

# THE SAVE MOORE STREET COMMITTEE

I, Michael A Barry, am the chairperson of The Save Moore Street Committee, an ad hoc campaign committee with an address at The Pearse Family Home, Pearse Street, Dublin 2.

The founding aim of The Save Moore Street Committee is to save Moore Street, the last extant 1916 battlefield from being destroyed to make way for a retail development that is not needed and has no public support.

Moore Street was the final headquarters of the 1916 Provisional Government and the route taken by volunteers from the GPO to the safety of the Moore Street terrace at no's 10 to 25 Moore Street incl. remains intact to this day

The Save Moore Street Committee is opposed to the Chartered Land planning application to destroy this historic area described by the National Museum of Ireland as 'the most important historic site in modern Irish History'.

A Ministerial undertaking to preserve no's 14 to 17 Moore Street under preservation Order no 1 of 2007 was never acted upon by successive administrations. The buildings were allowed fall into decay and dereliction under the ownership of a NAMA'd developer and named member of the Anglo Irish bank Golden Circle, Joe O Reilly.

The State has now purchased these buildings for 4 million euro. No details of the sale are available to date.

The State has commenced a programme of restoration on the buildings under a Ministerial Consent Order that is based on a misleading and inaccurate Environmental Impact Study requested by Minister Jimmy Deenihan TD.

The state has commenced a programme of restoration on the buildings based on misleading and inaccurate information submitted to the Minister regarding the status of buildings.

The plans particulars and the proposed development of a 1916 commemoration centre have not been placed out to tender.

The State has commenced a programme of restoration based on plans submitted by a self - appointed Museum group formed in 2013 that has no apparent level of expertise in the restoration, conservation or conversion of buildings into Museum facilities.

No costing is available for the proposed 1916 Commemorative Centre.

A sum of 5 million euro was set aside by NAMA in 2011 for the express purpose of restoration of 14 to 17 Moore Street. This was never released while the buildings continued to fall into decay and dereliction.

Ongoing work to the buildings including demolition of protected structures and elements at 14 to 17 Moore Street are taking place under a flawed Ministerial Order based on misleading information submitted under an inaccurate EIS and Moore Street Battlefield Report.

18<sup>th</sup> century cellars to the rear of 14 to 17 Moore Street did not feature in the EIS submitted to the Minister. The Minister granted consent in complete ignorance of their presence within and outside the protection zone of the National Monument.

Each and every building along the 1916 terrace of houses from no 10 to 25 contain pre 1916 elements including party walls and basements.

The Minister has failed in her duty to protect and preserve 1916 buildings that are of national historical interest in the GPO Moore Street area that will be destroyed under the Chartered land planning application.

The Minister has failed in her duty to protect and preserve the Moore Street area as the last extant 1916 battlefield in the city in the National interest.

The Minister has rejected calls for an independent survey of the area by the elected members of Dublin City Council, The All Party Oireachtas Committee on Moore Street, Relatives of the Signatories to the 1916 Proclamation and The 1916 Relatives Association.

Michael Barry

3/11/2016

## High Court Judgment.

Judge Max Barrett:

**'the hardest of battles fought by the toughest of people for the greatest of ends'**

**The O Briens Mineral Water Works Building (now Goodalls) Henry Place --**

**'the wealth of evidence before the court concerning the historical significance of of the Water Works building is such that the Court cannot but, and does, unhesitantly conclude that it comprises both a monument and a national monument within the meaning of the national Monuments Acts'.**

**The Bottling Stores, Moore Lane --**

**"the historical interest in the bottling stores is further apparent by virtue of the fact that they were occupied by the Republicans and it is the location where Michael Mulvihill was fatally wounded.**

**The wealth of evidence before the court concerning the historical significance of the bottling stores is such that the court cannot but and does, unhesitantly conclude that the stores comprise both a monument and a national monument...'**

**The White House, Henry Place --**

**'the historical and/or architectural interest of the White house is clear from the shaffrey report.**

**Notably the house was occupied by Michael Collins, one of the greatest of the architects of our modern republic, making the white House a site of especial national significance'.**

**Moore Street laneways --**

**' can there be really any doubt, faced with such powerful observations from men so distinguished in their field as to see them appointed respectively, Director and Acting Director of the National museum of Ireland, that the current streetways and alignments of the Moore street theatre of conflict satisfy the criteria identified in the National Monuments Acts to be national monuments? To the courts mind they cannot'.**

**The Battlefield --**

**'these (buildings and other properties) -- so patently comprise a a battle site that in truth, even the shortest of visits suffices before manifest disbelief arises that anyone would truly suggest otherwise. And what took place here was not just 'any old battle' but the final throes of the GPOI garrison. The garrison comprised men and women, many of whom had seen the proclamation read aloud outside the GPO scant days before, some of whom had died or were soon to die without knowing that their lives had not been sacrificed in vain, or that the battle that they had started would result in our rebirth as a nation state, independent and free'**

for issue 2009

leaders - explosive corruption allegations

EXCLUSIVE

# Explosive allegations of corruption

Architect of Millennium Mall alleges tax-break and banking abuses. **By Frank Connolly**



Former Carlton Cinema on O'Connell Street (photocall)

**A** Dublin architect and property developer has made allegations of serious corruption surrounding a multi-million euro development on Dublin's O'Connell Street.

