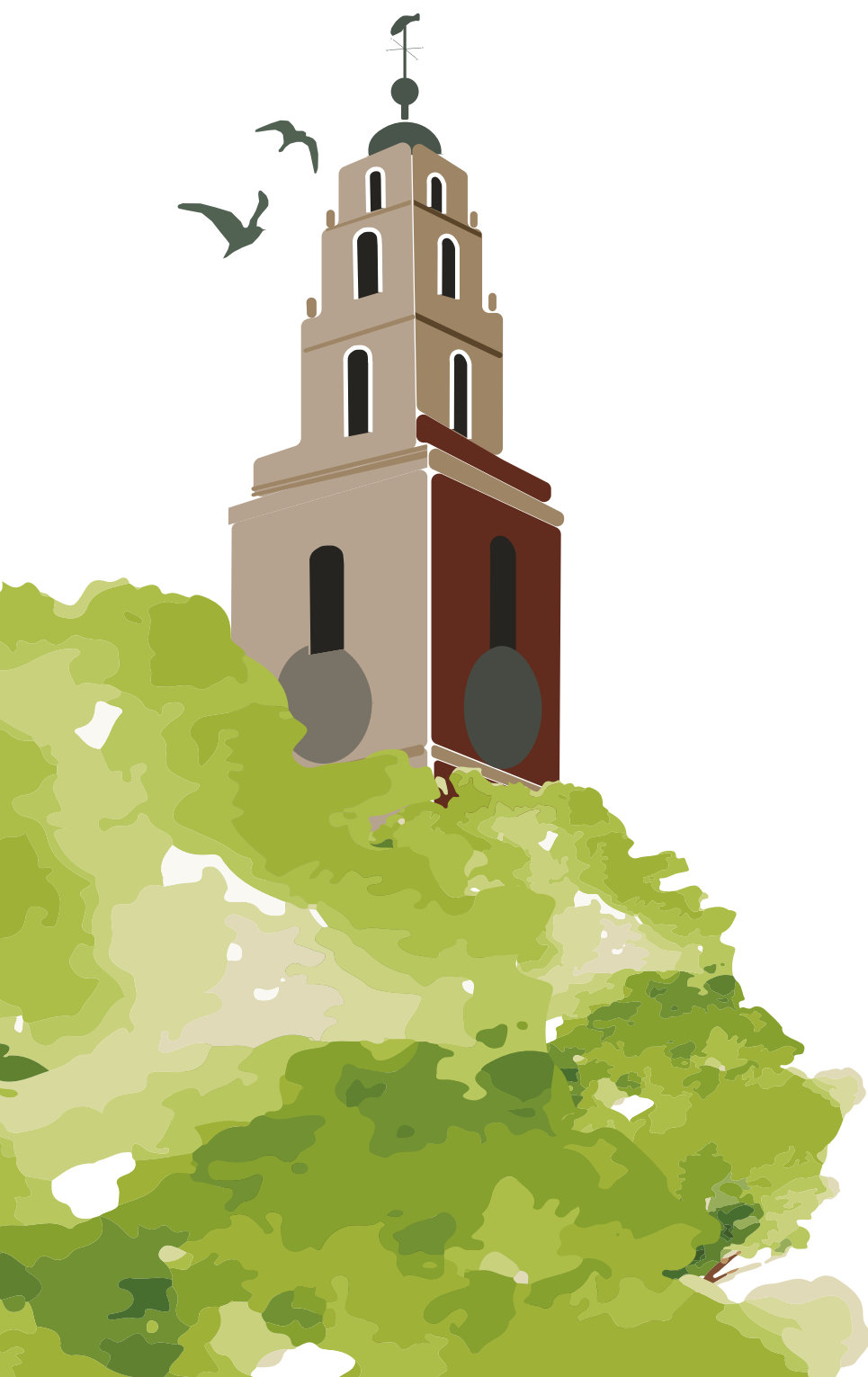


March 2025

SHANDON

Integrated Urban Strategy



Rialtas na hÉireann
Government of Ireland



Có-mhaoinithe ag an
Aontas Eorpach
Co-funded by the
European Union



Tionól Réigiúnach
an Deiscirt
Southern Regional
Assembly



Lár Bailte ar dTús
Town Centre First



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[Link to website](#)

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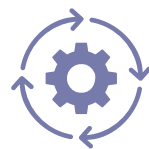
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WELCOME

Lord Mayor Opening



Shandon, with its wealth of history heritage and character, represents all that is special about Cork City and is a growing urban neighbourhood particularly suitable for a heritage and community led Integrated Urban Strategy.

This innovative strategy, specific to Shandon, offers a bottom-up sustainable approach to creating better urban centre living and enjoyment, improving health and well-being and enhancing the conditions for business, tourism and the arts to thrive. It encourages appropriate development whilst protecting and enhancing Shandon's built heritage and provides the context and practical tools to guide this growth and regeneration through identified projects and activities.

While the strategy was led by Cork City Council, it was prepared in close partnership with the Shandon Neighbourhood Team with an extensive process of consultation. The coming together of the various participants with their shared knowledge and passion for the area has clearly been instrumental in ensuring a citizen led strategy for the whole community and one that provides a sound basis for the development of the Shandon neighbourhood going forward.

As an advocate of people-centred planning, I am particularly pleased to welcome the Shandon Integrated Urban Strategy and expect that it will become a catalyst for positive regeneration and capacity building within the Shandon community towards the achievement of this shared vision.

Lord Mayor, Cllr. Dan Boyle

Note from Chief Executive



The Shandon Integrated Urban Strategy is the first regeneration strategy undertaken by Cork City Council in line with the innovative 'Town Centre First' methodology and presents a significant opportunity to position Shandon for the future as a more attractive, vibrant and resilient living neighbourhood within Cork City Centre at the northern end of its historic medieval spine.

The strategy goes beyond a document to represent an effective partnership and shared vision between Cork City Council and the Shandon Neighbourhood Team which is based on a common understanding of community need and opportunity for revitalisation that is unique to Shandon.

Thirty six actions are identified ranging from small to larger scale interventions, covering areas such as historic property reactivation, public realm enhancement, sustainable travel and business supports, all informed by a comprehensive appraisal of Shandon's special historic character and coordinated with Cork City's Council range of relevant local strategies. Among the actions, three key strategic regeneration proposals have been locally selected to play a central role in delivering on objectives and maximising regenerative impact for the area in line with the New European Bauhaus values and principles: beautiful, sustainable, together.

The strategy will be utilised as a resource for all stakeholders and to support funding applications for the actions identified in order to deliver tangible results over the coming years. We look forward to working in partnership to drive the development of Shandon and build it as a destination of choice with wide ranging appeal for residents and visitors alike.

Valerie O'Sullivan, CE Cork City Council

1. INTRODUCTION



Source: Butter Museum Butter Wrapper Collection

1. INTRODUCTION

1.1 Executive Summary

“Town Centre First represents a new approach to the development of our towns where local communities and local businesses can be central to re-imagining their own towns and planning their own futures. Every town is different. Each town is unique and requires unique solutions to the challenges and opportunities they face”

(Town Centre First, A Policy Approach for Irish Towns)

The Shandon Integrated Urban Strategy (IUS) sets out an action-oriented regeneration roadmap for the Shandon neighbourhood which is based on the methodology set out in "Town Centre First - A Policy Approach for Irish Towns" and is funded through the Town Centre First Heritage Revival Scheme (THRIVE) by the Government of Ireland and the European Union under the Southern, Eastern and Midland Regional Programme 2021-2027.

Shandon is Cork's oldest and most significant heritage quarter on the northside of Cork City and is characterised by its rich and unique historic fabric and identity. It is a significant urban tourism asset for the region and is one of Cork's most densely populated and multicultural urban neighbourhoods representing an interesting blend of tradition and diversity which is in a constant state of evolution. Despite changes and challenges, Shandon has largely retained its special character and still functions as a service centre for local residents where there is a strong sense of community. The IUS sets out to enable Shandon to harness these assets and reach its potential as a vibrant cultural district at the northern end of Cork City's medieval spine.

The IUS is community and heritage led and is driven by a partnership between the Shandon Neighbourhood Team, the Consultancy Team and the Council Steering Group (See Figure 4. 'Project Team Overview'). Through extensive engagement with the community and a series of integrated and iterative analysis, a viable pipeline of regeneration actions specific to Shandon have been established which are set against a clear implementation and phasing plan with assigned responsibility.

The strategy is informed by an understanding of Shandon's historic character, which is detailed in a Historic Character Assessment included as an appendix to this report. It has a strong focus on the conservation, enhancement and adaptive reuse of the existing built heritage, which is the essence of its special character. This type of approach, as advocated under the Town Centre First policy, aims to reverse the decline of historic character and also provide highly sustainable opportunities for revitalisation through, for example, adaptive reuse of derelict heritage buildings, residential activation of upper floors, considered densification of under-used urban sites as well as multi-use regeneration of public spaces.

