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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 the ground floor façades to Henry Place and Moore Lane of 17/18 Henry Place (former Bottling Stores), 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.

Photographs of Structure



Request and Reason 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”.

The five buildings referred to in the first bullet point above have been assessed individually with a separate report for each. 17/18 Henry Place, 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”.



Fig. 1: Site Location and Land Use Zoning

Architectural Conservation Area:

17/18 Henry Place 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

2479/08	<i>Description has been abbreviated</i> 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, 1417 (protected structures and a national monument) and 18-25 Moore Street, nos 71 and 71a Parnell Street, nos 1-8 O'Rahilly Parade, nos 115 Moore Lane, Nos 4-13 (including 3 Moore Lane) and 15-18 Henry	Grant Permission on appeal per PL29N.232347: 24/03/2010
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Planning Ref.	Description	Decision Date
	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. Note: permission granted for demolition of 17-18 Henry Place under Reg. Ref: 2479/08.	
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>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 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</p>	Decision to Grant Permission 12/01/2022; now on appeal to An Bord Pleanála
Planning Ref.	Description	Decision Date
	<p>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 the ground floor façade of Nos. 17 - 18 Henry Place (also known as Nos. 4 - 5 Moore Lane), with internal and external modifications, as per the decision of the City Council to grant permission. The decision is on appeal to An Bord Pleanála.</p>	

Recent Enforcement History:

None.

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:

17/18 Henry Place is an attached corner-sited single-storey warehouse building built c. 1905 having three-bay elevation to Henry Place and four-bay elevation to Moore Lane (Figs. 3 & 4). Formerly with upper floor, which survives to first floor cill level. Replacement flat roof of corrugated-iron. Painted brick walls, laid in English garden wall bond with projecting brick plinth course and moulded brick string course to first floor cill level to elevation to Henry Place. Exposed yellow brick to upper section of wall to Moore Lane (Fig. 5). Infilled segmental-headed window openings with painted masonry sills and painted brick voussoirs to ground floor, granite cills surviving to remaining section of first floor wall. Infilled segmental-headed door opening with painted brick voussoirs to Moore Lane. Segmental-headed carriage-arch to Henry Place having painted brick voussoirs and moulded keystone, now enlarged with inserted square-headed opening having roller shutter and steel lintel. Similar in architectural design to No. 11-13 Henry Place opposite.

Interior:

Walls constructed of yellow, brown and red brick, laid in English garden wall bond with remnants of lime plaster (Figs. 5 & 6). Exposed timber rafters and transverse iron I-beams supporting modern flat roof. Concrete floor. Blocked openings to east and south elevations. Blocked two-over-two timber sash windows to north elevation. Extension to rear of No. 11 Moore Street extends in north-west corner of interior.

Historical Background:

In the mid-nineteenth century the buildings now forming 17/18 Henry Place comprised a pair of residential properties, then named No. 16 and 17 Off Lane, with a further two structures occupying the northern portion of the site, No. 4 and 5 Moore Lane (Fig. 7). To the north was a narrow lane providing access to the rear plots of these structures and properties at No. 10 and 11 Moore Street. These lanes and courtyards characterised the area up to the late nineteenth and early twentieth centuries, but many have since been built over.

The Ordnance Survey map of 1891 indicates the rear site of No. 11 Moore Street was developed to encompass the majority of the small lane that ran along the north end of the site (Fig. 8). Goad's Insurance Plan of 1893 indicates a pair of four-storey buildings at 17-18 Henry Place which were interconnected internally (Fig. 9). The condition of these buildings on the site declined in the late nineteenth century leading to their replacement. The new building which encompassed the plots of both 17 and 18 Henry Place and also those of 4 and 5 Moore Lane, was constructed as a storehouse for O'Brien & Co. in the early twentieth century. O'Brien's was a mineral water company that maintained a manufacturing plant and bottling factory further to the east at 4-8 Henry Place.

