

## **Minutes of Meeting of the Moore St Advisory Group (Online)**

**16<sup>th</sup> April 2021 @ 2.30 p.m.,**

Members in attendance were:

Tom Collins (Chairman),  
Thomas Holbrook,  
Catherine Kennedy,  
John Daly,  
Brian O'Neill,  
(Catherine) Carmel Smyth,  
James Connolly Heron,  
Aengus O'Snodaigh TD,  
Neasa Hourigan TD,  
Senator Mary Fitzpatrick,  
Councillor Donna Cooney,  
Councillor Nial Ring,  
Nessa Foley,

Ed Dobbs, Hammerson  
Jackie Gallagher, Hammerson

Dave Farrell – Secretariat

Apologies: Bríd Smith TD, Councillor Eimer McCormack

### **1. Minutes of 9<sup>th</sup> April 2021**

Proposed: (Catherine) Carmel Smyth

Seconded: Councillor Ring

### **2. Matters Arising**

Chair noted circulation of correspondence from James Connolly Heron by secretary concerning the Save 16 Moore Street Committee Response to the draft report previously circulated. Also noted were correspondence from Deputy O' Snodaigh setting out views on the historical provenance of a number of buildings in the Moore Street area and a reply to same from Brian O'Neill referencing the Dooley Hall report commissioned by the previous MSAG which has contrary findings on the provenance of many of the same buildings.

Nessa Foley committed to circulating OPW technical drawing for the National Monument noting that the drawings will evolve in line with the recommendations from the IHT report.

### **3. Presentation by Ed Dobbs, Hammerson**

Ed Dobbs explained that Hammerson is close to submitting its planning application and is currently completing its EIA. He outlined the heritage team and the extensive forensic work it has done in establishing the age of the buildings concerned in its proposals. He presented updated images to the Group which Hammerson intend to submit with its planning application and which will be publicly available. With respect to these buildings, Ed outlined the amendments since its presentation in January. Key points as follows:

- Many individual buildings comprise mix of different eras in terms of their provenance
- No's 1-7 Moore Street – all are post 1916 structures
- No's 8-9 Moore Street and O'Briens Stables to the rear – pre-1916. No's 8 and 9 are 18<sup>th</sup> Century building and will be retained entirely. The envelope of O'Brien's Stables to the rear at 11-13 Henry Place will be retained as interior is post 1916 and of limited significance.
- No. 10 Moore St.: Ed noted that the primary structure fronting Moore Street is pre-1916 and will be retained. Extensions to the rear of No. 10 are post-1916 will be taken down.
- James Connolly Heron stated that there is a process under way to add No. 10 to the list of protected structures and if it becomes protected, he queried whether the curtilage must also be preserved.
- Ed Dobbs answered that it is not a Protected Structure so the query is not really relevant.
- O'Brien's Bottling Stores at 17-18 Henry Place: He explained that the envelope of the bottling stores only is to be retained but that this wall may need to be taken down during construction phases and rebuilt due to its poor condition and constrained site.
- James Connolly Heron queried why the bottling stores on the east side of Moore Lane will not be preserved given its importance as a pause point on the evacuation trail and a place where the volunteers came under fire. Ed Dobbs explained that this was a necessity based on other factors such as access, fire and health and safety but that Hammerson are ensuring the legibility of the laneways in telling the story and the lanes are being preserved as much as possible.
- No's 11-13 Moore Street –all post 1916 except party wall between 12/13. Will be replacing both buildings and keeping party wall in place. Hammerson's intention is for a café or restaurant (or another public use) in No. 13 as it wants to ensure public access to the creep hole upstairs.

