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29 June 2022 (updated from previous report of 15 March 2022)

To the Chairperson and Members of the Central Area Committee

Initiation of the Statutory Process for the Proposed Addition of 10 Moore Street, Dublin 1, to the Record of Protected Structures in accordance with Sections 54 and 55 of the Planning and Development Act, 2000 (as amended).

The initiation of the statutory addition process was noted by the Central Area Committee of Dublin City Council at its monthly meeting held on 12th April 2022.

Photograph of Structure



Requests and Reasons for Addition

- The Elected Members of Dublin City Council at the monthly council meeting held on 8th June 2015, passed a motion put forward by Councillor John Lyons (Motion 44): *“That the following 1916 Buildings (Add 569), identified in the Franc Myles Battlefield Report, commissioned by Shaffrey Associates on behalf of Chartered Land, be added to the list of protected structures as buildings of National historical importance. 1 .O' Briens Mineral Water Building, Henry Place - Occupied by volunteers. 2 .The White House, Henry Place - Occupied and held by Michael Collins. 3. No.10 Moore Street - Point of entry -The First Council of War - Overnight stay. 4. The Bottling Stores rear. 10 Moore Street and Moore Lane - Occupied by Frank Henderson. 5. Hanlons, 20/21 Moore Street - Surrender order accepted by volunteers after*

consultation with Thomas Clarke, Joseph Plunkett, Michael Collins and Sean Mac Diarmada”.

- Requested by Donna Cooney on 09 December 2015 as part of Draft Dev Plan 2016-22 (Submission 2564). ‘I would recommend the listing of all the houses on Moore Street from No.10 through to the last house on the terrace to keep the character of the street scape at the site of the National Monument 14-17 Moore Street’.

The five structures referred to in the first bullet point above have been assessed individually with a separate report for each. 10 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:

10 Moore Street is not within an Architectural Conservation Area, but lies adjacent to the designated O’Connell Street ACA (2001); shown in diagonal green coloured cross hatch on Figure 1, above.

Relevant Planning History:

| Planning Ref. | Description | Decision Date |
|---------------|--|---------------------------------|
| 1355/98 | The Project includes two floors of car-parking below basement level (capacity 720 cars); four floors of mixed Retail and Leisure uses (approx. 40,000 sq.m. gross floor area) and comprising of Department Stores, retail units, restaurants, bars, family entertainment centre and tourist information. Also, on the upper level there are 15 multi- purpose auditoriums for cinema, conference and theatre uses. There is also a 61 bedroom hotel with associated function rooms at 46/49 Upper O’Connell Street which is presently occupied by Fingal County Council. The proposal involves building under, on and over part of Moore Lane. The listed facades of Nos. 57, 58 and Nos.52/54 Upper O’Connell Street are being retained as part of the development. | Grant Permission: 23/10/1998 |

| Planning Ref. | Description | Decision Date |
|---------------|--|--|
| 2479/08 | <p><i>Description has been abbreviated</i></p> <p>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 1-15 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>Note: permission granted for demolition of 10 Moore Street under Re. Ref 2479/08</p> | Grant Permission on appeal per PL29N.232347: 24/03/2010 |
| 2479/08X1 | As above – Extension of Duration of Planning Permission granted per PL29N.232347. | Extension of Duration granted: 21/07/2016 |
| 3927/09 | For a change of use planning permission to existing structures with retail/commercial uses. The proposed planning permission will convert the existing structure to a restaurant/cafe. The development will consist of the refurbishment of no: 10,11 & 12 Moore Street, Dublin 1 into three separate restaurants and part retail stores in No. 10. The gross floor area shall be 359 sqm which will accommodate a cafe/restaurant area with kitchen and storage. | Grant Permission: 05/01/2010 |
| 2862/21 | <p><i>Description has been abbreviated</i></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 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</p> | Decision to Grant Permission 12/01/2022; now on appeal to An Bord Pleanála |

| Planning Ref. | Description | Decision Date |
|---------------|--|---------------|
| | <p>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.</p> <p>Note: The proposed development includes the retention of 10 Moore Street with internal and external modifications; as per the decision of the City Council to grant permission, including condition 17. (e) i & iv. The decision is on appeal to An Bord Pleanála.</p> | |

Recent Enforcement History:

Recent planning enforcement files: E0457/21.