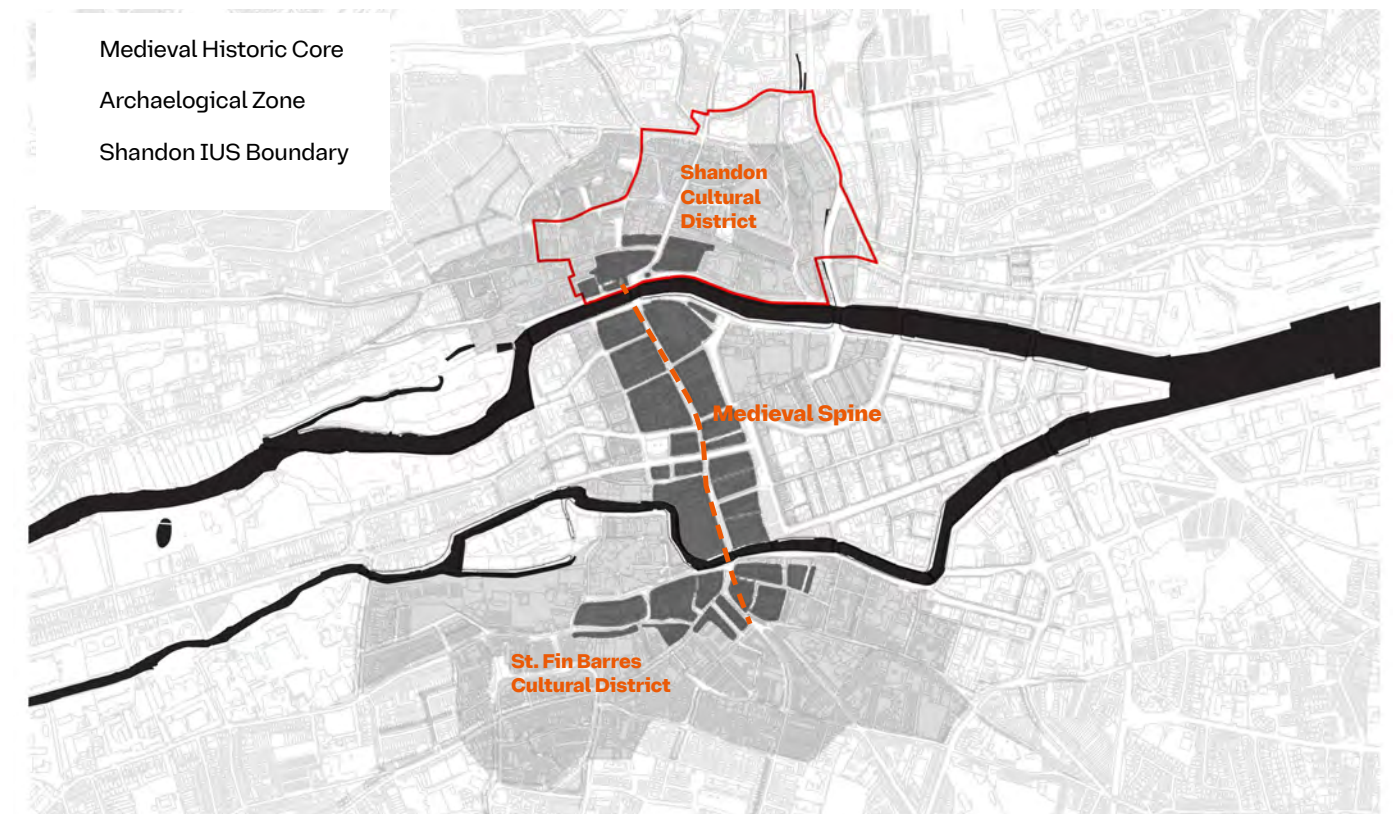


Figure 1: Cultural districts and medieval spine Source: Cork City Council



Figure 2: Shandon Neighbourhood

1. INTRODUCTION

The quality of engagement and consultation, including through the active participation of the Neighbourhood Team, has been pivotal to understanding the community’s needs and gathering a rich evidence basis to meaningfully inform strategic interventions. In addition to holding two open public consultation events, the project team proactively carried out targeted consultation with lesser heard groups including the businesses, the elderly and the newer communities in Shandon. Creative consultation methodologies proved effective in ensuring high quality engagement, such as a heritage based lesson plan and colouring competition for the local primary school children.

Through the consultation process, the project team has developed a long term vision and overall strategy for Shandon which focuses on actions that will have the most effective regenerative impact and will meaningfully address the particular challenges and opportunities identified. The actions are categorised under the themes of Heritage, Living Neighbourhood & Climate, Community & Arts and Business & Tourism, all of which consider national and local policies and follow the principles of the New European Bauhaus: beautiful, sustainable, together.

Immense value and momentum has been garnered through the collective development of the IUS to date. It is hoped and envisaged that this will enhance the viability of the identified actions and see them gain momentum in their implementation steadily over time with the added benefit of building capacity and resilience both within the cultural district of Shandon and within the local community.



Figure 3: Town Centre First project stages



Figure 4: Project Team Structure and Engagement Groups

1. INTRODUCTION

1.2 Study Area

The Shandon Integrated Urban Strategy (IUS) covers the Shandon neighbourhood, an area of significant social, economic, cultural and religious importance which has a distinct and unique historic character and identity.

The study area is centred on the Shandon Architectural Conservation Area (ACA) and extends to align with Central Statistics Office (CSO) Small Area Boundaries to facilitate data analysis. This represents a continuation of the boundary identified as part of the 'Shandon Landuse Survey and Community Engagement Event' undertaken in October 2022 by University College Cork and Cork City Council (Appendix E).

The boundaries of the study area are Cathedral Walk and Cathedral Way to the north, the north channel of the River Lee to the south, the N20 Blackpool Bypass to the east (extending along Leirim Street and Devonshire Street to the western end of Coburg Street) and Wolfe Tone Street, Glen Ryan Road and Upper Cattle Market Street to the west.

The area features a dense network of streets, lanes, archways, and steps. It is renowned for its historic landmarks, including Dance Cork Firkin Crane, the former Butter Market, Skiddy's Almshouse and most notably, St. Anne's Church with its distinctive Italianate tower.

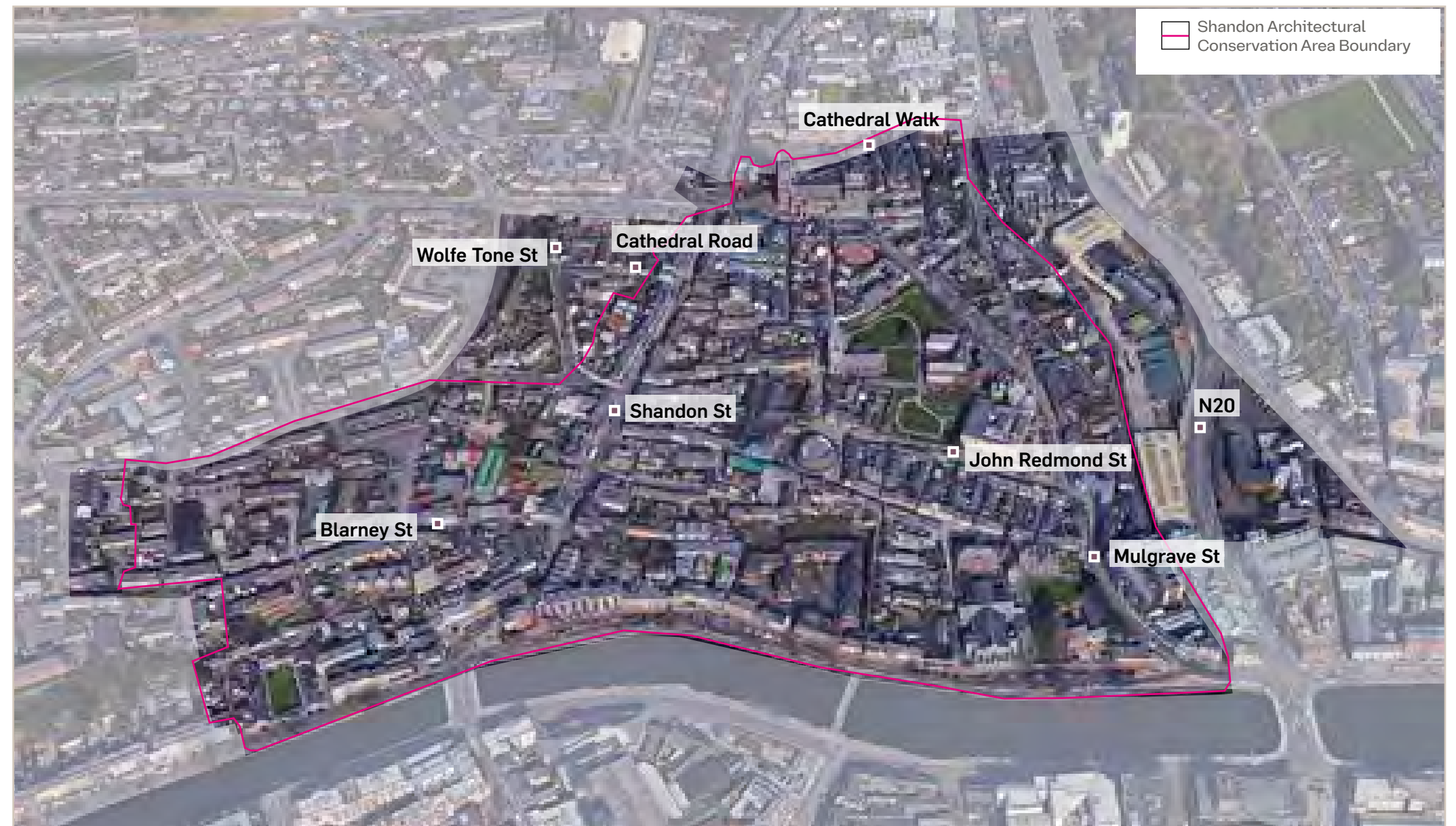


Figure 5: Shandon IUS Study Area



1. INTRODUCTION

1.3 Policy Context

The Shandon Integrated Urban Strategy (IUS) sits within and responds to a number of European and National Frameworks and Plans as follows:

New European Bauhaus and National Policy on Architecture, Department of Housing 2022 promotes solutions that are not only sustainable, but also inclusive and beautiful, while respecting the diversity of places, traditions, and cultures in Europe and beyond.

Town Centre First - A Policy Approach for Irish Towns 2022. First cross government policy that aims to tackle vacancy and dereliction and breathe new life and successful placemaking into our rural and urban town centres. It follows a 4 stage process for a collaborative, co-design and plan-led approach towards regeneration.

The National Planning Framework (NPF) under Project Ireland 2040, is the overarching policy and planning strategy for the social, economic and cultural development of Ireland. It focuses on the renewal of settlements to ensure they are compact, attractive, liveable and well designed. Cork City is identified in the NPF as a regional counterbalance for Dublin in spatial development terms.

Regional Spatial and Economic Strategy for the Southern Region 2020 defines the strategic regional development framework to implement Project Ireland 2040 at the regional level. It supports the achievement of balanced regional development across the Southern Region.

Other relevant National Plans and Guidance include:

- Climate Action Plan 2024
- Architectural Heritage Protection Guidelines 2011
- National Biodiversity Action Plan 2023-2030
- National Disability and Inclusion Strategy 2019-2022

At a local level, this strategy aligns with the Cork City Development Plan 2022-2028 and advances the objectives of a number of local strategies.

Cork City Council's Development Plan 2022-2028 (CDP) sets out how Cork City will grow and develop over the next six years and continue to be an innovative, vibrant and healthy city, consistent with the Regional Spatial Economic Strategy (RSES), national policy and the 17 United Nation Sustainable Development Goals.

Cork City Council has also produced a number of strategies to advance agendas, principles and practices in a number of areas. These include:

- Cork City Climate Action Plan "Climate Neutral Cork City" 2024-2029
- Cork City Heritage and Biodiversity Plan 2021-2026
- Cork City Local Economic and Community Plan (LECP) 2024 - 2029
- Southwest Regional Enterprise Plan to 2024
- Cork City Council Arts & Culture Strategy 2022-2026
- Cork City Tree Strategy 2024
- Cork City Night-Time Economy Strategy
- Cork Trauma Sensitive Cities Strategy 2022-2025
- Cork City, Harbour and East Cork Destination and Experience Development Plan (DEDP) 2024



1. INTRODUCTION

The Town Centre First Framework and the New European Bauhaus values and principles have been the guiding framework for the development of the Shandon Integrated Urban Strategy (IUS) within which there is alignment with the relevant hierarchy of spatial planning policy outlined from EU down to local level.

Care has been taken in developing the IUS vision and objectives to ensure the higher level policies of the National Planning Framework (NPF) are reflected regarding the focus on the renewal of settlements through compact growth and the advancement of attractive, liveable and well-designed places. This is particularly relevant in the context of Cork City's identification in the NPF as a regional counterbalance for Dublin in spatial development terms.

The Cork City Development Plan 2022-2028 (CDP) builds upon the NPF, setting out a settlement strategy for Cork City based on the Southern, Regional and Economic Strategy (RSES) and the Cork Metropolitan Area Strategic Plan (MASP) which considers how the City may grow beyond the plan period up to 2040.

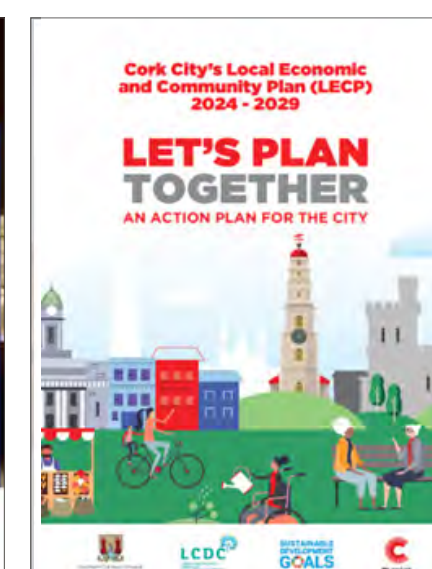
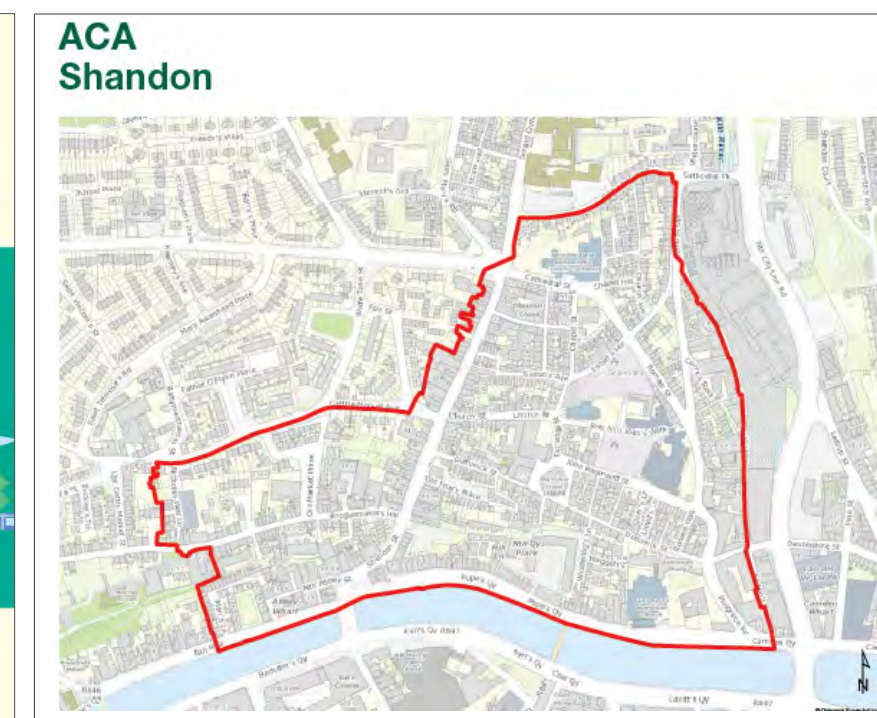
It sets an ambitious framework which embodies the principles of sustainable development, health, conservation and protection of heritage, compact growth and liveable communities and places through its policies and objectives. It focuses on the 15-minute city, brownfield regeneration, creating a city of neighbourhoods and enhancing the City's built heritage.

Within the CDP, Shandon is identified as a key area of the city with targeted measures to expand tourism, cultural and night-time economy as part of a strategy to enhance the overall City Centre experience (Objectives 10.8 & 10.13). Cork City Council also actively encourages the adaptive reuse and refurbishment of historic buildings in the interests of conservation and environmental sustainability (Objective 8.18).

The Shandon IUS strongly aligns with these objectives in terms of addressing a holistic range of cultural, economic, environmental and social considerations with co-ordinated yet targeted objectives categorised under the headings of themes ranging from heritage to tourism.

Of significance, the study area is centered on the Shandon Architectural Conservation Area (ACA) and will seek to preserve and enhance its special character and particular built heritage objectives as outlined in Volume 3 Part 1 of the CDP.

In addition, Shandon is identified in the Southern Regional Spatial and Economic Strategy (RSES) as an urban tourism asset for the region and as a notable City initiative in terms of its role as a cultural precinct, which expresses its strong catalytic potential both locally and regionally.



2. BASELINE ASSESSMENT



2. BASELINE ASSESSMENT

Built Heritage: Shandon's streets and buildings have features and character unique to Shandon, reflected in its Architectural Conservation Area (ACA) designation. Shandon still retains a dense network of historic streets, lanes and steps. There are also fine examples of a variety of architectural styles with 40 designated protected structures and many more on the National Inventory of Architectural Heritage (NIAH). The 18th century gable fronted buildings are a distinctive feature of the architectural heritage of the area and are now rare outside Cork city.

