

SOUTH PARISH AREA ACTION PLAN



Cork City Council
Comhairle Cathrach Chorcaí



March 2010
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South Parish Area Action Plan 2010

March 2010



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South Parish Area Action Plan 2010

City Manager's Foreword

The South Parish plays a very important role in the development of Cork City with the origins of the city having its roots in this area. It is a well-established residential and commercial quarter with a number of large institutional buildings. It also contains a number of tourist and cultural attractions, such as St. Fin Barre's Cathedral and offers even greater potential to enhance what the city has to offer to visitors.

Part of the plan area has been designated as a *Cultural Precinct* in the *Cork City Development Plan 2009-2015*, and it is considered timely that an area action plan is being prepared to provide an impetus for the improvement and orderly development of the area into the future. It is a number of years since a plan for the South Parish has been prepared and the area is once again in need of rejuvenation in terms of its physical fabric and public realm. It is important to upgrade key commercial streets such as Barrack Street and Douglas Street, and provide an incentive to enhance their physical and commercial character.

One of the key features of the plan is the incorporation of recommendations in relation to Elizabeth Fort and increasing its potential as a visitor attraction. The City Council has already been supportive of the Elizabeth Fort Market initiative and hopes to build on this into the future. The plan also makes recommendations for a tourist walking trail to be developed, linking into other parts of the city.

The rich historical and architectural character of the area is promoted and protected, through the recent designation of the area as an *Architectural Conservation Area* under the *City Development Plan* and this is highlighted and emphasized in the *Area Action Plan*.

There are a number of potential development sites and it is important to provide an overall strategy for their orderly development, which will provide new life and greater activity in the area. This includes the redevelopment of the White Street Car Park site, including a new public space and possible residential development.

The content of this Area Action Plan has been developed by the South Parish Area Action Plan Working Group convened by Kevin Terry, DOS, Planning & Development Directorate. The contributors to this group are outlined overleaf. Thanks are offered to all of those who contributed their time and energy to this project.

Joe Gavin
City Manager



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1.0 Introduction

1.0 Introduction

Cork City Council has prepared a Draft Area Action Plan for the South Parish area of the city, to promote its regeneration and improvement over the next 5-6 years. The South Parish is an important residential and commercial quarter within the city centre, with a number of iconic buildings, large institutional buildings and uses. However it has become degraded in recent years with a number of vacant and dilapidated buildings and poor quality public realm and is in need of rejuvenation at present. It also has further potential for the development of tourism, with its rich historical and cultural assets including St. Fin Barre's Cathedral and Elizabeth Fort. There is a clear need therefore, to provide a plan to guide the development and improvement of the area over the coming years.

1.1 Plan Area

The plan area (see Figure 1, opposite) is located on the south bank of the River Lee's southern channel as it runs through the City. It covers an area of approximately 56 hectares. This area was selected to provide a targeted approach, including the areas most in need of regeneration and providing a focus for improvements, which are most economically viable at present. The boundary extends in the east to Eglinton Street and the South City Link Road which marks the transition between the City Centre and Docklands. It includes the area around St. Fin Barre's Cathedral and Elizabeth Fort in the west. The southern boundary runs along Tower Street, Evergreen Street and Summerhill South. The plan area includes the commercial areas of Douglas Street and Barrack Street and the older residential neighbourhoods that surround these streets.

1.2 Reasons for preparing a plan

The decision to prepare a plan for the area is based on the objectives for the City outlined in the *Cork Area Strategic Plan Update* and the objectives of the *Cork City Development Plan 2009-2015*, in which part of the area is identified as a *Cultural Precinct* and an area for which a local plan is to be prepared. A number of projects have been progressed in the *North Improvement Area*, centred on Shandon as identified in CASP, including the *Blackpool/Shandon Integrated Area Plan* and the *Shandon Action Plan* and there is a need to prepare a similar strategy to guide the development of the *South Improvement Area*, centred on South Parish. The area is important given its proximity to the city centre and its residential, commercial and tourist character and potential for tourism development to the city. However it is not realising its

Fig. 1 South Parish Plan Area



1.0 Introduction

full potential at present. Given the changing nature of educational and health institutional uses in the area, there is a need to guide their future development and use. There is also a need to upgrade aspects of the public realm. There are a number of potential development sites in the area and guidance is required regarding how best to deal with these. The South Parish is a very historic area and there is a need to manage change while protecting archaeological features and the built heritage.

1.3 Preliminary public and key stakeholder consultation

The preparation of the South Parish Local Plan commenced with a preliminary consultation period held between 20th October and 1st December 2008.

A list of all the written submissions received, with issues raised are summarised in Appendix C. The main issues raised were as follows:

- Need for proper traffic management in the area. Some submissions mention the issue of traffic management particularly in relation to Barrack Street and Douglas Street. The issue of parking in the area is mentioned with some suggesting that its provision should be reduced, while others suggest parking should be sufficient to cater for residents and visitors to the area.
- The promotion of the area for tourism, particularly cultural tourism is mentioned. In particular a number of submissions referred to Elizabeth Fort. They believe it should be opened up and include a heritage centre or hold events such as a weekly market or performances by local groups. It is considered that the area should be linked into the historic centre and Shandon as a cultural quarter with heritage trails, improved signage and provide for adequate tourist support facilities. It is considered the recreational value of the River Lee should also be recognised.
- Streetscape improvements particularly for Barrack Street and Douglas Street. Some submissions mentioned the need to upgrade the general appearance of Barrack Street and Douglas Street.
- There is a need for improved recreational facilities including parks and playgrounds in the area.
- South Presentation Convent make reference to the existing Integrated Development Plan for the site.
- Cork Institute of Technology (CIT) make reference to their proposal for a Centre for Architecture, Art, Design and Media for CIT and UCC.

The issues raised during the preliminary consultation period have highlighted a number of areas which have shaped the aim, structure and content of this plan.

1.4 Plan Aim and Structure

Plan Aim

To identify how future development and improvement to the South Parish area should be managed and promoted, to protect and improve its residential areas and local services, to upgrade the public realm and to promote the area as a cultural and tourist quarter.

Plan Structure

The South Parish Area Action Plan is set out as follows:

- Section 1 Introduction-** introduces the plan and outlines the plan's role
- Section 2 Strategic Context** – outlines the hierarchy of planning and development guidance within which the plan is set
- Section 3 Traffic and Public Realm-** Looks at issues relating to traffic management and treatment of the public realm in the area
- Section 4 Tourism and Improvement of Tourist Facilities-** Examines the potential to enhance and promote tourist attractions in the area
- Section 5 Built Heritage and Archaeology-** Looks at conservation and heritage issues
- Section 6 Development Strategy-** Looks at site specific issues for key development sites in the area
- Section 7 Implementation Strategy-** This section addresses the main City Council implementation issues and sets out targets for achieving them

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1.5 Next Steps

The following are the proposed key milestones.

Ward Members Briefing	14 September 2009
Planning & Development SPC	2 November 2009
AAP referred to City Council	9 November 2009
Public & Key Stakeholder Consultation period	November 2009 – January 2010
Manager's Report & proposed Amendments to P&D SPC	January 2010
AAP adoption by City Council	TBC

1.6 Public Consultation

Consultation forms a key part of the preparation of the AAP in order to ensure that the plan responds to the planning and development issues in the area and takes into account the views and concerns of residents and other interested parties.

This Area Action Plan has been shaped by two phases of public consultation:

- A Pre-Draft Issues Exploration consultation was held between October 2008 and December 2008. This helped inform the development of the objectives contained within the plan. Appendix C provides a list of all those who made submissions to this consultation process;
- A Draft Plan consultation was held between November 2009 – January 2010, whereby people were invited to comment on what they liked about the plan, and also what they wanted to see amended. The 17 submissions received helped to shape this final version of the plan. Appendix C also provides a list of all those who made submissions to this second consultation process.



2.0 Strategic Context

2.0 Introduction

The *Draft South Parish Area Action Plan* is a 'non-statutory plan', which if adopted by the City Council will form a corporate policy document, expressing particular issues and areas of concern while also providing a vision for the future improvement and development of the area.

The Plan is part of a hierarchy of planning and development guidance from national to local level. This includes the following:

2.1 Cork Area Strategic Plan 2002-2020 (CASP) and CASP Update

The *Cork Area Strategic Plan* sets out a strategic vision for the development of the Cork City region to 2020. One of the key objectives of the plan is the regeneration of Cork City as the engine of the region, focusing in particular on the city centre and docklands. The South Parish area is identified as the *South Improvement Area*, which is in need of regeneration. An update of CASP was prepared taking account of revised population and associated employment growth envisaged for the region and aims to refocus growth in line with CASP objectives as well as identifying locations for expanded growth.

2.2 Cork City Development Plan 2009-2015

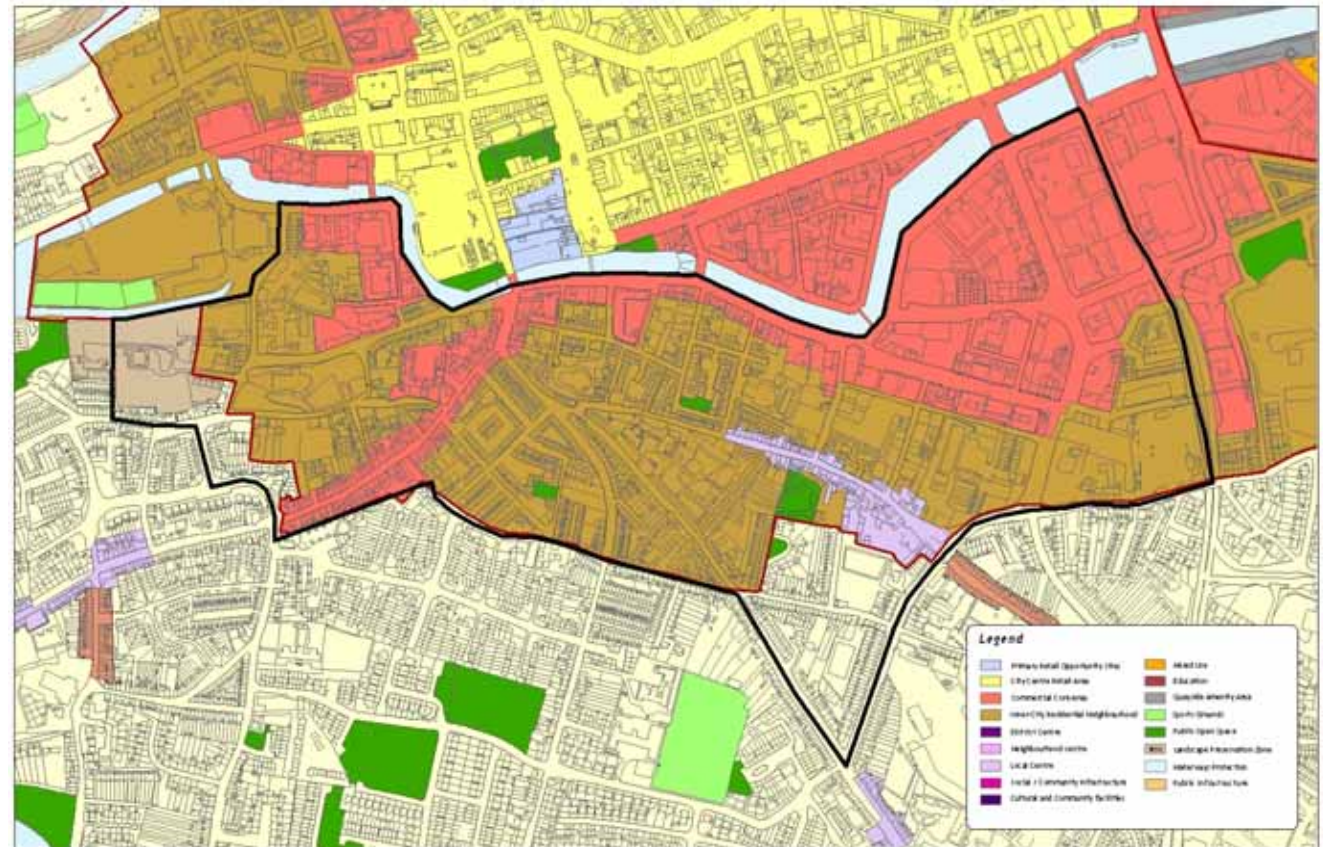
Most of the plan area is located within the City Centre sector as defined in the *Cork City Development Plan 2009-2015*, which is the statutory plan for the City. The Plan sets out the City Council's policies for the development of Cork until 2015 and beyond. Some of the core principles for the City Centre include:

- Maintaining and developing a City Centre of vibrancy
- Maintaining and developing a City Centre of high quality
- Easing access to and movement around the City Centre

Some of the specific proposals relating to the South Parish include the following:

- Table 1.1 identifies the South Parish as one of the areas proposed for the preparation of a local area plan
- Douglas Street has been given a new designation as a *Local Centre*, which aims to protect, provide for and/or improve the retail function of local centres and provide a focus for local centres

Figure 2: South Parish Plan Area – City Plan 2009-2015 Zoning Objectives

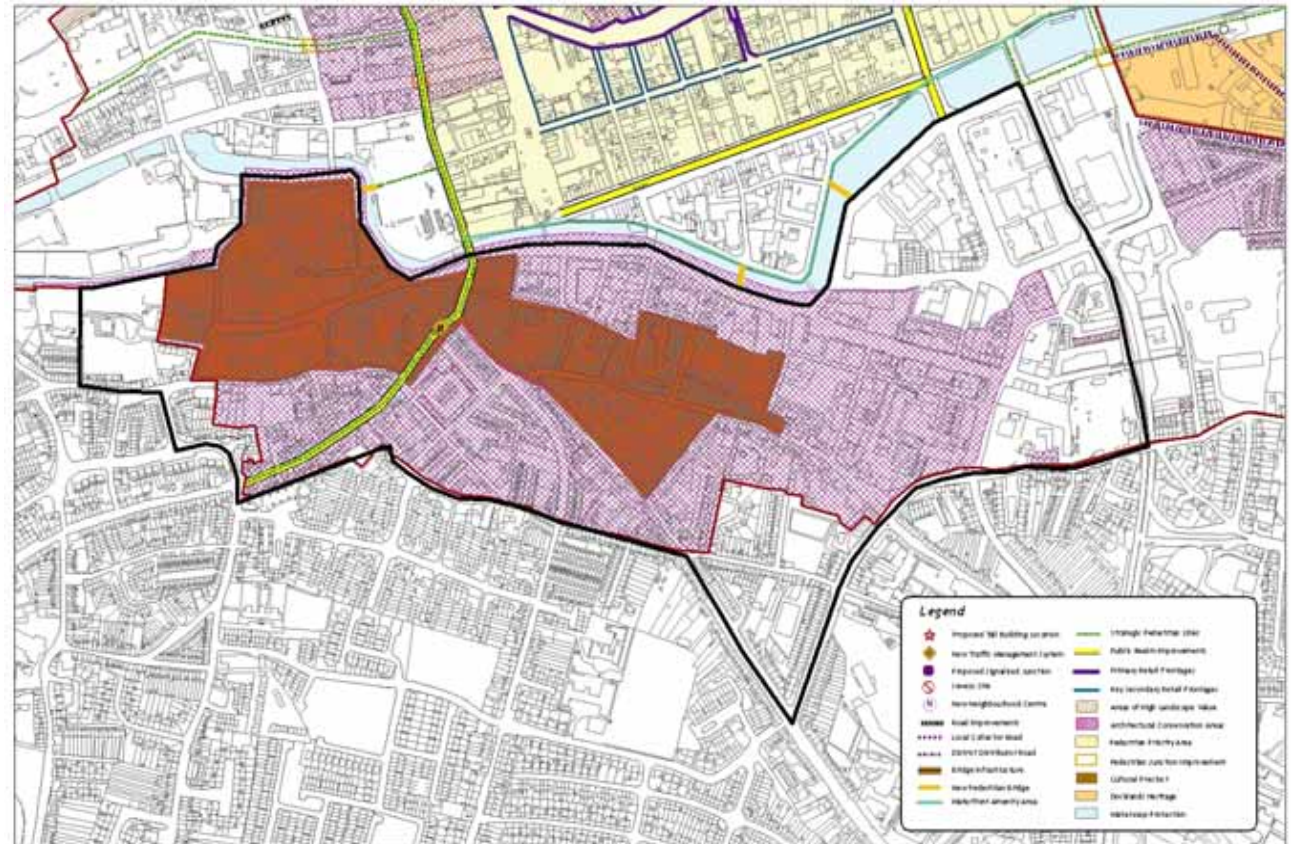


2.0 Strategic Context

The area is also designated as a *Cultural Precinct* to promote the cultural tourism this area has to offer. On Barrack Street and Douglas Street the development of bars and restaurants is encouraged as is a supply of flexible small to medium scale office (e.g. community office space, co-working facilities, live/work units etc.) space to accommodate cultural businesses, co-working facilities, live/work units etc.) space to accommodate cultural businesses

- Much of the plan area has also been designated as an Architectural Conservation Area. The aim of the designation is to protect its special characteristics and distinctive features from inappropriate actions
- Three new pedestrian bridges over the River Lee are proposed- a pedestrian bridge from Father Matthew Street to George's Quay, Morrison's Quay to Union Quay and Beamish and Crawford to Crosse's Green Quay
- Barrack Street is included as a Priority Public Realm Improvement Project in Table 12.1. Barrack Street is also included as a *Strategic Pedestrian Linkage*, which aims to upgrade key pedestrian linkages throughout the City Centre to reflect pedestrian desire lines and strengthen connections.

Figure 3: South Parish Plan Area – City Plan 2009-2015 Development Objectives



3.0 Traffic and Public Realm

3.0 Introduction

This section of the plan addresses issues relating to traffic and public realm in the South Parish area. The through movement of vehicles needs to be balanced with the creation of pedestrian-friendly streets, which cater for more sustainable modes of transport. Traffic calming measures, improved cycling facilities and wider pavements all help promote an improvement in the balance between passing traffic and the movement of local residents. The public realm, which consists of all public spaces including streets, squares and quaysides, parts of which have been neglected in the plan area over the years. It is therefore crucial to address the treatment and role of public spaces and to outline objectives to upgrade them. Given the historic nature of the area and the presence of old street furniture, it will also be important to retain and integrate certain features. Key public spaces are looked at in detail in this section, while broad objectives are identified for other spaces. Proposed improvements will include surface conditions, lighting conditions and crossing facilities along routes.

