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21 March 2022

To the Chairperson and Members of the Central Area Committee

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Architectural Heritage Assessment of **11 Moore Street, Dublin 1**, in relation to the City Council Motion to add the terrace at 10-25 Moore Street to the Record of Protected Structures

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### Photograph of Structure



### Request and Reason for Addition:

- The Elected Members of Dublin City Council at the monthly council meeting held on 14<sup>th</sup> June 2021, passed a motion (Emergency Motion No. 1) put forward by Councillors Micheál Mac Donncha, Máire Devine, Janice Boylan, John Lyons, Cieran Perry, Christy Burke, Daithí Doolan, Seamus McGrattan, Larry O'Toole, Daniel Céitinn, Anthony Connaghan; *"That this City Council, in relation to the Hammerson application for the development of the Dublin Central site that includes the demolition of 1916 buildings, structures and fabric on Moore Street, calls for the completion of the stalled process to add five buildings on the site to the record of protected structures as agreed by this council; we further call for the terrace 10-25 Moore Street to be added to the record of protected structures as a matter of urgency so that a full assessment of all 1916 buildings, carried out by suitably qualified independent experts, can be made available."*

Nos. 14-17 Moore Street inclusive are a National Monument and each of the four buildings is a Protected Structure; RPS Ref. Nos. 5282, 5283, 5284 and 5285, respectively.

An RPS assessment report has been completed for 10 More 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. 11 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".

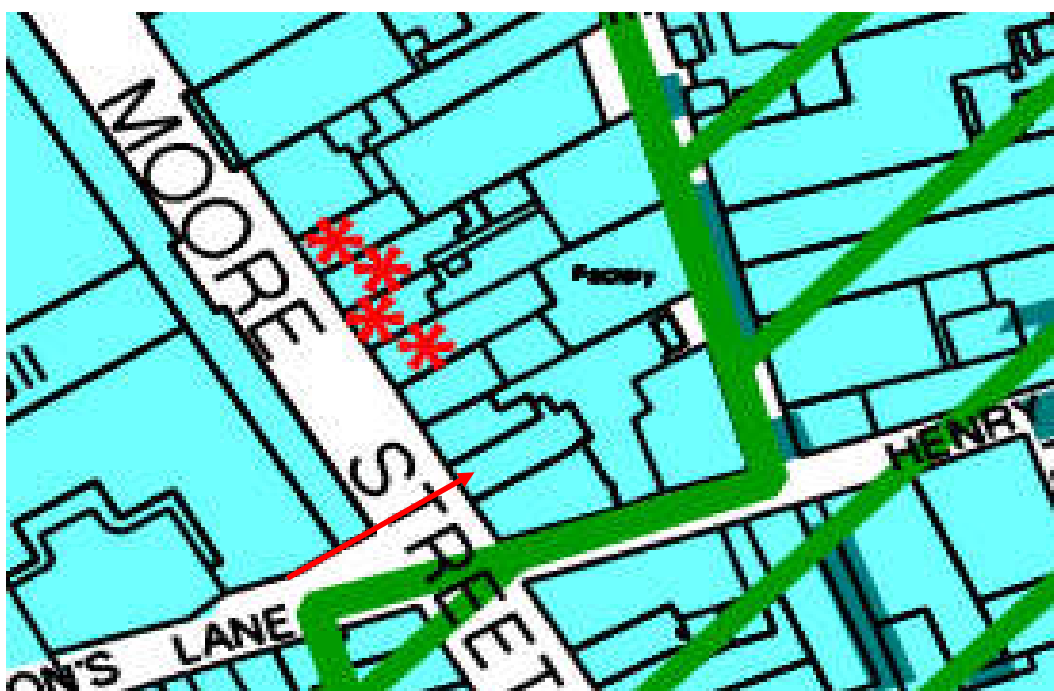


Figure 1: Site Location and Land Use Zoning

#### Architectural Conservation Area:

11 Moore Street is not within an Architectural Conservation Area, but is proximate to the designated O'Connell Street ACA (2001); shown in diagonal green coloured cross hatch on Fig. 1, above.

