



Addition of Former Guinness Power Station, Guinness Brewery, James's Street, Dublin 8 to the Record of Protected Structures in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended).

Address	Description
92 James's Street, Dublin 8	Roe & Co. Distillery (former Guinness Power Station) including gates and railings

Photograph of Structure:



Procedure Followed

In accordance with the procedures set out in Section 54 and 55 of the Planning and Development Act, 2000 (as amended), Dublin City Council indicated its intention to add **Roe & Co. (Former Guinness Power Station), 92 James Street, Dublin 8** to the Record of Protected Structures (RPS).

The proposed addition of the structure was brought forward to the South Central Area Committee on Wednesday 20th November 2019 where it was agreed by the elected members to initiate the procedure to add it to the RPS.

The proposed addition was advertised in the Irish Independent on **Thursday 5th December 2019**. The public display period was from **Thursday 5th December 2019** to **Monday 27th January 2020**, inclusive.

Request for Addition:

The request to assess the site came from the following:

- Minister for Culture, Heritage and the Gaeltacht on the 9th August 2017.

Summary of Applicants Reasons for Seeking Addition:

- *Minister for Culture, Heritage and the Gaeltacht:* List of recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 2 of the Dublin Survey carried out by the National Inventory of Architectural Heritage. The Former Guinness Power Station, Guinness Brewery, James's Street, Dublin 8 has been assigned a National rating. The Stage 2 recommendations were issued to Dublin City Council on the 9th of August 2017.

Addition of Significant 20th Century Structures:

Policy CHC3 of the Dublin City Development Plan 2016-2022 provides as follows: *To identify and protect exceptional buildings of the late twentieth century; to categorise, prioritise and, where appropriate, add to the RPS. Dublin City Council will produce guidelines and offer advice for protection and appropriate refurbishment.*

In August 2017, the Minister for Culture, Heritage and the Gaeltacht recommended that this structure be included on Dublin City Council's RPS. The Former Guinness Power Station, James's Street has been assigned a National rating by the NIAH

Following on from the above, in June 2018, the Conservation Section carried out a screening process for the 20th century Stage 2 Ministerial Recommendations (137 in total). These were then screened for National and high level Regional significance using the criteria provided in the Architectural Heritage Protection Guidelines 2011. Twenty-eight significant structures were identified to be prioritised for addition including this structure.

Site Location & Zoning Map:

The former Guinness Power Station (arrowed red below) is located on the north side of James's Street within the Guinness Brewery site.



2016-2022 Development Plan Zoning Map:

The map (above) is an extract from Map E of the Dublin City Development Plan 2016-2022, illustrating the use zoning and specific objectives for the area. The objectives include the following:

- Land Use Zoning Objective Z7: *To provide for the protection and creation of industrial uses and facilitate opportunities for employment creation.*
- The site is located within Strategic Development and Regeneration Area (SDRA) 16 – Liberties (including Newmarket and Digital Hub). *SDRAs represent significant areas of the inner and outer city with substantial development capacity and the potential to deliver the residential, employment and recreational needs of the city.*

Recent Planning History:

Planning Ref	Description	Decision
2504/17	Permission for change of use (from former Guinness Power House to Distillery including Visitor experience) of the Guinness Power House Building James's Street, Dublin 8 at lower ground, upper ground and 1st floor levels of the existing building. The proposed development includes a cladded extension at 1st floor level (concealed to James's Street by existing brick parapet) the proposed cladded enclosure is 8.06m in height above external ground level (21.37M O.D.) and shall accommodate staff facilities and provide a double height space for tall vessels (to be located below at upper ground level), new visitor entrance (upper ground level) and 3 no. new windows at 1st floor level to east facing facade, minor alterations to south and west facing facades including 1 no. new doorway (south facade), 1 no. new doorway (west facade), removal of existing steel flue from roof level, external bollard lights and up-lighting to existing facades, new vehicle set-down area fronting James's Street, hard and soft landscaping, 2 no. disabled parking spaces and associated site works including drainage works, demolition of existing sheds in delivery service yard to north of building and the installation of 2 no. external vessels (approximately 4 metres in height). The proposed visitor Experience shall be composed of the following elements: reception / ticketing, exhibition area, guided tour over process (distillery area), tasting bar retail area and support facilities all to be located at upper ground and first floor levels - the total internal area of the proposed development is approximately 3, 133m ² . The proposed development is located within a site which has an approved IE (Industrial Emissions) Licence (Ref No. P0301 - 04).	GRANT PERMISSION 10-May-2017
2940/18	Permission for amendments and minor additions to previously approved scheme (Planning Register Reference 2504/17) for change of use from power station to distillery and visitor experience as a result of design development. The amendments and additions include following: 1. Enlargement of existing window opening in south facing facade to form new entrance to visitor experience (relocation from east elevation as per previously approved scheme). 2. Internal alterations to previously approved internal layouts at lower ground, upper ground and first floor levels. 3. Addition of proposed support kitchen (18m ²) at upper ground floor level to provide offering to previously approved bar function. 4. Modifications and change in configuration of previously approved proposed first floor extension to the west elevation. 5. Addition of external fire escape staircase to west elevation serving 1st floor accommodation to external upper ground floor level. 6. Addition of proposed new security fencing including turnstiles. 7. Removal of 2no. existing disused flues and roof mounted plant (visible from James's Street). 8. Replacement of existing 'Guinness'; sign to south facade with proposed backlit 'Roe & Co.' sign and proposed backlit 'Distilling Company' sign above proposed entrance to visitor experience (south facade). 9. Proposed external lighting (uplighters and downlighters) to south facade. 10. Modification of previously approved changes to existing facade to east, including the omission of one previously approved visitor entrance doorway and the omission of one previously approved new window to former boiler house, enlargement of existing external doorway to stairwell and change from opaque to clear glass to existing window to stairwell. 11. Minor changes to external landscaping and drainage layouts. 12. Addition of proposed external plant (fin fans) at first floor level to west elevation. 13. Addition of external fire escape and access staircase to north elevation serving upper ground floor level to external lower ground floor level (service yard), new	GRANT PERMISSION 14-Aug-2018

Planning Ref	Description	Decision
	roller shutter (in existing opening) external chiller unit and grain conveying system also to be installed in existing service yard to north. Reconfiguration of 2 no. previously approved external vessels addition of a third external vessel. 14. Addition of mechanical vents through existing flat roof structures, proposed AC condenser and associated ladders, demountable balustrading, stainless steel barrier rails, ships ladders, and steps for safe access for maintenance purposes only to lower roof levels, extract and intake louvers to the east and west elevations. The proposed development is located within a site which has an approved IE (Industrial Emissions) Licence (Ref No. P0301-04).	

Summary Description

A site inspection was carried out on 28th August 2019. The inspection noted a number of changes to the building since the NIAH survey; these were carried out under the planning permissions granted for the structure's conversion to Roe & Co. Distillery (above).

Exterior: Detached five-bay split-level former power station, built 1946-9, comprising central single-storey-over basement turbine room to south flanked by lower single-storey wings, taller boiler house flanked by lower two-bay double-height wings to rear (north) and paired tapered red brick octagonal chimneystacks adjoining at ground floor to rear. Single-storey additions with five-bay side elevations (1983) to east and west of front block and single-storey addition above eastern wing c.1990. Dummy wall constructed above western wing to match eastern section c.1990 with extension constructed within it c.2018 as part of conversion to Roe & Co. Distillery. Flat felt-covered roofs, hidden by brick parapets with carved granite coping and brick niches to corners of boiler house; steel chimneys removed c.2018. Brick walls, laid to English garden wall bond (five rows of stretchers to one row of headers) with granite plinth to south elevation and granite platband at ground floor level to all elevations. Brick course to tops of walls laid to soldier course with curved specials to boiler house. Brick specials, both bull-nose and angled, used to corners of sections of building. Black brick to top of chimneystacks. Square-headed window openings throughout with mix of granite and red brick sills, soldier bricks to lintels and steel windows; some replacement windows to north elevation; louvers to windows at lower ground floor level to east and west elevations. Central windows to north and south elevations of boiler house have raised brick surrounds with bullnose detailing. Louvered vents above windows to boiler house, housed within same openings. Former square-headed door opening to centre of turbine house, now containing windows and single-leaf door, c.2018. Square-headed door opening inserted to east side of south elevation c.2018 with steel double doors. Square-headed door opening to east elevation of 1983 extension, accessed by steps; now blocked. Square-headed door opening to north elevation with steel roller shutter. Square-headed door opening to east elevation with raised brick surround and replacement double steel doors. Lettering reading 'GUINNESS' to front of turbine removed c.2018 and replaced with painted signage reading 'ROE & CO'. Painted signage above new entrance door reads 'DISTILLING COMPANY'