The area is known for its important historic buildings such as the Firkin Crane, the Butter Museum and Butter Market, the North Cathedral and the Tower of St Anne's Church which give the area its own unique identity and mark its presence on the city skyline.

Character Areas: The Historic Character Assessment (Appendix A) identifies 12 character areas within the study area ranging from the Historic Heart to Shandon Street and from the Industrial Area to the Markets. The main features, scope for improvements and possible actions are identified for each character area, facilitating a granular understanding of unique historic character and an awareness of challenges and opportunities within each.

Archaeology: A Baseline Archaeological Assessment (Appendix B) was undertaken to inform the strategy. There are 11 recorded archaeological sites within the IUS study area, the majority of which are clustered around the church of St Anne's in the centre. The report concludes that Shandon is considered to possess a "moderate to high" archaeological potential due to its location within the Zone of Archaeological Potential coupled with a number of key archaeological locations within the project area, most notably St Anne's and Dr Mary Hearn Parks and Graveyards.



Figure 7: Historic Character Areas as set out in Historic Character Assessment, Appendix A

2. BASELINE ASSESSMENT

Land use: A land use survey was carried out as part of the 'Shandon Community Engagement 2022' by University College Cork and Cork City Council which informed the baseline for the Integrated Urban Strategy (IUS).

As per Figure 8, residential made up the largest portion of land use at 60%, while retail represented 5% and arts, entertainment and recreation 1%.

Socio Economic: The Shandon study area comprises 17 Central Statistics Office (CSO) Small Areas and recorded a population increase of 12% between 2016 (2,907 total population) and 2022 (3,279 total population). The increase is concentrated in the 25-64 year age cohort while the under 19 and 20-24 age cohort decreased in the intercensal period. 53% of residents are aged 25-44 which is proportionately high, indicating a more transient community of working aged adults.

According to CSO data, Shandon has the second highest density in Cork City at 13,469 persons per sq.km. It is also one of the most diverse with non-Irish nationals making up 51% of the population compared to 20% in Cork City and 12% nationally.


The deprivation status of the overall area is 'Marginally Below Average'. There is a higher than average unemployment rate for men at 12% (against 8% national average) and more lone parents living in the area at 30% (against national average of 19%). This highlights the social challenges in Shandon.

The Cork City Neighbourhood Profile 2024¹ for Shandon/Fairhill shows that 85% of people in the area are at work with just a slightly greater than average unemployment rate at 16%. The data also show that 5% of residents work within the Shandon/Fairhill neighbourhood area with 65% working in Cork City. Apart from Heineken Ireland,


whose main offices are located on the edge of the study area, there is generally a lack of skilled graduate job opportunities and opportunities to upskill. There is also lack of large scale private investment in the area.

Educational: There are three primary schools within and in the immediate vicinity of the Shandon study area; the North Presentation Catholic Primary, St. Vincent's Convent Primary and Blarney Street Primary, with a combined total of 790 students and strong ethnic diversity.


Key Statistics




Population: 3,279 (13% increase from 2016)




Density: 13,469 persons/sq.km. (second highest in Cork City)




Demographic: 53% 25-44 yrs against 31% for Cork City



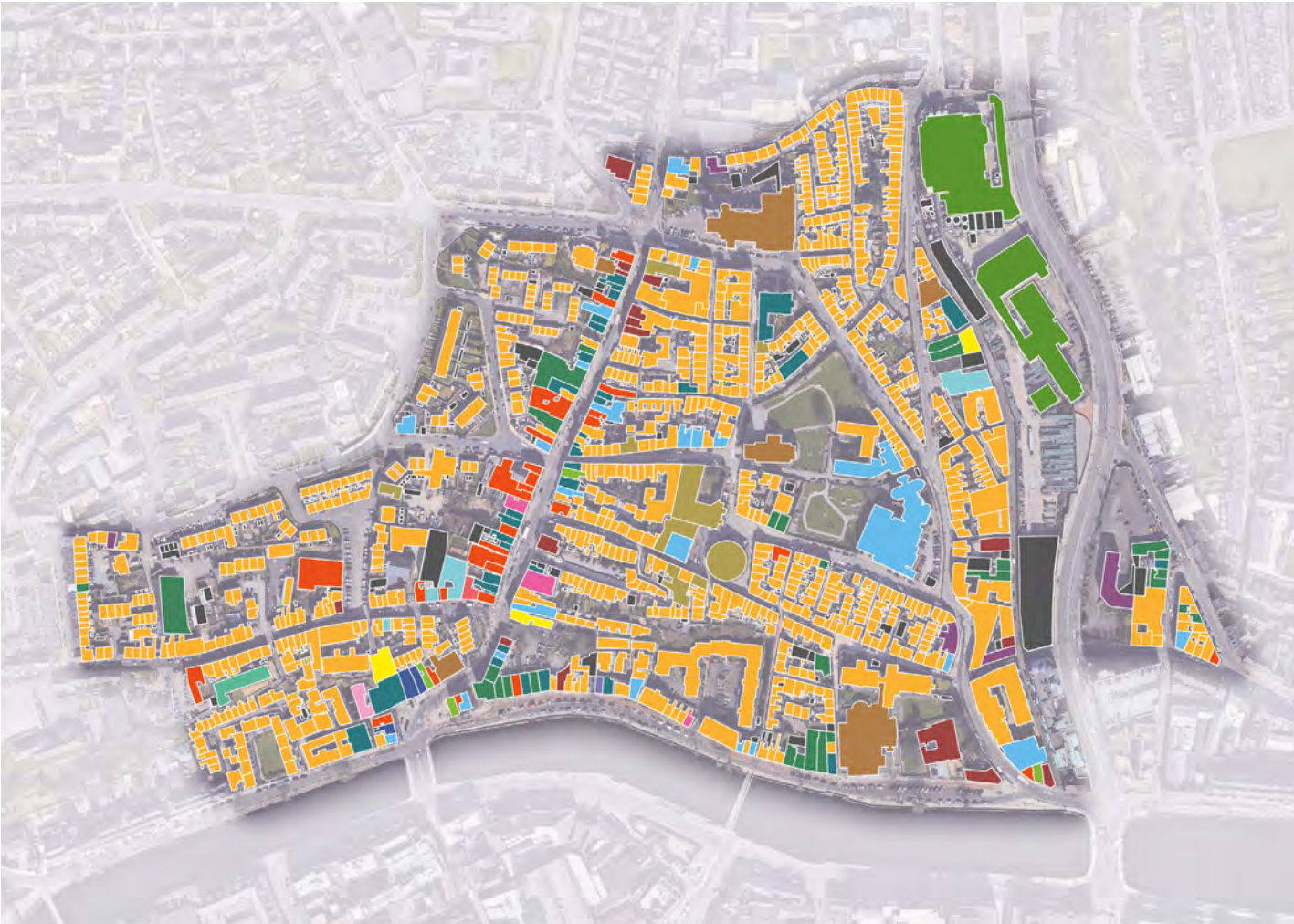
Non-Irish Nationals: 51% against 12% state average



Deprivation Status: 'Marginally Below Average'



3 primary schools: 790 students



Key

Accommodation and Food Services	Manufacturing
Activities of Households as Employers; Undifferentiated Goods- and Services- Producing Activities of Households for Own Use	Other Service Activities
Administration and Support Service Activities	Outbuilding
Arts, Entertainment and Recreation	Professional, Scientific and Technical Activities
Construction	Public Administration and Defence; Compulsory Social Security
Education	Residential
Financial and Insurance Activities	Retail
Human Health and Social Work Activities	Transportation and Storage
Information and Communication	Vacant
	Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles

Figure 8: Land Use Survey 2022, UCC Centre for Planning & Research in conjunction with Cork City Council

1. Source: <https://www.corkcity.ie/media/1ugppi3b/cork-city-neighbourhood-profiles-web-version.pdf>

2. BASELINE ASSESSMENT

Housing and Planning Activity: CSO Small Area analysis for the study area conveys that owner occupancy makes up 15.5% of housing tenure with 55% in private rentals and 13% in Local Authority rentals. In terms of housing type, 43% of households live in houses while 57% live in flats/apartments.

The low home ownership rate and high percentage of households within flats/apartments aligns with Shandon's demographic profile indicating that the area is relatively more affordable for workers in close proximity to the City Centre and potentially less suitable or attractive for families and older people.

There is a relatively high level of planning activity in Shandon. Between 2017 and 2025 a total of 135 units were granted permission within the study area for 24 separate developments. 3 larger schemes accounted for 62 units.

Vacancy and Dereliction: Shandon has suffered decline in recent years with vacancy and dereliction remaining a widespread issue and a number of key properties falling into poor condition (See Historic Character Assessment 'Buildings at Risk' Appendix A).


Cork City Council's Active Land Management Unit has undertaken significant work over the past years to identify vacant and derelict buildings and engage with their owners to repair and reactivate properties.