#### Relevant Planning History:

Planning Ref.	Description	Decision Date
2538/78	Reconstruction for use as shop and bakery.	Grant Permission 15/09/1978
2479/08	<b>Description has been abbreviated</b> 7 year permission for development at an overall site of c 2.17 hectares, at nos 40-41, 42 (a protected structure), 43 (a protected structure), 44 (a protected structure), 45-51, 52-54 (protected structures), 55-56, 57 (a protected structure), 58 (a protected structure), 59, 60 (a protected structure) and 61 (a protected structure) and 60a (otherwise 5 Henry Place) O'Connell Street Upper, Nos 37-41a Henry Street, nos 1-13, 14-17 (protected structures and a national monument) and 18-25 Moore Street, nos 71 and 71a Parnell Street, nos 1-8 O'Rahilly Parade, nos 1-	Grant Permission on appeal per PL29N.232347: 24/03/2010

Planning Ref.	Description	Decision Date
	<p>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, Murphy's Court off Moore Lane, part of Moore Lane from the junction of Henry Place and Moore Lane to the junction of Moore Lane and O'Rahilly Parade and part of Henry Place from the junction of Moore Street and Henry Place to the rear of no. 61 O'Connell Street Upper (a protected structure), Dublin 1. The site consists of the majority of a city block bounded by Parnell Street, Moore Lane, O'Rahilly Parade, Moore Street, Henry Street, Henry Place and O'Connell Street Upper, but for the avoidance of doubt excludes nos 70 &amp; 72-75 Parnell St, Nos 37-39 &amp; 62-69 O'Connell St Upper, Nos 31-36 Henry St &amp; Nos 1-3 Henry Place, Dublin 1.</p> <p>The proposed development has a gross floor area (GFA) of 158,026sqm; including 109 no. retail units and an anchor store, 110 no. retail units in total (c 56,155sqm); 17 no. cafe/restaurant/bar units (c 5,372sqm); 108 no. residential units; office space (c. 2,893sqm); a gallery (c. 903sqm); a visitor attraction or 'Sky Lift', viewing deck and ticketing area (c. 435sqm); a drop in facility (c. 157sqm); a commemorative centre (c. 268sqm), an assembly hall (c. 320sqm); 2no. new public streets, 3 no. public spaces at street level, a roof garden (c1258sqm); an outdoor performance space (c263sqm); communal residential open space, (c2554sqm); 1115 no. car parking spaces, 560 no. bicycle parking spaces, a c30m high 'green wall' or hydroponic vertical garden with feature lift on the Henry Street frontage, and ancillary uses, with a minimum height above ground of 3 no. storeys, a maximum height of 13 no. storeys and 5 no. basement levels.</p> <p>Note: permission granted for demolition of XX 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
2862/21	<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 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</p>	Decision to Grant Permission 12/01/2022; now on appeal to An Bord Pleanála

Planning Ref.	Description	Decision Date
	<p>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.</p> <p>Note: 11 Moore Street is proposed to be demolished under the City Council's decision to grant of planning permission per Decision Order No. P2111; now on appeal to An Bord Pleanála.</p>	

### Recent Enforcement History:

F0013/10; E0866/11.

### Description:

11 Moore Street, Dublin 1, was inspected by the Conservation Section on the 19 July 2021 as part of the architectural heritage assessment of the proposed development per Reg. Ref. 2862/21.

This description is based on those internal and external inspections, together 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-storey over basement premises, rebuilt c.1978, with flat-roofed extension to rear. It replaces an earlier structure on the plot. Flat roof behind high parapet with concrete coping that brings the structure in line with the three-storey building line of the street. Red brick walls laid in stretcher bond to front elevation, Façade is largely blind with square-headed window openings at first floor level having concrete sills and aluminium windows. Blockwork is visible to the south windows, signifying they are blocked internally.

#### *Interior:*

The ground floor is divided into two commercial units, accessed directly from Moore Street. The small unit to the southwest corner is independent from the rest of the building. Modern finishes are visible throughout and no historic fabric is evident.

The first floor of No.11 is interlinked with 12 Moore Street, 15/16 Henry Place and 5a Moore Lane. All visible fabric to the first floor is modern with no historic fabric in evidence.