1916 Historical Association

Henry Place and Moore Lane are key thoroughfares associated with the 1916 Rising and featured significantly in witness statements from the time and other contemporary documentation. Detachments of Irish Volunteers left the GPO by means of its side entrance on the south side of Henry Street. The first detachment, under the command of the O'Rahilly moved west along Henry Street before turning north into Moore Street. Subsequent groups crossed over to Henry Place, the south end of which lay almost opposite the side entrance of the GPO on Henry Street. They travelled the length of Henry Place to secure 10 Moore Street as an alternative location for the garrison. Specific geographic locations such as the sharp left turn on Henry Place and the structures along it including 17/18 are mentioned frequently in witness statements. The position of 17/18 Henry Place, at the junction with Moore Lane is particularly significant. The Volunteers had to avoid machine-gun and sniper fire from crown forces on the roof of the Rotunda Hospital and from a barricade at the northern end of Moore Lane while crossing this junction. Witness statements such as that of Liam Tannam (WS 242 Liam Tannam) describes the danger '*when we showed up opposite Moore Lane we came under fire....We stooped and ran across...*'.

The witness statement of Captain R. Henderson (WS 1686 R. Henderson) also highlights the danger at this location *'The main body had now retreated from the doomed GPO.....As the front ranks were crossing Moore Lane (which runs at right angles from Henry Place) intense machine-gun fire opened from the roof of the Rotunda Hospital. Crouching they escaped; those behind them came to a halt'*.

Frank Henderson records his occupation of the building in his witness statement *'There was great confusion in Henry Place.....I established my party in a bottling stores at the corner of the lane which runs parallel to O'Connell Street and Moore Street as far as the Rotunda Hospital* (WS 249 F. Henderson). Henderson left the bottling stores for No. 10 Moore Street to look for food and hot drinks for his party. While there he collapsed and remained at No. 10 till the following morning. Henderson then *'went out into Henry Place and found that the rear guard party had been withdrawn from the stores' they had occupied the previous night'* (WS 249 F. Henderson, p. 56). The O'Brien & Co. Bottling Stores at 17/18 Henry Place, constructed in the early twentieth century, provided the backdrop for these events.

The impact of the Rising on the Bottling Store is recorded in a claim by Michael Francis O'Brien, proprietor of O'Brien & Co. The company owned a number of properties on Henry Place including their factory, stores, and stables. The company sought damages of nearly £450 and received a payment of just over £400 from the Property Losses (Ireland) Committee indicating the amount of damage done. 17/18 Henry Place is named as the 'New Store' in his claim, reflecting its construction in the early twentieth century. The value of the claim for damage to the building (including repairs to front and rear windows, front door and tiled roof) and contents is over €50.

Post 1916 Goad's Insurance Plan of 1926 names the structure as 'O'Brien's & Co. Empties Store'. The premises was later occupied by Southall (Ireland) Ltd., and then by Goodall's of Ireland Ltd. Goad's Insurance Plan of 1961 records the structure as a two-storey drapery warehouse with cast-iron columns and iron girders over a brick-arched basement (Fig. 10).

Photographs of 17/18 Henry Place taken before the removal of the first floor indicated that the eastern elevation and western party wall to No. 16 were constructed of yellow brick while the front (south) elevation was constructed of red brick, with red brick quoins to the southeast corner

The structure was damaged by fire in the 1980s which destroyed the roof and first floor interior. Later around 2010, the remaining first floor brickwork facades were taken down to cill level by the owner under 'making safe works', as the loose brickwork walls and derelict premises were deemed a potential danger to the general public.

References:

- Ask About Ireland 2021. Griffith's Primary Valuation of Rateable Tenements. Available at [Griffith's Valuation \(askaboutireland.ie\)](http://askaboutireland.ie).
- Casey, C. 2005. The Buildings of Ireland: Dublin.
- DHLGH, 2011, *Architectural Heritage Protection Guidelines for Planning Authorities*.
- Goad, C. E. 1893. Insurance Plan of the City of Dublin, 1893.
- Goad, C. E. 1961. Insurance Plan of the City of Dublin, revised 1961.
- Military Archives 2021. Witness Statements of Captain R. Henderson (WS 1686), Frank Henderson (WS 249), Liam Tannam (WS 242)
- National Archives 2021. Property Losses (Ireland) Committee – Michael O'Brien. Available at http://centenaries.nationalarchives.ie/reels/plic/PLIC_1_3648.pdf □ Ordnance Survey 1847. Dublin Sheet 14.
- Ordnance Survey 1891. Dublin OS sheet XVIII.47.
- Library Ireland 2021. Thom's Almanac and Official Directory for the Year 1862.

- 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.

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) has been carried out for this area. However, 17/18 Henry Place, Dublin 1, was not recorded.