- No's 6-7 Moore Lane – pre 1916 structures to be retained, although they have never been requested to be retained, these buildings are of significance.
- No. 18 – James Connolly Heron referred to a report by Gráinne Shaffrey in which he said the front facade of No. 18 was identified as 18<sup>th</sup> century in origin. Ed Dobbs said his conservation team had forensically examined the building and the entire building is post 1916. Chair outlined the findings of the Dooley and Hall report which also concludes that No. 18 was in ruins at the time of the Rising.
- Councillor Cooney queried hollowing out at No. 18 which Ed suggested would be best queried with the State as owner.
- John Daly stated his preference for a ground floor opening with housing above as opposed to the archway in the plans.
- No's 20-21 – the buildings (former Hanlon's Fishmongers) pre-date 1916 and will be fully retained with retail below and residential above. Senator Fitzpatrick queried the window feature to the left of the archway Senator Fitzpatrick said it looked like an intervention as opposed to an original feature. . Ed Dobbs agreed that it is likely a modern intervention, but that the current feature is to be retained.
- No. 10 Henry Place – The existing elongated warehouse type building today extends over a number of legacy plots, fronted to Henry Place by the original site of the 'White House'. Nothing of the actual 1916 White House structure remains today. To the rear of the existing elongated structure, there is some older tenement fabric present incorporated into the very rear part of today's structure. This fabric was part of other tenement buildings to the south of the white house along Moore Place. It was not a part of the battlefield, being a considerable distance from Henry Place. The Proposal is to demolish the entirety of the existing structure and create a re-imaged White House on the historic plot of 10 Henry Place.
- Ed noted that the design aesthetic has changed also to be less 'loud'. Building is intended to be an interpretation not a replication. Hammerson intend for it to be a gallery space and are open to leasing it to state run or private galleries. Councillor Cooney commented that the current design looks out of context. Ed noted that is a difficult design to reach consensus on and that much of the feedback had been very positive.
- Setts/Cobbles – Ed explained that services have been identified under the cobbles, showing that they have been lifted in the past and Hammerson intend to lift and replace the cobbles to meet Health and Safety standards, possibly even moving some to Henry Place. There are currently no setts on any part of Henry Place.
- Ed also confirmed that the lanes will remain in the charge of DCC with no vehicular access after 11 am but that O'Rahilly parade will remain a 24 hr. servicing route.
- Ed also confirmed that shop fronts will comply with Architectural Conservation Area requirements and in response to a query from James Connolly Heron, outlined a move in the mix of uses from retail to office and residential.
- Thomas Holbrook queried if Hammerson still stand over the view that traders can continue to trade during the construction phase. Ed stated his preference not to have that discussion in the presence of the Group given Hammerson's own discussions

with the traders on the matter but said the option would be there should the traders wish to trade.

Ed Dobbs had to leave the meeting at this point but the Chair committed to take note of questions to be forwarded to Hammerson.

James Connolly Heron referred to a request for images he had listed in an email to Nessa Foley previously and a report related to the survey of 12/13, the financial standing of Hammerson and its ability to deliver the project and the provision of access to the buildings to allow assessment by the City Council. Brian O'Neill outlined some information on Hammersons business model and accounts all, of which, he pointed out, is publicly available but suggested that its financial position is not a matter for the MSAG. Deputy O' Snodaigh agreed but cautioned that it can't be taken for granted they will proceed to develop what they apply for. Deputy Hourigan emphasised the need to have clarity on the schedule of planning applications.

Senator Fitzpatrick suggested a request for a copy of the slides, clarification on which 3 of the 6 planning applications Ed referred to are to be applied for and confirmation that the design conforms to Architectural Conservation Area standards. She felt it imperative for the Group receive the information from Hammerson early next week.

The Chair agreed that the Group should enquire with Hammerson the timeframe and sequence of its planning applications.

#### **4. AOB**

Councillor Ring pointed out that the Group has still not received any update on the status of the Moore Street Preservation Trust and emphasised that he does not want to be associated with giving a view on anything going to a Minister on a non-existing entity. James Connolly Heron said he understands registration is ongoing and committed to ask the secretary of the organisation to provide clarity. Senator Fitzpatrick agreed that it is a very important issue.

James Connolly Heron stated for the record that he has no involvement with the Ancient Order of Hibernians despite rumours to the contrary he alleged are circulating.

#### **5. Work Schedule to finalise Report**

The Chair outline that there is an urgency to finalise the report to Minister Noonan by next Friday 23<sup>rd</sup> April. In order to facilitate the secretariat in preparing a draft for consideration by the members, the Chair urged all members to make a submission by email to the secretary setting out their views on the following aspects of the Hammerson proposals:

- O'Briens Stables
- No. 10
- O'Briens Bottling Stores
- No. 10 Henry Place
- Party Wall No's 12/13

- Main Square and plot lines and creation of a statue or piece of public art to commemorate historical events – e.g. in the main square
- Historic Trail and ideas on design and type of materials
- Archway/No's 18/19 and appropriate ideas for the name of the new arch as well as potential for a commemorative plaque

The Chair set out the work schedule as follows:

Monday 19<sup>th</sup> @ 12.30 pm - Meeting with TII

Weds 21<sup>st</sup> @ 10am – Meeting with IHT

Thursday 22<sup>nd</sup> @ 2.30 pm – Meeting to finalise report and recommendations

Friday 23<sup>rd</sup> – submission of report to Minister