



RE: Amended 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.

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 2022. 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 7 of this document.

Previously, a motion from Councillor John Lyons at the Planning and Urban Form SPC meeting in September 2021 stated:

"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 19th 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 7th 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 above 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); *'Cllr Lyons seemed to lay emphasis on a Shaffrey report 2012'*.

As a result of the agreed motion, a review of the Architectural Heritage Assessment (report) of 18 Moore Street was prepared by the Planning & Property Development Department for the consideration of the Elected Members; Report No. 71/2023 of the Assistant Chief Executive to the Lord Mayor and Members of Dublin City Council at its monthly meeting on Monday, 6th March 2023. Consideration by the Elected Members of the review report was deferred by motion agreed at the meeting.

Subsequently Councillor John Lyons and Councillor Donna Cooney raised issues relating to the review report on 18 Moore Street, Dublin 1 (Report No. 71/2023).

Matter raised by Councillor John Lyons

'Regarding the council's current consideration of adding No. 18 Moore Street to the RPS, one of the key sources of information, referenced in my motion to the September 2021 meeting of the Planning & Urban Form SPC yet omitted from both the original report on No. 18 Moore Street presented to the Central Area Committee in April 2022 and this week's report on the March 6th Council meeting's agenda is the 2011 Shaffrey Conservation Report. In order to ensure that a full and proper assessment of Number 18 Moore Street is undertaken, this report must be included.'

Matter raised by Councillor Donna Cooney

'Please find this report (Shaffrey Report 2012) which shows evidence of the break hole between number 17 and 18 Moore Street and other evidence to support addition of number 18 to the list of protected structures.'

Clarification on the Shaffrey Reports

The Shaffrey Report 2011 refers to: *"Dublin Central": 14, 15, 16, 17 Moore Street, National Monument, Moore Street, Dublin North City, Co. Dublin, Conservation Report – Ministerial Consent Application*, dated April 2011, by Shaffrey Associates Architects, submitted as part of Application for Ministerial Consent, under Section 14 of the National Monuments Acts, 1930-2004, to carry out works at the National Monument, 14-17 Moore Street, Dublin.

The Shaffrey Report 2012 is the document referred to variously as the Shaffrey Report, the Shaffrey Conservation Report or the Shaffrey/Myles Battlefield Report, with the title *'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'.

In summary, the background to the 2011 and 2012 Reports is that the original Ministerial Consent application was made in June 2011. There were several reports submitted with this, including a Conservation Report by Shaffrey Associates (the 2011 report). Following review of the application, the request for additional information arose on foot of a submission by the Director of the National Museum of Ireland. This led to the Additional Information report which included the Battlefield Assessment prepared by Franc Myles; also referred to as the Shaffrey/Myles Battlefield Report 2012 (the 2012 report). This widened out the focus and area of study beyond the national monument boundary and the agreed 'buffer zone'.

The 2012 Report comprised site and internal investigations, more detailed research and historic analysis, including the Battlefield Report, which augmented, expanded, updated and

clarified the historic evidence relating to the National Monument, as well as the wider battlefield context, including 18 Moore Street.

The determination of the Minister for Arts, Heritage and the Gaeltacht in respect of the consent application for works at the national monument at Nos. 14-17 Moore Street, Dublin 1, under the National Monuments Act 1930 (as amended) was made on the 16th July 2013; known as Ministerial Consent (see No. 3 below) and revised in 2014.

Amended Review of the Architectural Heritage Assessment of 18 Moore Street, Dublin 1

This amended review of the Architectural Heritage Assessment of 18 Moore Street, Dublin 1, dated 21 March 2022, comprises consideration of the following reports, consents and other sources as follows:

- 1) Shaffrey Report 2011,
- 2) Shaffrey/Myles Report 2012,
- 3) Ministerial Consent 2013 (revised 2014),
- 4) Broderick and Hosford Reports 2014,
- 5) Dooley Hall Report 2019,
- 6) Thom's Dublin Street Directory, and
- 7) 1911 Census of Ireland.

This document replaces the report provided to the City Council at its monthly meeting in March last. It should be read as a review and update of the original Architectural Heritage Assessment of 18 Moore Street, Dublin 1, dated 21 March 2022.