Interior: Interior has been part converted to use as a distillery and visitors centre. The plan of the building comprises a lower ground floor, upper ground floor (accessed from ground level to south) and a first floor (confined to 1990s extension above east wing and 2018 extension above west wing. The lower ground floor and upper ground floors continue through both the turbine house and boiler house. Walls are plastered to sections currently in use with exposed brick to unused sections of boiler house; structure of building clearly visible to boiler house comprising a skeleton frame of vertical steel columns and horizontal beams with brick infill. The columns bear the manufacturer's mark 'APPLEBY-FRODINGHAM ENGLAND'. Exposed precast concrete ceiling to all areas. Section of overhead gantry crane survives to turbine hall at its southern end including winch. Square-headed window openings with mix of granite sills and curved brick sills. Tiled concrete stairs to northeast corner of turbine hall. Remains of tiled flooring to east side of boiler house. Box structure inserted at south end of boiler house on upper ground floor containing bar.

Machinery surviving to Boiler House including series of control panels along walls of bar area with 'B. McDONNELL Ltd. CONTROL PANEL MANUFACTURERS BLUEBELL DUBLIN 12'. A turbine survives which has been incorporated into a table. The Boiler House contains the remains of machinery relating to its historic function including steam boilers bearing the nameplate 'BABCOCK OBERHAUSEN'. Metal stairs and gantry walkways also survive to the space. The entry to the steel tunnel beneath James's Street is still present, though inaccessible. A valve survives within the corridor near the access relating to the transfer of steam from the Power Station to the manufacturing areas to the south of James's Street.

Front Site: Building is set back from street, slightly angled from the building line of the surrounding properties. Site bounded by steel railings on granite plinth, interrupted by brick piers with soldier course to top and carved granite capping and bases; plan of railings is slightly curved towards centre. Central vehicular entrance comprising steel gates flanked by red brick piers and pedestrian gates.

Rear Site: Rear site bounded by steel railing on brick plinth with concrete steps leading to lower level of site. Plant relating to distillery located to rear of building.

NIAH and Ministerial Recommendations for Guinness Power Station, Guinness Brewery, James Street, Dublin 8

	<p>Reg. No. 50080324</p> <p>Date 1945 - 1950</p> <p>Previous Name Guinness Power Station</p> <p>Townland</p> <p>County Dublin City</p> <p>Coordinates 314214, 233990</p> <p>Categories of Special Interest ARCHITECTURAL HISTORICAL SOCIAL TECHNICAL</p> <p>Rating National</p> <p>Original Use turbine house</p>
<p>Description: Detached five-bay split-level power station, built 1948, comprising central single-storey projecting turbine room flanked by lower single-storey wings to front (south), taller boiler house block flanked by lower two-bay double-height wings to rear (north), octagonal-profile industrial chimneys adjoining building at ground floor level to rear. Five-bay single-storey extension to east and west elevations of front blocks, single-bay single-storey extension at first floor level to east of front block, matching screen wall at first floor level to west of front block. Now disused. Flat roofs throughout, hidden behind raised brick parapets with carved granite coping, brick fluting to corners. Brown brick, laid in English garden wall bond, to walls. Square-headed brick niches to front of central boiler house block, and to later extensions. Cut granite platband to ground floor level. Cut granite plinth course to front. 'GUINNESS' insignia over entrance to front. Black brick to top of chimneys. Square-headed window openings with granite sills, steel windows and replacement uPVC windows. Bull-nosed brick surround to vertical strip windows to central bay to front and rear of boiler house. Square-headed door opening with steel roller shutter, flanked by vertical strip windows with overlight, all with chamfered reveals to front. Square-headed door opening with raised red brick surround and double-leaf glazed timber door to east elevation. Square-headed door opening with red brick surround and glazed timber double-leaf doors to east elevation. Square-headed door opening with steel door, accessed via red brick and concrete steps to east extension. Access internally to bolted steel tunnel under James's Street, leading to egress in brewery yard south of Saint James's Gate. Set in own grounds, having square-profile red brick piers with carved granite capping and bases, flanking double-leaf steel gates with matching pedestrian gates to either side, to front. Matching railings interrupted by red brick piers.</p>	
<p>Appraisal: This well-composed mid-century industrial building was designed by F. P. M. Woodhouse, the Guinness in-house architect, with the engineering firm of Sir Alexander Gibb and</p>	