Summary of Proposals

- To provide general good practice guidance on the design of the public realm
- To restore a sense of vibrancy and attractiveness to Barrack Street by improving the public realm
- To rationalize traffic movements and upgrade the area around Douglas Street
- To create an attractive waterfront space along the quays
- To improve access to green space in the area

Aim

To promote sustainable movement patterns in the South Parish area including walking, cycling and the use of public transport, and also to improve the quality of the public realm by creating people-friendly streets and spaces in the area.

3.1 Background

Strategic Context

The policy context for traffic and design of the public realm is set out mainly in *Chapter 5 Transportation* and *Chapter 16 Urban Design* of the *Cork City Development Plan 2009-2015*.

Policy 5.4 Modal change outlines the need to encourage modal change from private car use towards more sustainable forms of transport such as public transport, cycling, and walking.

Policy 5.9 Walking states that it is the policy of the City Council to support walking as a significant mode of transport and to facilitate the upgrading of walking routes and footpaths in the city centre and suburbs. Specific city centre improvement schemes to promote walking and permeability include three new pedestrian bridges:

- Union Quay to Morrison's Quay
- Father Mathew Street to George's Quay
- The Beamish and Crawford site to Crosse's Green Quay

Paragraph 12.62 of Chapter 12 City Centre & Docklands outlines the need to improve the pedestrian link between the two *Cultural Precincts* of Shandon and South Parish by upgrading the medieval spine of the City running between the two areas. As a consequence it is intended to upgrade the public realm linking these important tourist/cultural areas and efforts will be made to retain and improve the character of the streetscape through appropriate development management guidance. This includes specific proposals for Barrack Street including the possible introduction of one-way traffic and public realm improvements to improve the pedestrian environment (outlined in Map 2 of Volume 2 Mapped Objectives)

Policy 15.1 High Quality Urban Design outlines how development should be designed to a high qualitative standard and promotes the creation of good places.

Existing Situation

- The quality of the public realm in the area is in need of upgrading including footpaths and pavements
- The layout of streets needs to be reconfigured to cater for a more pedestrian-friendly environment
- Barrack Street and Douglas Street are the key commercial streets in the area and should provide the focus when improving the image of the area
- There is a need to look at the traffic situation on Barrack Street, which is very narrow and prone to congestion
- The aim of improving the pedestrian environment should be balanced with the needs of residents and businesses by continuing to provide on-street parking
- The potential of the riverside as an attractive public space along George's Quay and Sullivan's Quay has not been fully realized and is car-dominated at present

Key Public Realm Design Principles

Good public spaces are vital in achieving the successful regeneration of an area by improving the quality of life of residents and achieving greater social cohesion, attracting investment and improving the quality of the urban fabric. The South Parish is an

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established area, therefore offers little opportunity for new parks and spaces. However a key component of the plan will be upgrading and re-using existing spaces. The area is dominated by hard-landscaped areas such as its streets and the quayside area. Streets form the largest part of the public realm and their quality affects the way people use and perceive places.

A successful streetscape should be:

- Comfortable and safe for pedestrians and the disabled
- Designed to accommodate all sorts of functions not dominated by any one function
- Visually simple and free of clutter. Regardless of whether a street is a straightforward or complex space, what matters is the simplicity and character of its paving, street furniture, lighting and landscaping
- Well cared for, and where utilities or 'extraneous' advertising are subordinate to all other street functions
- Sympathetic to local character and activity context, in design and detail
- Making appropriate ordered provision for access, deliveries and storage of vehicles

Source: *Paving the way: how we achieve clean, safe and attractive streets* (CABE / ODP, 2002)

It is a City Council objective to seek to the undergrounding of all overhead wiring as overhead cables have a negative impact on the appearance of streets and buildings. In practice, this generally means rerouting cables, such as ESB and telecommunication cables, through underground ducts as part of the scope of public realm upgrades or by utility providers.



Unsightly overhead wiring at Douglas Street

3.0 Traffic and Public Realm



Pedestrianised Street, Ancoats and New Islington, Manchester

Materials

In Cork the following palette of materials were traditionally used:

- Stone setts (mainly in grey sandstone)
- Sandstone drainage channels
- Limestone kerbs
- Sandstone flags

While it is important to retain some important features such as those mentioned, a more expansive range of materials and street furniture can be incorporated while still respecting the existing character of the area.



Limestone kerbing along Nicholas Street

Specific Traffic and Public Realm Proposals

Some specific proposals are outlined for the improvement of key public spaces within the plan area. Primary spaces should be targeted first and then secondary spaces as resources allow.

Primary Spaces:

- Barrack Street Area
- Douglas Street
- The Quayside

Secondary Spaces:

- Smaller streets and laneways

3.2 Barrack Street Area

Barrack Street is one of the key commercial streets in the plan area and should therefore be prioritized for renewal works. The street has become particularly downgraded in recent years with a number of run-down and vacant buildings as well as a poor quality public realm. The street is unattractive for pedestrians with narrow pavements and has difficulty accommodating two-way traffic. The surrounding streets are also being looked at here, given the potential that exists to link the area around Elizabeth Fort to St. Fin Barre's Cathedral and the city centre as a tourist route.

Aim

To bring back a sense of vibrancy and attractiveness to Barrack Street by improving the public realm in the general area.

Design Objectives

- To make Barrack Street a focal public space in the area in terms of its commercial and community life;
- To provide an attractive setting to Elizabeth Fort, including the creation of the Saint Fin Barre's Market Square in front of Elizabeth Fort;
- To effectively connect the City Centre Island to the South Parish community and its potential visitor assets (including Elizabeth Fort and Saint Fin Barre's Cathedral) via the river and its crossings and key streets and spaces;
- To create a pedestrian-friendly environment, reducing the dominance of the car, and providing a generous public realm for pedestrians that is well-surfaced and maintained, attractive and functional as a walking and multi-functional space;
- To ensure that traffic management proposals allow supervision of streets and spaces in the evenings through the presence of parked and moving vehicles.

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Design Proposals

Proposals are illustrated in Figures 4 and 5 (overleaf). The key proposals are as follows:

- To provide a new Elizabeth Fort focal public space on the site of a former market place, exposing the walls of the Fort and giving it as presence on Barrack Street. The space should include the existing plaque highlighting the location of St. Finbarr's Market and an interpretive panel to tell the story of the Fort and the area (see Section on Elizabeth Fort in *Tourism and Cultural Facilities*)
- To reconfigure the section of Barrack Street from Evergreen Street to Reed's Square, which is very narrow, to provide one carriageway and a widened pedestrian realm. Traffic management will be:
 - One-way (downhill to the City Centre); and
 - Closed during business hours on a dynamic basis (e.g. between 11am-6pm) to create attractive conditions for commercial activity.Traffic traveling in the opposite direction will be diverted along Proby's Quay.
- Reconfigure the section of Barrack Street below Evergreen Street (see Figure 4, overleaf) to create a more attractive space and entrance to Barrack Street;
- To treat the remainder of Barrack Street as a traffic-calmed area by reducing the flow of through-traffic using the street. Traffic will be discouraged at the entrance to Barrack Street from the west at the junction with Noonan Road, Green Street and Bandon Road. This area will be reconfigured / given a special surface treatment to mark the gateway;
- To reduce through-traffic on Fort Street by paving this street with consideration given to either reducing the speed and volume of traffic or making this a pedestrian-only street
- The public space at the junction of Barrack Street and Sullivan's Quay should be upgraded. This should include: relocation of services within the space, resurfacing; and could include a kiosk to animate the space and to improve the appearance of the blank Christian Brothers School gable wall and possibly a work of public art to mark the entrance to the South Parish.
- Provide a new pedestrian bridge to connect the Beamish and Crawford site to Crosse's Green Quay, providing permeability through the site in any redevelopment (as identified in the *City Plan 2009-2015*)

3.0 Traffic and Public Realm

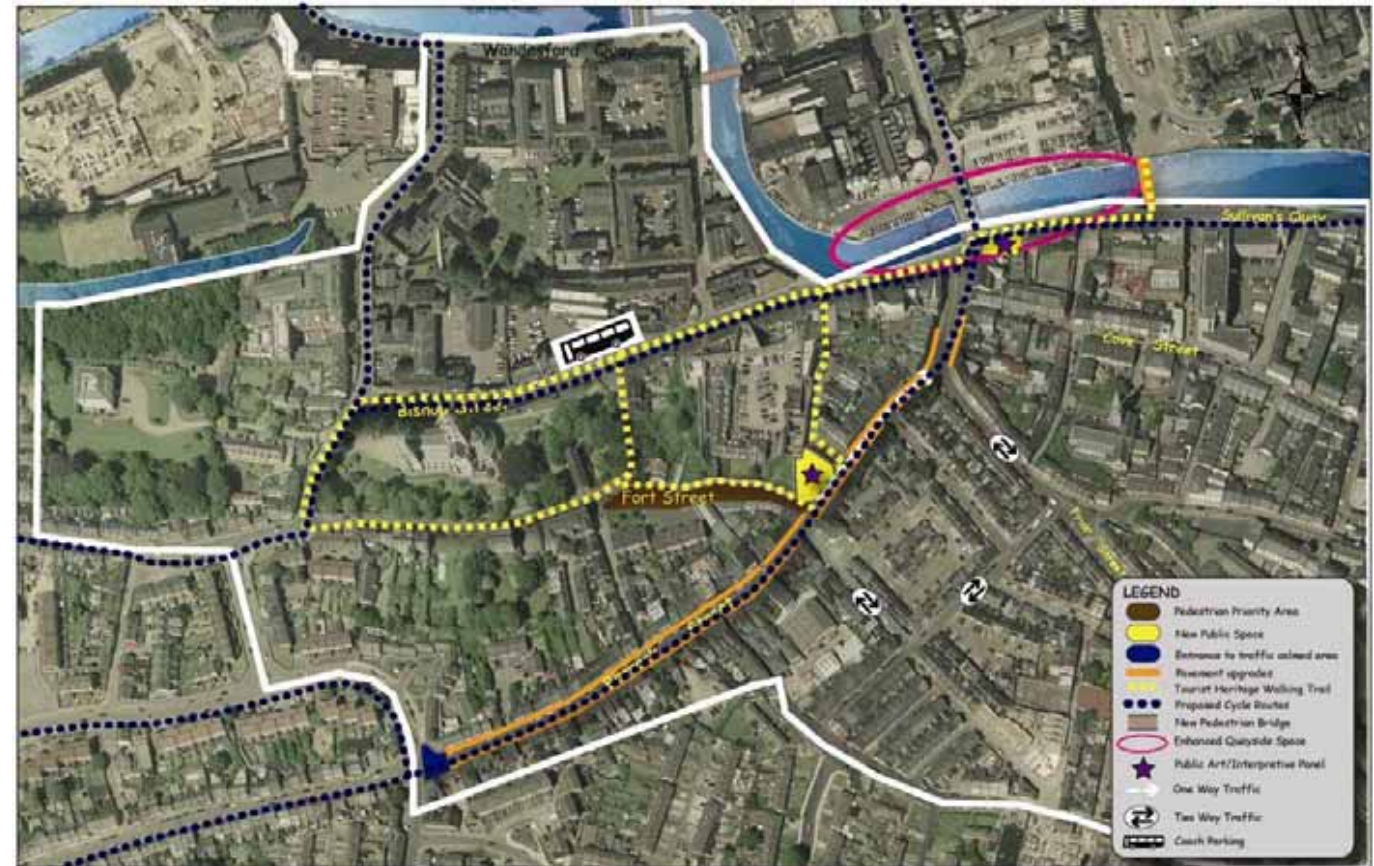
- The route identified as a tourist/heritage walking trail (see *Tourism Strategy*) should provide a key focus for public realm improvements
- Provide an area for coach parking to serve both Elizabeth Fort and St. Fin Barre’s Cathedral along Bishop Street;
- Upgrade pavements along Barrack Street, including laying overhead cables underground and installing new public lighting;

Figure 4: Barrack Street/Evergreen Street Junction



Elizabeth Fort forecourt, Barrack Street

Figure 5 Traffic and Public Realm – Barrack Street Area



3.3 Douglas Street

Douglas Street is a key commercial street in the area with a number of shops and businesses, some of which have closed in recent years. Pavement conditions are relatively good compared to Barrack Street- having been upgraded more recently. Where upgrades are required however these should be carried out. Douglas Street is also a busy vehicular thoroughfare with on-street car-parking.

Aim

To improve the quality of Douglas Street generally and specifically to create attractive gateway spaces at the western and eastern ends of the street.

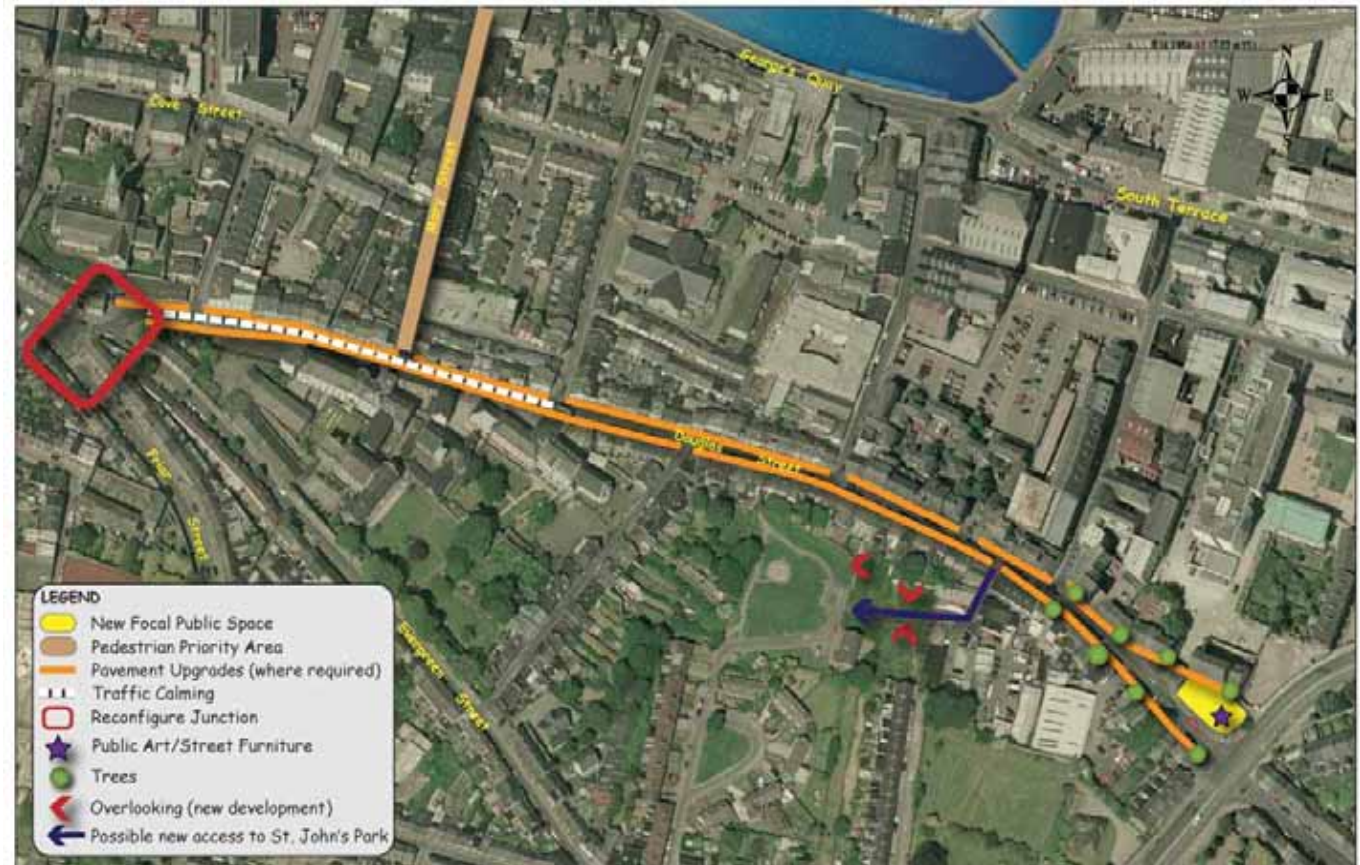
Design Objectives

- To create a new focal public space at the eastern end of Douglas Street to provide for the needs of the area;
- To reinforce the street's commercial and community life by providing convenient car parking and an attractive pedestrian realm;
- To reconfigure the western gateway into Douglas Street so that it is both attractive and offers a considerable improvement in the pedestrian realm;

Design Proposals

- It is desirable to retain on-street parking on Douglas Street to cater for local shops and businesses. However public realm improvements will include pavement upgrades, increasing their width where necessary to enhance the space
- Upgrade Mary Street (provide new surface paving) as this is part of the main pedestrian route from the city centre to Douglas Street
- To Provide a new pedestrian access route to St. John's Park off Douglas Street via Blue Anchor Lane, should this area be redeveloped. An existing access route from Douglas Street was closed in recent years due to anti-social activity. The existing park is underutilized at present and suffers from lack of overlooking and poor accessibility. Additional residential development overlooking the park (and possible access route) could help overcome this. This would be subject to archaeological and other considerations. Ways of slowing traffic speeds will be investigated.

Figure 6 Traffic and Public Realm – Douglas Street Area



3.0 Traffic and Public Realm

Junction of Evergreen Street, Industry Street, Friar Street and Abbey Street

- To reconfigure the junction of Evergreen Street, Industry Street, Friar Street and Abbey Street to create an attractive public space and a more pedestrian-friendly environment (see Figure 7, opposite). This will involve simplifying junction design and reducing the width of carriageways.
- Upgrade Abbey Street to reduce vehicle speed as at the moment the street is one-way and vehicles speed in a downhill direction
- Upgrade street lighting with cables located underground as part of renewal works



Abbey Street / Evergreen Street junction

Eastern focal space to Douglas Street

- Create a new focal public space at the entrance to Douglas Street from Summer Hill South (see Figure 8, opposite). The enhancement of this space will dramatically improve the image of the Douglas Street area and also provide for the needs of the community. The space could provide a rare opportunity for the provision of greenspace in the area and also a small playground.

Figure 7 Reconfiguration of Evergreen Street/Abbey Street Junction



Figure 8 New Public Space at Douglas Street/Summer Hill South Junction



3.4 The Quayside

George's Quay and Sullivan's Quay form an attractive built frontage onto the Southern Channel of the River Lee. However the quays are very heavily trafficked at present (particularly George's Quay) and are therefore not welcoming for pedestrians. The route across Nano Nagle Bridge, down Sullivan's Quay, French's Quay and Proby's Quay to St. Fin Barre's is a key pedestrian and tourist route. There are some heritage assets such as old railings and bollards along Sullivan's Quay and these should be retained as part of any upgrade works.