### Historical Background

A structure was first indicated on the plot of No.11 Moore Street on Bernard Scalé's 1773 revision of John Rocque's *An Accurate Survey of the City and Suburbs of Dublin* (1756), as part of a terrace of buildings. The plots on Moore Street stretched back to what is now Moore Lane, then called Old Brick Field Lane. A structure continues to be shown on the site on historic mapping throughout the nineteenth-century and into the twentieth century. The structure had a commercial use from an early date..

The 1893 Goad's Fire Insurance Map indicates the building as occupied by George Price Crockery and depicts a three-storey structure with slate roof (Fig. 6). To the rear of the street-fronting structure and interlinked with it was a one- and two-storey timber structure with masonry three- and four-storey

structures at the corner of Moore Lane and Henry Place included in the premises of George Price at this time. The 1901 Census lists the plot as a Warehouse with no domestic occupation.

At the time of the 1911 Census, the building was described as a shop and occupied by one household of three people headed by William Plunkett, a hairdresser, and including his brother James Plunkett, a china merchant. Thoms Directory lists James Plunkett, a china and glass dealer, as the occupier in 1913.

### **1916 Historical Association**

On Friday 28<sup>th</sup> April 1916, the Volunteers garrison in the GPO commenced evacuation of the building as it became engulfed in fire. Following an initial attempt by a group led by 'The O'Rahilly' to reach the William & Woods factory on Great Britain Street (now Parnell Street) that failed, the remainder of the garrison exited the GPO by a side entrance on Henry Street directly opposite the southern end of Henry Place. They made their way along Henry Place before breaking into No.10 Moore Street, located at the junction of Moore Street and the western end of Henry Place. From there, they broke openings through the (mainly upper floor) party walls in buildings along Moore Street during the night of April 28<sup>th</sup>.

Joe Good, in his account of the 1916 Rising, *Inside the GPO 1916: A First-hand Account*, recounted that the idea for breaking through walls came from one of the young women sheltering in 10 Moore Street (Cogan's, 1996, 57). The upper floor walls were, in many cases, a single stretcher (brick) thick and progress through them would have been rapid. Witness statements refer to there being only a single crowbar available. 'Creep holes' have been recorded in party walls with surviving pre-1916 fabric, mostly at first floor level, though there are also creep holes at second floor level between some buildings. Feargus de Burca in his witness statement recollected the following:

*'Creeping through holes into bedrooms, then downstairs and through another opening into sitting-rooms, through shops and finally to our resting place for the night...'* (WS 694)

The first creep hole successfully completed between buildings on the terrace was in the party walls at the top floors of 10 and 11 Moore Street (the party walls were thinner on the upper floors than at ground level). An area of infilled wall has been identified as a creep hole in the rear, second floor room of No. 10. However, the former building at 11 Moore Street was rebuilt in the late 1970s/1980's as a new, two storey building; so the corresponding creep hole at the second floor (third storey) of No. 11 has been completely lost.

The filled-in creep hole in the side wall of No. 10 was revealed in 2012 when render was removed from the exterior, north facing wall of the building. This exposed area of wall to No. 10 is indicated on an aerial view of Nos. 10 and 11 (Fig. 4 below); note the lower height of No. 11; now a two storey modern building.

In July 1916, James Plunkett made a claim to the Property Losses (Ireland) Committee, 1916 for damage to 11 Moore Street caused by shell and rifle-fire and looting of the property during the Rising (Claim No. 686). The claim paid by the Committee, which amounted to £70.00, covered stock, fittings and household goods. The Assessor's Report noted damage from shellfire, but no details of the extent of this are given in the claim.

### **Post-1916**

James Plunkett continued to occupy No.11 until 1931, when it was taken over by Ryan's, china and hardware merchants. In the late 1950s, the structure was occupied by Homeware Ltd, with Kylemore Confectionary occupying the building in 1960. Kylemore Confectionary carried out extensive works to the building, which are illustrated on Goad's Insurance Plan of 1961 (Fig. 7). The structure is depicted as being of three-storeys fronting onto Moore Street with a single-storey section to the rear having a large skylight. The roof of the front section is of asbestos. An image of Moore Street dated 1971, in the Dooley and Hall report on Nos.10-25 Moore Street, shows No. 11 as a three-storey

premises with square-headed window openings, with timber sash windows and a shopfront to the ground floor commercial unit (2019, 5).