Partners. A replacement boiler house was required in 1943 but construction was delayed until after the war. The Guinness Brewery had previously produced all its own electricity in a power station on the Upper Level, but due to changing requirements and the economies of scale of the ESB's electricity production at the new Pigeon House Power Station, the new plant was designed with reverts to allow for the supply or extraction of electricity by the ESB. In addition, due to post-war coal shortages and fuel insecurity, it was designed with both a coal conveyor leading from Victoria Quay (destroyed in a fire in 1951) and oil storage tanks. It is representative of the ongoing development and expansion of the Guinness enterprise, and its increased power requirements. Its formidable scale and massing make it a striking presence on the streetscape. The building is of technological interest for its construction as well as its function - it incorporates structural steelwork and reinforced concrete under its Kingscourt brick cladding. Displaying Art Deco design features, it makes an important contribution to the architectural character of the area. The building remained in use until the late 1990s, when it was replaced by a gas fired C.H.P. plant. It is connected to the south side of Saint James's Street by a bolted steel tunnel manufactured by Harland and Wolff.

Historic Background:

The Guinness Brewery is the largest industrial complex in Dublin city centre, covering a site of almost 60 acres at the west end of the quays, and with two distinct areas north and south of James's Street. The area to the south of James's Street was leased in 1759, with gradual expansion in the nineteenth-century pushing the boundaries further east. From the mid-1880s to the early 1900s, the brewery was extensively rebuilt. A new power station for the Brewery was commissioned in 1943 to replace an existing power station, located near the Grand Canal Harbour. By the early 1940s it had become apparent that the existing power station was no longer fit for purpose.

An English architect F.P.M. Woodhouse, who was the in-house architect for Arthur Guinness and Sons, designed the power station. Woodhouse died suddenly in 1946, when construction of the power station was underway. Sir Alexander Gibb and Partners were appointed as engineers to the project in 1945 and the contractors were McLaughlin and Harvey.

The design of the Guinness Power Station was obviously influenced by similar English structures of the 1930s and 1940s. Sir Alexander Gibb and Partners worked with Sir Giles Gilbert Scott on the construction of the Guinness Brewery in London (1933-5), which the Power Station bears some resemblance to. Scott was the architect on a number of power stations in England including Battersea (1929-33), Southbank (1947-63) and Rye House (1953-4). Cliff Quay Power Station, Ipswich was designed by Sir Alexander Gibb and Partners (1949-52) with stepped floor levels, vertical windows and the symmetrical arrangement of chimneystacks bearing resemblance to the Guinness Power Station.

War shortages had an impact on construction of the power station. Cement and steel were in short supply as both were rationed and were increasingly expensive. A shortage of coal after the war encouraged research into alternative fuels. As a result, the new power plant boilers were designed to work with both oil and coal. A coal conveyor was provided, leading to Victoria Quay.

Similar to many of the power stations built in England in the mid-twentieth century, the steel-frame was clad in brick with one million Kingscourt 'rustic' bricks used, including 250,000 special order bricks for curved and angled corners, which were used to create variety in the window openings. NORI acid resistant engineering bricks were used to the interior of the chimneys and a hardwearing fire resistant block called Granwood was used for the flooring. The interior was tiled to a height of 1.9m with plaster above. The coal conveyor was sheeted in copper with copper also used on hipped roofs to the upper levels; the remainder of the roofs were felt-covered. The windows were galvanised steel. The building, when completed, comprised a turbine house (to the south) with a boiler house located to the north, on the lower slope of the site, a switching room and ancillary spaces with two tapering octagonal chimneystacks flanking the north elevation.