Description:

This description is based on an internal and external inspection by the Conservation Section on the 5th August 2021, consideration of available research and documentation, together with the architectural heritage documents submitted as part of planning application Reg. Ref: 2862/21.

Exterior

10 Moore Street is an end of terrace, two-bay, three-storey over basement building, dating from c.1750, with 19th and early 20th century interventions, situated on the corner of Moore Street and Henry Place. Modern shop front to ground floor. M-profile roof gabled to Henry Place and hipped to the north, hidden behind granite capped parapet. Large yellow brick chimney stacks to north with rendered chimney stack to rear elevation. Cast-iron hexagonal hoppers with modern downpipe to Henry Place. Machine-made red brick laid in Flemish bond to front elevation with brick specials and red brick quoins to Henry Place corner. Yellow brick laid in English Garden Wall bond to Henry Place gable end, rendered to ground floor. Cement rendered rear and north elevation. Square headed window openings with granite cills and modern casements. Blocked up door opening to Henry Place with segmental headed opening (Fig. 5).

Interior

Basement: No access was afforded to the basement during the site visit (However, the documents submitted with the planning application Reg. Ref. 2862/21 include Appendix A4.3 that provides a photographic inventory of the basement area).

Ground floor: The ground floor is a single unit with modern finishes and support columns to the rear of the retail unit. There is door opening to complex of infill extensions to the rear. The ground floor staircase has been removed and there is temporary ladder access to the first floor.

First floor: 20th century timber floorboards and skirting boards. Modern plaster wall finishes with exposed brickwork in sections and lath and plaster ceiling, front room containing a modern ceiling rose. 20th century timber architraves to front room windows, all window openings blocked up with concrete blocks. Blocked up 18th century corner fireplace in north east corner of front room. Large square headed opening created in the spine wall between the front and rear rooms and internal service room created. Large duct piping cutting through rooms and vented through rear window.

Second Floor: Two rooms to front, a central corridor and one room to rear having 20th century timber floorboards, sections of skirting boards and flat panelled timber doors and architraves. Modern plaster wall finishes with exposed brickwork in sections and lath and plaster ceilings. The rear room has exposed brickwork to the structural party wall with 11 Moore Street (Fig. 8). A rebuilt brickwork area which differs from the surrounding brick coursing is apparent where the access 'creep hole' was created on the evening of the 28th April 1916. This was the first inter-building opening created along the terrace.

Staircase: Removed between ground and first floor. Openwell timber staircase with 20th century square profile balustrades/newel posts and curved handrail with ramped section to half landing.

Historical Background:

The street patterns of Moore Street and Henry Place are visible on Rocque's map of Dublin, with the original house having a return onto Off Lane (Henry Place) with Old Brick Field Lane (Moore Lane) to the rear (Fig. 9).

The terrace has been completely developed by the first edition Ordnance survey map of 1847 with the basement well apparent to 10 Moore Street (Fig. 10). At this stage, there is a return visible onto Henry Place. In the 1830s and early 1840s, 10 Moore Street was in use mostly as an attorney's office. About 1843, a provision dealer opened a shop with tenements overhead. This pattern of occupancy remained the same up to the 1930s.

By the time of the 1891 OS map, the return had been removed (Fig.11). The front basement well appears to have been covered by the pavement and basement steps are apparent in the rear site. Around 1909, the shop keeper T.F. Cogan carried out upgrading works creating a single family dwelling over the shop.

1916 Historical Association

Henry Place, Moore Street and the environs bore witness to the urban conflict of Easter 1916. On the evening of Friday 28th April, a detachment led by the O'Rahilly initially attacked the British army barricade at the northern end of Moore Street by means of a full frontal assault. (Myles, F., page 25).

