

7.1 INTRODUCTION

The chief aims of the Cornmarket Street Area Action Plan are to promote the expansion of the City Centre Retail Area into Cornmarket Street and its environs; to reorganize and expand the traditional market; and to improve the public realm. The Implementation Strategy will set out the programme of actions that the City Council will undertake to achieve these aims. These actions can be grouped under the sections of the Plan:

- Section 3 Movement Strategy
- Section 4 Street Market Strategy
- Section 5 Development Strategy
- Section 6 Public Realm Strategy

The actions proposed under each of the headings are detailed in Section 7.5 below.

7.2 SHORT-TERM PRIORITIES

The key drivers for renewing the Cornmarket Street area will be:

- The new pedestrian route established with the recent opening of the Shandon Bridge
- The development of the Guy's site (see 5.3 site 1)
- The improvement of the street market (see section 4) and Cornmarket Street (south) (see 6.4)

The development of the Guy's site, due to commence shortly, will not be completed until late 2006 at the earliest. The upgrading of Cornmarket Street (south) is unlikely to be implemented until after construction works at the Guy's site are completed, depending upon the funding source for the project.

However, whilst these projects will be the primary forces for change in the area other projects have been prioritized and can be implemented in the short term (0-2 years) to have a positive impact on the area and its image. These include the following indicative projects some of which have already been completed (please note the prioritisation / implementation programme for projects may be modified):

Progress to Date

- The installation of Shandon Bridge
- The provision of a signalized pedestrian crossing / new footpath on the western side of Cornmarket Street, linking to the new Bridge
- The provision of an improved pedestrian crossing between North Main Street and North Gate Bridge
- The granting of planning permission for the Guy's Site
- Architectural competition for the Kyril's Quay group of sites - Kyril's Quay (east) and (west)

Projects for 2005

- Improvement of the street market, including the installation of new market stalls
- Improvement of Saint Peter's Lane
- The adoption of the proposed protected structures under the Plan
- Kyril's Quay widening
- Setting in place a framework for special development contributions

Projects for 2006

- Extension of Daunt Square to Cornmarket Street
- Creation of a new Pedestrian Bridge Plaza at Cornmarket Street (north) / Kyril's Quay
- Upgrade Portney's Lane
- New bus route along Kyril's Quay

7.3 PROJECT COSTS

The table opposite summarises the main project costs, most of which relate to the implementation of the public realm strategy.

| PROJECT | COST ESTIMATES |
|---------------------------------------|-------------------|
| MOVEMENT STRATEGY | |
| Shandon Bridge | 2,200,000 |
| STREET MARKET STRATEGY | |
| Street Market Stalls (excl. services) | 500,000 |
| Market navigation aids | 50,000 |
| DEVELOPMENT STRATEGY | |
| Site acquisition | To be confirmed |
| PUBLIC REALM STRATEGY | |
| Daunt Square extension | 450,000 |
| Cornmarket Street (south) | 2,400,000 |
| Cornmarket Street (north) / Square | 2,105,000 |
| Millennium Park (residual of block) | 850,000 |
| Kyril's Quay | 2,200,000 |
| Dalton's Avenue | 390,000 |
| Saint Paul's Avenue | 500,000 |
| Portney's Lane | 105,000 |
| Paul's Lane | 140,000 |
| Saint Peter's Avenue | 150,000 |
| Coleman's Lane | 180,000 |
| TOTAL | 12,270,000 |

7.4 PROJECT FUNDING

Funding for the above projects will come from public sources and also private sources levied under the general Development Contributions Scheme (DCS), and special contributions.

The DCS assumed that public realm projects in the Cornmarket Street Area for the period of the scheme would cost €7 million, including the pedestrian bridge. The eligible Project Costs outlined above exceed this amount by approximately €5m (not taking into account possible site acquisitions). The City Council will therefore charge special development contributions on major developments taking a direct benefit from the projects proposed. A framework for fixing levies will be formulated by the Council.

7.5 SCHEDULE OF PROJECTS

| 3. MOVEMENT STRATEGY | | |
|-----------------------------|---|-------------------|
| Action ref | Project | Completion target |
| A | Install Millennium Pedestrian Bridge (Shandon Bridge) | Complete |
| B | Install new footpath on Phillip's site connecting bridge to Bridewell | Complete |
| 3.1 | Pedestrian junction improvements | |
| C | Improve North Gate Bridge pedestrian crossings | Complete |
| D | Improve junction at Shandon bridge on Kyril's Quay | Complete |
| 3.2 | Pedestrian retail connections (as part of development implementation) | |
| E | Guy's site connection | 2006 |
| F | New access to Paul Street Shopping Centre on Saint Paul's Ave | 2006 |
| G | Kyril's Quay / Kyle Street block | 2008 |
| 3.3 | Lane reinforcement | |
| H | See public realm strategy | |
| 3.4 | Cycling measures | |
| I | Orbital Cycle Route (as part of Kyril's Quay widening scheme) | 2006 |
| J | Public cycle stands | Ongoing |
| 3.5 | Public transportation | |
| K | Establish new public transport routes along Kyril's Quay (following widening of the street) | 2006 |
| 3.6 | Pedestrian Priority Areas Traffic Management Regimes | |
| L | Commarket Street (south) (Implemented in synchronisation with public realm improvements) | 2006 onwards |
| M | Saint Paul's Avenue Implement following completion of works to Daunt's Sq | 2006 |
| N | Kyril's Street Implement following completion of works to plaza | 2007 |
| 3.7 | Commercial vehicles | |
| O | Implement freight management new policy emerging from strategy | 2005 |
| 3.8 | Car parking regimes | |
| P | Implement Dalton's Avenue Disc Parking Zone | 2005 |

