 is clearly shown as derelict.*

*Thus, all the evidence points to the fact that both nos. 18 and 19 houses were in ruins immediately prior to the Rising. Moreover, the facades reflect this in fabric and composition (Plates 50 and 51). There were no compensation claims made under the 1916 Compensation Act ...*

It is noted that The Moore Street Report 2: Securing History – A Report of the Moore Street Advisory Group to the Minister for Culture, Heritage and the Gaeltacht on Progress to Date, 31 July 2019, includes the following statement at page 17; *"The Dooley Hall report states that Nos. 18 and 19 were in ruins in 1916 and that No. 19 was not rebuilt until the late 1930s. While there is a strong belief from some voices of the MSAG that all development in the quarter should be true to what was in situ in 1916, the argument for retaining Nos. 18 and 19 (in ruins in 1916) appears to be based on a different premise."*

#### 4) Thom's Dublin Street Directory

The volumes of Thom's Directory from the years 1913 to 1921 have been reviewed. The directories, which were published on a yearly basis and are held in Dublin City Library and Archive, Pearse Street, record the occupants and the rateable valuation of buildings on an annual basis. By reviewing yearly volumes, a profile of occupancy and building use over a specific period can be collated.

Thom's Directory of 1913 records that 18 Moore Street was occupied by a Mrs. Ellen Byrne who was a poulticer and fish monger. In that year the property's rateable valuation was 20 pounds. It is noted that the building in question is that which was illustrated on the 19<sup>th</sup> century Ordnance Survey Map of 1891.

In the years from 1914 to 1919 inclusive, Number 18 was recorded as being "In ruins". In 1920, No. 18 was described as being "Vacant" and as having a rateable valuation of 50 pounds. This entry indicates that the previously ruined property was reconstructed and ready for occupation

in that year. The increase in valuation by an additional 30 pounds infers that the new building was a significant improvement on its predecessor.

The directory of 1921 records that No. 18 was newly occupied by A.R. Thwaites & Co. Ltd. (see table in Appendix 4).

The above documentary evidence indicates that the earlier building occupied by the poulterer and fishmonger Ellen Byrne fell into ruin c.1914. Also that the present building was erected c.1920 and occupied for the first time c.1921.

### **5) 1911 Census of Ireland**

*Form B.1. – House and Building Return* of the 1911 Census provides information on the building which stood at 18 Moore Street in 1911. The form's table records that the structure was "Built", that it was in use as a "Shop", and that it was inhabited. The "particulars of inhabited houses" section records that its walls were of stone brick or concrete, its roof was of slate, iron or tiles, it had five or six rooms, and it had six windows in the front elevation. It was considered to be a 2<sup>nd</sup> class house that was occupied by a single family whose head was Ellen Byrne (see facsimile copy Appendix 5)

This indicates that the present building, which has a shopfront and four windows to the façade, differs from the description within the 1911 house and building return. Furthermore, its Belfast truss roof is formed of timber and weathered with felt.

### **Conclusion**

The bulk of expert opinion and evidence provided in the documents and sources above, points to a conclusion that 18 Moore Street was in ruins at the time of the 1916 Rising and the building now in place was constructed after that date. In all the circumstances, it is considered there is insufficient evidence to initiate the protected structure process.

### **Recommendation**

That this report be noted.

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Richard Shakespeare  
Assistant Chief Executive

## Appendix 1

### Extracts from Shaffrey/Myles Report 2012

Archaeological Survey

Moore Street and environs, Dublin 1

#### **Nos. 18 and 19 Moore Street**

Both houses were in ruins immediately prior to the Rising and the façades reflect this in fabric and composition (Plates 50 and 51). The opening up of plaster from within No. 17 and No.20 both revealed concrete block party walls, thus confirming the post-1916 date. There were no claims made subsequent to the battle and evidence from the Ordnance Survey suggests that No. 19 was still unbuilt upon as late as 1939.



Plate 50

No. 18 Moore Street



Plate 51

No. 19 Moore Street

Extract from page 105 Shaffrey/Myles Report 2012

#### 6.6 No. 17 Moore Street

The opening through to No. 17 came out within the back space on the first floor, just beside a cast iron stove within a corner fireplace (Plates 65 and 66). The hole had maximum dimensions of 1200mm in width by 1010mm and eleven courses of primary brick were disturbed. The repair was invisible prior to the stripping, where, as was the case elsewhere, the repair plaster differed from the primary material with the absence of animal hair in the matrix. Little if any of the rubble was used in the repair, which in the main was made with the grey coloured bricks evident in the repair work between Nos. 15 and 14.