The next group of men to evacuate were led by Liam Tannman with the intention of identifying a secure place to evacuate the GPO garrison to. *'We rushed across the road into Henry Place and at the end of Henry Place turned the corner left and when we showed up opposite Moore lane we came under fire... We stooped and ran across...The corner house of Moore Street seemed the best place that could be got.. I instructed the men to enter at once and dashed myself to the angle of Henry Place... I shouted at once 'Come on' and the garrison poured out into Henry Place...'* (WS 242)

Other witness statements confirm that the side door of 10 Moore Street was significant in allowing the leadership, including Connolly on a stretcher, and GPO garrison a swift and safe access to a fall-back position with 10 Moore Street serving as the General Headquarters overnight. This has been confirmed by various eye witness accounts namely John Twamley (W.S.629), Charles Saurin (W.S. 288), Seamus Robinson (W.S. 156).

'At the last house of this lane with a frontage in Moore St, Commandant General P.H.Pearse was standing in a gable end doorway.' (Charles Donnelly, W.S. 824)

What followed was the breaking through of party walls with the remaining GPO garrison distributed itself throughout the block as far as today's O'Rahilly Parade. (*Myles, F., page 25*)

'We were using a very large crowbar, and each man would take his turn for a few minutes and then stop to rest...' (Seamus Robinson, W.S. 156) The trace of the subsequent repaired opening is evident in the second floor rear room of 10 Moore Street.

Post 1916

By the 1940's, the upper floors were separate to the retail occupancy at ground and basement. In the 1950's, KC Confectionary carried out works incorporating access into 16 Henry Place and 5a Moore Lane. Since they left in the 1980s, the building has had various retail and commercial uses.

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. 10 Moore Street was surveyed, but not recorded.

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

The Conservation Section considers the structure at 10 Moore Street, Dublin 1, to be of architectural, historical, social and cultural interest, as follows:

ARCHITECTURAL

The building, though altered and refurbished over the centuries, retains the structural and plan form of the 18th century structure with traces of corner fireplaces and extant original construction material hidden under later interventions. The structure makes a positive contribution to its streetscape setting which affords it architectural interest.

HISTORICAL

This is in addition to the historic fabric having survived through the significant historical events that took place in and around the structure during Easter 1916. The positioning of the side door out of the firing line afforded the GPO garrison swift and relatively safe access to a fall-back position following their evacuation from the burning GPO. The traces of the physical endeavour of breaking through the gable wall of 10 Moore Street is testament to the resilience of this Volunteers. This structure has historical interest as the location of important national events that unfolded there on the evening of 28th April 1916. This is irrespective of the subsequent alterations as the salient historic fabric is still retained and the structure is a poignant memorial to a defining moment in our nation's history.

SOCIAL

The characteristic of special social interest embraces those qualities for which this structure as the first building to be entered in 1916 on the terrace, which now includes the National Monuments of 14-17 Moore St, has become part of the political symbol in creating our national identity.

CULTURAL

The structure's link to the 1916 Rising and the references to it in witness statements from the Volunteers involved, has acquired cultural significance in the intervening century. The *Architectural Heritage Protection Guidelines for Planning Authorities* state that special interest can be assigned to *'...more modest works of the past that have acquired cultural significance with the passing of time.'* (2011, 28). The 1916 Rising was a seminal event in Irish history that has understandably taken on

cultural importance, and this, naturally, includes surviving elements of our architectural heritage that played a role in the events of that week.

Following on from the initial report of the Moore Street Consultative Group, the Moore Street Advisory Group published 'Moore Street Report 2 – Securing History' in July 2019 and 'Moore Street Report Securing History 3' on the 5 May 2021. The latter states that *"No. 10 Moore Street is of particular importance as it was at this location that the rebels entered the terrace to take shelter from the British bullets raining down on Moore Street and Moore Lane"*.