Aim

To improve the quality of the public realm on George's Quay and Sullivan's Quay and to reduce the dominance of vehicular traffic

Design Objectives

- To provide a generous and attractive pedestrian realm and to maximize the potential of these landmark spaces;
- To provide for the needs of the City Centre Traffic Management Plan;
- To improve the connectivity of pedestrian routes from the City Centre Island to South Parish and along the quays themselves;

Design Proposals

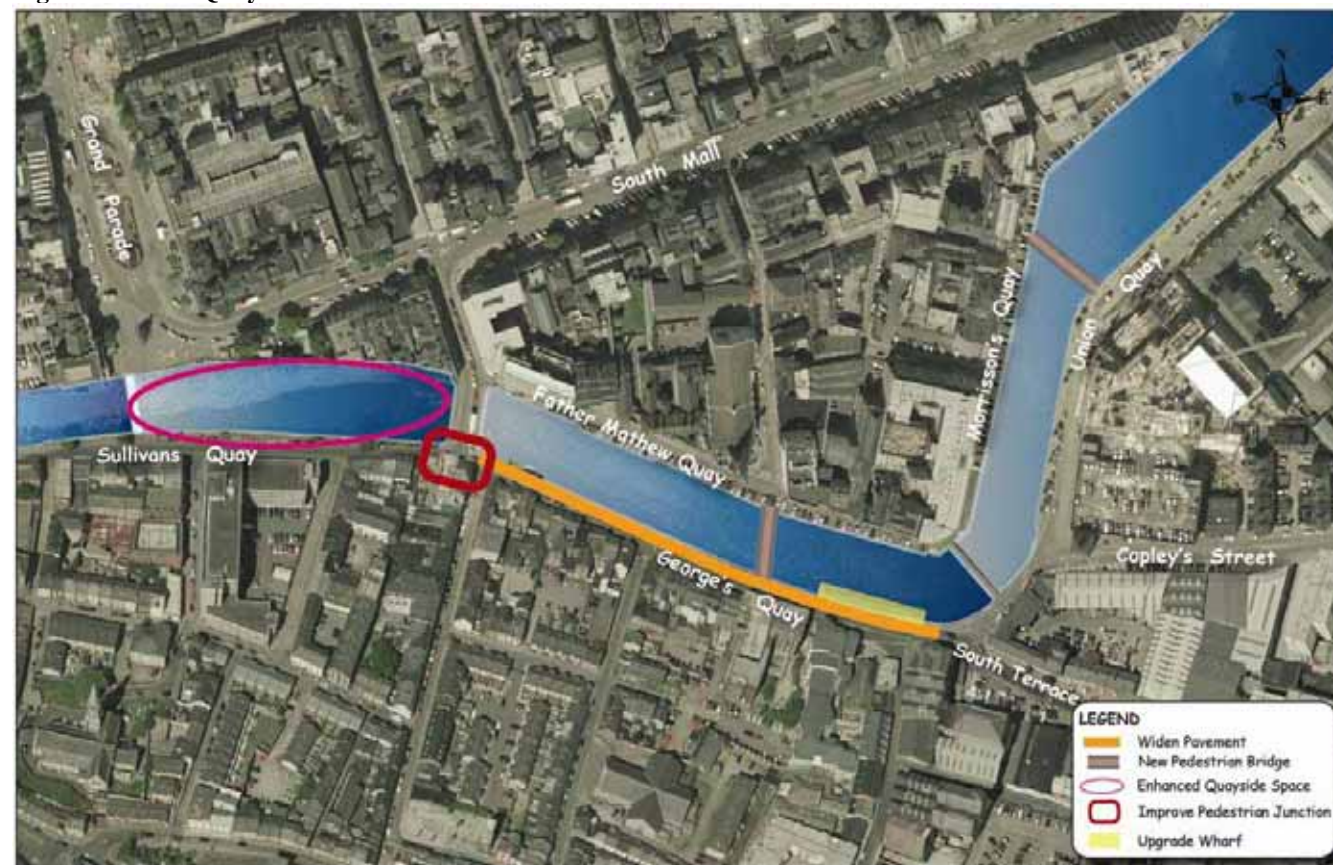
Three new pedestrian bridges are proposed under the *City Plan 2009-2015* to improve connectivity in the area:

- Union Quay to Morrison's Quay;
- Father Mathew Street to George's Quay; and
- Beamish and Crawford site to Crosse's Green Quay.

While these may not all be deliverable in the immediate future, they will help in time improve pedestrian connections.

- A tourist/heritage trail is proposed from the tourist office on Grand Parade, across Nano Nagle Bridge and down Sullivan's Quay to St. Fin Barre's. This will be a key route for renewal and upgrading including widening of pavements, pedestrian crossings, signage etc. Historic street furniture should be retained as part of this

Figure 9: The Quayside



- The pavement along George's Quay (river side) needs to be widened to make it safer and more attractive for pedestrians. Given the width of existing traffic lanes, it may be possible to reconfigure the space without restricting existing traffic flows
- To provide a pedestrian crossing box at Parliament Bridge junction
- Provide an enhanced pedestrian space in front of the Brooks Haughton site, should this site be developed
- Water-based activity will be recognized in terms of providing or enhancing access to the river for recreational users and enhancing important historic features such as quay walls
- To upgrade the Wharf along George's Quay, where the salmon fishermen kept their boats, in order to maintain the infrastructure that made fishing possible. As part of the upgrade the Council will explore the feasibility of including the wharf on one of the Cork Walks for tourists and interpreting the significance of its fishing heritage.

Secondary Spaces

- To carry out general pavement and surface upgrade works on laneways off Douglas Street and Barrack Street as resources allow

4.0 Built Heritage and Archaeology

4.0 Introduction

This section deals with the historic fabric of the area and issues relating to conservation and heritage. The South Parish has a rich historical context and any new development proposals should take account of this.

Strategic Context

The policy context for Built Heritage and Archaeology is set out in *Chapter 9: Built Heritage and Archaeology* of the *Cork City Development Plan 2009-2015*

Policy 9.1 Conservation of Heritage in the City outlines the need to ensure that consideration and conservation of heritage is an integral part of Cork City Council's plans and programmes for the physical, economic and social planning and development, and that the appropriate training and education is provided to enable the City Council to achieve Heritage Objectives.

Policy 9.4 Sites of Established Archaeological Interest outlines how the City Council will protect and enhance the archaeological value of the sites (and their settings) listed in the Record of Monuments and Places (RMP). In assessing proposals for development the City Council will have regard to the recommendations of the Department of the Environment, Heritage and Local Government.

Policy 9.19 Record of Protected Structures (RPS) states that Cork City Council will maintain a Record of Protected Structures within the Cork City Development Plan, which shall include structures or parts of structures which are of special social, architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and which it is an objective to protect.

Policies 9.24 to 9.27 relate to Architectural Conservation Areas in the city. The aim of designating areas is to protect their special characteristics and distinctive features from inappropriate actions. External works that would affect the character as described by the Planning Authority will require planning permission, whereas repair or refurbishment which does not materially affect the external character will not require planning permission.

4.1 Historical Overview

The origins of the city have their roots in this area. The South Parish is therefore of important historical and archaeological significance. The earliest known historic settlement at Cork was the monastery of St Fin Barr in the 7th century. The location of the monastic settlement was in the area around the present-day site of

Saint Fin Barre's Cathedral. This area of Cork was seized by the Vikings and we know from archaeological excavations that in the late eleventh and twelfth centuries Hiberno-Norse settlement at Cork had its nucleus on the South Island, with some contemporary settlement on the south bank of the river channel. A trackway dated to the 1080's was uncovered at the Enterprise Bar at the end of Barrack Street. The earliest upstanding structure in the city, the Red Abbey Tower, is also located in the South Parish. Cork city's location in a river valley overlooked by hills rising to north and south meant that by the seventeenth century the defensive function of the city wall was greatly diminished. A number of outlying fortifications were subsequently built in the South Parish area, the most important being Elizabeth Fort.

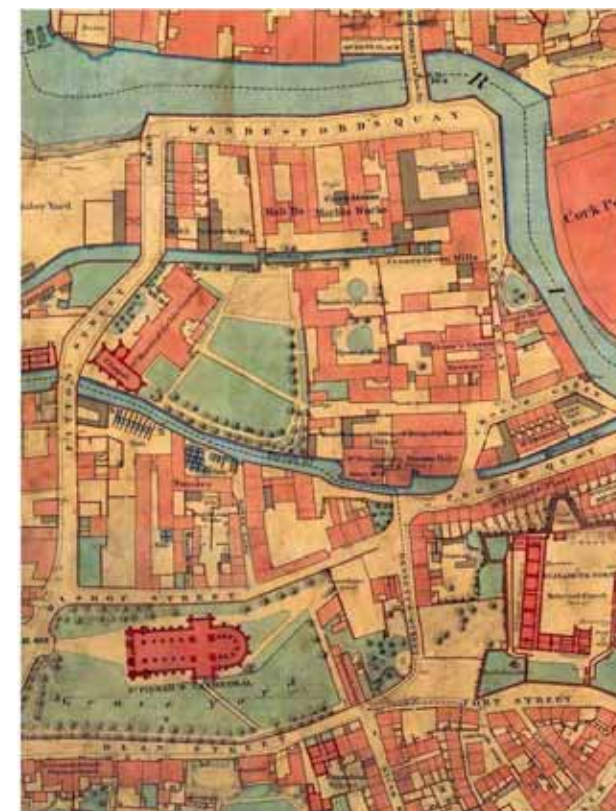


Red Abbey

4.2 Development of the Area

There is little evidence of residential settlement in the area from sixteenth century maps. However, Speed's map (1610) indicates that dwellings were located around the road junction leading south from the South Gate Bridge. The area developed significantly during the seventeenth century evident by Phillip's Map of 1685, as much of the street pattern that exists today was established, including Barrack Street, Evergreen Street, Douglas Street, Cove Street and Dean Street. Sullivan's Quay had been developed by the time of Carty's Map (1726) and buildings increasingly lined the roads leading out of the city. Rocque's maps of 1759 and 1773 indicate additional streets and laneways as urban settlement

consolidated in the west of the plan area while the affluent South Terrace was constructed to the east. By the mid-nineteenth century, land reclamation and the construction of quay walls had taken place to the east of George's Quay and streets such as Anglesea, Copley and Sawmill were established. Quaker Road marked the edge of the city's built up urban area, in addition to the ribbon development along Evergreen Road. In addition, the waterway along now what is Proby's Quay was culverted and led to the construction of Sharman Crawford Street. By the time of the second Ordnance Survey Map (c.1900) the density of housing had increased considerably in the western area and the street pattern had been largely consolidated at this time, which has been largely retained to this day.



Portion of 1845 Ordnance Survey Map of Cork (courtesy OSI)

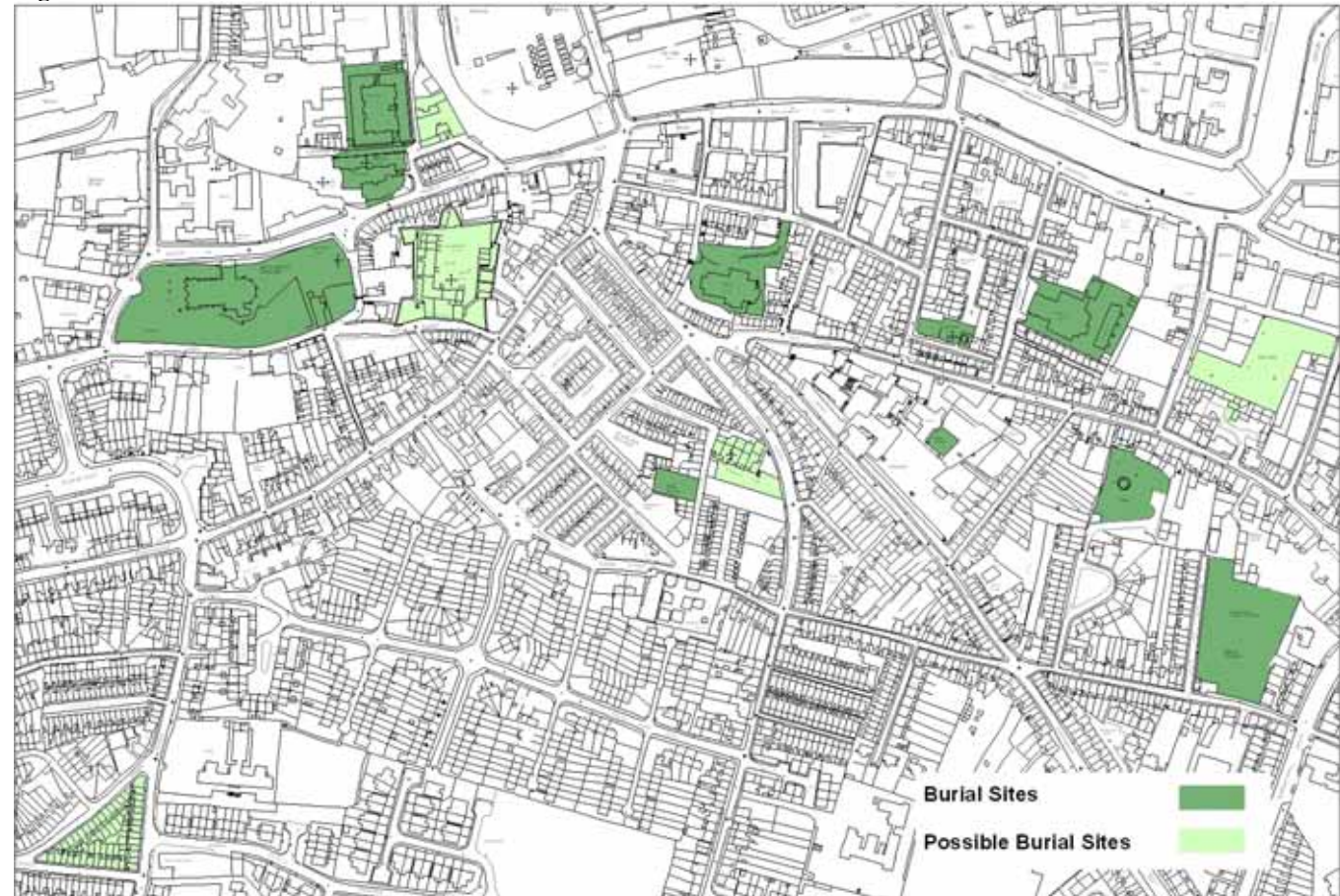
4.3 Archaeological Context

The South Parish area is located within the Zone of Archaeological Potential for Cork City. In addition there are 17 sites within the plan area listed in the Record of Monuments and Places for County Cork. The RMP provides a list of all known monuments and places of archaeological interest as outlined by the National Monuments Service (NMS). All large-scale development proposals within the plan area will require an archaeological assessment. The assessment should include archaeological testing where appropriate and should establish what, if any, archaeological remains are existent on the site and to what degree ground works would impact on such remains. In the event of features of archaeological significance being found, suggested mitigation strategies (preservation *in situ* or preservation by record) should be discussed with the Planning Authority.

In addition there are a number of former burial grounds located within the area such as the Jewish Burying Ground, off Douglas Street and those at St. John's Park and St. Stephen's Park. Many of these burial grounds covered areas greater than their contemporary enclosures, consequently human remains can occur beneath some streets and houses in the South Parish. In addition the precise location of many of the burial grounds is unknown and their former existence is indicated by historical and cartographic references. *Policy 9.15* of the Cork City Development Plan 2009-2015 states that the City Council will seek to protect and enhance historic burial grounds and their settings. Development in and adjacent to these areas will be limited and may also be subject to archaeological conditions.

The South Parish Area has a large proportion of plaques celebrating historic events, important landmark buildings and commemorating the contribution made by individuals such as Father Mathew and Frank O' Connor. Some of the buildings and events include St. John's Market, Douglas Street and the Bowling Green on White Street. It is recommended that these plaques are retained *in-situ*. Where this is not possible then the plaque should be retained and incorporated into any new development.

Figure 10: Burial Sites and Possible Burial Sites in the South Parish Area



4.4 Architectural Conservation Areas (ACAs)

Four Architectural Conservation Areas (ACA's), have been designated within the plan area. These are:

- South Parish ACA
- Friar Street Area ACA (part of)
- Railway Cottages 1-13, Anglesea Street
- Bethesda Row, Old Blackrock Road

The aim of designating areas is to protect their special characteristics and distinctive features from inappropriate actions. External works that would affect the character as described by the Planning Authority will require planning permission, whereas repair or refurbishment which does not materially affect the external character will not require planning permission. ACA status is not intended to restrain development but to guide appropriate forms of development in these historic areas.

South Parish ACA

A full description of this ACA is outlined in Appendix A It is located south of the South Channel of the River Lee and to the north of Evergreen Street. It is bounded on the west by the southern end of Anglesea Street, Infirmary Road and Langford Row and to the east by the southern side of Barrack Street.