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

The Conservation Section considers 17/18 Henry Place, Dublin 1, to be of historical, cultural and social interest, as follows:

HISTORICAL

The association of this building with the well-documented events of 1916, including the evacuation of the GPO and its occupation by a group of Volunteers lead by Frank Henderson, is of historical significance. The Architectural Heritage Protection Guidelines for Planning Authorities (2011) state that the '*...level of importance of the historical connection and its relationship to the existing fabric of the structure should be assessed.*' (2011, p. 25).

The location is associated with a nationally significant event and '*retains its significance regardless of subsequent alteration*' (DOHLGH 2011, p. 25). While the structure has been significantly altered following its damage by fire and later removal of its first floor, the surviving ground floor of the building would have born witness to the events of the Rising and provides a tangible link to that conflict.

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, including surviving elements of our architectural heritage that played a role in the events of that week.

SOCIAL

The former bottling store building featured specifically in the retreat of Volunteers from the GPO during the last few days of the 1916 Rising. The Architectural Heritage Protection Guidelines for Planning Authorities state that '*the characteristic of special social interest embraces those qualities for which a structure, a complex or an area has become a focus of ... political, symbolic or other sentiment to any group of people. A community may have an attachment to a place because it is an essential reference point for that community's identity, whether as a meeting place or a place of tradition, ritual or ceremony...*' (2011, 30). The 1916 Easter Rising was a defining moment in Ireland's struggle for independence.

The external, ground floor facades of 17/18 Henry Place, Dublin 1, would be considered of 'Regional' significance, on the basis of the NIAH significance/ratings above.

Conclusion:

The Conservation Section considers that 17/18 Henry Place, Dublin 1, merits inclusion on the Record of Protected Structures on the basis of its historical, cultural and social significance. However, given the loss of historic fabric over the intervening period since the Rising, the Conservation Section concludes that the proposed protection should be limited to the external, ground floor façades of 17/18 Henry Place, fronting onto the laneways at Henry Place and Moore Lane.

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 the ground floor façades to Henry Place and Moore Lane of 17/18 Henry Place, 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)
17/18 Henry Place, Dublin 1	Commercial Premises (former Bottling Stores) ground floor façades to Henry Place and Moore Lane

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.



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Senior Planner, Conservation Section
Planning & Property Development Department
Extent of Protected Structure Status

29/06/2022

Date



Fig. 2: 17/18 Henry Place, Dublin 1: extent of Protected Structure and curtilage outlined in red.

Photographs



Fig. 3: 17/18 Henry Place, front (south) elevation.



Fig. 4: 17/18 Henry Place, east elevation to Moore Lane.



Fig. 5: 17/18 Henry Place, upper section of western party wall to 16 Henry Place.

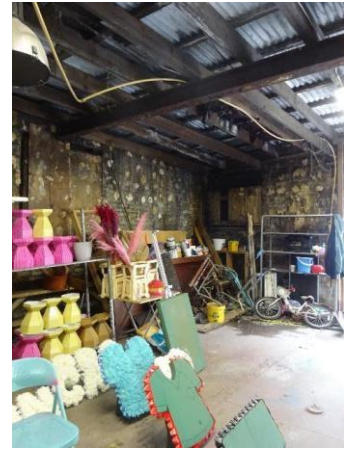


Fig. 6: 17/18 Henry Place, view of interior

Historic Maps

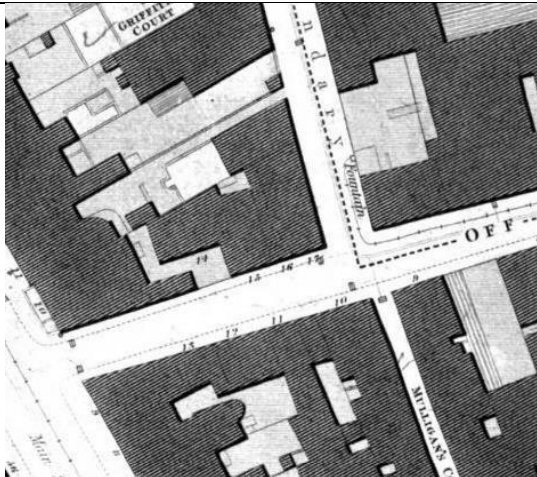


Fig. 7: Dublin OS Sheet 14, 1847



Fig. 8: Dublin OS sheet XVIII.47, 1891



Fig. 9: Charles Goad, Insurance Plan of the City of Dublin, 1893



Fig. 10: Charles Goad, Insurance Plan of the City of Dublin, revised 1961