Paul Clinton assembled lands on what is known as the Carlton site at Upper O'Connell Street in the late 1990s and developed ambitious plans for the "Millennium Mall" retail scheme stretching from the country's main thoroughfare to Moore Street.

However, his plans were scuppered and the site has remained derelict due to the interference of corrupt political, financial and business interests in the city, Clinton has claimed. His problems started, he claims, when he refused to engage lobbyist Frank Dunlop as his "public relations consultant" on the advice of an influential political figure.

Clinton also claims that the well-connected political figure offered him a substantial sum if he agreed to sell the tax break and accelerated allowances available for the O'Connell Street scheme and allow them to be transferred to other developers and their financial backers. Under the tax-break the developer could earn income of €116 million before paying any tax.

He says he was offered a stake in a £500 million site in a major city development if he

agreed to sell the O'Connell Street tax break.

Clinton has claimed that he was told by a public official of the "golden rule" of Dublin's property scene which was that certain people of influence had to be "protected" by developers in order to progress their plans.

In a detailed letter to Dublin city councillor Fine Gael's Gerry Breen, Clinton has also claimed that the senior public official concerned directly intervened with his bankers to delay and obstruct his plans for the Carlton site.

**"In the 1990s, confidential government files indicating which parts of Dublin would be granted lucrative tax designation under the Urban Renewal scheme were available to certain business interests - before they were publicly announced"**

He also claims that a ministerial advisor was informed of the serious allegations of wrongdoing and corruption surrounding the O'Connell Street development which were made to him in writing by another developer but no action was taken on foot of this complaint.

According to Clinton some business people

were paying "unofficial handling charges" or "dropsy" for these tax breaks as developers could sell them to other developers with large profits and tax liabilities. As the only one entitled to secure the lucrative tax break for O'Connell Street, Clinton claims that he was placed under severe pressure to pay bribes.

In a claim which echoes some of the extraordinary allegations made by Sligo developer, Tom Gilmartin, in relation to his planned scheme at Quarryvale in west Dublin, now the Liffey Valley centre, Clinton says that he was taken in a car by an associate one evening in 2001, driven up a dark laneway, pressurised to sign over his €116,000,000 tax-break application and kept in the car for hours. When finally released, after still not signing, he returned to his office at midnight to make notes. Clinton said he has kept contemporaneous daily diaries for the last ten years, which have been made available to Councillor Gerry Breen.

In the documents given to Councillor Breen (FG), Clinton has said that he was aware that, in the 1990s, confidential government files indicating which parts of Dublin would be granted lucrative tax designation under the Urban Renewal scheme were available to certain business interests - before they were publicly announced. He has also claimed that a rival developer boasted that he could use his influence with Anglo-Irish Bank to prevent his competitors from completing their commercial schemes.

Developer Joe O'Reilly of Chartered Land subsequently purchased the O'Connell Street land and is currently progressing a major retail scheme on the site. O'Reilly had no involvement in any of the incidents described by Clinton which took place between 1998 and 2001, when a Compulsory Purchase Order was placed on the Carlton site.

According to Councillor Breen the allegations made by Clinton are of major concern and will require detailed investigation.

"I wish the current owner, Joe O'Reilly, the very best with the new scheme. He had no role in this. But it is necessary that an inquiry investigate allegations of interference in Clinton's scheme. The issue is not going to go away", Councillor Breen told *Village* ◊

LOST LINKS TO THE 1916 EASTER RISING:

DEMOLISHED:

THE ABBEY THEATRE

CARRISBROOK HOUSE, BALLSBRIDGE

CLANWILLIAM HOUSE, MOUNTS R. BRIDGE

THE FIANNA HALL, CAMDEN STREET

LARKFIELD HOUSE, KIMMAGE

LIBERTY HALL

MARROWBONE LANE DISTILLERY

MENDICINNY INSITUATE, USHERS ISLAND

METROPOLITAN HOTEL

NORTH KING ST.

O'RAHILLY PARADE

ROE'S DISTILLERY

TOM CLARKE'S SHOP

YORK STREET

DEMOLISHED IN PART:

JACOBS FACTORY - NO PUBLIC ACCESS

RICHMOND BARRACKS - NO PUBLIC ACCESS

SOUTH DUBLIN UNION - JAMES'S ST. - NO PUBLIC ACCESS

TO BE DEMOLISHED:

HENRY PLACE, MOORE LANE, MOORE STREET (EXCEPT 14 TO 1

CLOSED: MAGAZINE FORT PHOENIX PARK

fanciful but not here.