The coal conveyor was damaged by fire and replaced by an elevator in the early 1950s. An image dating to 1959 shows the building following its removal. The copper-clad structure to the roof of the boiler house was replaced in a brick structure with flat roof hidden by parapet wall similar to that of the boiler house. The higher level above the boiler house was also rebuilt; it was extended southwards by one bay and its hipped roof was replaced by a flat roof. Further extensions to the Power Station were carried out in 1983 and 1990. In 1983 two flat-roofed single-bay single-storey extensions were constructed on either side of the turbine house. These were built of similar materials to the original structure, with their south elevations set back slightly. In 1990 a single storey structure was constructed to the east side of the turbine house, above the single-storey block constructed as part of the original building. This is constructed of brick with strip brick recesses reflecting the windows and vents of the main building. A matching 'dummy wall' was built on the west wing to balance the south elevation. The building remained in use until c.1993, when it was replaced by a gas-fired C.H.P. plant. In 2018, the Power Station was converted to a distillery and visitor centre for Roe & Co. Under this project, an extension was constructed above the 1983 western extension, behind the 1990 dummy wall.

Historic Photographs



Power House, St James's Gate Brewery, Dublin 1946-9 (Copyright – A. Guinness Son & Co. Ltd.; Image sourced in Irish Architectural Archive). This image, taken shortly after the building's completion, shows the copper roofs to the upper sections and the coal conveyor to the rear of the Boiler House.

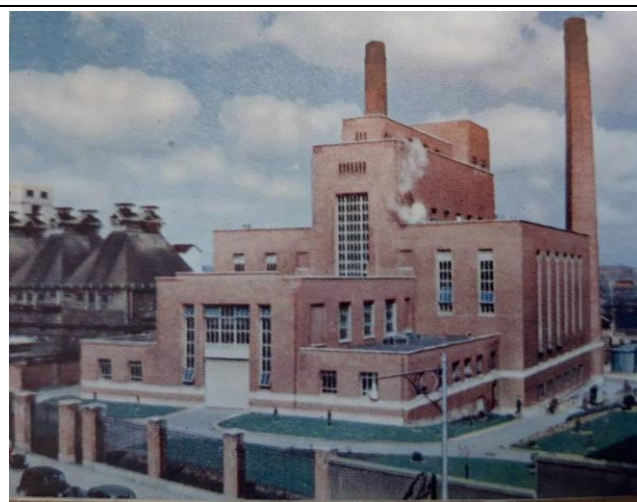


Image of Power Station dated 1959 from *The Guinness Harp Bicentenary Issue 1759-1959*; note the coal conveyor and copper roofs have been removed and the structure above the Boiler House is no longer clad in copper.

References:

- Casey, C. *Dublin: The City within the Grand and Royal Canals and the Circular Road with the Phoenix Park*, New Haven, CT, and London, 2005
- Delany, B, Carroll, P & Doherty, J. *A Heritage Inventory of ESB Buildings*, Dublin 2005
- Department of Culture, Heritage and the Gaeltacht *An Introduction to the Architectural Heritage of Dublin South City*, Dublin 2017
- de Róiste, Natalie, 'Guinness Power Plant, Dublin 8, 1949' in Ellen Rowley (ed.), *More Than Concrete Blocks, Volume 2, 1940 – 1973*, Dublin 2019
- *Irish Architect* – June July August 1988
- *The Guinness Harp Bicentenary Issue 1759-1959 (Journal of the Home of Guinness, St James's Gate, Dublin, May-June 1959)*
- Rynne, C. *Industrial Ireland 1750-1930: An Archaeology*, Cork 2006

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

The National Inventory of Architectural Heritage (NIAH) assigned this building ARCHITECTURAL, HISTORICAL, SOCIAL and TECHNICAL interest; referred to in the Significance/NIAH Rating section of the report above.