It is broken up into 4 distinct sub-areas which are:

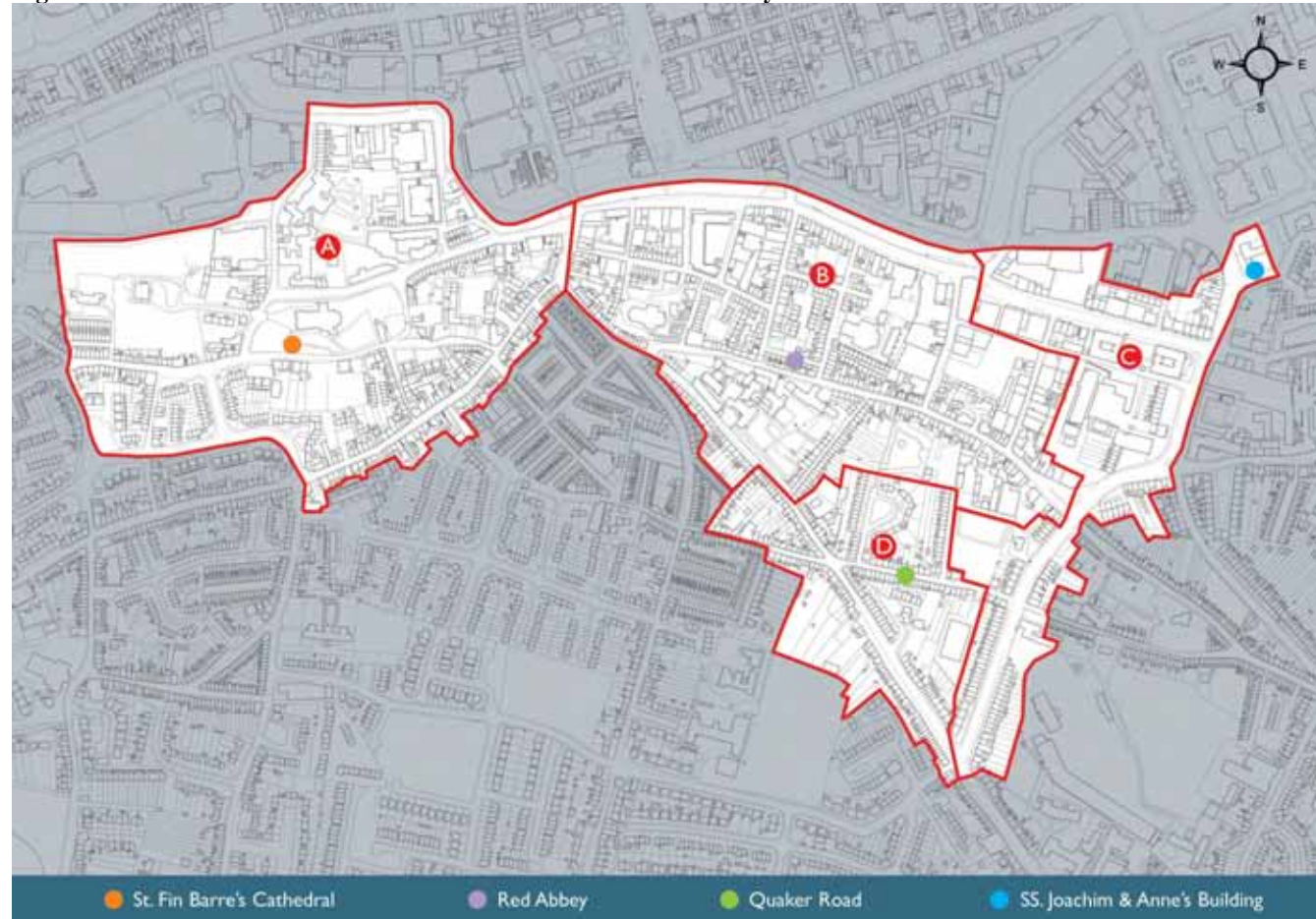
A - Cathedral Quarter, which includes the area around Elizabeth Fort, St. Fin Barre's Cathedral and the Bishop's Palace.

B - 18th century streets between Evergreen Street and South Channel. This sub-area is characterised by its grid of regular streets running between the older arterial roads leading into the old city (Evergreen, Douglas & Abbey Streets) and the subsequently developed quaysides of Sullivan's Quay and George's Quay (originally Roche's Quay).

C – Infirmary Road and Summerhill South. This is an area of 19th century housing and institutional development on larger sites, largely made available by reclamation of the river marsh following the gradual construction of the Navigation Wall in the later 18th century.

D – Evergreen Road, Quaker Road. This sub-area consists of informally designed housing set out along medieval & post-medieval arterial routes to the old city.

Figure 11: South Parish Architectural Conservation Area boundary and sub-areas



4.0 Built Heritage and Archaeology

Friar Street ACA

This area contains groups of improved housing schemes from the late 19th and early 20th centuries located to the south of Evergreen St. and the east of Barrack St.



81-89 Friar Street

Railway Cottages 1-13 ACA, Anglesea Street

This consists of a terrace of 13 two-bay houses located in a cul-de-sac built c. 1865-1868.



6-13 Railway Cottages

Bethesda Row ACA, Old Blackrock Road

This is a little-altered terrace of 4 three-bay, single storey over basement houses, built in 1896 and located on the north side of Old Blackrock Road.



Bethesda Row, Old Blackrock Road

4.6 Buildings on the Record of Protected Structures

There are a number of buildings in the area included on the Record of Protected Structures. A full list of these buildings is outlined in Appendix A.

4.7 Buildings of Significance

It is considered that ACA status generally accords sufficient protection to the built heritage of the area. However where buildings of architectural, historic or other interest including those identified in the National Inventory of the Architectural Heritage (NIAH) merit additional protection, these will be examined in more depth and may be added to the Record of Protected Structures (RPS). This will be part of a separate process.

5.0 Tourism and Cultural Facilities

5.0 Introduction

This section of the plan outlines the need to develop and capitalize on the tourism potential of the area. The area has a rich cultural and historical background with a number of tourist attractions such as St. Fin Barre's Cathedral, Elizabeth Fort, Red Abbey and South Presentation Convent (burial place of Nano Nagle). St. Fin Barre's, for example is one of the city's main tourist attractions. It is considered that facilities in the area could be much enhanced to attract greater visitor numbers to the South Parish, which would build on the area's existing attributes.



St. Fin Barre's Cathedral

Summary of Proposals

- To seek the re-opening of Elizabeth Fort as an attractive and interesting place for visitors
- To encourage the further enhancement of St. Fin Barre's Cathedral as a major tourist attraction in the city;
- To develop a tourist/heritage walking trail for the South Parish area, which links in with other tourist attractions in the city

Aim/Vision

To develop tourism in the South Parish area, thus improving its economy to support existing and new businesses and contribute to its renewal and overall attractiveness.

Strategic Context

The policy framework for tourism in Cork City is set out in *Chapter 8 Arts, Culture and Tourism* of the *Cork City Development Plan 2009-2015*. Cork City has a strong and vibrant cultural heritage and the City Council aims to reinforce the City as a place that visitors enjoy, where they are welcomed, enjoy positive experiences, receive good service and contribute to the local life, character and economy of the historic city.

Policies 8.18/13.23 Cultural Precincts aims to promote and develop cultural precincts in the City and in particular the Shandon and South Parish areas of the City. On Barrack Street and Douglas Street the development of bars and restaurants will be encouraged as will a supply of flexible small to medium scale office (e.g. community office space, co-working facilities, live/work units etc.) space to accommodate cultural businesses. Such businesses may include media, music, publishing, fashion, design architecture etc. Small scale independent and specialty retailers will also be encouraged on these identified streets.

Live-work units are a property product that are cost-effective for sole practitioners requiring a "work" space and a home in the same building for reasons of economy and location. This type of property also has benefits for the common good in that they bring life and activity to streets and spaces in areas less likely to be suited to traditional commercial activity. The "work" space would normally be on the ground floor and provide a flexible space suited to studio / office / retail/showroom for sale of goods made on the premises. Cork has no commercially developed property of this kind and therefore the City Council may have a role in delivering these in areas that would benefit from artistic activity and / or live ground floor frontage, such as in the South Parish plan area. Section 6.0: Development Strategy provides further guidance on the development of live-work units.

It is an objective of the City Council to seek to ensure that there is an adequate supply of arts spaces for production, display, rehearsal and performance (music and drama) in the city to meet the needs of the community and civic arts organizations. It is recognized that there is currently a deficit of rehearsal spaces in the city, including the South parish area, to meet the needs of arts and cultural organizations. Locations for this type of space will be sought through the implementation of the Arts and Cultural Strategies.

The Council will encourage the development of cultural or tourist venues and the promotion of cultural events within these areas in key sites such as Elizabeth Fort and possibly in time in the South Presentation Convent and Crawford College.



Elizabeth Fort viewed from Crosse's Green



Interpretive sign: Elizabeth Fort

5.0 Tourism and Cultural Facilities

5.1 Elizabeth Fort

Introduction

Elizabeth Fort offers great potential to be developed as a visitor attraction. With its proximity to St. Fin Barre's Cathedral and the city centre, it would provide an added tourist draw to this area. It is one of a small number of star-shaped forts in Ireland and forms a very prominent position over the southern edge of the city centre and River Lee. It was originally constructed to defend Cork City and its maritime, economic, military and political significance.

The Fort is currently owned by the Office for Public Works and is occupied by An Garda Síochána on behalf of the Minister for Justice. The proposals set out in this document will form the basis for a dialogue with these key stakeholders who hold the key to maximising the potential of the fort.

Aim

To promote the development of Elizabeth Fort as a major visitor attraction that, together with St. Fin Barre's Cathedral will form a cluster of heritage assets with considerable tourism potential.

Objectives

- To seek the development of Elizabeth Fort as a major visitor attraction for Cork, and to start the process of exploring the nature of such an attraction;
- To explore the potential for the space within the fort to be used for events and community purposes;
- To seek the opening up of the ramparts to allow managed public access to appreciate the structure and the views across Cork;
- To seek the delivery of a range of complementary measures that will enhance the setting of the Fort and also its value as a future visitor attraction.

History of the Fort

Key facts include:

- The fort was constructed on rocky high ground to the south of Cork to defend the city was commissioned by Sir George Carew in 1602 and completed by 1603. This earth and timber construction was eventually replaced by a stone structure with the same shape as the fort that exists today, in the 1620s;
- Elizabeth Fort ceased to be a Military Barracks in 1806 when the Military Barracks (now Collins Barracks) opened and replaced its function. The fort went through a number of subsequent uses until it became a Garda Síochána station in 1932; and

- The suburbs outside the medieval city developed in the seventeenth and eighteenth centuries and enveloped the fort to the current extent by 1845 (apart from the south-west corner, which was left exposed).

Significances of Elizabeth Fort

Elizabeth Fort has many significances to Cork:

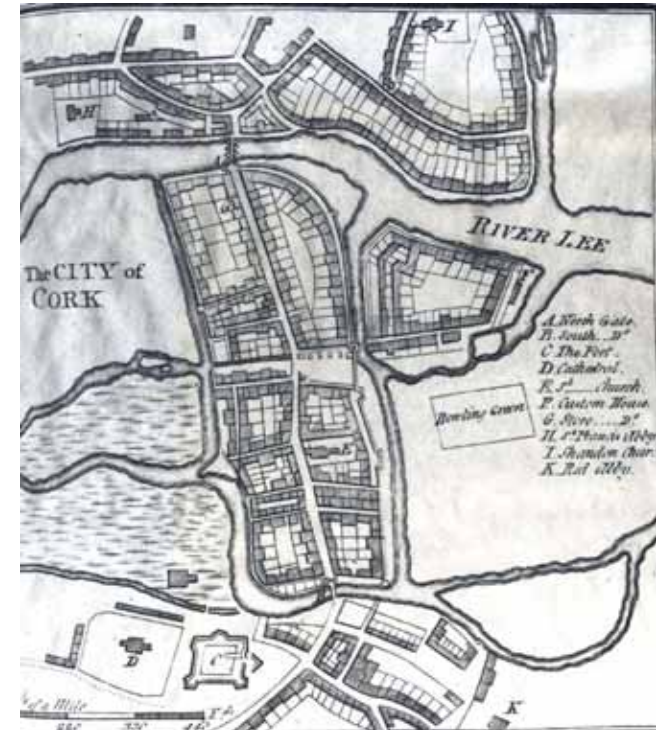
- It was constructed to defend Cork City and its maritime, economic, military and political significance;
- One of very few star-shaped forts in Ireland;
- Unique urban star-shaped forts in Ireland;
- Importance of the historic barracks use which continues to the present with the Garda Station;
- Forms part of a historic precinct that includes the site of Saint Fin Barre's monastery, 11th Century Hiberno Norse occupation, remains of Augustinian Red Abbey and Saint Fin Barre's Cathedral and the former Beamish & Crawford Brewery and medieval City Centre;
- Physical prominence over southern edge of city centre and River Lee on raised rocky promontory and formerly defining southern side of Barrack St

Recent works to Elizabeth Fort

There have been a number of proposals regarding the development and improvement of Elizabeth Fort. The *Historic Centre Action Plan (1994)*, recommended the creation of a new public square on Barrack Street and the development and reuse of the Fort as a visitor attraction. The *Elizabeth Fort & Heritage Area Precinct Feasibility Study (1997)* considered various options for the future use and adaptation of the Fort. These included retaining and developing the existing Garda Station and adapting its use for tourism purposes, removing the existing Station building and providing a civic space within the historic enclosure and removing the existing Station building and constructing a new purpose built facility within the historic enclosure.

Some work has been carried out on the Fort in recent years including the installation of an elevated walkway along the ramparts of Elizabeth Fort, extensive repair work to its structure between 2003 and 2006 and upgrading of the access to Elizabeth Fort on Barrack Street with the installation of new paving.

Interpretive panels were also erected at the entrance to the Fort in 2008 by the OPW.



Cork in 1690



Lee in 1790 (John Fitzgerald's nineteenth century watercolour of Cork) showing the Fort

Proposals

Key proposals include:

The Fort

- There are a number of possible options for the development of the Fort interior. It is considered desirable that the existing Garda Station building be retained and either given a new tourist use or to retain part of the building as a Garda Station, given the historic use of the Fort as a barracks and to ensure this use continues. This could include an interpretive centre or museum exploring the history of the Fort and the area. This would improve the tourist draw to the fort and provide an interesting interpretive resource;
- The existing internal courtyard of the Fort could be used to hold public and community events such as concerts and festivals. A series of Sunday markets is being held in the Fort during the month of August. It is considered that this could be continued and expanded upon;
- It is a City Council objective to establish an Elizabeth Fort Working Group to review the findings of the *Elizabeth Fort & Heritage Area Precinct Feasibility Study (1997)* and to consider the future of the Fort. The group will include the OPW and other stakeholders.
- As part of the *Cork City Walls Management Plan 2008*, there was a recommendation to use Elizabeth Fort as a resource to highlight the city walls. Suggestions included installing a panoramic camera on a vantage point on the Fort Walls with special viewing equipment transposing the line of the city walls onto the modern day streetscape. It is seen as an ideal platform for viewing the Historic City Centre. Another suggestion is for a *Son Et Lumière Display*.

The ramparts

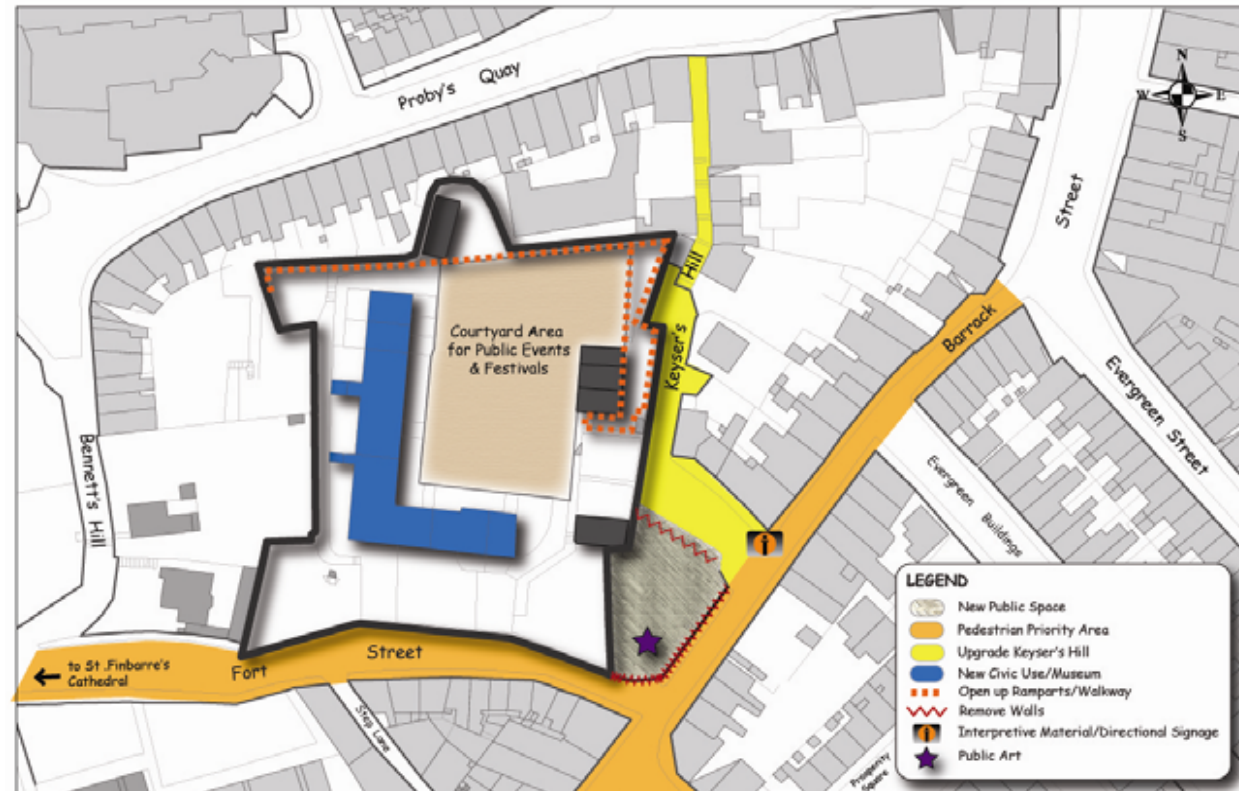
- The ramparts and elevated walkway should be opened up to provide access to the fort and the panoramic views afforded from its elevated position. This would have appeal to a local and non-Cork visitor attraction market. Some of the recommendations of the *City Walls Management Plan* (see above) could be incorporated as part of this project.

Complementary measures

These include reinforcing Elizabeth Fort as an asset and potential focal point in the City Centre by:

- Developing Fort Square on Barrack Street on the site of the former Saint Fin Barre's Market opened in 1843 (see Traffic and Public Realm). Any proposals for this space will need to consider the setting of the fort and should reflect the historical and social history of the area.
- Upgrading the Fort Precinct public realm (see section on Traffic and Public Realm, above);

Figure 12: Elizabeth Fort Proposals



- Upgrade Keyser's Hill surfaces, lighting and add CCTV ducting.
- Creating a new Heritage Walkway that will connect Elizabeth Fort to other heritage assets and attract visitors to explore the historic city and Barrack Street. It should ideally also provide a facility for the use of the local and civic communities;
- Broader proposals to maximise the tourism potential of the South Parish area at the edge of Cork City Centre, and the historic City Centre in particular and its two sites with the potential to connect the two areas: the Beamish Brewery Site and the City Car Park site at Southgate Bridge.

Cork City Council will engage with the OPW (the owners of the Fort), to open up and develop Elizabeth Fort as a tourist attraction.

Archaeology

Any proposed works (development, urban renewal, public realm, tourism initiatives etc) to Elizabeth Fort and the surrounding area must be accompanied by an archaeological assessment. The assessment should in particular consider the likely impact on the setting and archaeological fabric of the fort.