In 1978, planning permission was granted to K.C. Confectionary Ltd for the '*Reconstruction for use as shop and bakery*' of No.11 Moore Street (Planning Ref. 2538/78). The fabric of the new-build indicates that the older structure was demolished and a new premises constructed in modern materials. The new building has only two-storeys and uses a high, blank parapet to align with the three-story structures on both sides. The interior is a modern concrete post and beam structure, with no visible historic fabric.

K.C. Confectionary were also granted planning permission in 1975 to reconstruct No.12 as a bakery shop and offices. The recent planning application drawings (Reg. Ref: 2862/21), show that 11 and 12 Moore Street, along with 16 Henry Place and 5A Moore Lane are all interlinked. Thom's Directory for 1980 shows that K.C. Confectionary had vacated No. 11 by this time and there was a record shop in the premises. The ground floor has continued in commercial use to the present day, though it is unknown when it was subdivided into two units. The first floor has been vacant for a number of years.

### References:

- (Digital records accessed 21/02/2022)
  - *City of Dublin*, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin, 1847, Sheet 14  
<http://digital.ucd.ie/view/ucdlib:40835>
  - *City of Dublin*, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin, 1864, Sheet 14  
<http://digital.ucd.ie/view/ucdlib:40836>
  - *City of Dublin*, held by Ordnance Survey Ireland. © Public domain. Digital content: © Ordnance Survey Ireland, published by UCD Library, University College Dublin, 1891, Sheet DN018\_047  
<http://digital.ucd.ie/view/ucdlib:40918>
  - Chas E. Goad Limited *Insurance Plan of the City of Dublin Vol.1: Sheet 4, 1893*  
<http://www.bl.uk/onlinegallery/onlineex/firemaps/ireland/mapsu145ubu4u2uf004r.html>
- (Digital records accessed 24/02/2022)
  - Records of the Property Losses (Ireland) Committee, National Archives of Ireland  
<http://centenaries.nationalarchives.ie/centenaries/plic/index.jsp>
- *Census of Ireland 1901 and 1911* (<http://www.census.nationalarchives.ie/> accessed 04/03/2022)
- Chas E. Goad Limited *Insurance Plan of the City of Dublin, 1961*
- Department of Housing, Local Government and Housing, *Architectural Heritage Protection Guidelines for Planning Authorities*, 2011
- Dooley, Prof. T. & Hall, Dr D. (2019) *Historical survey of the provenance of 10-25 Moore Street, Dublin, c.1901-1970*. Report commissioned on behalf of the Moore Street Advisory Group
- Molloy & Associates, *Baseline Assessment of 1916 and 1922 Battlefields*, Appendix A4, planning application reference 2862/21
- Molloy & Associates, *Appendix A4.4: Building Inventory, Record and Description for Nos 11-12 Moore Street, 15-16 Henry Place and 5A Moore Lane*, submitted with planning application reference 2862/21
- Myles, F. (2012) *Battlefield Archaeological Assessment: Moore Street and Environs*
- The National Inventory of Architectural Heritage Survey of Dublin City, Stage 1 Ministerial Recommendations issued on the 4<sup>th</sup> of June 2014

### NIAH Record:

The NIAH uses eight categories of special interest (architectural, historical, archaeological, artistic, cultural, scientific, technical & social) and identifies five categories of rating in seeking to rank buildings. The NIAH rating values are International, National, Regional, Local and Record Only (I, N, R, L, O). Structures which are considered of International, National, and Regional significance are deemed worthy of inclusion on the RPS.

The National Inventory of Architectural Heritage (NIAH) survey has been carried out for this area under Stage 1 of the Dublin Survey. 11 Moore Street was surveyed, but was not recorded.

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

The location (plot/site) of 11 Moore Street is of historical, cultural and social interest by association with the events of the 1916 Rising. However, the scale, form and fabric of the current two-storey building, reconstructed in the late 1970s / early 1980s, bares no discernible relationship to the former three storey structure that existed in 1916.