Dozens of people, some of them Quinn Group workers staged half-day protests in the

But here in Ballyconnell Mr Donohoe is not squaring for a fight. Instead he's looking for a resolution that could safeguard

### Talks

Mr Donohoe was not at the protests but he produces a state-

# Council to discuss planning history of Carlton site

## Pressure on council to explain agreement with developer on Moore Street site

### MARK HILLIARD

Pressure mounted on Dublin City Council officials last night to explain in detail an agreement reached for the development of the historic 1916 Moore Street site following a TG4 documentary broadcast last month.

A special meeting has been scheduled to explore the issue of the "Carlton site" area off O'Connell Street which has remained undeveloped following at least 14 years of protracted planning issues.

TG4's programme, *Iníúchadh Oidhreacht na Cásca*, investigated the nature of a deal struck between council officials and a developer hoping to regenerate the site.

At a meeting of the council last night, a five page document was circulated to councillors settling out the planning history.

In 1998, permission was granted to the Carlton Group for a commercial development. Three years later, con-



**“Minister for Arts Jimmy Deenihan has yet to give his consent for works to begin**

cerned over delays in development, the council applied a compulsory purchase order (CPO) to the site.

This was unsuccessfully challenged in the High Court and appealed to the Supreme Court in 2005 and 2007. In 2008, a planning application

was lodged by another company, Chartered Land, for a major new development. This was given permission by An Bord Pleanála in 2010.

Due to the protected nature of the buildings – listed as a national monument in 2007 – Minister for Arts Jimmy Deenihan has yet to give his consent for works to begin.

The TG4 documentary focused on a “secret deal” with developer Joe O'Reilly and why the council signed a clause that would allow it to buy the land back at a potentially higher price.

“It is important to note that this was at all times an open and transparent process,” the document informed councillors. It said it was prudent to enter into an agreement with Mr O'Reilly given his company's ownership of other sites in the immediate area, “all of which he had the intention of developing”.

Some of the agreement was discussed in private as it was subject to a High Court challenge at the time and was therefore *sub judice*.

Councillors agreed to a special meeting to be held on November 19th after which the commissioning of an independent report will be considered.

**Nationwide UK**  
**Ireland**

## Notice to Customers

Change to Euro Notice Plus Savings Account interest rate  
Effective 7th November 2012

	From		To	
	Gross Rate Per Annum	AER* %	Gross Rate Per Annum	AER* %
Notice Plus Savings Account	2.75	2.75	3.00	3.00

\* The Term AER means Annual Equivalent Rate  
Interest paid on savings is subject to Deposit Interest Retention Tax (DIRT) at the prevailing rate where applicable.  
Terms and conditions apply  
All rates quoted are variable.

Nationwide Building Society, trading as Nationwide UK (Ireland), is authorised by the Financial Services Authority in the United Kingdom and is regulated by the Central Bank of Ireland for conduct of business rules.

# Carlton site: Council had talks with just one firm

By Neil Callanan

Dublin City Council did not enter talks with a number of companies which had expressed an interest in buying the Carlton cinema on O'Connell Street after it had compulsorily acquired the site.

The council has signed a legal agreement with builder Joe O'Reilly allowing him to develop the site. However, two developers, AM Developments of Holland and British Land, were among the parties that expressed an interest in buying the site. The council did not enter talks with them.



Builder Joe O'Reilly

A spokesman for the local authority confirmed the talks had not taken place with any other parties interested in de-

veloping the site. The development of the valuable site on the upper part of O'Connell Street has been delayed for several years due to litigation.

The spokesman said he could not comment on what they gave "comforts" to O'Reilly's bankers, claiming the matter was sub judice.

Citing the same reason, he said he could not comment on why a fee structure was agreed with an estate agent for the sale of the site and then no sale involving the council took place.

The agreement between O'Reilly and the council appears to allow O'Reilly to sell on the site after planning permission is obtained. "We never

wanted to own the site," the council spokesman said. "We wanted the site developed, and we are facilitating that. We didn't put restrictions on selling on the site, because we are facilitating that development."

The spokesman also said that the council had only seen the front page of contracts regarding O'Reilly's deal to buy most of the site. They do not know if the contracts are unconditional or subject to certain conditions.

O'Reilly has seven years to complete the development. This is regarded "as a reasonable time to complete the development", the council's

spokesman said. The council compulsorily acquired the site two years into a five-year planning permission, claiming that the Carlton Group, the site's previous owner, had neither the finance nor development expertise to advance the project. Paul Clinton, an architect who assembled the Carlton Group, subsequently took an unsuccessful High Court action against the council over the Compulsory Purchase Order (CPO).

A spokesman for the council said a precedent had already been set for an agreement to be reached with a developer, while a CPO is being challenged in the courts.