Plate 65 Location of opening within No. 17, at far side of Plate 64

Further stripping undertaken in No. 17 quickly indicated that the party wall with No. 18 was composed of concrete blocks which post-dated the events of the Rising.

Extract from page 119 Shaffrey/Myles Report 2012 with Plate 65.

Note the paragraph below the photograph states: "*Further stripping undertaken in No. 17 quickly indicated that the party wall with No. 18 was composed of concrete blocks which post-dated the events of the Rising.*"

**Appendix 2**  
Extracts from the Broderick Report 2014 pages 4 and 5



Moore St. c.1930  
Damage to no.18



Moore St. c.1952  
No.18 & 19

Photo 02.

Photo 03 – Moore Street circa. 1950

The point at which the height of the building was reduced can be established as happening sometime between 1930 and 1950. Photographic evidence from a picture taken in 1930 shows damage and a collapsed wall at second floor level to no. 18 Moore Street.

The extent of this damage eventually led to partially demolishing the front elevation, and roof, and reducing the building height of the building to two stories over basement. An early 1950's photograph of Moore Street clearly shows the buildings as they are today, i.e. 2 stories over basement.

### **Appendix 3**

Extracts from Dooley Hall Report on behalf of the Moore Street Advisory Group

#### **Brief:**

This report was commissioned on behalf of the Moore Street Advisory Group. Its aim was to undertake a comprehensive survey based on all available historical records to ascertain the provenance of the buildings 10-25 Moore Street and to produce a summary report of findings.

#### **Executive Summary of findings**

##### **Nos 10-25 Moore Street**

No. 10. Even though much altered, historically significant because

- a. Rebels gained entry to block through gable end on Henry Place.
- b. Some of rebel leaders spent the night of 28 April here.
- c. Evidence of tunneling at 2<sup>nd</sup> floor level between 10 and 11.

No. 11: This is a new build post 1916.

No.12: This is another new build post 1916.

No 13: This is another new build post 1916.

Nos.14-17 now a National Monument

No.18: All the historical and architectural evidence point to this building having been in ruins in 1916:

- a. Thom's directory 1914-21 describes it as "in ruins".
- b. Valuation office revision books show it in ruins by 1915.
- c. Valuation office map post 1916 shows site derelict or in ruins.
- d. No claims were received for compensation to no. 18 for damage during the 1916 Rising, again suggesting it was in ruins before the outbreak.
- e. Windows at a different level and different design than no 17.
- f. Type of brick is different to no 17.
- g. Protrusion of vertical line of bricks between 17 and 18 indicates different building era.
- h. No internal features survive from the pre-1916 period.
- i. Bureau of Military History [BMH] witness statements refer to rebels crossing derelict ground on 28-29 April 1916

No 19: Also in ruins by 1916. This building suffered a fire in 1899 and 1902. It was described as 'in ruins' in *Directory* and Valuation Office books until 1935. Valuation office map post 1916 suggest this was an open site which may be the reason for the description in

### Nos 18 and 19



Fig 9: Nos 18 (R) and 19 (L)

#### No 18 Moore St (R in picture)

**Compensation:** No claims for damage under 1916 Compensation Act

**Thom's Directory** No 18 is listed as 'in ruins' between 1914 and 1921. 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. 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 tunneling: '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'.

Extract from page 12 re: 18 Moore Street  
Dooley Hall Report

**1911 census:** Described as 'shop' (Ellen Byrne, widow)

- 6 windows at the front
- Classified as a 5 or 6 roomed premises

**Thom's Directory** shows that after 1914, No. 18 was in a ruinous condition.



**Fig 11:** shows a Valuation Office map of the post-1916 period, showing derelict sites in the area. No 18 is clearly shown as derelict.

Thus, all of the evidence points to the fact that both nos. 18 ad 19 houses were in ruins immediately prior to the Rising. Moreover, the façades reflect this in fabric and composition (Plates 50 and 51). There were no compensation claims made under the 1916 Compensation Act. Evidence from the Ordnance Survey shows that No. 19 was still unbuilt upon as late as 1939.