Review of Reports, Consents and other Sources:

1) Shaffrey Report 2011: References to 18 Moore Street

The '2011 Shaffrey Conservation Report' referred to by Councillor Lyons comprises the *"Dublin Central": 14, 15, 16, 17 Moore Street, National Monument, Moore Street, Dublin North City, Co. Dublin, Conservation Report – Ministerial Consent Application*, dated April 2011, by Shaffrey Associates Architects, submitted as part of Application for Ministerial Consent, under Section 14 of the National Monuments Acts, 1930-2004, to carry out works at the National Monument, 14-17 Moore Street, Dublin. The document forms part of the Ministerial Consent application and is understood to be the property of the Department of Housing, Local Government and Heritage (then the Department of Arts, Heritage and the Gaeltacht).

The submission of this document resulted in a Request for Additional Information from the Department, and the subsequent preparation of what is referred to as the 2012 Shaffrey Report or the Shaffrey/Myles Battlefield Report 2012, the full title of which is *'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'*.

Shaffrey Associates Architects facilitated the Conservation Section with an inspection of their copy of the 2011 Conservation Report and made extracts available of relevant material relating to No. 18 Moore Street, in particular. Page 11 of the 2011 Conservation Report states as follows:

"It is worth noting that No. 18 Moore Street (which was leased on the same day in 1759 as Nos 15-17, although this time to John Darragh) was described in 1914 (map from 1913/1914 Local Government Board Inquiry into Dublin Housing conditions reproduced in Jacinta Prunty, Dublin slums, 1800-1925: a study in urban geography (Dublin 1998), p. 171), although a portion of its 19th-century façade remains to the first floor at the front. Nos. 18 & 19 were recorded as being in ruins in the 1911-1915 valuations records, No. 19 recorded as being in ruins in the 1911 census. There were no insurance claims for either 18 or 19 after the Rising, both being in ruins."

The key statement is ‘... *although a portion of the 19th-century façade remains to the first floor at the front.*’ This aligns to a degree with the motion by Councillor John Lyons at the Planning and Urban Form SPC meeting in September 2021, ‘... *identified in the Shaffrey Conservation Report 2011 on behalf of Chartered Land as a 19th century structure.*’ The difference being that it is not the entire structure or façade, but a portion at the first floor to the front that is referred to by Shaffrey Associates in 2011.

It is noted that this statement supports some of the evidence of the Broderick and Hosford Reports (2014); see No. 4 below.

It is understood that the statement in the 2011 Report was based on an external inspection only (confirmed by Shaffrey Associates) and this matter was not referred to or mentioned again to in the later and more comprehensive 2012 Report (see below); which included internal building inspections, site investigations and more comprehensive research and analysis.

Nonetheless, it is the opinion of the Planning Authority that the statement ‘... *although a portion of the 19th-century façade remains to the first floor at the front.*’, does not materially conflict with the conclusion of its original assessment (Architectural Heritage Assessment report of 18 Moore Street, Dublin 1, completed by the City Council’s Conservation Section on the 21 March 2022) that ‘18 Moore Street was derelict and in ruins at the time’ of the 1916 Rising.

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

This report is 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’.

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.*”

It is noted that the text to Fig 2.1 states that after stripping internal walls between Nos. 17 and 18 Moore Street, the party wall(s) were revealed as post-1916. This is referred to again in the list of findings arising from inspections carried and the opening up works (illustrated in Figures 2.2.and 2.3 of the 2012 Report) on 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.*”

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). This is relevant given the statement in the 2011 Conservation Report that ‘*a portion of the 19th-century façade remains to the first floor at the front.*’ of No. 18. There is no reference to this portion of the front facade in the 2012 Report or on Fig. 6.

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).

The matter raised by Councillor Donna Cooney per: *‘Please find this report (Shaffrey Report 2012) which shows evidence of the break hole between number 17 and 18 Moore Street and other evidence to support addition of number 18 to the list of protected structures’* is understood to refer to Plate 65 of 2012 Report in particular (see Appendix 1). However, the photograph in Plate 65 illustrates *“The opening through to No. 17 ...”* this is the opening from No. 16 to No. 17 Moore Street, within the national monument, and not from No. 17 to No. 18.