The CPO process has been used as a measure where agreement with the owners was not reached. This work is continuing. An overview

of the current extent of vacancy and dereliction can be seen in Figure 9 with 27 sites classified as vacant or derelict.


In terms of the Cork City North West Local Electoral Area as a whole (which includes Shandon), it is noted that there has been a total of 46 valid applications for the Croi Conaithe - Vacant Property Refurbishment Grant and 31 Living City Initiative applications in the 'Shandon' 'Special Regeneration Area', 19 of which are within the study area boundary. The Living City Initiative 'Special Regeneration Area' Map is available in Appendix F.

Key Statistics




Shandon B Electoral Area:

Low Home Ownership: 14%




Study Area:

Household Tenure: 43% houses, 57% apartments



High Planning Activity: 135 units permitted since 2017



Vacancy & Dereliction: 27 sites classified as vacant or derelict

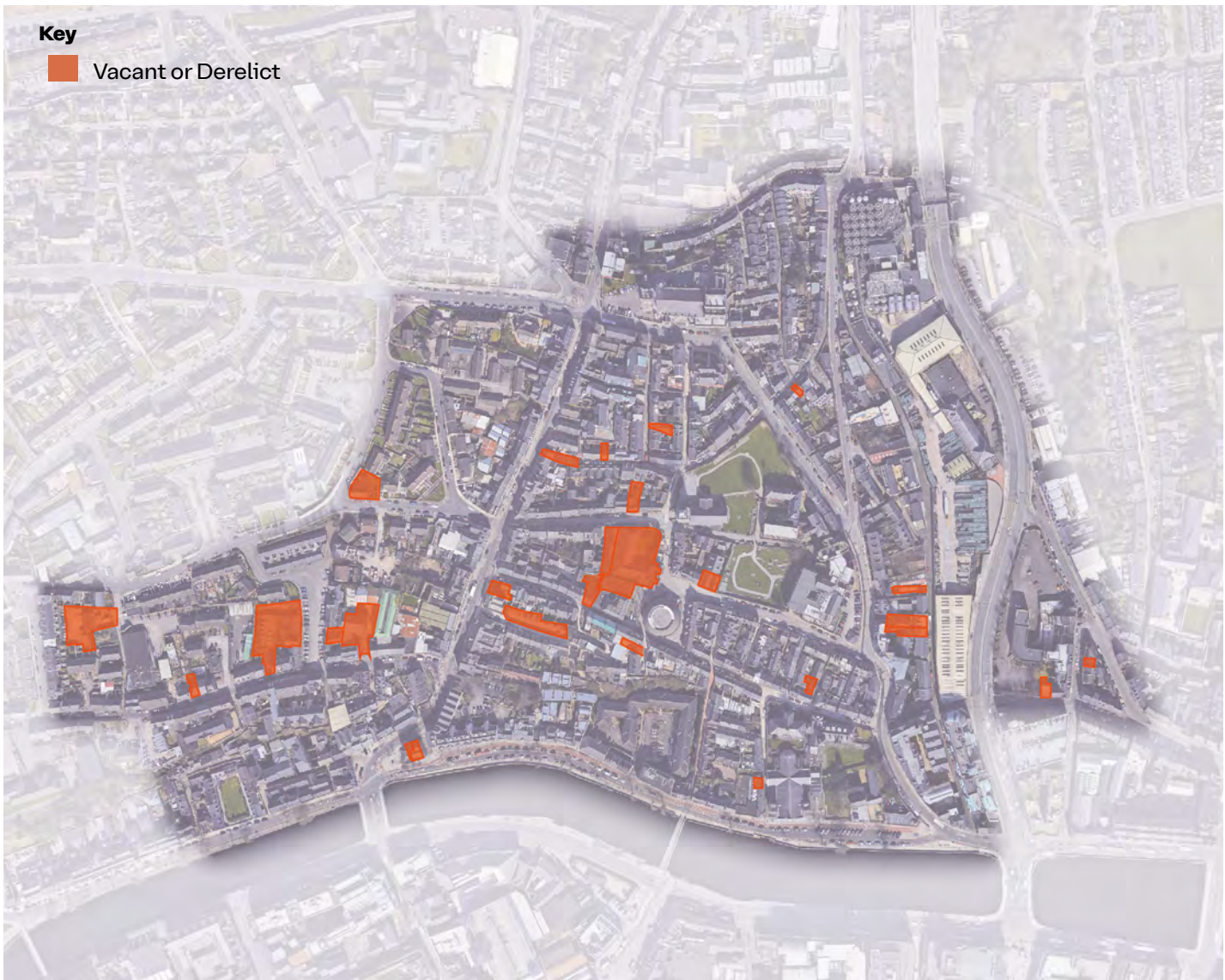


Figure 9: Vacancy and Dereliction, February 2025

2. BASELINE ASSESSMENT

Community and Cultural Assets: A community and cultural assets mapping exercise has been carried out as part of the strategy process which concentrates on indoor community and cultural spaces readily available for use and/or to visit by the public (Table in Appendix C).

There are approximately 23 private and public community and cultural indoor spaces within the study area comprising religious buildings and spaces, tourism related spaces, various arts spaces and residences, dedicated community spaces for particular agencies/groups as well as number of vacant buildings and spaces with potential for community contribution.

From a community perspective, findings show that while there is a relatively high number of community and cultural assets and spaces, the majority of these indoor spaces are dedicated to particular purposes and user groups and are not readily accessible for use by interagency community groups or they have limited capacity in this regard. A strong need has therefore established for a medium to large publicly accessible community space within the study area.

Tourism: Shandon is a key tourist destination in Cork. Shandon Bells and the Butter Museum are the most popular visitor attractions with an increase in visitors to Shandon Bells of 10% since 2015 and the Butter Museum recording their highest ever visitor numbers in 2024.

More than one third of visitors are American representing the strongest area of growth. Tourist feedback reflects the strong potential of the area as a more prominent tourist destination given its character and proximity to the City Centre.

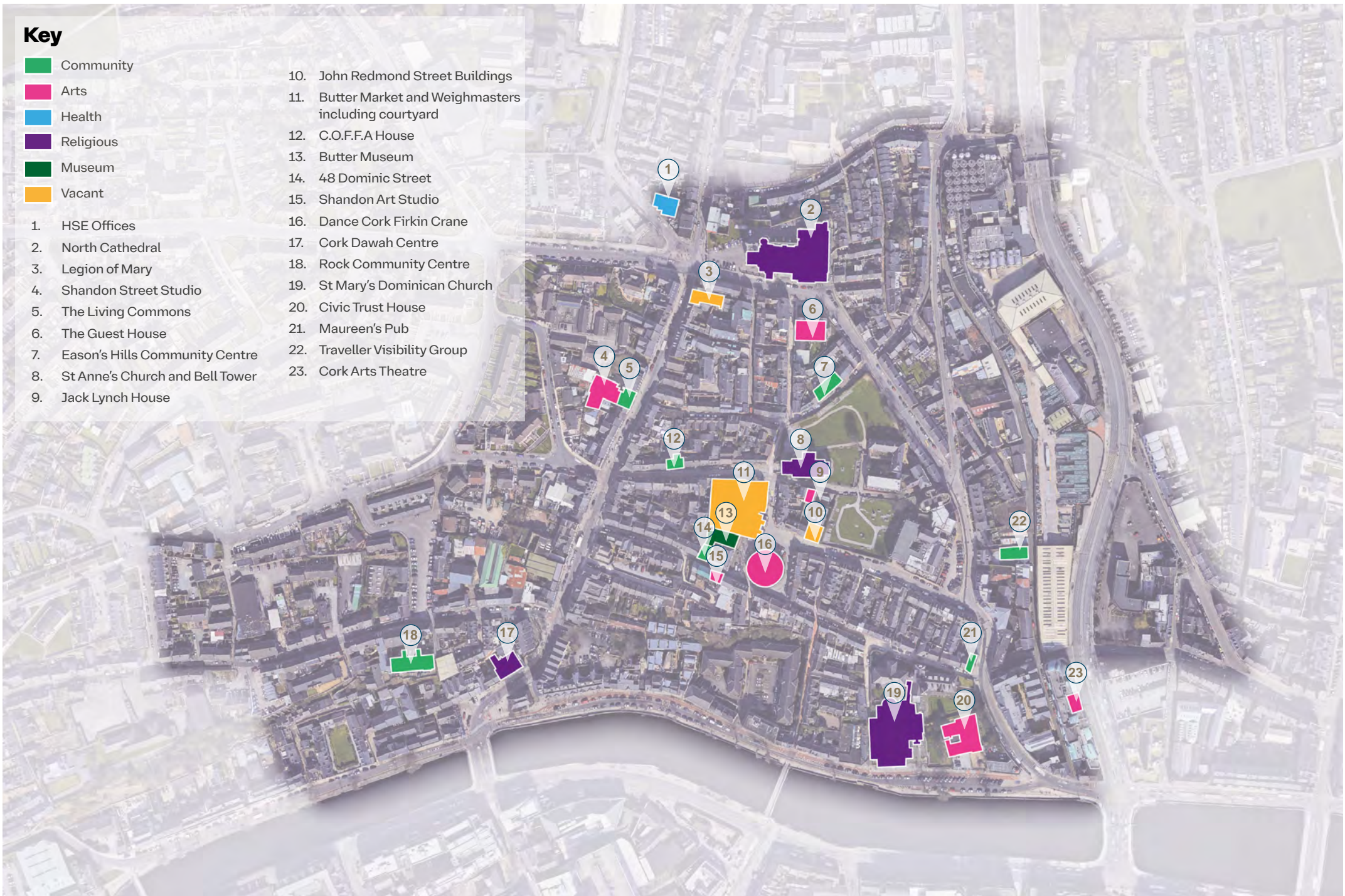


Figure 10: Community and Cultural Assets

2. BASELINE ASSESSMENT

Pedestrian Environment Movement: Shandon Street and Mulgrave Road/ Roman Street are the primary pedestrian routes within the study area catering for both external trips and destination trips (particularly Shandon Street). Within the Historic Core the busier streets for pedestrian connectivity include Church Street, Exchange Street, Dominick Street and Widderling's Lane.