On the basis of the report and assessment above, the Conservation Section considers that the building now at 11 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 previous building at 11 Moore Street formed part of the evacuation route in 1916, being one of the structures through which the Volunteers 'burrowed' on the night of April 28<sup>th</sup> as they moved through the terrace on Moore Street. However, 11 Moore Street was rebuilt in the late 1970s/1980s.

While the plot at 11 Moore Street has historical, cultural and social significance due to its connection to this seminal event in Irish history, the current structure built in the late 20<sup>th</sup> century with contemporary materials of the time, bares no relationship to the former building that survived the 1916 Rising.

**Recommendation:**

Having regard to Sections 51 and 54 of the Planning and Development Act, 2000 (as amended), the building reconstructed in the late 1970's / early 1980's at 11 Moore Street, Dublin 1, does not merit inclusion on the Record of Protected Structures. This recommendation not to add the building at 11 Moore Street to the City Council's Record of Protected Structures to be noted.



21/03/2022

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Paraic Fallon  
Senior Planner

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Date



## Photographs:



Fig. 2: West elevation of No. 11 Moore Street



Fig. 3: First floor window opening



Fig. 4: Aerial view showing flat roof and high parapet to Moore Street of No.11 (centre, between No. 10 at upper centre, three-storeys with pitched and gabled roofs, and No. 12, also three-storeys onto Moore Street, with its flat roofs and white walls. Note the location of the creep hole in the north elevation of No. 10 as shown by the red arrow.



## Historic Maps

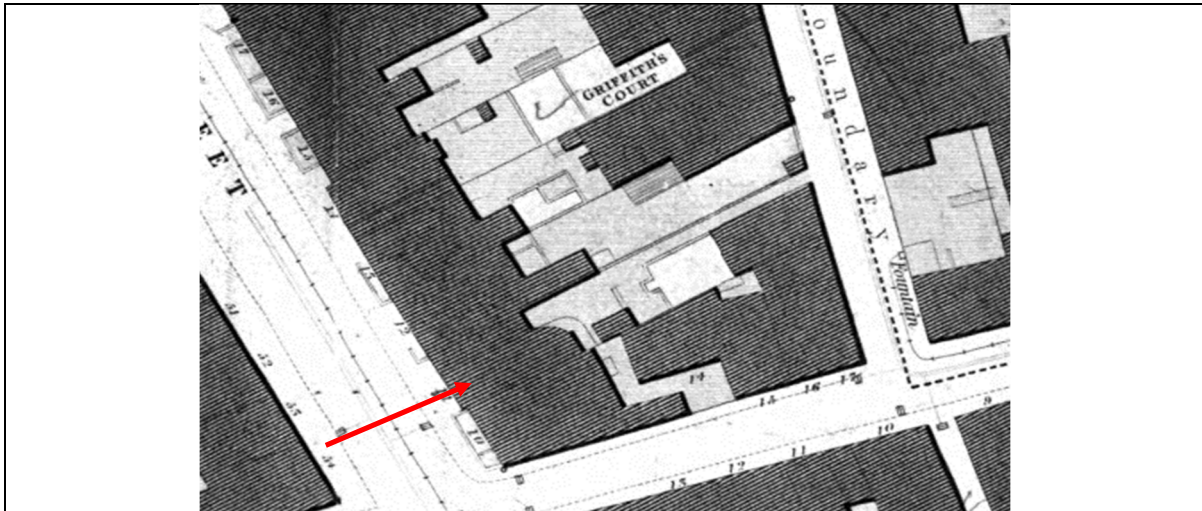


Fig. 5: 1847 Ordnance Survey Town Plan Series. No. 11 arrowed red.