There was no evidence remaining in 2012 of any tunnelling from No. 17 to No. 18 and it seems not to have been referred to in any witness statements either. The 2012 Report states that *“The party wall to No. 18 has been rebuilt in concrete blockwork and it is unlikely that the breach has survived the reconstruction.”* (page 107).

It is also noted that No. 18 was described as ruinous, derelict and/or in ruins at the time of the 1916 Rising and though at least a portion of the 19th century front façade should have been in situ (as referred to in the Shaffrey Report 2011) this would not materially conflict with such description.

3) Ministerial Consent 2013 (revised 2014)

The determination of the Minister for Arts, Heritage and the Gaeltacht in respect of the consent application for works at the national monument at Nos. 14-17 Moore Street, Dublin 1, under section 14 of the National Monuments Act 1930, as amended by section 5 of the National Monuments (Amendment) Act 2004, was made on the 16th July 2013; known as Ministerial Consent.

The Ministerial Consent provides that *“The Consent of the Minister is granted for those works that are considered necessary for the conservation and preservation of the National Monument”*. Works for which consent is granted include (per page 2):

- *“Demolition of Nos. 13, 18 and 19 Moore Street which are post-1916 structures.”*

The Planning Authority acknowledges the following:

- The Ministerial Consent applied for by Chartered Land in 2013, as revised in 2014 (for additional conservation works), remains in force and is not time bound.
- The works for which Ministerial Consent is granted, including the demolition of No. 18 Moore Street, are excluded from the need to obtain planning permission under section 260 of the Planning & Development Act, 2000 (as amended).
- The Ministerial Consent transferred from Chartered Land to the Minister, being the new Owner/Guardian of the national monument.

It is noted that the Minister may amend or vary the existing consent or issue new consent (in accordance with statutory requirements) as necessary.

4) 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 19th 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.

Moore Street Photograph 1930

A copy of a photograph of Moore Street in 1930 is provided in Appendix 3, along with a cropped enlargement illustrating the buildings in the block at 10-25 Moore Street. Although the enlargement is blurred, elements of some of the buildings may be made out or interpreted, including:

- The large (light) triangular pediment on top of Nos. 22/23 with pitched roof (dark) behind, later demolished.
- The projecting canopy above the ground floor of Nos. 20/21 (Hanlon's).
- The flat cornice to raised parapet to front facade of Nos. 20/21, with angled hipped roof of No. 20 (dark) & ridge tiles (light) behind/to right.
- Chimney stack, with stepped coursing, to parapet above first floor of No. 18, topped with chimney pot (light grey).

It is somewhat unclear, but what seems to be referred to as the damage to 18 Moore Street (see Appendix 2, Photo 02), may be interpreted as the side of the three storey front facade of No. 20, exposed by the lower height of 19 Moore Street. See also the 1950s photograph of Nos. 10-25 Moore Street by the Bureau of Military History (Appendix 3).

5) 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 at 10-25 Moore Street and to produce a summary of findings. The records surveyed included both the Shaffrey Conservation Report 2011 and the Shaffrey/Myles Battlefield Report 2012, along with the Broderick and Hosford Reports 2014, referred to at (1), (2) and (4) above.

Page 2 of the Dooley Hall Report provides the Executive Summary of findings on Nos. 10-25 Moore Street (see Appendix 4), 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 4):

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."

7) 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 poulterer 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 19th 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. The 1920 entry indicates that the previous ruinous structure had been replaced or reconstructed and the increase in valuation by an additional 30 pounds infers that the replacement building was a significant improvement on its predecessor. In 1921 the directory shows that A.R. Thwaites & Co. Ltd. Had moved into the replacement building (see table in Appendix 5).

The above evidence indicates that the earlier building occupied by Ellen Byrne fell into a derelict/ruinous condition c.1914. It also indicates that the present building was erected c.1920 and occupied for the first time c.1921.

8) 1911 Census of Ireland

Form B.1. – House and Building Return of the 1911 Census provides information on 18 Moore Street in 1911. The form's table records (see Appendix 6) 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 2nd class house that was occupied by a single family whose head was Ellen Byrne.

This indicates that the present building, which has a shopfront and four windows to the façade, differs from the description in the 1911 Census, including its Belfast truss roof.

Conclusion

The bulk of expert opinion and evidence provided in the documents and sources above, point to a conclusion that No. 18 Moore Street was derelict and in ruins at the time of the 1916 Rising, although some portion or more of the front elevation and other parts of the structure may have been extant at that time. In addition, the weight of evidence indicates that building now in place was substantially constructed or reconstructed after that date.