5.2 St. Fin Barre's Cathedral

St. Fin Barre's Cathedral is one of Cork City's main tourist attractions. The Cathedral itself was designed by William Burges and is used as a place of worship as the seat of the Church of Ireland Bishop of Cork, Cloyne and Ross. It is also the environs where St. Fin Barre is said to have founded his school of learning in the 7th century. The Cathedral offers even greater potential as a tourist destination than exists at present, by enhancing the general environment and improving facilities available on site thus increasing visitor numbers.

Views of the Cathedral are protected under the *City Plan 2009-2015*, which aims to protect and enhance views and prospects of special amenity value to the city (see Policy 10.8). A number of views of the cathedral are specifically protected, including:

Viewing location	Ref Code
South Mall	SFC1
Widderling's Lane, Shandon	SFC2
Lancaster Quay	SFC3
Grenville Place (near mercy Hospital)	SFC4
Gurrabraher Road	SFC5
Maryborough Hill	SFC6

Other protected views are set out in Volumes 2 and 3 of the *City Plan 2009-2015*.

Aim

To ensure St. Fin Barre's Cathedral is promoted and managed as a significant tourist attraction, while contributing to its heritage importance and maintaining its primary function as a place of worship.

Background

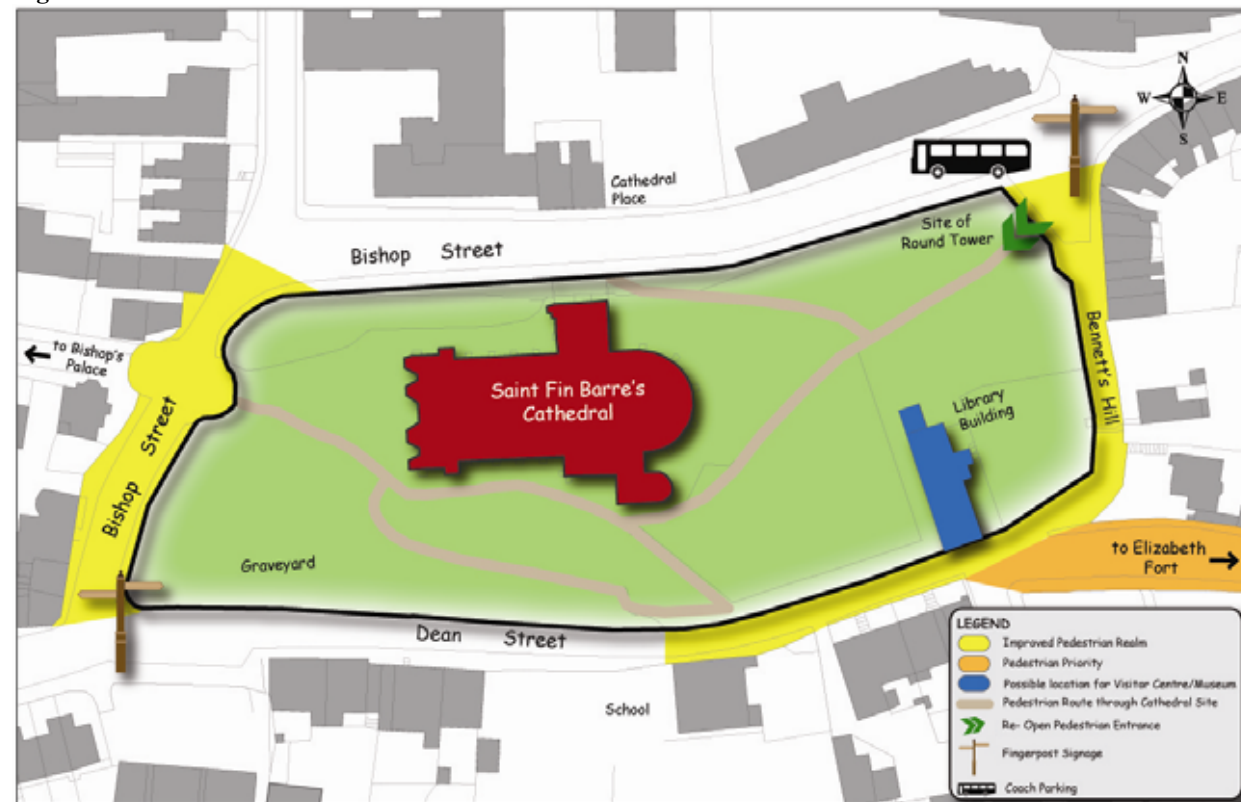
The *St. Fin Barre's Cathedral Cork Conservation Management Plan 2008* was prepared by TKB Southgate and Associates on behalf of the Cathedral Select Vestry to provide a strategy for the conservation of St. Fin Barre's Cathedral. It also outlines options to improve facilities and experience for both the congregation and visitors, developing the building as a tourist site while ensuring the building is prioritized as a place of worship. The proposals outlined here broadly follow the recommendations of the Management Plan, focusing on tourism development, which will in turn help finance conservation works into the future.

Proposals

- Support the actions of the *St. Fin Barre's Cathedral Management Plan* in terms of conservation, informed restoration and maintenance and management of the site;
- Develop a museum or interpretive centre in the Library House or other suitable building in the Cathedral precinct.

- It is an objective to mark the significance of the Library House, which was the first public library in Cork and was founded by Bishop Browne, circa 1710.
- This could house an exhibition interpreting the history of the site and area as well as providing support facilities such as toilets, café, shop etc.
- It is an objective to upgrade Bishop Street to create / provide an attractive and high quality public realm and link between the Cathedral and Bishop's Palace (see Figure 13, below);
- Provide designated coach parking along Bishop Street. The need for parking for visitors traveling by coach has been identified
- The walking route from the City Centre to the Cathedral along the quays and Bishop Street should be prioritized for upgrading work. Fingerpost signage should also be provided along the route
- The pedestrian realm on Bennett's Hill, Dean Street and in particular Fort Street should be enhanced to improve the linkage between St. Fin Barre's and Elizabeth Fort
- Although this is in separate ownership, the possibility exists to open the Deanery Gardens to the public in the future, providing a much needed green space for the general area
- Access to the site should be improved by opening existing pedestrian entrances to the south and north-east, strengthening links to the city centre and Elizabeth Fort. At the moment the main access is through the western gate into the front courtyard.
- The Bishop's Palace is intrinsically linked to this area and St. Fin Barre's Cathedral. It is dealt with more in-depth under the *Development Strategy* section

Figure 13: St. Fin Barre's Cathedral Precinct



5.3 Tourist/Heritage Walking Trail

One of the main ways of promoting the tourism potential of South Parish is the development of a tourist/heritage walking trail, which links into the city centre and the city's other main tourist attractions.

Background

The City Council commissioned a development study of heritage trails in Cork City entitled *Cork Heritage Trails Development Study* in 2008, as part of an action of the *Cork City Heritage Plan*. The Study looked at the development of a network of heritage trails in the city. While the study made a number of specific recommendations regarding themed trails, the actual development of these trails is dependent on the provision of funding.

A walk around the Shandon area was launched in 2009 as part of *European Mobility Week*.

Cork Walks (South Parish)

A similar walk for the South Parish area has recently been approved by the Department of Transport and is in the process of being designed, with the target of being opened in September 2010. This new walk will link in with other walking trails around the city.

Proposals

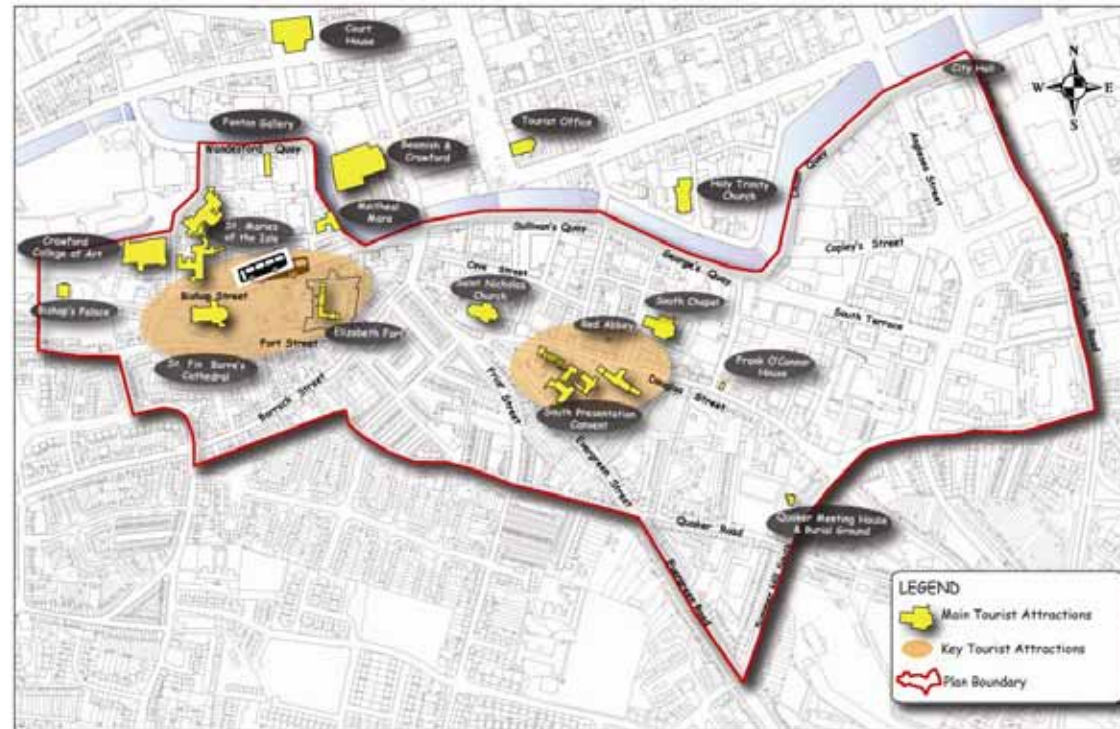
It is intended that the walk will include some of the tourist and cultural attractions in the area, including those indicated in the map opposite (Figure 17), such as:

- Saint Fin Barre's Cathedral;
- Elizabeth Fort;
- Red Abbey;
- South Presentation Convent; and
- Saint Finbarr's South (South Chapel).

The scope of the Cork Walk-project will be dependent on funding but could include:

- Fingerpost signage along the route and from the City Centre and other walking routes; and
- Complementary *iWalk*, which is an MP3 audio guide downloadable from the internet. This audio presentation involves a narrator guiding the walker along a route describing features of interest in a number of languages.
- A brochure outlining the route on a map;
- Complementary public realm works and other measures.

Figure 14: Main Tourist Attractions to be included in Tourist Walking Trail



Complementary measures might include:

- Other events or tours could be developed in the area such as a musical or other event to highlight the different faiths and places of worship in the area e.g. St. Fin Barre's, South Chapel or South Pres, the Synagogue, and the Quaker Meeting House
- The general opening hours of attractions should be improved to cater for visitors
- Tourist support facilities such as toilets, cafes etc. should be enhanced and developed;
- Douglas Street could be encouraged as a location for arts-based industry (e.g. galleries, arts and craft shops, studios and live-work units).

Complementary public realm works should include:

- Pedestrian crossings on walking routes;
- Street renewal works on a prioritized basis. Priorities include: the quayside; the route from the Tourist Office on Grand Parade, across Nano Nagle Bridge to St. Fin Barre's; and Mary Street is the main link from the city centre to Douglas Street.

6.0 Development Strategy

6.0 Introduction

This section provides a strategy for future development in the area. As discussed in the *Built Heritage and Archaeology* section, the area has a rich built heritage and is very important from a historical and an architectural perspective. However there are a number of potential development sites, which could if developed bring new life and activity to the area. This section focuses on the most important sites, which are most likely to be developed in the next 5-6 years. It aims to provide a coherent strategy for their development. Some general guidance regarding the development of smaller infill sites will also be included, as well as outlining some key urban design principles.

Summary of Proposals

- To provide guidance for good urban design practice, tackling dereliction and new infill development
- Guidance for the redevelopment of the Former Brooks Houghton site on Copley Street/South Terrace are outlined
- Guidance for the development of the White Street car park is outlined
- Guidance is given for the South City Link Road/Old Station Road corner sites
- The conservation and development of the South Presentation Convent site is outlined
- The Crawford College site and its potential for development is discussed

Aim

To seek the development of the area in a way which injects new activity, improves its urban character and provides a vibrant mix of uses while conserving its historic built fabric.

Cork City Development Plan 2009-2015

The northern section of the plan area, along the quays and Barrack Street is zoned as part of the *Commercial Core Area* in the *City Plan* (see diagram in Section 2.0 Strategic Context). This permits all uses including residential and offices except comparison retail uses, which are restricted to the *City Centre Retail Area* unless they serve a local need only. New developments should generally be designed to accommodate higher order retail uses at ground floor level and thus include high floor-to-ceiling heights, of at least 3.75 metres at ground floor level, separate and independent access to upper floors, servicing capability, and the avoidance of support pillars in the middle of floorplates except where having regard to site size and location it is not practical or appropriate.

Most of the remainder of the plan area is zoned as *Inner City Residential Neighbourhood* or *Residential, Local Services and Institutional Uses*. *Inner City Residential Neighbourhood* contains a large quantity of older housing stock, some of which is of significant architectural value, some low end commercial uses and a range of other non-residential types which strongly contribute to the character of these areas. The aim is to reinforce the residential character of existing inner city residential neighbourhoods and to encourage new appropriately scaled residential development where the primary use is residential but other uses are open for consideration if they serve a local or civic need.

Residential, Local Services and Institutional Uses aims to protect and provide for residential uses, local services, institutional uses, and civic uses, having regard to employment policies outlined in Chapter 3 of the *City Plan*. The employment policies in Chapter 3 designate particular locations for offices, office based industry, major retailing development and these uses are not generally open for consideration in this zone.

Existing Situation

- South Parish is a very historic area with a rich built heritage and sensitive renewal of the existing building stock should be encouraged where possible
- There are a number of vacant or underutilised sites which would benefit from new development activity to improve the appearance of the general area
- South Parish is located in the city centre and is an excellent location in which to live, work and visit. However its potential is not being fully realised at present
- There is a need to provide for good quality residential development to encourage more families to remain or return to live in the area and balance the population profile

6.1 Good Urban Design Practice

The *City Plan 2009 – 2015* sets out urban design policy for the city, the generic policy being based upon the national *Urban Design Manual: A best practice guide* (DoEHLG 2008). Policy is contained in Chapter 16: Urban Design and Chapter 17: Development Management. A core tenet of urban design policy and practice is the need to design out crime, or in other words to design out the opportunities for crime to occur. Applying the urban design principles set out in the development plan will contribute towards achieving this. The Crime Prevention Through Environmental Design (CPTED) methodology (practiced by An Garda Síochána) is also relevant to assessing the nature of development proposals and to designing out crime.

Well designed spaces and buildings play a vital part in contributing to the creation of attractive and exciting places. The following outlines some of the main ways in achieving this.

Key Aspects of Good Urban Design

- **Places for People-** for places to be enjoyed and actively used, they must be safe, comfortable, varied and attractive, distinctive and offer variety, choice and fun
- **Enrich the Existing-** new development should enrich the qualities of existing urban places and respond to its setting
- **Make Connections-** places should be easily accessible and integrated physically and visually with their surroundings taking into account the needs of pedestrians, cyclists, public transport and the car; in that order
- **Work with the Landscape-** A balance needs to be struck between the natural and man-made environment and a site's resources utilised- including climate, landform, landscape and ecology- to maximise energy conservation and amenity
- **Mix Uses and Forms-** stimulating and interesting places meet the needs and demands of a wide range of people and also weave together different building forms, uses, tenures and densities
- **Manage the Investment-** Developments must be economically viable, well managed and maintained
- **Design for Change-** Developments should be flexible and respond to future changes in use, lifestyle and demography. They should be designed for energy and resource efficiency, contain flexibility in terms of use and introduce new approaches to transportation, traffic management and parking.

Source: Urban Design Compendium 1 & 2, 2007, English Partnerships



Internal Courtyard, The Elysian

6.2 Tackling Dereliction

There are a number of vacant and underutilised sites and buildings within the plan area. There is a need to deal with this issue to reduce dereliction and ensure the area becomes vibrant once again. The main method of dealing with this issue is through the Derelict Sites procedure.

It is an objective to use resources such as the Derelict Sites procedure to focus on specific areas such as Barrack Street to tackle dereliction in such areas.

A project such as the *Revolving Fund*, which was successfully operated by the City Council in the 1980's to purchase and renovate run-down properties could be investigated and reinitiated. This involved purchasing derelict or vacant properties in specific areas, renovating them and selling them on. The aim was to use surplus funding gained from selling properties to purchase and renovate other properties in need of upgrading, thus reducing vacancy and dereliction.

6.3 Painting Grants Scheme

It is also proposed to introduce a scheme of painting grants for external painting and decorating of buildings within part of the plan area to enliven the streetscape and improve its neglected appearance. This type of scheme has already been successfully tried and tested in Shandon and Blackpool. There is a current scheme running in Blackpool Village being funded by Cork City Council and the RAPID programme for both residential and commercial premises. It provides 75% of the total cost of external painting works up to a maximum of €300 for residential properties and 50% of the cost for commercial properties up to a maximum of €500. The scheme would provide a grant and advise service to property owners and thus incentive to paint their properties.

The following factors would need to be taken into account when assessing applications for the scheme:

- The proper treatment of natural materials such as stone, slate or brick which should be left unpainted
- The extent to which colours of natural materials should influence the scheme
- The amount of diversity to be allowed and the degree of conformity to be retained
- Tone and colour
- The use of good quality, breathable paints
- The elements to be emphasised or suppressed
- The treatment of details such as string course, fascias and reveals

The number of streets to form part of designation will depend on available funding, however Barrack Street and Douglas Street should be prioritised under the scheme

6.4 Small (infill) development

The area has a distinctive sense of place and a strong physical and architectural character. It is therefore considered that the retention and refurbishment of the existing historic building stock is generally favoured over demolition and rebuild. However the area does have potential for infill development on small sites, which are currently vacant or underused backland areas. Infill plots include individual plots between buildings capable of accommodating one or two buildings. All infill development will be required to conform to the general characteristics of the area in terms of:

- Building height
- Building line
- General scale and proportion of existing buildings
- Urban grain
- Design. The palette of materials and details of facades and other surfaces should generally conform with that existing in the area. High quality, contemporary designs will be encouraged where there is already a mix of styles in the area. Replicas of existing buildings should only be considered where there is a need to restore the character of a unified terrace.