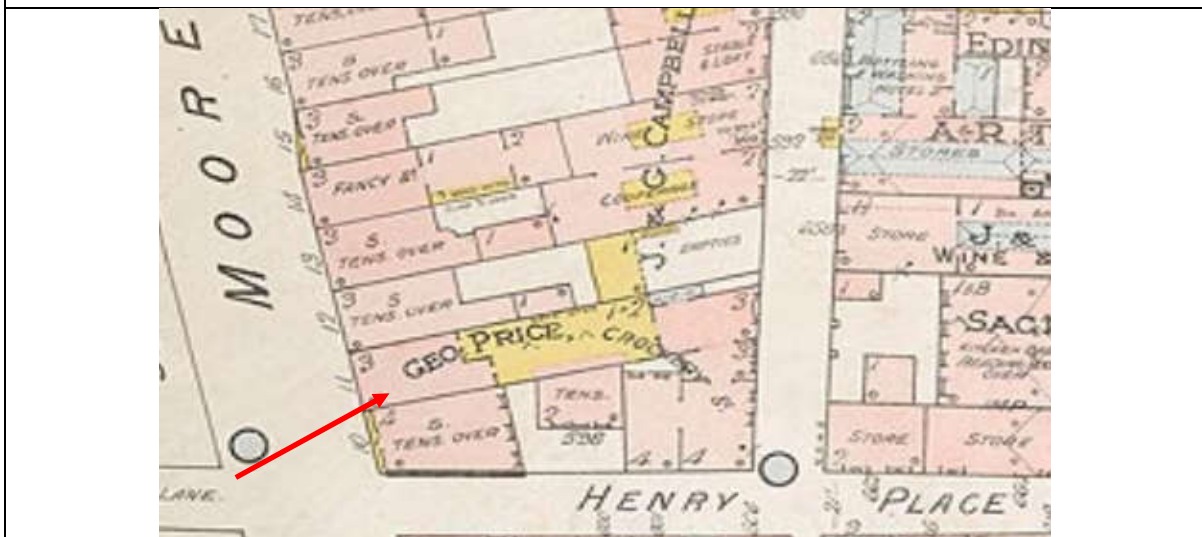


Fig. 6: 1893 Goads Insurance Plan of the City of Dublin. No. 11 arrowed red.

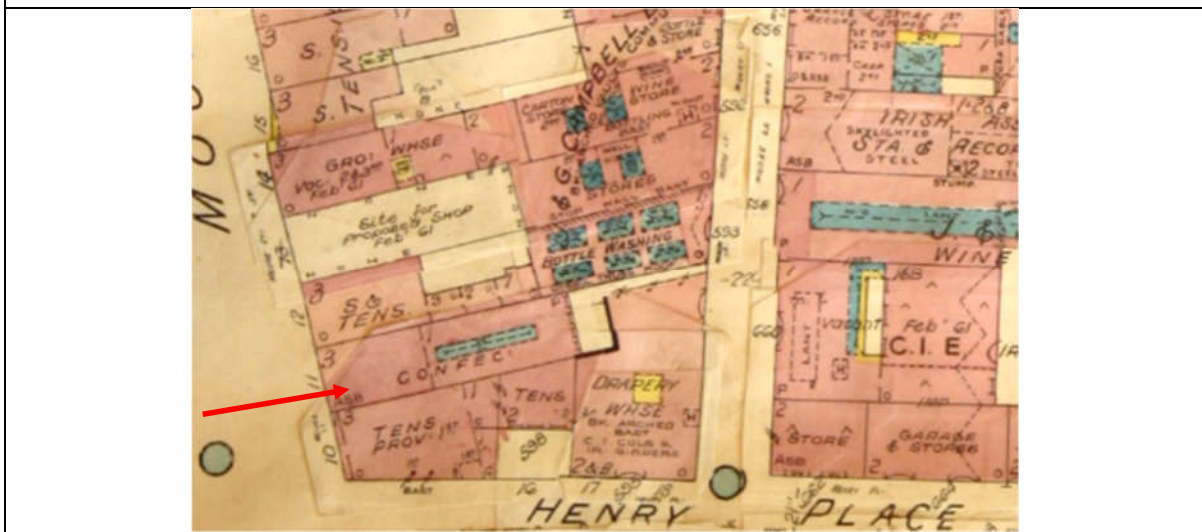


Fig. 7: 1961 Revision of Goads Insurance Plan of the City of Dublin. No. 11 arrowed red.