10 Moore Street, Dublin 1, would be considered of 'National' significance, on the basis of the NIAH significance/ratings above.

References:

Myles, F. (2012) Battlefield Archaeological Assessment: Moore Street and Environs.
Molloy & Ass, Assignment of Significance of Certain Upstanding Building Fabric report, Appendix A4.11 as part of the planning submission for 2862/21
Historical Mapping - Ordnance Survey Ireland (osi.ie). Accessed 17/12/21
Moore Street Advisory Group, 'Moore Street Report 2 – Securing History', 31 July 2019 and 'Moore Street Report Securing History 3', 5 May 2021
www.militaryarchives.ie, various witness statements. Accessed 17/12/21

Conclusion:

The Conservation Section concludes that the building comprising 10 Moore Street, Dublin 1, merits inclusion on the Record of Protected Structures on the basis of its architectural, historical, social and cultural significance.

The extent of the proposed Protected Structure status and curtilage is outlined in Fig. 2 of this document (below).

It is now proposed to initiate the statutory process for the proposed addition of this structure to the Record of Protected Structures. This includes undertaking a statutory public consultation process in accordance with Section 55 of the Act. Following the statutory consultation process, a further report will be prepared taking any submissions and observations received into consideration, with a recommendation to the City Council to proceed or not with the proposed addition, or with a recommendation including amendments to the proposed addition.

Recommendation:

It is recommended that the statutory process to initiate the proposed addition of 10 Moore Street, Dublin 1, to the Record of Protected Structures, in accordance with Sections 54 and 55 of the Planning and Development Act, 2000 (as amended), be noted.

| Recommendation | |
|---------------------------|--------------------------------|
| Address | Description (to appear on RPS) |
| 10 Moore Street, Dublin 1 | Commercial Premises |

The initiation of the statutory addition process was noted by the Central Area Committee of Dublin City Council at its monthly meeting held on 12th April 2022.



29/06/2022

Paraic Fallon
Senior Planner, Conservation Section,
Planning & Property Development Department

Date

Extent of Protected Structure Status

The extent of protected structure status & curtilage is shown on the map below in red.



Fig. 2: 10 Moore Street, Dublin 1: extent of Protected Structure status and curtilage outlined in red.

Photographs

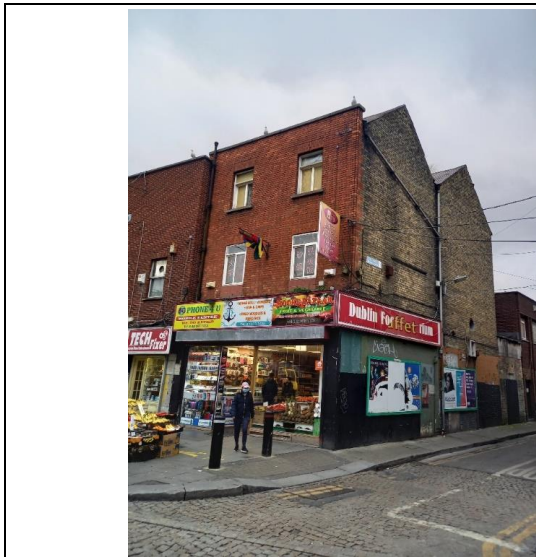


Fig. 3: Front elevation to Moore Street and side elevation to Henry Place



Fig. 4: Rear rendered elevation



Fig. 5: Blocked up side door to Henry Place.



Fig. 6: Staircase viewed from first floor



Fig. 7: Second Floor front room with timber floor boards and blocked up window opening



Fig. 8: Second Floor rear room of No. 10 with repaired brick work in the party wall to No. 11 as evidence of a 'creep hole' made during 1916

Historic Maps



Fig. 9: Rocque's map of Dublin 1756



Fig. 10: Dublin OS sheet 14, 1847



Fig. 11: Dublin OS sheet XVIII.47, 1891



Fig. 12: Dublin OS 25" map, c. 1915