Following an inspection of the site on 28th August 2019, the Conservation Section has considered the rating and recommendation of the NIAH and is in agreement with the four categories of special interest assigned. The former Guinness Power Station is considered to be of special interest under the following headings:

- **ARCHITECTURAL:**

- The former Guinness Power Station, though envisaged as a functional industrial building, is a well-composed structure with a near symmetrical footprint, which clearly demonstrates good quality architectural design. The building exhibits influences of Modernist architecture with one of the overarching principles of this style being that 'form follows function'. This is apparent in the juxtaposition of the different components of the Power Station with the tall boiler house, the lower turbine house to the south flanked by service blocks and the two lofty tapering octagonal chimneystacks symmetrically placed to the north elevation. Further traits of modern architecture can be seen in the emphasis on horizontal and vertical lines, the large windows set in horizontal bands and the use of rectangular shapes in its form. Art Deco influences can be seen in the use of curved corners to elements of the Boiler House, the stepped profile formed by the positioning of the different building components and the use of geometric motifs in the limited decorative elements. This decorative treatment can be seen to the upper levels of the boiler house, the south-facing walls of the 1990 extensions and the soldier courses at parapet level. Further subtle decoration is afforded through the use of brick specials to form window opes which adds interest to the façade and also infers an Art Deco influence on the design. "The power station is one of a number of well-designed structures within the Guinness Brewery's extensive complex which attest to the company's interest in constructing buildings of merit." (deRóiste 2019, 121)
- The power station was built to designs by the Guinness in-house architect F.P.M Woodhouse, together with the engineering firm Sir Alexander Gibbs & Partners. Woodhouse passed away in 1946 and while there are few other known examples of his work, the firm of Gibbs and Partners were a prolific engineering firm in Britain who had worked with Sir Giles Gilbert Scott, an eminent English modernist architect, on the Guinness Brewery in London and also designed a power station in Ipswich. The Guinness Power Station is noted as bearing a striking resemblance to power stations of that era in England including the celebrated Southbank Power Station in London, designed by Scott. The association of such a prominent engineering firm with the building adds to its significance.
- Internally the building continued to follow the premise that 'form follows function' with specific areas of the building designated to specific uses. A fire resistant brick was used to the floors while the walls were tiled at lower level with plaster above. The walls to the boiler house were left exposed. The attention to detail exhibited in the treatment of the interior to suit its functional requirements further strengthens the building's architectural significance.
- The form and scale of the building affords it an imposing presence on James's Street, though its position set back from the street line and the lower turbine hall to the front does allow for a more harmonious relationship with the surrounding building proportions. Its brick construction respects the earlier brick-built Guinness buildings facing it from the south side of James's Street. The well-crafted railings, gate piers and gates add interest to the streetscape. Its height above Victoria Quay to the north,

aided by the natural slope of the topography, renders its scale and massing even more commanding from the River Liffey and its quays.

- **HISTORICAL:**

- There was a major impetus to provide electricity across Ireland in the middle decades of the twentieth century, which is considered one of the significant advances and vehicle for social change in the country. The construction of the Guinness Power Station is therefore of socio-historical importance, occurring amongst a notable phase in the evolution of the Irish State. Though constructed as a private enterprise to serve the Guinness Brewery, the company were the first private company to include the capacity to sell electricity to the ESB in the construction of a power source. Furthermore, the techniques and materials used to construct the power station were also being used by the ESB in the construction of new power stations at the time. The structure is therefore of interest due to its connection with the continuing electrification of Ireland in the mid-twentieth century.
- The commissioning and design of the Power Station occurred against the backdrop of the Second World War which had an impact on the materials used in its construction as well as decisions on fuel for powering the boilers. Steel and concrete were rationed and therefore expensive, though steel was used in its structure and floors/ceilings were reinforced concrete. The shortage of coal due to the war also influenced the installation of boilers that could run on oil as well as the provision of oil tanks. Historical interest can be assigned to the building through the influence of this seminal world event in the twentieth century on its design and construction.
- Though the building has lost some elements of machinery, there are notable survivors within the boiler house and a surviving section of overhead gantry crane to the turbine hall. The survival of these elements of mid-twentieth century machinery adds to the historical significance of the site.