In general, the footpaths along Shandon Street are of good width and the pedestrian crossing north of Church Street is well located. The street could benefit from some further greening particular at its northern end and the refurbishment of its public realm. The footpaths on both Mulgrave Street and Roman Street have a number of narrow sections and the presence of wheelie bins on the footpaths can further impact pedestrian movements.

Within the Historic Core much of the pedestrian infrastructure are shared surfaces with cars. While vehicular speeds are generally low in the area, the volume of traffic and unauthorised parking of cars can make the pedestrian environment unattractive. Additionally, there is evidence of anti-social behaviour on the lanes connecting Shandon with Pope's Quay, particularly along Ferry Lane. The other streets and lanes within the study area are primarily residential in nature, many are very narrow in nature and there is a strong parking demand along these streets and lanes, particularly John Redmond Street, Eason's Hill.

Cycling Movements: The number of cyclists within the study area is low due to a combination of the area's topography and its existing built form. The study area does support some external cycling trips particularly along Pope's Quay which is flat and has dedicated cycle facilities. The topography and existing built form does not facilitate the provision of further dedicated cycling facilities and a BusConnects project has identified SunValley Drive – North Monastery Road as the key cycle corridor serving Garranabraher

and Hollyhill. The delivery of additional cycle infrastructure within the study area will be challenging and the focus to promote access by bike should be on creating a traffic calmed environment and provision of additional cycle parking infrastructure to support visitors to the many culturally significant attractions in the area.

Public Transport: The primary bus route within the study area is Route 202 that runs along Mulgrave Road, Roman Street and Cathedral Street providing a connectivity to Hollyhill and Mahon Point via the city centre. At a wider level the Shandon area is located close to the many bus services in the city centre and residents have good sustainable accessibility to many of the services provided in the suburban areas of the city (i.e. Cork University Hospital, Munster Technological University, etc.).

The National Transport Authority (NTA) has plans to significantly improve bus services directly in the area (i.e. Mulgrave Road – Roman Street) and wider in the city, all of which will significantly improve accessibility to the Shandon area by sustainable means.

Vehicular Movement and Traffic: The primary through routes within the study area include, Shandon Street, Mulgrave Road- Roman Street and Pope's Quay, with each of these routes suffering from some congestion during peak periods. Within the Historic Core the streets are generally narrow and support on-street parking if wide enough. There is a high demand for parking, particularly along John Redmond Street, Exchange Street and sections of Dominick Street which can result in traffic congestion and a poor pedestrian environment. Parking is actively managed within the study area and is time-plated ensuring greater access for local residents, however from observations there remains constraints with respect to the control of parking with the study area.

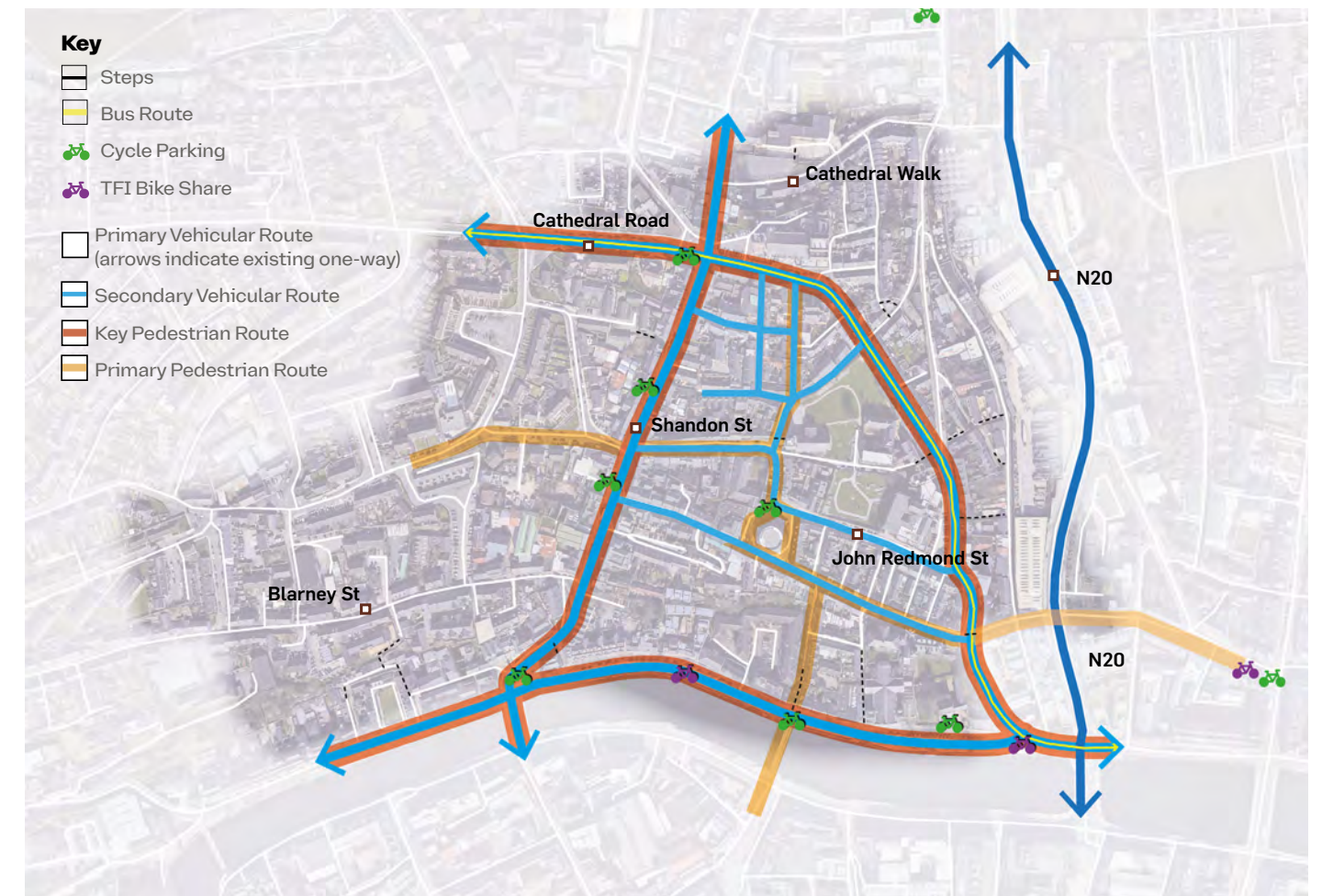


Figure 11: Shandon Movement Network



Figure 12: North south pedestrian route via Widderling's Lane

2. BASELINE ASSESSMENT

Open Space: The study area comprises 83% artificial surfaces with 12% green space, only 4% of which is publicly accessible in the form of St Anne's and Dr Mary Hearn Parks and Graveyards (0.5Ha). While the parks are an important resource for the area, there are outstanding challenges in relation to wayfinding, accessibility and perceived safety meaning they are not reaching their potential as a resource for the local community. The community garden located off Shandon Street is an important asset but access is managed and limited due to safety concerns. Additionally, there are no play facilities within the study area.

The tight grain and dense nature of Shandon's built environment means there is limited opportunity for additional public open space. Historically there were more open accessible spaces which served as a focal point and had significant social significance (see Historic Character Assessment Section 3). However a number of these, for example Market Square, have been given over to carparking with associated loss of historic character and function.

Ecology and Biodiversity: It is apparent from Figure 13 that there is currently a limited extent of green space in the study area with existing trees for the most part located within St Anne's and Dr Mary Hearn Parks, along the quays or within private gardens. There have been a number of biodiversity initiatives in the area such as the Blarney Street Pollinator Path and Biodiversity survey and signage board and small beegarden in St Anne's Park.