Extract from page 13 re: 18 Moore Street  
Dooley Hall Report

**Appendix 4**  
 Extracted Information from Thom's Dublin Street Directory Series

**Year 1913**

Address	Occupier	Valuation
18 Moore Street	Mrs Ellen Byrne, poultcherer and fishmonger	20l
19 Moore Street	In Ruins	

**Year 1914**

Address	Occupier	Valuation
18 Moore Street	In Ruins	
19 Moore Street	In Ruins	

**Year 1919**

Address	Occupier	Valuation
18 Moore Street	In Ruins	
19 Moore Street	In Ruins	

**Year 1920**

Address	Occupier	Valuation
18 Moore Street	Vacant	50l
19 Moore Street	Vacant	

**Year 1921**

Address	Occupier	Valuation
18 Moore Street	A. R. Thwaites & Co. Ltd	50l
19 Moore Street	In Ruin	

**Year 1922**

Address	Occupier	Valuation
18 Moore Street	A. R. Thwaites & Co. Ltd	50l
19 Moore Street	In Ruin	

## **Appendix 5**

Copy of Form B1 Census of Ireland  
(<http://www.census.nationalarchives.ie/reels/nai000087354/>)

Form B. 1.- House and Building Return, Moore Street, Dublin City, 1911 Census

## **Appendix 6**

Architectural Heritage Assessment of 18 Moore Street, dated 21 March 2022, for the monthly meeting of the City Council's Central Area Committee in April 2022

(see overleaf)

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](mailto:conservation@dublincity.ie) T. 01 222 3927

21 March 2022

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	Grant Permission on appeal per

Planning Ref.	Description	Decision Date
	<p>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 18 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
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</p>	Decision to Grant Permission 12/01/2022; now

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

#### 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 chimney stack. 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

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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:

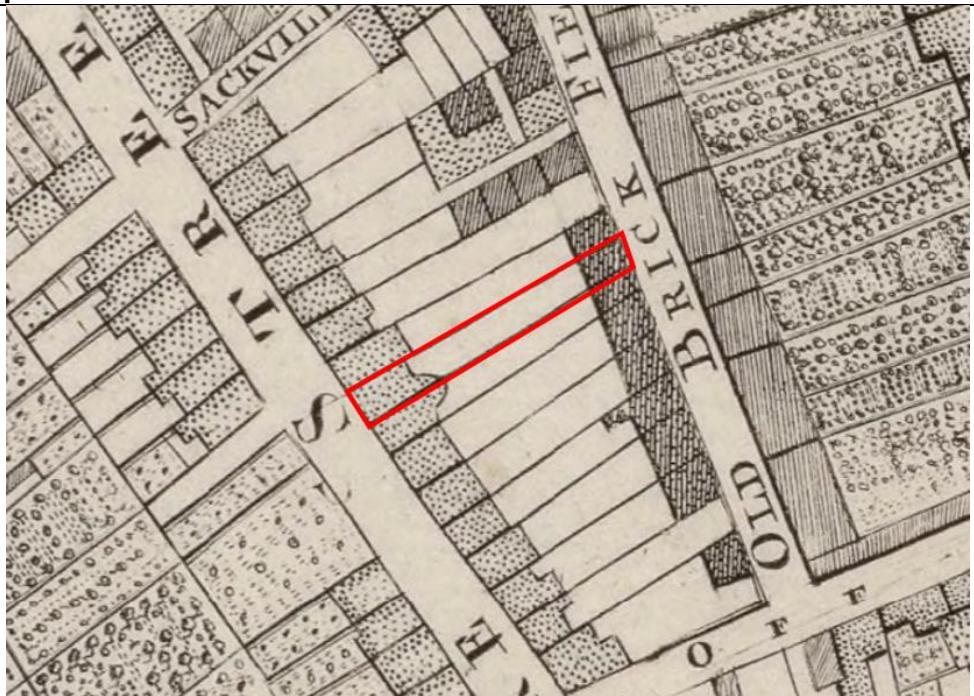


Fig. 6: Extract from 1773 Map '*An Accurate Survey of the City and Suburbs of Dublin by Mr John Rocque with Additions and Improvements by Mr. Bernard Scale*'. The street is shown as developed with Nos. 10-25 in place. No. 18 is shown sharing a small closet return with No. 17. Stable structures to rear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