| 4. STREET MARKET STRATEGY | | |
|----------------------------------|---|-------------------|
| Action ref | Project | Completion target |
| 4.1 | Update bye-laws to reflect strategy | |
| A | Amend, consult and adopt bye-laws | 2005 |
| B | Implement bye-laws following their adoption | 2005 |
| 4.2 | Market fee structure review | |
| C | Prepare new transparent fee structure based upon costs | 2005 |
| 4.3 | Full time markets supervisor | |
| D | Define role of markets supervisor, consider procurement options and appoint | 2005 |
| 4.4 | Install new permanent market stalls in Core Area | |
| E | Installation of stall prototype | 2005 |
| F | Installation of 20 stalls in Core Trading Area | 2005 |
| 4.5 | Enforcement strategy | |
| H | Enforce existing Casual Trading Area (CTA) bye-laws and other relevant regulations relating to unlicensed use of footpaths for trading (Roads Control); | Ongoing |
| I | Enforce new bye-laws | 2005 |
| 4.6 | Off-street parking for Friday and Saturday trading | |
| J | Secure parking on Phillip's site and Kyril's Quay (West) | 2005 |
| 4.7 | Market traders store | |
| K | Develop ground floor store for daily traders in Portney's Lane (north) as part of mixed-use building on City Council site | 2006 |
| 4.8 | Designate additional CTA to front of Bridewell | |
| L | Prepare, consult and adopt new CTA for additional van trading | April 2005 |

| 5. DEVELOPMENT STRATEGY | | |
|--------------------------------|--|-------------------|
| Ref | Project | Completion target |
| 5.1 | Promoting development | |
| A | City Council take proactive steps to achieve development of key sites | Ongoing |
| 5.2 | Guy's Site | |
| B | Implement redevelopment of site | Sept 2006 |
| 5.3 | The Loft/Portney's Lane | |
| C | Implement redevelopment of sites to synchronise with Guy's Site | Sept 2006 |
| 5.4 | Kyrl's Quay (west) | |
| D | Procure design for site by Cork 2005 design competition | Complete |
| E | Planning permission and implementation by | 2008 |
| 5.5 | Kyrl's Quay (East) | |
| F | Procure design for site by Cork 2005 design competition | Complete |
| G | Site assembly, planning permission and implementation by | 2009 |
| H | Demolish buildings on "Phillips Site" | 2005 |
| 5.6 | Kyle Street (north) | |
| I | Site assembly, planning permission and implementation | 2008 |
| 5.7 | Dalton's Avenue | |
| J | Planning permission promote redevelopment and seek planning applications (likely to follow Guy's completion) | 2006 |
| 5.8 | Rear of Saint Peter and Saint Paul's Presbytery | |
| K | Implementation following on from Guy's permission | 2006 |
| CONSERVATION STRATEGY | | |
| 5.9 | Buildings of significance | |
| L | Add Other Buildings of Significance to Record of Protected Structures | 2005 |
| 5.10 | Lane plaques | |
| M | Commission and install heritage lane plaques (public realm works) | ongoing |
| 5.11 | Living Over the shop | |
| N | Promote tax incentive regime and seek project implementation | end 2004 |
| 5.12 | Street frontage repair projects | |
| O | Promote relevant development projects | Ongoing |
| 5.13 | Heritage Strategy | |
| P | Local heritage strategy and projects (e.g. storyboards) | Ongoing |
| Q | Expose and interpret archaeological finds for public benefit. | Ongoing |

| 6. PUBLIC REALM STRATEGY | | |
|---------------------------------|--|-------------------|
| Ref | Project | Completion target |
| 6.1 | Programme funding sources | |
| A | Identify funding sources for projects and prepare framework for levying special planning contributions | 2005 |
| 6.2 | Primary landmark spaces | |
| B | Daunt Square extension – finalise concept, procure detailed design and implement. | 2006 |
| C | Cornmarket Street (south) Finalise concept design, procure detailed design and implement scheme. | 2007 |
| D | Cornmarket Street (north) / Bridge Square / Kyrl's Park and street Finalise concept, procure detailed design and implement following completion of Cornmarket Street (south) | 2007 |
| E | Kyrl's Quay Implement road widening / reconfiguration of space / pedestrian crossings | 2006 |
| F | Kyrl's Quay Implement comprehensive upgrade of surfaces, street furniture, etc. | 2007 |
| 6.3 | Secondary spaces | |
| G | Dalton's Avenue Finalise concept, procure detailed design and implement (following Guy's). | 2006 |
| H | St. Paul's Avenue Finalise concept, procure detailed design and implement (following Guy's). | 2006 |
| 6.4 | The Lanes | |
| I | Saint Peter's Avenue Implement improvement project to resolve anti-social problems | 2006 |
| J | Paul's Lane Implement improvements as adjacent developments are brought forward | 2006 |
| K | Portney's Lane Implement improvements as part of Portney's Lane redevelopment | 2006 |
| L | Coleman's Lane Implement improvements as part of Grattan Street redevelopment | 2006 |
| 6.5 | Signage strategy | |
| N | Develop pedestrian signage strategy (LEGIBILITY STUDY) AS part of integrated city-wide legibility / pedestrian / walkway strategies | 2006 |
| O | Implement local signage | 2006 |

