

Cornmarket Street Area Action Plan

FOREWORD

Cornmarket Street or the 'Coal Quay' as it popularly known holds a special place in the social and commercial history of the City. Its street market is one of the oldest surviving institutions in the City, dating from the 1820s.

As part of a broader strategy aimed at the redevelopment and regeneration of the City Centre, which has seen several hundred of million euros committed to City Centre renewal projects, the City Council has prepared this Area Action Plan for the Cornmarket area.

The main aims of the Action Plan, which compliment the objectives of the 2004 City Development Plan, are to promote the expansion of the central retail area into the Cornmarket area, to reorganise and expand the market so as to maximise its potential, and to improve the public realm.

The Plan has been prepared as an integrated "vision document" that seeks to address a broad range of issues through a single integrated plan. By providing a framework for the development and improvement of Cornmarket Street and the surrounding area it aims to maximise the potential of the area by building on what's good about it. The Action Plan area extends from the River Lee in the north to Castle Street/Paul Street in the south and from North Main Street in the west to Half Moon Street in the east.

It is the intention of the Action Plan to create a distinctive street market so that it will continue to be a focal point of community activity but will also become a shopping and a visitor attraction that appeals to the widest customer base. The long-term aim is to ensure that the market is busy 6-7 days of the week. In the short term the market will be improved and managed so that it is operating at capacity on Fridays and Saturdays.

The Action Plan also looks to the opportunities for future development while respecting the significant heritage value of the area. It promotes the redevelopment of a number of key sites in the area, including strategic development sites at Cornmarket Street (Guy's, The Loft / Portney's Lane) and the Kyril's Quay group of sites. These have the ability to transform the area in terms of providing commercial confidence and changing the physical appearance and image of the area. Upper floor residential uses are promoted.

The public realm strategy for the area aims to achieve an attractive public realm of streets and spaces. The high quality public realm will complement the proposed developments on adjacent sites and provide the venue for a range of activities. Primary spaces will be designed to a similar specification to that used on other City Centre landmark spaces, such as Oliver Plunkett Street and Saint Patrick Street.

The area is already beginning to show signs of improvement with the City Council holding a very successful design ideas competition for the Kyril's Quay group of sites and work about to commence on the redevelopment of the Guy's Site.

We would like to acknowledge the input of all those who contributed to the preparation of this Plan, both City Council officials and the many stakeholders who participated in the consultation process.

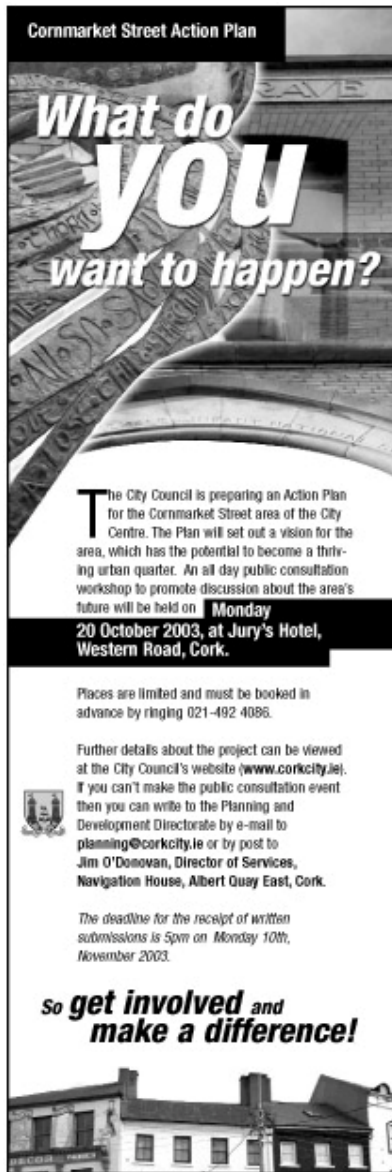


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