Furthermore, the Ministerial determination made on the 16th July 2013 for works at the national monument at Nos. 14-17 Moore Street, Dublin 1, under section 14 of the National Monuments Act 1930 (as amended), grants consent to the demolition of 18 Moore Street. This Consent remains in force and is not time bound. The Minister may amend or vary the existing consent or issue new consent (in accordance with statutory requirements) as necessary.

Recommendation:

That this report be noted.

Richard Shakespeare

Assistant Chief Executive

27th April 2023

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

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



Photo 02.

Moore St. c.1930
Damage to no.18

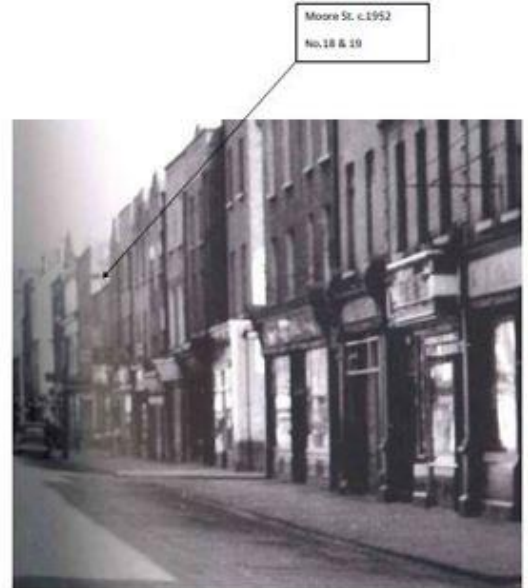


Photo 03 – Moore Street circa. 1950

Moore St. c.1950
No.18 & 19

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

Photograph Moore Street, 1930



Source: <https://twitter.com/PhotosOfDublin> <https://twitter.com/PhotosOfDublin/status/1393300990514892800>
<https://www.pinterest.ie/harte2425/> <https://www.pinterest.ie/pin/316518680034937087/>