Student housing
Examples of infill development



Saint Kevin's Street



Langford Row

6.5 Former Brooks Houghton Site on South Terrace/Copley Street

Site Description

This site was formerly occupied by Brooks Houghton builders merchants. It is bounded to the north by Copley Street, to the south by South Terrace, to the west by Union Quay and to the east by Stable Lane and the gable wall of 20 South Terrace. The site area is 0.57 hectares. The site is currently occupied by a number of existing structures. A 4 to 5 metre high stone wall runs from the corner of South Terrace, around the front of the site, facing the South Channel, which encloses most of the Copley Street façade. Behind this are lean-to sheds and structures that surround the open yard. On South Terrace, there is a terrace of 5 properties. The remainder of the eastern part of the site includes large sheds and storage areas.

Development Proposals

The following proposals outline the development potential of site and guidance in relation to this:

Land Use

The site is zoned as part of the Commercial Core Area. Suitable uses are considered to include commercial such as offices or residential on upper floors. Ground floors should provide an active frontage onto the street particularly onto Union Quay. Uses could include convenience retail, café etc. Another possible use to be considered is a new centre for architecture and multi-media studies. Cork Institute of Technology are investigating the development of this centre and seeking a suitable location. Given its proximity to the School of Music and central location in the city centre, this is considered an ideal site.

Built Form

It is considered that building heights should generally accord with surrounding buildings- the scale of buildings on South Terrace in particular should be respected. A new focal corner building located on Union Quay, designed to a high standard, would provide a focal point for views along the river. A civic use should be considered to reflect its importance. The existing pattern of fine-grain development along South Terrace could be reflected in the development of the site, with building facades broken up at relatively frequent intervals.

6.0 Development Strategy

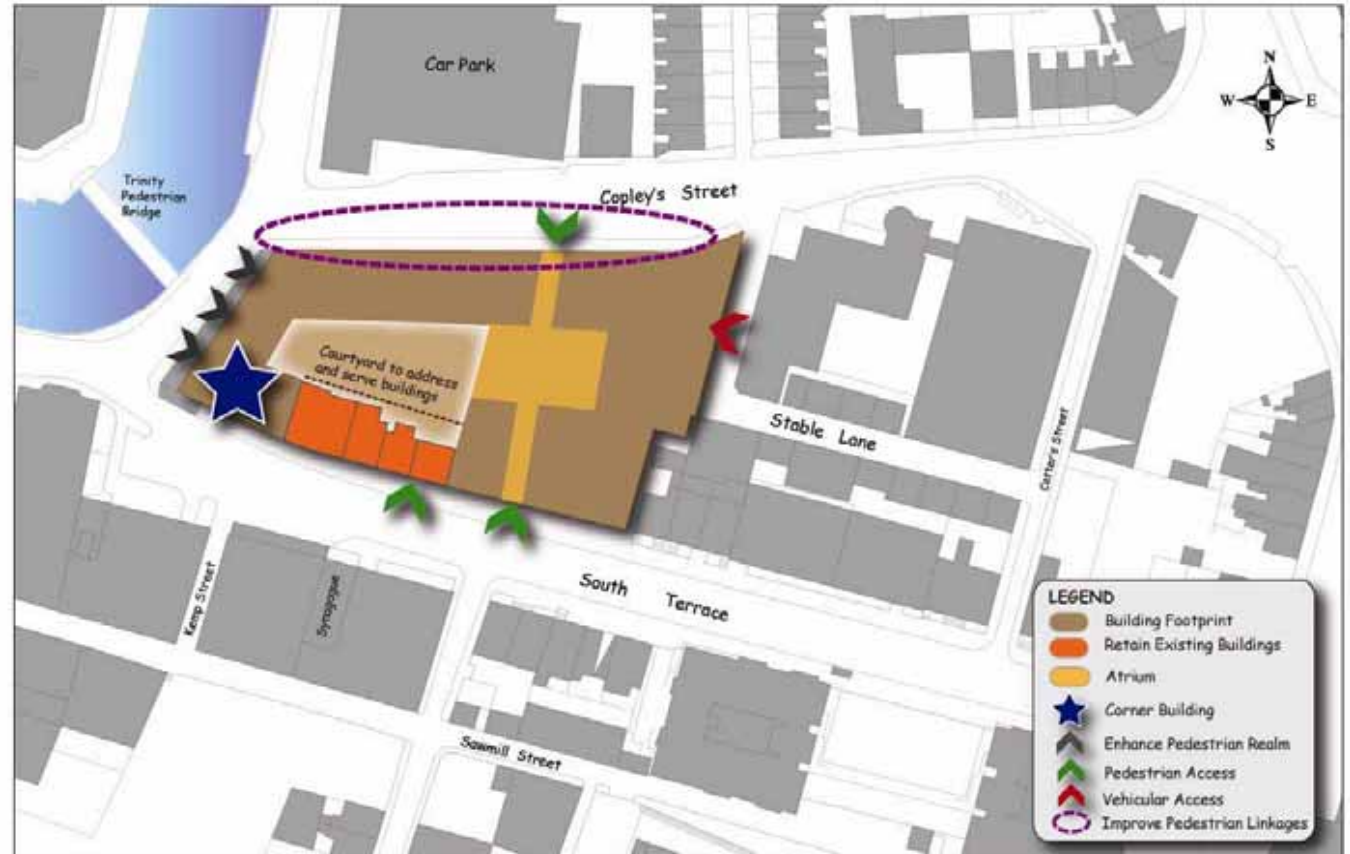
Movement and Access

The main pedestrian access would be from the western side (Union Quay), with secondary access points from both Copley Street and South Terrace. Pedestrian permeability should be considered (through the building via an atrium). Vehicular access (to underground car park) would be provided off Stable Lane. The pedestrian realm along Union Quay should be enhanced. Pedestrian linkages along Copley Street should be improved to link civic uses around Anglesea Street to the city centre.

Archaeology

This site is situated in an area which was reclaimed in the 18th century. Throughout the 19th century the site was an industrial centre and is believed to have been the site of a glass works between 1811-1844. Any proposals for the site will require an archaeological assessment to include a programme of test trenching. This will identify all constraints within the site and determine the impact of the proposed development on any archaeological remains.

Figure 15 Former Brooks Houghton Site Development Guidance



15-19 South Terrace

6.6 White Street Car Park

Site Description

This site includes the White Street car park, adjoining Cork City Council Cleansing Depot as well as a vacant storage shed and yard and the old City Morgue. The site area measures 0.47 hectares. The entire site is within the ownership of the City Council apart from the storage shed which is privately owned and the adjoining yard, which is being leased out by the City Council. The depot use of this site is not considered appropriate in the long term. An alternative location will be investigated in the future.

The South Parish Community Centre (which is a Protected Structure) abuts the site and should be retained in its current form and use.

The 0.08 hectare coal yard site located across the road at the corner of Sawmill Street and Rutland Street could also be considered for development. Part of the rear yard of properties along Rutland Street could also be included.

Built Form

The South Parish Community Centre building is a protected structure and its tower is a local landmark building when viewed along Sawmill Street and Kemp Street. The building line on Sawmill Street should be set-back to the southern edge of the tower to frame the view along Sawmill Street from Infirmary Road. This set-back will provide the opportunity to reconfigure Sawmill Street to provide a better public realm. In addition, the building's eastern elevation includes many windows and therefore any development of the site to its east will need to ensure that the building maintains its access to daylight and sunlight.

Development Proposals

Land Use

The site is zoned as part of the *Inner City Residential Neighbourhood*. This zoning permits residential and institutional development as well as local shops and services.

Figure 16, opposite, indicates a possible site configuration, and includes the preferred uses for the:

- The creation of a public (hard) square fronting onto White Street to provide for the needs of the area; and

- Residential development on the majority of the site (indicated in blue and red in figure 16, below).

Ground floors fronting onto White Street should ideally be local services, such as local shops or services. Alternatively, live-work units would be an appropriate use on both of the housing sites as this kind of use provides the potential for non-residential ground floor uses fronting onto White Street and Sawmill Street. Such a development would be likely to be a pilot project promoted by the City Council.

Figure 16 White Street Car Park – Possible Site Configuration



6.0 Development Strategy

This site is also considered an option for the development of a new CIT Centre for Art, Architecture and Multi-Media studies (also mentioned under the Former Brooks Haughton site development brief above). However given the constraints regarding the size and configuration of the site, it may not be adequate for the requirements of such a development. The capacity of the area indicated in red opposite is approximately 7,500m².

The new square would be a place of public amenity for local residents. It could include a children's playground to encourage more families into the area. It would be accessible to the public from White Street, while being supervised and overlooked by new development on the site. An area of hard-landscaping could also be incorporated at the corner of Rutland Street and Sawmill Street to open up this area.

Built Form

The South Parish Community Centre building is a protected structure and its tower is a local landmark building when viewed along Sawmill Street and Kemp Street. The building line on Sawmill Street should be set-back to the southern edge of the tower to frame the view along Sawmill Street from Infirmary Road. This set-back will provide the opportunity to reconfigure Sawmill Street to provide a better public realm. In addition, the building's eastern elevation includes many windows, and therefore any development of the site to its east will need to ensure that the building maintains its access to daylight and sunlight.

Given the height and scale of adjoining buildings, building heights should be a maximum of 12-14 metres (4-5 storeys) along White Street, lowering to 7-9 metres (2-3 storeys) adjacent to the South Parish Community Centre on Sawmill Street and offset from the east elevation. The corner of Sawmill Street and Rutland Street could accommodate 13-15 metres (5-6 storeys), while the block interior would be more suitable for 7-9 metre (2-3 storey) high buildings. Any new development should also be sympathetic to the existing Community Centre building.

Movement and Access

While these proposals involve the redevelopment of the existing car park, it is considered that some parking could be located underground. This would be subject to archaeological assessment (see below) and flood impact assessment. Parking provision to serve the South Parish Community Centre adjacent would also need to be taken into account. Access to underground parking would be from Sawmill Street.

Archaeology

This site is situated within the Zone of Archaeological Potential for Cork City (CO074-122). In addition to this the site of a church (CO074-043) as listed in the Record of Monuments and Places is also situated in close proximity to the site. The church is believed to be associated with St. John the Evangelist. Its precise location is unknown but it is generally thought to be in the vicinity of Douglas Street. An archaeological assessment to include testing is recommended in order to determine if there are archaeological remains on the site.



White Street Car Park



City Council depot looking west towards Community centre



White Street frontage



O'Sheas Coalyard at corner of Rutland Street and Sawmill Street



Sawmill Street frontage

6.7 South City Link Road/Old Station Road Corner Sites

These two sites frame the western side of the gateway into the City Centre from the South City Link Road. Figure 20 identifies the sites and their development objectives.

The sites are located at a busy traffic junction. Under the *Cork Docklands Development Strategy 2001*, a strategy for this junction was outlined forming a new civic gateway to function as the main point of arrival from the airport. The Elysian development was recently constructed at the north-eastern corner of the junction, and the Elysian Tower provides the landmark building at this access to the city. The sites offer the potential to complement this development with buildings of a high quality that define the street.

Both sites are situated in an area which was reclaimed during the expansion of the city in the 18th century. There are no archaeological issues in relation to development on this sites.

The Saint Joachim & Anne's Home is a Protected Structure and therefore the building and its setting are to be protected in any development. Its curtilage is defined by its boundary wall and includes the car park, which has been inserted into its grounds. It is to be treated as a separate development unit to the rest of this south-west corner site due to its significance and its distinct context. The grounds may have the potential for development that relates to the configuration and character of the building. The western edge of the south-west site should not overlook the car park area of land as this would sterilise its potential for future adaptation and use.

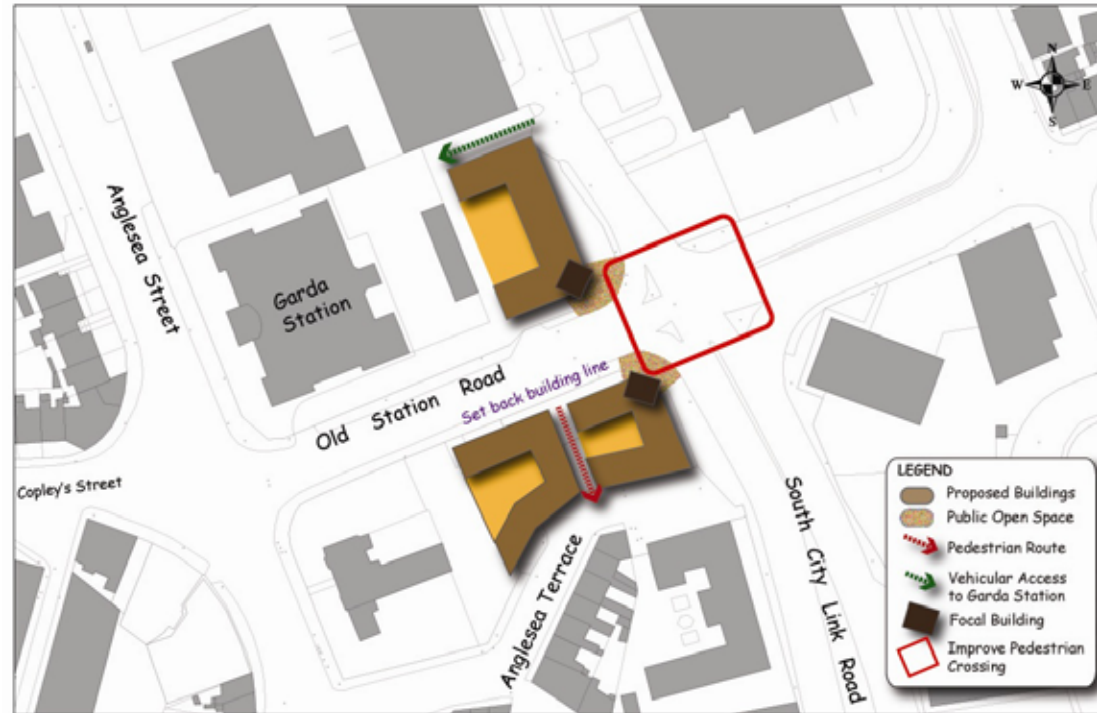
The north-western site is in the ownership of the OPW and occupied by An Garda Síochána. The south-western site is in the ownership of Cork City Council.

Land Use

The two sites are zoned as part of the *Commercial Core Area*. Development of the north-western corner site is limited to meeting the future requirements of An Garda Síochána, as the site currently has secure uses that would preclude occupation by other parties. The most suitable use for the south-west site is considered to be:

Level	Preferred uses
Upper floors:	Residential or office
Ground floors	Live uses (local shops or services) as far as possible onto Old Station Road & South City Link Road. Residential ground floor onto Anglesea Terrace

Figure 17: South City Link Road/Old Station Road Corner Sites



Development guidance on built form is provided below:

South-West Corner Site		North-west corner site	
Ownership:	Cork City Council	Ownership	OPW / An Garda Síochána
Size:	0.24 hectares	Size	0.19 hectares
Current use:	Storage warehouses, staff car park & fuel pumps.	Current use	Surface car park serving Anglesea Street Garda Station.
Context	The site is located in a mainly low-rise residential area, with predominantly two-storey buildings including Anglesea Terrace and St. Vincent's Hostel located opposite, as well as St. Joachim and Anne's Home, which is a protected structure.	Context	The City Hall multi-storey car park is located to the north and the new Elysian development is located opposite to the east. The area to the west which houses a single storey building could also be included in the development site, should this be surplus requirements.
Development guidance		Development guidance	
Building height	<p><i>Old Station Road / South City Link Road</i></p> <ul style="list-style-type: none"> • 14 metres (4 storeys approximately) • 18 metres at the corner (5 storeys approximately) <p><i>Anglesea Terrace / west elevation</i></p> <p>8-9 metres (3 storeys)</p>	Building height	<ul style="list-style-type: none"> • 20 metres (5-6 storeys approx, with high commercial GF) • 24 metres at corner to provide a corner feature <p><i>Cues: General: building height of context (i.e. Elysian/ City Car Park / Garda Station)</i></p>

6.0 Development Strategy

Movement and Access

- Provide generous pedestrian realm by setting back building lines throughout suited to City Centre Streets (i.e. 5 metres);
- Create focal public space at junction by creating corner spaces and improving pedestrian realm / crossings across streets;
- The setting back of the Old Station Road building line on its southern side would involve the partial removal of an existing wall, which formed part of an old hay market. This should be carried out in a manner which does not impact negatively on St. Joachim and Anne's Home adjacent;
- Car parking should be provided to *City Plan 2009-2015* requirements and be located at basement level.
- If the north-west corner site were developed then the existing Garda Station car parking on the site should ideally be provided at basement level as part of any development. A residual surface car park could be retained;
- Cycle Parking to meet *City Plan 2009-2015* standards;
- South-west site should be broken by a new pedestrian street to provide access to Old Station Road from Anglesea Street. It is essential that this route would be properly supervised and overlooked.



City Council Storage Warehouses



North-West corner: Garda Station Car Park

6.8 South Presentation Convent site

Introduction

The South Presentation Convent is in the ownership of the Presentation Order and is of great historical significance being the site where Nano Nagle started her schools for the education of the poor in the second half of the 18th century. While the Presentation Sisters continue to have a vital presence, due to changes in recent years such as the closure of the schools, some of the buildings on site have become vacant and under-used in recent years. There is a need therefore to look at the site in terms of potential future uses for historic buildings and development potential that exists.

Site Description

The site is triangular shaped and contains a number of structures, bounded by Douglas Street to the north, Evergreen Road to the south and the rear of buildings fronting onto Nicholas Street to the east. The site contains extreme level differences but is generally sloped and terraced towards Douglas Street in the north. The site area measures approximately 1.4 hectares and contains a complex of two, three and four storey buildings ranging in date from the eighteenth to twentieth centuries, the earliest of which are located to the centre of the site. The eastern portion of the site has large areas of open space with mature trees and includes the burial grounds containing the tomb of Nano Nagle.