- **SOCIAL:**

- Social significance to the structure can be attributed through its connection to the Guinness Brewery. The power station was constructed to meet the increased power requirements of the Brewery which was expanding and developing through the twentieth century and was one of the foremost employers in Dublin at this time.

- **TECHNICAL:**

- The construction techniques used in the building, though not revolutionary, are still of technical interest due to being an exemplar of mid twentieth-century power station construction. Similar to the noteworthy power stations in Britain at the time, it was constructed using a steel frame, clad in brick. The layout of the building including the provision of the towering chimneystacks was influenced by the technology for creating power at the time.
- The survival of machinery and plant within the structure relating to the processes of providing power to the brewery adds technical and industrial heritage value to the site. This includes the surviving steel tunnel beneath James's Street, constructed by Harland and Wolff, which carried steam pipes and personnel to the Guinness buildings on the south side of the street.

Significance/NIAH Rating:

The National Inventory of Architectural Heritage (NIAH) has been carried out for this area. 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 NIAH has assigned the Former Guinness Power Station, Guinness Brewery a National rating. *These are structures and sites that are considered to be of great architectural heritage significance in an Irish context. Examples include Ardnacrusha Power Station, Co. Clare; the Ford Factory, Cork; Carroll's Factory, Dundalk; Lismore Castle, Co. Waterford; Sligo Courthouse, Sligo; and Emo Court, Co. Laois.*

As a result, the building is included in the list of Ministerial Recommendations for inclusion on the RPS of structures deemed as being of 'Regional' significance or higher identified during Stage 2 of the Dublin Survey. The Stage 2 Ministerial Recommendations were issued to Dublin City Council on the 9th of August 2017, in accordance with Section 53 of the Planning and Development Act, 2000 (as amended).

Submissions/Observations Received:

The proposed addition was advertised in the Irish Independent on Thursday 5th December 2019. The public display period was from Thursday 5th December 2019 to Monday 27th January 2020, inclusive. One submission/observation was received;

Submission Report by RPS Group Ltd. on behalf of Diageo Ireland (received 27/01/2020)

Summary of Submission

- Diageo has a continued commitment to the protection of built and cultural heritage in the Liberties area and has a track record in protecting and reusing buildings. The former Power Station has been partially renovated and opened as Roe & Co Distillery. This new use is considered to represent a positive development in heritage terms.

Response: Noted; the continued commitment by Diageo with respect to built and cultural heritage is acknowledged by Dublin City Council.

- Significant renovations have been carried out to the building to facilitate Roe & Co, which have revealed several issues with the building. Much of the building is still in a state of disrepair with significant ongoing maintenance works required, including repair and replacement of some material and repairs to roofs and walls are necessary. The addition of the former Power Station, unless carefully managed, could make it more difficult to carry out necessary repairs and maintenance due to the particular characteristics of the building. The critical issue is that all ongoing minor repair and maintenance works would be subject to planning applications or Section 57/Section 5 Declarations. In the absence of clear understanding of the relationship between the building's design, construction methodologies and industrial heritage structures and fittings, Diageo is concerned the addition of the entire building to the RPS at this time may make it more difficult to provide proactive, ongoing maintenance in a timely and informed manner.

It is submitted that the listing on the RPS be focused on those parts of the building which are of particular merit...it is possible that the designation of the building as a protected structure can extend only to certain parts of the structure. This may allow for ongoing works to the building without all works being subject to a consent process. The submission notes other examples where only specific elements of a building have been protected.

An alternative to the addition of the entire complex could be the addition is proposed as follows: *External facades of the building and the open space to the south, the gates and railings but excluding the roof and interior of the buildings.*

It is requested that Dublin City Council works collaboratively with Diageo on a comprehensive Section 57 Declaration...as to the type of works which it considers would or would not materially affect the character of the structure or any element of the structure, thereby clarifying which maintenance works would be considered exempted development and ensuring timely responsive maintenance by Diageo. Given the unusual nature of this particular building and lack of best practice guidance relating to such a building, it is considered a Declaration under Section 57(2) would be more appropriate.

Response: It is accepted that the building with its surviving internal machinery and maintenance issues present challenges, however the surviving interior elements are considered to be an important contributor to the building's special interest. The roof, while not original, is an early intervention to the structure and therefore also requires due regard when carrying out works to the structure.