A Cropped Enlargement from Photograph of Moore Street, 1930

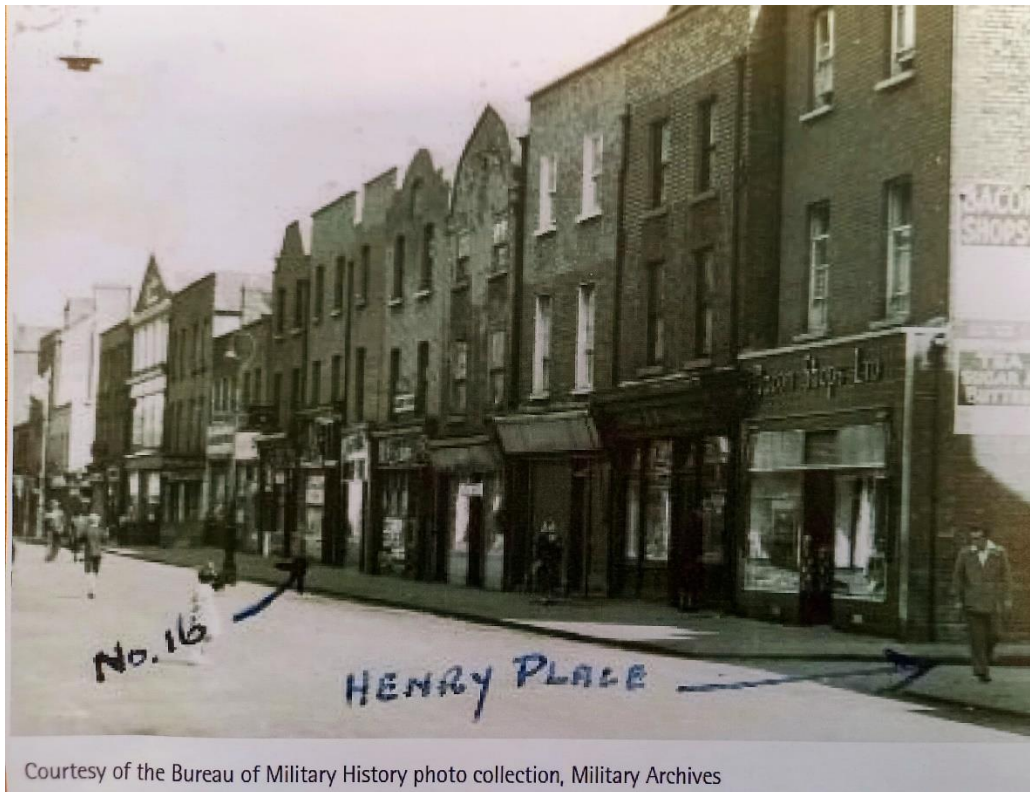


Although the enlargement is blurred, elements of some of the buildings may be made out or interpreted, including (from left to right):

- The large (light) triangular pediment on top of Nos. 22/23 with pitched roof (dark) behind, later demolished.
- The projecting canopy above the ground floor of Nos. 20/21 (Hanlon's).
- The flat cornice to raised parapet to front facade of Nos. 20/21, with angled hipped roof of No. 20 (dark) & ridge tiles (light) behind/to right.
- Chimney stack, with stepped coursing, to parapet above first floor of No. 18, topped with chimney pot (light grey).
- The triangular pediment of No. 17; the flat raised parapets to both Nos. 16 and 15, the pediment to No. 14 (appears triangular, actually rounded); the triangular pediment to No.13, later demolished; the flat raised parapets to both No. 12 and No. 11; and the 3-storey façade of No. 10 on the right at the end of the terrace.

It is somewhat unclear, but what seems to be referred to as the damage to 18 Moore Street (see Appendix 2, Photo 02 further above), may be interpreted as the side of the three storey front facade of No. 20, exposed by the lower height of 19 Moore Street. See also the 1950s photograph of Nos. 10-25 Moore Street by the Bureau of Military History (below).

Moore Street 1950s, Bureau of Military History (low-res copy) top
Cropped Enlargement from Photograph of Moore Street, 1930 below



Cropped Enlargement from Photograph of Moore Street, 1930

Appendix 4

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

Extract from page 2: Brief and Summary of Findings Dooley Hall Report

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 2nd 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 escribed 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

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

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 13 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 and 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.

Appendix 5

Extracted Information from Thom's Dublin Street Directory Series

Year 1913

Address	Occupier	Valuation
18 Moore Street	Mrs Ellen Byrne, poulterer 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 6
 Copy of Form B1 Census of Ireland
 (http://www.census.nationalarchives.ie/reels/nai000087354/)

FORM B. 1.—HOUSE AND BUILDING RETURN—continued.													
HOUSE.													
No. of House	Name of Householder	Name of Occupier	No. of Rooms	PARTICULARS OF INHABITED HOUSE.				No. of Families	No. of Persons	No. of Persons under 16 years of age	No. of Persons over 16 years of age	No. of Persons in the family	No. of Persons in the family
				Walls	Floors	Roofs	Windows						
128	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
129	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
130	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
131	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
132	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
133	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
134	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
135	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
136	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
137	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
138	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
139	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
140	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
141	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
142	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
143	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
144	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
145	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
146	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
147	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
148	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
149	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
150	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
151	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
152	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
153	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
154	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
155	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
156	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
157	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
158	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
159	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
160	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
161	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
162	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
163	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
164	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
165	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
166	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
167	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
168	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
169	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
170	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
171	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
172	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
173	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
174	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
175	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
176	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
177	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
178	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
179	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
180	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
181	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
182	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
183	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
184	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
185	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
186	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
187	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
188	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
189	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
190	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
191	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
192	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
193	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
194	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
195	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
196	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
197	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
198	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
199	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2
200	Butt	Family House	1	1	1	3	6	11	2	2	2	2	2

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

Appendix 7

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)

21 March 2022

To the Chairperson and Members of the Central Area Committee

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

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

Planning Ref.	Description	Decision Date
	<p>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 & 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 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>Description has been abbreviated</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</p>	Decision to Grant Permission 12/01/2022; now on appeal to An Bord Pleanála

Planning Ref.	Description	Decision Date
	<p>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>	

Recent Enforcement History:

E0402/13.

Description:

18 Moore Street was inspected by the Conservation Section on the 19th 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 18th 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 28th 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 28th.

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 4th 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.