Background

- An Integrated Development Plan was prepared for the site in 2003, commissioned by the Presentation Community in association with Cork City Council. The objective of the plan was to inform and facilitate the future development of the site, while maintaining the integrity and spirit of this historic place. Much of what is contained in the plan is still relevant and the *South Parish AAP* therefore largely endorses the recommendations of the integrated plan and seeks to further the achievement of its objectives
- Since the inception of the Integrated Plan for the site, some progress has been made such as work on the Nun's Chapel. There are plans to put this back into use for worship, as a meeting place and a heritage/museum space. A feasibility study on a Heritage Centre to be contained within this area was also carried out
- A year-long consultation process was carried out with local groups regarding possible future uses of the site. A booklet was produced highlighting their ideas entitled *South Presentation We Made This*. Some of the suggestions for new uses included

SOUTH PARISH AREA ACTION PLAN 2010

MARCH 2010

a drop-in centre where different groups could come together, a health and counselling centre and a crèche facility

Development Proposals

Land Use

- While the Presentation Sisters intend to continue to occupy the site for the foreseeable future, there is a need to find new uses for vacant buildings and redevelop parts of the site which are under-utilised, while ensuring the site retains its architectural, social and historical significance
- The site is zoned as *Inner City Residential Neighbourhood* in the *City Plan*. Suitable new uses would include residential, local services, institutional and civic uses. In order to ensure the restoration of protected structures or other buildings of architectural or other merit, other forms of development could also be considered as long as the use is compatible with the character of the buildings
- The central part of the site contains many significant buildings, including the main convent buildings and church. These should be largely retained with new uses found where necessary, including the creation of a heritage centre celebrating the work of Nano Nagle, a museum and archival centre



South Presentation Convent and garden

- The Sisters plan to maintain a significant educational function on site providing a direct service to the local community. Some other uses which could be considered are residential, niche workplace activities such as live-work units for artists, a crèche, performance space or cultural centre etc. The need for more rehearsal space for musical groups in the city has been identified and this is another possible option
- It is the home of the Presentation Order worldwide and attracts a number of local and international visitors. The development of the convent buildings as a retreat or spirituality centre could be considered

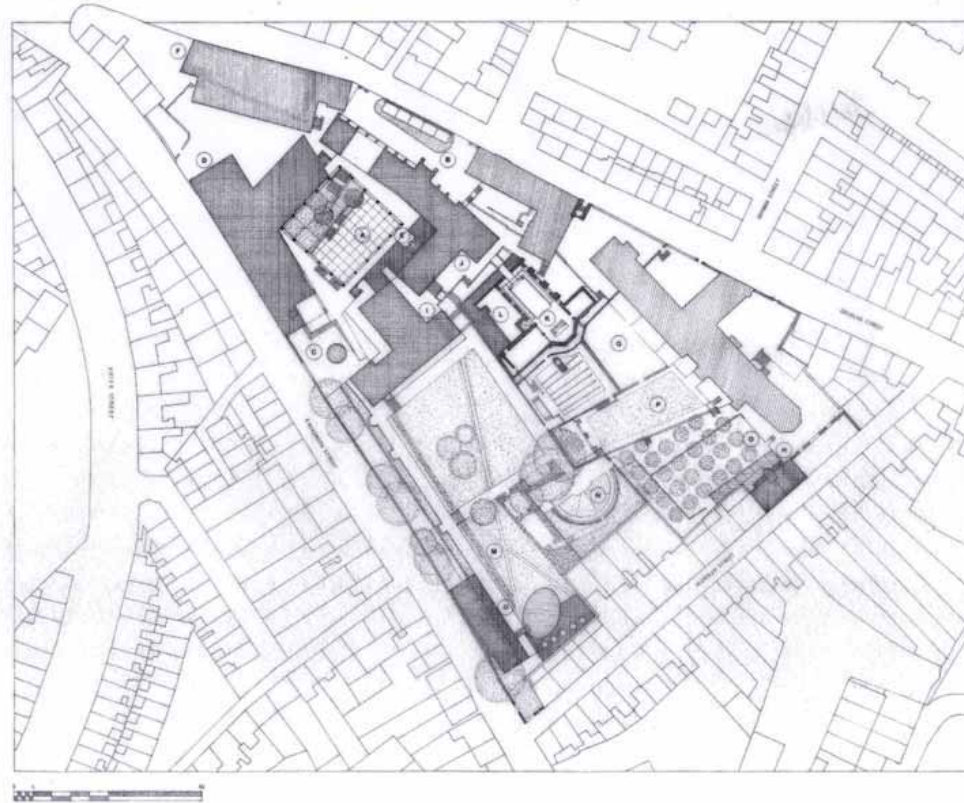
Built Form

- The western part of the site, which contains the former schools, hall and yard have the greatest potential for new development. This would help provide a funding stream for the repair and reuse of the section that needs to be preserved. A new open space/courtyard could also be provided in this location.
- The areas of open space/historic gardens to the east of the site should be retained with minimal intervention required. Some small-scale development which would add to the attractiveness of the spaces could be considered. These could be suitably landscaped and retained as contemplative spaces.

Movement and Access

- The site is largely contained within high perimeter walls and an under-utilised frontage onto Douglas Street
- Due to the variety of different levels on site and its elevated position, access to the site is difficult.
- Any new development should ensure that perimeter buildings are actively used with the creation of links with the street

Figure 18:
South Presentation Convent Integrated Development Plan- Strategic Site Plan



INDEX

- A. NEW PUBLIC CLOISTER
- B. SET DOWN POINT TO DOUGLAS STREET
- C. SET DOWN POINT TO EVERGREEN STREET
- D. NEW BUILDING TO CLOISTER AND EVERGREEN STREET
- E. MAIN LIFT AND STAIR CORE SERVING ALL LEVELS
- F. NEW FREE STANDING BUILDING
- G. GARDEN PAVILION
- H. NEW INFILL BUILDING ON NICHOLAS STREET
- I. RENOVATED/ REOCCUPIED CONVENT BUILDING
- J. RENOVATED/ OCCUPIED SCHOOL/ CONVENT BUILDING
- K. RENOVATED/ REOCCUPIED CHURCH
- L. RENOVATED/ REOCCUPIED COURTYARD BUILDING
- M. GARDENS RELAID WITH NEW PATHS
- N. ASSEMBLY GARDEN ON SITE OF OLD VEGETABLE GARDEN
- O. NEW WOODED COURT IN PLACE OF EXISTING PARKING AND PLAY AREA
- P. LAWN RELAID
- Q. AREA DEDICATED TO UTILITY AND MAINTENANCE

SOUTH PRESENTATION CONVENT
INTEGRATED DEVELOPMENT PLAN
STRATEGIC SITE PLAN
ILL. 5.12

CARR
COTTER
&
NAESSENS
ARCHITECTS

(Source: Image used courtesy of Carr, Cotter & Naessens Architects)

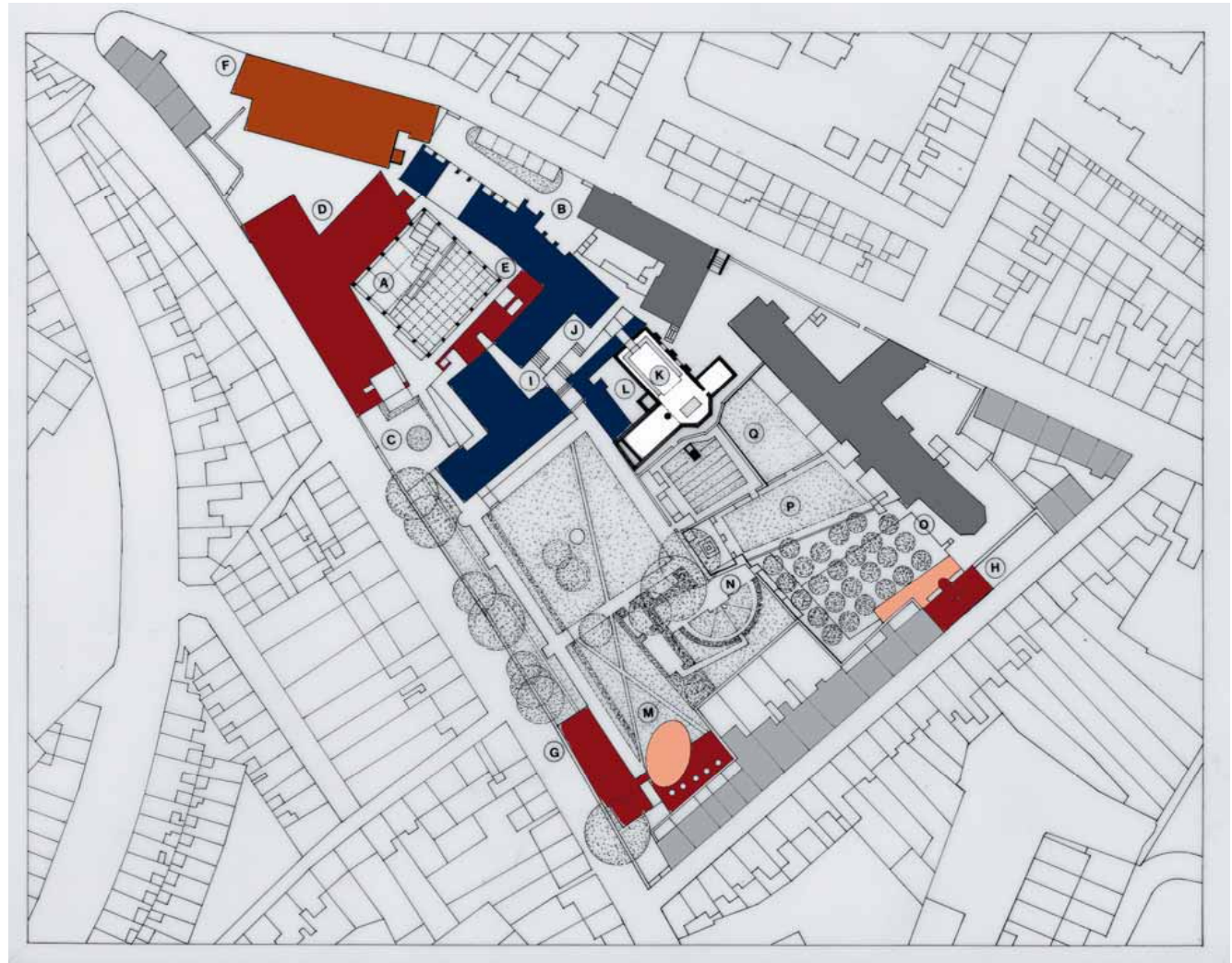
Figure 22:
South Presentation Convent Integrated Development Plan- Potential New Buildings Highlighted in Red



South Presentation Convent Chapel



Nano Nagle's Grave



(Source: Image used courtesy of Carr, Cotter & Naessens Architects)

Legend
 Potential New Buildings
 Buildings of Significance
Letters Refer to legend on page 28

6.9 CIT Crawford College of Art and Design and Bishop's Palace Grounds

Introduction

The CIT Crawford College of Art and Design is located on Sharman Crawford Street and has provided education in the arts for over 200 years. The College of Art and Design is a great asset to the city, particularly in its current location and should retain a city centre presence into the future. However should plans to develop a new Centre for Art, Architecture and Multi-media Studies proceed, a new use may need to be sought for the building.

Planning Context

Both the Bishop's Palace and the Crawford are included on the Record of Protected Structures. This seeks to protect what is special about the buildings, their setting and attendant grounds.

The Crawford College benefits from an Inner City Residential Neighbourhood Zoning Objective in the *Cork City Development Plan 2009-2015*.

The Bishop's Palace benefits from a Landscape Preservation Zoning zoning objective in the *Cork City Development Plan 2009-2015*, which seeks to preserve its landscape value. Development in these sites is limited in scope and character, and to the Specific Objectives outlined in the development plan. The plan includes no Site Specific Objectives for the site.

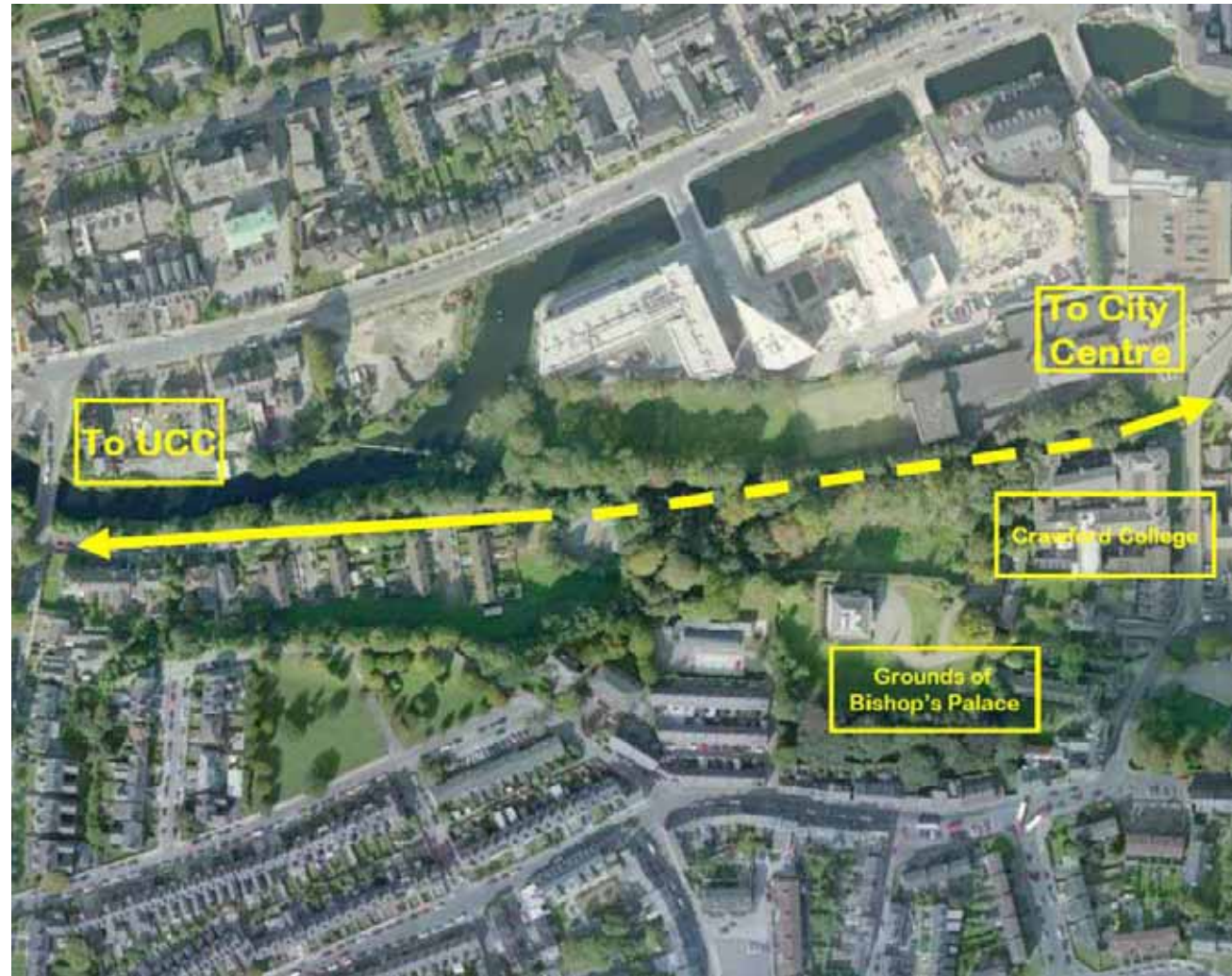
The area is also included within the South Parish Architectural Conservation Area, and the Crawford College is included within the area designated as the South Parish Cultural Precinct (see Section 5.0, above).

Both sites are situated within the Zone of Archaeological Potential for Cork city. In addition the Bishop's Palace is listed in the Record of Monuments and Places (CO074-96).

Crawford College

The Crawford College, constructed in c.1910, is a fine Edwardian classical revival building. The scale and form of this building are virtually unchanged, and much original fabric remains, despite the addition of various extensions of limited architectural or other significance. The original red-brick structure, built as a technical school, is one of a group of high quality architecture in this area of the city which contributes greatly to its character.

Figure 19:
Indicative Riverside Pedestrian Walkway connecting Sharman Crawford Street to UCC via Crawford College grounds and Bishop's Palace grounds



6.0 Development Strategy

CIT are currently considering their options for the future of the Crawford College of Art. The City Council considers that the site has development potential within the framework of the following development objectives:

- The principal buildings must be retained. The civic objective is to see the Crawford College of Art to remain on this campus, or if not here then to relocate elsewhere in the City Centre (see White Street / Former Brooks Haughton sites, above);
- The preferred use for these buildings is the one that they were designed for (i.e. an educational use of civic significance);
- There is the potential to reconfigure the site by demolishing the later buildings and reconstructing them, although this is unlikely to provide additional capacity on the site in its own right;
- Any redevelopment should achieve the creation of a new riverside space across the full width of the site conforming to City Plan 2009-2015 standards for a 10 metre set-back;
- The redevelopment of the site provides the potential for the introduction of a new publicly accessible riverside walkway connecting Sharman Crawford Street to UCC via the Crawford College site and the grounds of the Bishops Palace (see Figure 23, above);
- There may be the potential for a small extension to the Crawford College campus onto the Bishop's Palace lands to provide significant public benefits (see below). Development should respond to the special quality of the Crawford College buildings, the built character and the landscape character of the area;
- In the event that the Crawford College of Art use relocates from this campus the preferred use for the campus remains a use of civic significance that is sympathetic to the form and character of the buildings and area.



Crawford College
(Source: NIAH)

Bishop's Palace

The Bishop's Palace is a very significant building with an explicit relationship to St. Fin Barre's Cathedral and the "close" around it. The Palace was built in 1782 and designed by Thomas Ivory (1732-1786). In addition, this is the last Church of Ireland Palace remaining as the place of residence of the sitting Bishop and is therefore of particular significance. The Bishop's Palace site also includes:

- A complex of coach houses / stables on the eastern boundary;
- An avenue and gate lodge situated opposite the Cathedral gates;
- A fine setting with many landscape assets, including its historic landscape value as a designed landscape, River Lee corridor, tree canopy, topography, and landmark. This is explicitly protected by the development plan).

The Church of Ireland has made significant investment in the site as part of an evolving strategy for Saint Fin Barre's Cathedral and the Bishop's Palace, including extensive refurbishment works to the Palace and the construction of a new deanery in the south-east corner of the site. Cork City Council supports the continued use of the Bishop's Palace and its grounds for Church of Ireland / diocese and parish purposes.