Public Realm: During the 20th century the historic framework of Shandon has suffered from decline due to years of uncoordinated elements throughout the public realm. Varied styled street furniture, over layering of street signage, shopfront signage and advertising, overhead cables and utility cabinets and gated laneways are contributing to public realm that is not best serving the community and is leading to a diminished value and appreciation of the unique historical setting of Shandon.

Despite these challenges, the richness of Shandon's historic character through its unique features remains largely intact overall with strong potential for greater contribution through identification, conservation and enhancement.



Figure 13: Surface Cover Hard and Soft

2. BASELINE ASSESSMENT

2.2 Engagement & Consultation

Consultation and engagement with a wide range of stakeholders is a critical component of the Town Centre First process and formed the second stage of the Shandon Integrated Urban Strategy (IUS) Baseline Assessment.

The strategy had the benefit of a land use survey and community consultation report prepared by University College Cork and Cork City Council in 2022 (Appendix E). Leading on from this a partnership approach was employed in the preparation of the IUS between the Neighbourhood Team, the Consultancy Team and Cork City Council along with the wider community, in addition to reviews with the established Social Inclusion Group (Figure 4 Project Team Structure).

This partnership approach has been pivotal to understanding the community's needs, informing and prioritising actions and facilitating ownership of the process.

All stakeholder engagement has been accessible, inclusive and creative with a strong focus on in-person multi-stakeholder sessions and briefings with the North-West Local Electoral Area Committee Elected Members at every stage

of the process. Flexibility was applied and targeted consultations arranged where it was considered appropriate to ensure all voices were heard. All written information has been in plain English using clear non-cluttered posters and non-judgemental language and has been fully aligned with THRIVE communications and visibility guidance.

An accessible webpage and interactive Storymap was also created on the Cork City Council website to facilitate ease of access to project information and updates, consultation events and digital feedback. [Shandon Integrated Urban Strategy - Cork City Council](#).

An overview of the range of engagement and consultation processes undertaken as part of the Shandon IUS process between July and November 2024 and associated summary of key findings is outlined in the following pages:



Figure 16: Presentation boards from 'Let's Talk Shandon' Pre Draft Consultation Event

'Let's Talk Shandon' Pre Draft Consultation

'Let's Talk Shandon' was the name given to the engagement process throughout the consultation period from July to November 2024. This included two community consultation events at key intervals before and after the publication of the draft Integrated Urban Strategy (IUS).

The first 'Let's Talk Shandon' public consultation event took place on 17th August 2024 in Dance Cork Firkin Crane and probed general feedback on a number of identified themes (nice place to live, mobility, heritage, good place to work etc). In addition, an online survey was also organised and a physical copy dropped into every property in the project area for those who may not engage with the project online. Dropboxes and paper copies of surveys were left in key locations around the community and managed by the neighbourhood team in order to optimise engagement.

As a result the consultation event was well attended with over 140 participants in attendance and 192 completed surveys received facilitating a good understanding of community issues and concerns at an early stage in the process. In terms of the key findings and outcomes of the pre-draft consultations, the following were of particular relevance:

Most Liked About Shandon

- Interesting place with rich heritage and distinctive historic character;
- Iconic landmark buildings and examples of rare 18th century housing typologies;
- Strong sense of community and comradery;
- The traditional 'small shop';
- Strong arts community;

- Successful community initiatives and festivals/events;
- Diverse neighbourhood with opportunities for newer communities;
- Positive animation of Pope's Quay (day and night);
- Proximity to the City Centre.

Challenges in Shandon

- Extent of dereliction and vacancy including upper floors;
- Perceived safety issues including laneways and parks & anti-social behaviour;
- Lack of green and open space and connection with the river;
- Lack of things to do for younger and mature residents;
- No community centre and no play facilities;
- Traffic and indiscriminate parking dominating the public realm;
- Perceived element of marginalisation from the City Centre;
- Not reaching its tourism potential;
- Condition of the public realm including issues with footpaths and bins;
- Decline in festival environment.

Several buildings of note also emerged as having potential and requiring attention including the Butter Exchange, Weighmasters House, Legion of Mary Building and buildings on John Redmond Street (6A and 7).

Despite strong attendance and feedback, it was evident that there was low representation from younger people, members of newer communities and local businesses.



192
Survey
Responses



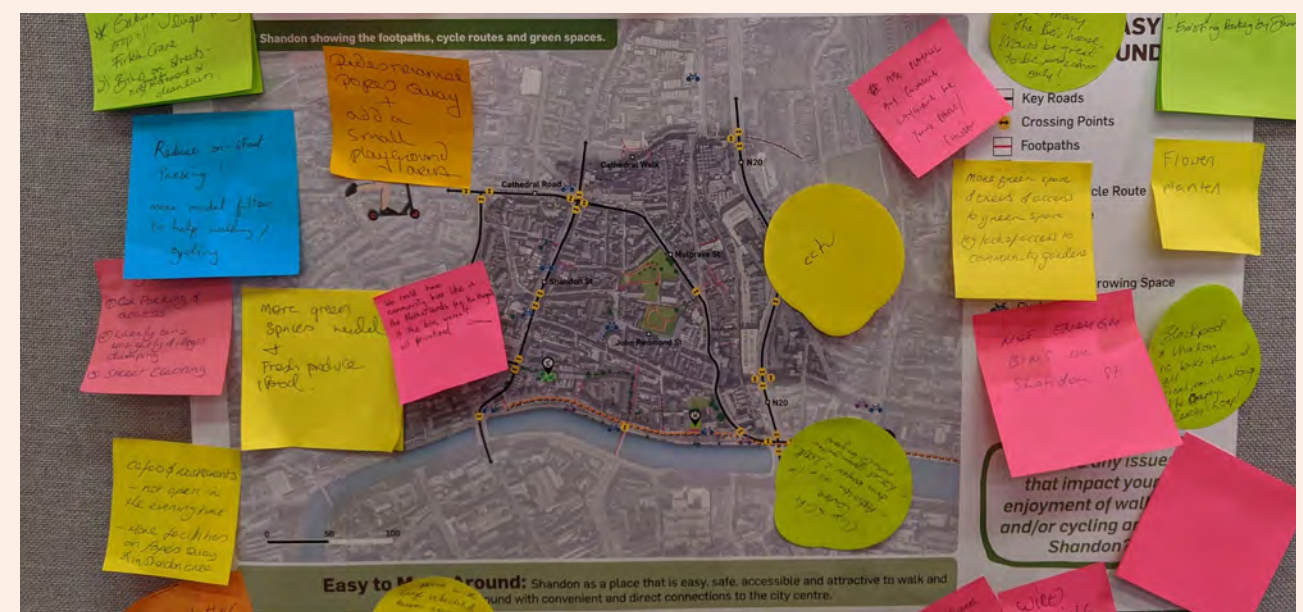
290
Online
visitors



144
Draft Event
Attendees



46%
of respondents said
they lived in the area



Internal Council Departments

Throughout September and October 2024, and with reference to feedback captured throughout the ‘Let’s Talk Shandon’ engagement process, discussions were held with internal Cork City Council officers on various topics including housing, green space, heritage, planning, waste management, EU/ climate, transport, community, tourism and economic development, property, parks and drainage. The following is an overview of some key thought points:

Arts and Culture:

"Shandon has and existing rich and authentic culture and arts scene with potential to expand on this. A recent Cork City Cultural Infrastructural Needs Assessment has demonstrated a shortage of performing arts rehearsal/production space".

Green Spaces:

"There is potential to improve existing green spaces for the community but any such projects need to designed with a view to safety".

"There are new public realm proposals drafted as part of Bus Connects for the Cathedral Road/ St Junction".

"Promote Cork City Council’s Tree Strategy objective of 'right tree, in the right place, at the right time'".

Heritage:

"A need to promote best practice conservation and halt any decline in the receiving historic built environment".

"There are significant archaeological sensitivities in the area that will be a significant factor in the consideration of all projects".

"Shandon has a dense urban environment but there are opportunities to create biodiversity gain including supporting urban birds".

Planning Team

"Increasing trend for conversion of ground floor commercial to residential".

"A need for better guidance for property owners on maintaining and enhancing their properties in a way that aligns with the historic character of the area".

"In addition to the popular vacant homes grant, the Shandon area is eligible for the Living Cities Initiative Grant".

Transport:

"A future Bus Connects project is planned along Musgrave Road with associated public realm improvements which will have implications for traffic movement in the area.

The “quiet way” which provides a safer cycling route from the Quays through Lower John Street to Blackpool runs through the project area as is the first of its kind in the city".

Drainage:

"Uisce Eireann are leading a long term initiative to manage Cork’s wastewater networks effectively which will include plans to improve Shandon’s drainage network".

Building Control

"Recent changes to the Building Regulations have increased flexibility for bringing back historic buildings. The location of fire hydrants is a very important consideration for any public realm/streetscape project".

Climate

"The Cork City Climate Action Plan 2023 has a target to reduce emissions by 51% up to 2030 and net zero by 2050. A careful and appropriate

balance must be struck in relation to conserving historic fabric and character and introducing decarbonising related technologies".