The NIAH and the associated Ministerial Recommendation have assigned this building a rating of 'National' significance.

A property owner can make a written request to the planning authority for a declaration under Section 57 of the Planning and Development Act, 2000 (as amended) in relation to the type of works which would or would not be considered exempted development. The Conservation Section would welcome a request for a Section 57 Declaration.

The *Joint ICOMOS-TICCIH Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes* (the 'Dublin Principles') provides guidance in relation to the conservation of industrial heritage.

Conclusion:

The submission received accepts the City Council's assessment in principle, regarding the proposed addition to the RPS of the Roe & Co. Distillery (formerly Guinness Power Station), Guinness Brewery, James's Street, Dublin 8. While the submission proposes the addition be limited to the external facades of the building and the open space to the south, the gates and railings only, it is the opinion of the Planning & Property Development Department that protection should include the entire structure, its interior and the railings/gates, given the special interest of the buildings and those elements as described in the report above

A request from the owners for a Section 57 Declaration would be welcome to provide clarity on what works would be considered exempted development. This is likely to identify specific minor works, including routine maintenance, which would be considered exempted development (i.e. not requiring planning permission).

The NIAH and Ministerial Recommendations received have rated this building as being of 'National' significance (see above). The Conservation Section/Planning & Property Development Department have considered these recommendations and are in agreement with same.

Ministerial Observations

The Planning and Development Act, 2000 (as amended) provides that submissions and observations received by the planning authority in relation to a structure recommended for addition to the RPS by the Minister of Culture, Heritage and the Gaeltacht, shall be sent to the Minister for her observations. This was duly done by post and email.

No observations were received from the Minister in relation to the written submissions/observations within the statutory period.

Recommendation to the City Council:

In accordance with Section 55 of the Planning and Development Act 2000 (as amended), it is recommended that the former Guinness Power Station, Guinness Brewery, James's Street, including the gates and railings to its front site be added to the Record of Protected Structures, in the Dublin City Development Plan 2016-2022.

The making of any addition to the Record of Protected Structures is a reserved function of the City Council.

Address	Description
92 James's Street, Dublin 8	Roe & Co. Distillery (former Guinness Power Station) including gates and railings

Resolution:

"That Dublin City Council notes the contents of Report No. 157/2020 and approves the addition the former Guinness Power Station, Guinness Brewery, James's Street, including the gates and railings to its front site to the Record of Protected Structures in the Dublin City Development Plan 2016-2022, in accordance with Section 54 and 55 of the Planning and Development Act, 2000 (as amended)."

Richard Shakespeare
Assistant Chief Executive.

Dated: 13th March 2020

Extent of Protected Structure Status & Curtilage



Aerial Photograph showing location of building



Photographs:



View of Power Station from south



South elevation from southeast



North elevation from northeast



Chimney from northeast



Brick detail to south elevation of boiler house



View of distillery with gantry crane to the former turbine hall



Boiler House looking south showing box for bar inserted to space



Machinery to interior of boiler house



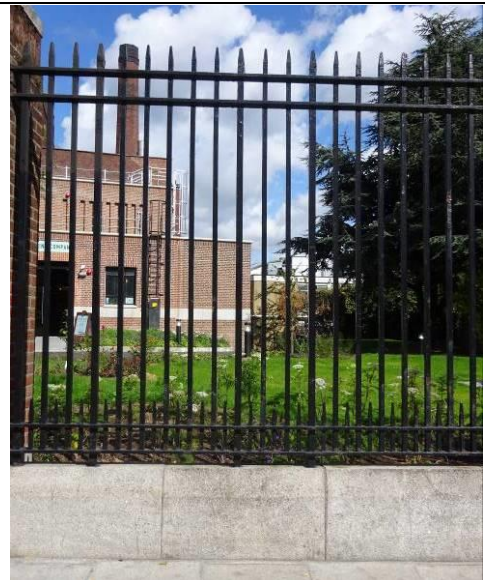
View of Power House Bar looking north



Control panels to boiler house incorporated into furnery within bar



View of gate and gate piers



Section of railings and granite plinth