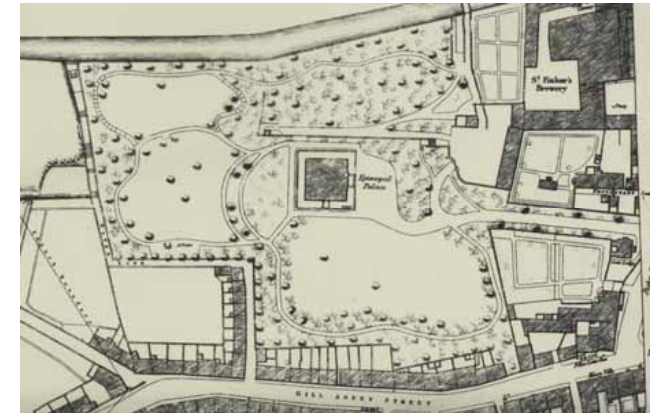
There is a future objective to bring the coach houses / stables into a viable use. This is also in the context of the consideration of how they can improve the offering of the cathedral as a visitor attraction (see Section 5.0, above).

In the context of considering the feasibility of any future redevelopment of the Crawford College campus (see above) it may be considered appropriate to allow limited development within the grounds of the Bishop's Palace. This would be confined to the area of the former walled garden (see map opposite). In order to be considered favourably any proposal would need:

- To be considered essential to the feasibility of redeveloping the Crawford College;
- To preserve the landscape value of the site;
- To preserve key trees and groups of trees on the site;
- To provide significant public benefits; and
- To provide benefits for the future of the Bishop's Palace.

Within the lower grounds of the Bishop's Palace it is considered desirable to investigate the potential for the creation of new publicly accessible walkway between Sharman Crawford Street and UCC (as indicated in Figure 23, above). This would need to be a managed walkway as the grounds are private. In order to deliver this route the City Council recognises that there will be a need for an agreement to provide a basis for its physical provision and management.

Due to the contribution that the extensive tree canopy on the site makes to its landscape value, it could be considered for designation of a Tree Preservation Order to protect the site's tree assets.



Extract from 1869 OS Map showing Bishop's Palace and historic landscape



Bishop's Palace

7.0 Implementation

7.0 Introduction

The implementation strategy sets out the programme of actions that the City Council will undertake to achieve the aims and objectives set out in this plan. These can be grouped under the following sections:

- Traffic and Public Realm
- Built Heritage and Archaeology
- Tourism and Cultural Facilities
- Development Strategy

A project team will be established once the plan has been adopted to ensure delivery of key projects.

7.1 Schedule of City Council Projects

Project	Cost Estimates	Completion Target
Traffic and Public Realm		
Barrack Street Area- finalise concept, procure detailed design and implement	€600,000	2011
Douglas Street Area- finalise concept, procure detailed design and implement	€400,000	2012
The Quayside- finalise concept, procure detailed design and implement	€150,000	2012
General pavement and surface upgrade works on laneways off Douglas Street and Barrack Street	€150,000	2013
Tourism and Tourist Facilities		
Tourist walking trail- develop concept, prepare information leaflets, fingerpost signage etc.	€50,000	2011
St. Fin Barre's Cathedral area	€100,000	2011
Elizabeth Fort – new public space	Subject to acquisition	Subject to acquisition
Built Heritage and Conservation		
Commencement of process for inclusion of new structures within the Record of Protected Structures	n/a	Q 4 2009 (commencement)
Development Strategy		
Use the Derelict Site procedure to tackle dereliction in the area, focusing on specific areas	TBC	Ongoing
Project to renovate vacant and derelict buildings (revolving fund)	Subject to allocation of finance TBC	2010

South Parish Painting Grants Scheme (Barrack Street)	€5,000	2010
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South Parish Architectural Conservation Area (ACA)

Boundary of Area

The South Parish Architectural Conservation Area (ACA) is located to the south of the South Channel of the River Lee and to the north of Evergreen Street. It is bounded on the west by the southern end of Anglesea Street, Infirmiry Road and Langford Row and to the east by the southern side of Barrack Street.

Statement of Character

There are 4 distinct sub areas within the ACA:

A - Cathedral Quarter

This sub-area, of archaeological, historical, architectural and social significance, is located around the ridge containing Elizabeth Fort on the west, St. Fin Barre's Cathedral at its centre, the 18th century Diocesan Library, sets of walls, railings and gates to the Cathedral and the 18th century Bishop's Palace on the east. Dean St. immediately adjacent to the north contains terraces of 18th century houses originally associated with the Cathedral precinct. The sub-area is bounded on the south by the buildings of Barrack St., the curving form of the street plots reflecting the original monastic enclosure of the Celtic monastery.

B - 18th century streets between Evergreen Street and South Channel

This sub-area, of archaeological, historical, architectural and social significance, is characterised by its grid of regular streets running between the older arterial roads leading into the old city (Evergreen, Douglas & Abbey Streets) and the subsequently developed quaysides of Sullivan's Quay and George's Quay (originally Roche's Quay). The buildings located in this grid of streets vary from large 3 and 4-storey mid-18th century Georgian style buildings on the quaysides some with brick façades, cut-stone detailing and metal railings, to more modest 18th and 19th century terraced houses in the streets behind. However many of these still have late-Georgian details to doors and windows. The area also contains a number of religious institutions, churches and schools set on larger sites between the terraced houses, including the ruined Red Abbey tower of the former Augustinian friary, the oldest standing structure in the city.

C – Infirmiry Road and Summerhill South

This sub-area of historical, architectural and social significance, is located on the east side of the Sub-area B. It is an area of 19th century housing and institutional development on larger sites, largely made available by reclamation of the river marsh following the gradual construction of the Navigation Wall in the later 18th century. The sub-area contains a mixture of larger coherently designed brick terraced houses (many of which are protected structures, South Terrace, Newenham Terrace, terraces along Summerhill), interspersed between the religious and social institutions – among them the protected structures of former St. John's Church and schools, Langford Place, St. Joachim & Anne's home, Victoria Hospital.

D – Evergreen Road, Quaker Road

This sub-area consists of informally designed housing set out along medieval & post-medieval arterial routes to the old city. Its character is given by the eclectic but attractive mix of house types, sizes and styles, varied but coherent. Set into larger sites among them are schools, churches and old graveyards.

Typically, buildings are built of brick or rendered rubble-stone originally with stone slate roofs and timber windows and doors.

Building Typology

The area is particularly rich in churches, ecclesiastical and religious school buildings of many different denominations and in many different architectural styles. These range from the site of the former Dominican monastery at Crosse's Green to the ruined Red Abbey tower, from the 18th century structures in the South Presentaion Convent site, Church of Ireland Bishop's Palace, St.Finbarr's Catholic Church (the oldest in the city), the Quaker graveyard, to 19th century buildings such as Sullivan's Quay former Christian Brothers school, St. Nicholas Church of Ireland church, St. Mary of the Isles school and convent and of course, St. Fin Barre's Cathedral.

Traditionally, the more modest buildings throughout the sub-areas, whether domestic, commercial or industrial, and dating from the early 18th to the early 20th centuries, are generally constructed of painted plastered rubble-stone or brick walls. Where they retain original finishes and features, they have roofs of natural stone slate, robust cast-metal rain water gutters and downpipes and painted timber doors and windows.

Where historic street furniture or paving survives, such as limestone steps or kerbing, iron handrails etc., it is important for the character of the area that these are retained.

Issues

The area has a wide range of house types, local facilities including shops, pubs, schools and recreation spaces. However, the area is under increasing pressure from traffic and difficulties with parking and has a poor quality public realm which detracts from its amenity for residents and businesses. It is important that this be improved to encourage greater use of the existing building stock in a way that makes best use of its potential. There are also some vacant and under-utilised plots in the area, with scope for development to increase amenity and to reinforce the strong existing character of the area

Buildings on the Record of Protected Structures

The following buildings are on the Record of Protected Structures and therefore benefit from protection under the *Planning and Development Acts 2000-2002*, and the relevant policies contained in the *City Plan 2004*.

RPS Ref	Name	Location
PS001	Former Bandon Road Railway Station	Albert Quay
PS941	Post Box	Albert Quay
PS003	Model Schools	Anglesea Street
PS004	SS Joachim & Anne's House	Anglesea Street
PS819	John Morris Tyre Centre	Anglesea Street
PS943	Post Box	Anglesea Street
PS005	Elizabeth Fort	Barrack Street
PS829-830	Nos.108, 109	Barrack Street
PS023	Episcopal Palace	Bishop Street
PS022	St. Fin Barre's Cathedral	Bishop Street
PS006	Carrigbarre	Bishop Street
PS947	Post Box	Bishop Street
PS047	St. Nicholas Church	Cove Street
PS049	Warehouse	Cove Street
PS050-059	Nos.32-41 Warren's Row	Cove Street
PS073	Four Storey Warehouse	Douglas Street
PS071	South Presentation Convent	Douglas Street
PS072	Stone archway to former St. John's	Douglas Street
PS844	No.84	Douglas Street
PS074	Former Warehouse	Drinan Street
PS075	St. Finbarr's Church	Dunbar Street
PS117	No.1	George's Quay
PS099-103	Nos.6-10	George's Quay
PS104-114	Nos.14-24	George's Quay
PS975	Post Box	George's Quay
PS824	Single storey 5-bay structure, Rocksavage	Hibernian Road
PS137-144	Nos.1-8 Newenham Place	Infirmery Road
PS248	South Infirmery	Old Blackrock Road
PS1002	Post Box (Hospital)	Old Blackrock Road
PS664	Quaker Burial Ground (including stone entrance archway)	Quaker Road
PS336	Red Abbey Tower	Red Abbey Street
PS288-289	Nos.1-11	Red Abbey Street
PS291-301		
PS300-301	Nos.20, 21	Red Abbey Street
PS304	The Granary	Rutland Street
PS305	Lunham's Clock Tower	Sawmill Street

RPS Ref	Name	Location
PS313	St. Marie's of the Isle	Sharman Crawford Street
PS970	Crawford College of Art and Design	Sharman Crawford Street
PS357-359	Nos.4-6	South Terrace
PS360-361	Nos.29-36	South Terrace
PS364-369		
PS843	No.24 Quay Co-Op Ltd.	Sullivan's Quay
PS673-693	Nos. 1-21 Frankfield Terrace	Summerhill South
PS694-697	Nos. 1-4 Morningside	Summerhill South
PS430	Callanan's Tower	Tower Street
PS450	Former Kraft Warehouse (limestone frontage)	Union Quay
PS432	Red Brick Warehouse	Union Quay
PS442	Nos. 1-4	Union Quay
PS444		
PS446		
PS448		
PS434	No.20	Vicar Street
PS026	Clarke's Bridge	Wandesford Quay
PS443	Coleman's Warehouse	Wandesford Quay
PS445	Dublin Provider's Warehouse	Wandesford Quay
PS441	No.2	Wandesford Quay
PS458-464	Nos.14-20	White Street



Public Consultation: Submissions received and issues raised

Preliminary Consultation:

The following submissions were received during the preliminary consultation period during October – December 2008.

Schedule of Submissions received

Ref	Name	On behalf of	Date Received
1	Kevin Burke		02/12/2008
2	Sr. Mary Hoare	Presentation Sisters	01/12/2008
3	Cathy Buchanan	Meitheal Mara	01/12/2008
4	Alan Sloane	The Religious Society of Friends (Quakers)	01/12/2008
5	Cllr. Lorraine Kingston		01/12/2008
6	Ella Goddin	Barrack Street Development Association	01/12/2008
7	Hillary Creedon	Faillte Ireland	01/12/2008
8	Michael Noonan	CIT	28/11/2008
9	Michael Finn		17/11/2008
10	Lisa Myers		05/01/2009

Summary of issues raised in each submission

Ref	Name	Submission Summary
1	Kevin Burke	<ul style="list-style-type: none"> Traffic Plan for South Parish which should include making Douglas Street one-way for out-bound traffic Area dedicated for recreational purposes at City Council car park on White Street including all-weather multi-purpose sports facility, all-weather pitches and children's play area Development of cultural quarter in the area as part of wider strategy including the City Centre and Shandon as part of a 'Cultural Corridor'. This could include establishment of an organization like Temple Bar Properties to coordinate activities Prepare an Arts Area Plan including South Parish and Shandon Retain and enhance existing cultural institutions in the cultural corridor and promote 'green economy' enterprises City Council should acquire Elizabeth For and carry out remedial work on old city wall Improve streetscape of Barrack St., Douglas St., Sullivan's Quay and George's Quay Redevelopment of sites should be prioritized for educational uses and medium density (4-6 storey) residential use Car parking requirements should be reduced Apply text message service in area to tackle crime.
2	Sr. Mary Hoare	<ul style="list-style-type: none"> The 2003 Integrated Development Plan for the South Pres site remains the preferred strategy for informing and facilitating the future development of the site. Requests that all vehicular traffic be banned in the area with the exception of local business/residential access. Regular public transport should be facilitated instead. Provision of adequate signposting for heritage places and a printed walking guide to include all areas of historic interest

Ref	Name	Submission Summary
2 (contd)		<ul style="list-style-type: none"> The plan should consider a flexible approach for potential commercial development on the site. Booklet carried out in conjunction with users of the site included
3	Cathy Buchanan	<ul style="list-style-type: none"> Plan should take greater cognizance of River Lee as an artery and amenity. Consider river as transportation artery and amenity for local residents (repair slipway) Extension of the proposed boardwalk to include South Parish area. Plan should integrate with River Users Management Plan. Plan should include Lee and associate features as tourist attractions.
4	Alan Sloane	<ul style="list-style-type: none"> Concerned that discouraging car use (parking) may inhibit users of the centre. Requests that plan will not impede renovations/alterations to Quaker building. Supportive of ACA status but request that it does not prevent the ability to enlarge its buildings.
5	Cllr. Lorraine Kingston	<ul style="list-style-type: none"> Traffic and parking should be a high priority in the plan to facilitate families Establish park and playground in the area. Introduce a heritage centre in the Elizabeth Fort site as part of the historical trail.
6	Ella Goddin	<ul style="list-style-type: none"> Promote the restoration and refurbishment of Barrack Street and its development as Cork's Cultural Quarter. To create a performance space and local resource centre at Elizabeth Fort for use by local groups such as the Barrack Street Band. To re-establish the market formerly known as St. Fin Barre's Market on a periodical basis.
7	Hillary Creedon	<ul style="list-style-type: none"> To improve access through clearer signposting and adequate infrastructure. To explore possibility of opening some of the area's tourist attractions on a year round basis, such as the Deanery Gardens. The development of a heritage centre around the cathedral should be investigated. Opening hours of attractions should be more tourist focused. The area around St. Nicholas Church could be developed as part of 'old Cork' with facilities and interpretation panels for visitors. To develop a number of heritage trails in the area. Need exists for comprehensive programme to interpret the area and its attractions. General clean up required in area. Improvement of flow of traffic making it safer and easier to navigate area. Adequate facilities for tourists. Douglas Street redeveloped to reflect the character of the area and access could be improved for tourists seeking live music.
8	Michael Noonan	Plan should formally endorse, encourage, assist and facilitate the proposed Centre for Architectural Education (UCC and CIT) on a permanent city-centre site.



Ref	Name	Submission Summary
9	Michael Finn	<ul style="list-style-type: none"> Develop heritage centre at Elizabeth Fort that could accommodate community groups and exhibitions. Complete renovation of quay areas and maximise river use. Establish a linked tour of local churches. Publish book on the main attractions in the area.
10	Lisa Myers	<ul style="list-style-type: none"> Need for pavement upgrade and repair on Barrack Street Shop and house fronts are in need of repair and painting Name-plates/plaques should be included on interesting buildings Open access to Elizabeth Fort, Traffic needs to be looked at- 2-way is dangerous

Draft Plan Public Consultation

The following submissions were received during the public consultation period on the Draft Plan from November 2009 to January 2010.

Schedule of Submissions Received

Ref	Name	On behalf of	Date Received
1	Greg O'Neill	Greg O'Neill	16/12/2009 18/12/2009 22/12/2009 04/01/2010 08/01/2010
2	Martin Walsh	Bus Eireann	06/01/2010
3	Michelle Bennett, RPS Planning & Environment	Aldi Stores Ireland Ltd	11/01/2010
4	Adam D'Arcy	Cork Cycling Campaign	11/01/2010
5	Catherine Forde	Fordes	11/01/2010
6	Presentation Sisters	Presentation Sisters,	11/01/2010
7	Cathy Buchanan	Meithal Mara	11/01/2010
8	Patricia O'Shea	South Presentation Convent	11/01/2010
9	Peter Murphy, Franck Murphy & Partners	Rutland Street and South Terrace Businesses	11/01/2010
10	Andrew Lane, Andrew Lane Architects	Episcopal Palace	11/01/2010
11	Andrew Lane, Andrew Lane Architects	Select Vestry, Saint Fin Barre's Cathedral	11/01/2010
12	Denise Gabuzda	Religious Society of Friends	11/01/2010
13	Michael O' Flynn		11/01/2010
14	Dermot Houston	South Parish Community Association	11/01/2010
15	Cllr Mick Finn	Barrack Street Band	18/11/2009
16	Sean Murphy	An Garda Síochána	12/01/2010

Summary of Issues Raised in Each Submission

Ref	Name	Submission Summary
1	Greg O' Neill	<ul style="list-style-type: none"> Regeneration Traffic Calming
2	Martin walsh	<ul style="list-style-type: none"> Bus Priority
3	Michelle Bennett	<ul style="list-style-type: none"> Discount Retailing Policy
4	Adam D'Arcy	<ul style="list-style-type: none"> Access and Priority for Cyclists
5	Catherine Forde	<ul style="list-style-type: none"> Provision of suitable Housing for Families Parking Anti-Social Behaviour
6	Presentation Sisters	<ul style="list-style-type: none"> Development Strategy
7	Cathy Buchanan	<ul style="list-style-type: none"> Plan Boundary Recognition of Fishing Tradition
8	Patricia O'Shea	<ul style="list-style-type: none"> Signposting of Heritage Places Upgrading of Footpaths / Pavements
9	Peter Murphy	<ul style="list-style-type: none"> Traffic Management White St Car Park Proposals
10	Andrew Lane	<ul style="list-style-type: none"> Public Realm Street Improvements Traffic Calming
11	Andrew Lane	<ul style="list-style-type: none"> Pedestrian Access Traffic Calming Views Anti-Social Behaviour
12	Denise Gabuzda	<ul style="list-style-type: none"> Development in ACA Pedestrian Bridges Tourist / Heritage Walking Trails
13	Michael O'Flynn	<ul style="list-style-type: none"> Traffic Calming
14	Dermot Houston	<ul style="list-style-type: none"> White St Car Park Proposals Traffic Flow
15	Cllr Mick Finn	<ul style="list-style-type: none"> Cultural Needs
16	Sean Murphy	<ul style="list-style-type: none"> Crime Prevention Through Environmental Design Relocation of Garda Station





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