Waste:

"The Cleansing Team have contributed to community initiatives to deal with inappropriate waste management issues over the years. There have been issues around inappropriate use of bins for personal refuse. Design and location of any new bins is an important consideration. There is potential to guide positive behavioural change around waste management".

Housing:

"The Council works to a national target to ensure 20% of all new housing can be provided for elderly and disabled tenants. The Housing section have led on a number of apartment schemes in Shandon in recent years including the restoration of a derelict property on Shandon Street for use as 9 apartments".



Comhairle Cathrach Chorcaí
Cork City Council

Business Engagement

Further to an identified need for targeted engagement with local business owners, a number of individual businesses along Shandon Street were visited in September 2024 to collect key issues that emerged included:

- A willingness amongst business owners to be involved in any positive physical street enhancement measures;
- Concerns around anti-social behaviour along North Abbey Road;
- The lack of a focal point at Brown's Square;
- Limited supports for small shops and difficult environment for start-up businesses;
- Poor physical appearance and lack of greenery along Shandon Street;
- Lack of footfall/interest in northern end of street;
- Issue of dog litter anti social behaviour and lack of lighting guard presence at northern end of street;
- Cost associated with applying for outdoor seating;
- Lack of collective promotion of what Shandon has to offer.

In October 2024, a constructive meeting was held with St Anne's Church to understand key considerations and gather feedback on potential enhancements to St Anne's and Dr Mary Hearn Parks and Graveyards.



Neighbourhood Team Workshops

Subsequent to analysis of the pre-draft consultation event and survey feedback, further targeted consultation took place with the Shandon Neighbourhood Team (Figure 4), which included a workshop on 12th September at the Maldron Hotel, Shandon.

The purpose of this two hour workshop was to discuss emerging priorities for the draft Integrated Urban Strategy (IUS), particularly in relation to key regeneration proposals.

Most support was shown for the iconic but vacant Buttermarket and Weighmasters House Buildings. As the Buttermarket was being explored for redevelopment independently, the focus up to this point was on the Weighmasters House which was in a state of dereliction.

However the benefits of an integrated model for the Butter Exchange and Weighmasters complex as a whole emerged strongly through the workshop with a variety of suggestions around potential use of the Weighmasters as an indoor community space physically connected to and compatible with the permitted Enterprise Centre within the Butter Exchange Building.

Access to the courtyard and use of the complex by young people were highlighted as priorities.

The identified deficit in publicly accessible green open space meant that St Anne's and Dr Mary Hearn Parks and Graveyards were also a priority. There were mixed opinions around the issue of its enclosed nature with some participants advocating for enhanced accessibility and openness and others concerned around the issues this may bring in terms of safety. All agreed that it could work harder as a public open space for the community but would need to be done so in a sensitive way in conjunction with St Anne's Church.

A number of other priorities centred around Shandon Street including improved physical appearance and public realm, reduction in vacancy and dereliction, supports for businesses and a safer movement environment which were captured under a project for the revitalisation of Shandon Street as a whole.

Support was also shown for public realm upgrade projects including the historic core, Old Market Place and improved east west connectivity between Shandon and McCurtain Street.



Night Time Walk

A night-time walk was organised around the Shandon study area on 12th September in conjunction with Cork City Council's Night-Time Economy Officer and two Local Community Gardaí. Members of the Council Steering Group, the Consultancy Team and the Neighbourhood Team were in attendance.

Issues highlighted and apparent during the walk included a lack of night-time activity, a perceived feeling of isolation in certain areas such as laneways and areas where lighting was not available, a degree of unkemptness in relation to bins.

On a positive note, the character of the area and the buildings by night within a quiet atmosphere was noted as being very pleasant, with the opportunity to notice particular street and building features that one might not otherwise.



Engagement with Disabled Persons Organisation Cork

A targeted consultation was undertaken online on 15th November 2024 between Cork City Council's Community representative on the Shandon Steering Group and members of the 'Disabled Persons Organisation Cork' based on the draft Integrated Urban Strategy proposals.

The feedback on the draft strategy was broadly welcomed. Useful observations were raised which highlighted accessibility priorities and sought to positively influence the inclusivity of all proposed interventions including the three key strategic regeneration proposals.

At a neighbourhood scale, attention was drawn to particular movement barriers that exist for wheelchair users resulting in the need to travel protracted circuitous routes to manoeuvre around barriers in the public realm i.e. when travelling from Pope's Quay into Shandon it is required to travel north the east side of Upper John Street to a dropped kerb and backtrack back down the western side of Upper John Street to turn west into John Redmond Street. It was also noted that the entrance to the Maldron can be problematic and many times electric wheelchair users will end up going on the road at this location.

The importance of accessible and universally designed seating and public realm spaces was emphasised, but most importantly that such places should be a welcoming space for people with a disability. Having regard to the historical significance of the area, a further suggestion was for the development of an interactive and accessible online tour of the heritage of the Shandon area with reference made to similar projects such as <https://www.barcelona-access.com/>.

Additional design specific considerations for

the key regeneration projects were highlighted, which will need to be a relevant consideration for any future associated masterplanning and detailed design.

Feedback on regeneration proposals is outlined below.

Butter Exchange and Weighmasters Complex:

Reinstatement and redefinition of the wheelchair parking spot outside the Butter Museum would be welcome. Also generally noted that wheelchair parking needs to be the correct size and in a space where others cannot park up behind to not impede access egress from car.

Any such project should go beyond normal accessibility and use tools such as Navi-lens for people who are blind or hard of sight and should explore putting in a 'Changing Place' <https://www.changing-places.org/>

The need for inclusivity considerations regarding any proposed use was highlighted. A youth space and coffee doc would be very welcome as there is no equivalent in the area. In terms of the enterprise hub ensure the possibility of hot desking space for people with a disability.

St Anne's and Dr Mary Hearn Parks:

- Advise carrying out an accessibility check on the existing gravelled path and any future path proposals;
- All seating should allow for both sitting and wheeling into place;
- With regard to any perspective amphitheatre, a raised area to the side or at the back for wheelchair users to wheel onto;
- A covered area in the park large enough for storing 2 or 3 chairs would make the area more accessible.

Children and Youth

In response to a low cohort of youth and newer community engagement at consultation events, additional targeted and age appropriate consultation was organised to hear those voices.

Primary Schools Lesson Plan

A place-making lesson plan consultation including heritage walk and colouring competition was organised with the 6th classes of the three local primary schools comprising 58 students in total (Appendix D). This transpired as a meaningful exercise for the students and their teachers, probing their thoughts on Shandon and increasing their awareness of the heritage value of the area.

The children's drawings based on 'Imagine Shandon in 100 years' were displayed during the draft Integrated Urban Strategy consultation event and proved successful in engaging the students and their parents from a wide variety of backgrounds in the consultation process.

Key feedback was as follows:

Most Like About Shandon:

"Shops and multicultural nature of same, old buildings especially Shandon Bells, St Anne's Park, a strong community feeling".

Least Like About Shandon:

"Traffic and unsafe footpaths and laneways, lack of green places to play and socialise, lack of things to do, needs to be cleaned up, needs more cafes and restaurants".

What Would you Change:

"Use a vacant building as a community space, provide a playground, more cafes and restaurants, more green areas for play, safe places to sit".

The Lord Mayor of Cork City presented the winners from each school with their prizes on February 26th 2025 with great excitement and delight.

Northside Youth Forum Workshop

An interactive workshop was held on 23rd October with the Northside Youth Forum comprising 38 teenagers from local youth clubs. Active discussions centred on a range of emerging priorities and potential adaptive reuse projects for the Shandon area.

The group highlighted the lack of 'third spaces' in the community for younger people, both indoor and outdoor i.e. spaces that are neither home nor school. Suggestions included informal hang-out space that is supervised but does not require attendance as a part of a specific group at specific times. Café space, IT areas, art/craft hobby room, possible gym, were all mentioned as being desirable for an indoor multi-functional community facility. With regard to outdoor space, there was a desire for more sheltered benches, play and gym equipment as well as the provision of more bins.



Lord Mayor of Cork City Councillor Dan Boyle presents prizes to the winners of the 'Imagine Shandon in 100 years' competition at St. Vincent's Primary School, St. Mary's Road, Shandon.



Members of the Northside Youth Forum discuss the draft Integrated Urban Strategy proposals.

‘Let’s Talk Shandon’ Draft IUS Consultation

The second ‘Let’s Talk Shandon’ public consultation drop-in event took place on 23rd and 24th October 2024 at the Dance Cork Firkin Crane. The event showcased the draft Integrated Urban Strategy (IUS) which had been co-designed by the Council Steering Group, the Neighbourhood Team and the Consultants based on the range of preceding engagement activities and events, including the identification of three prioritised key strategic regeneration projects:

- A. The Butter Market and Weighmasters Complex;
- B. St Anne's and Dr Mary Hearn Parks;
- C. The Revitalisation of Shandon Street.

(see ‘Neighbourhood Team Workshops’ pg. 23)

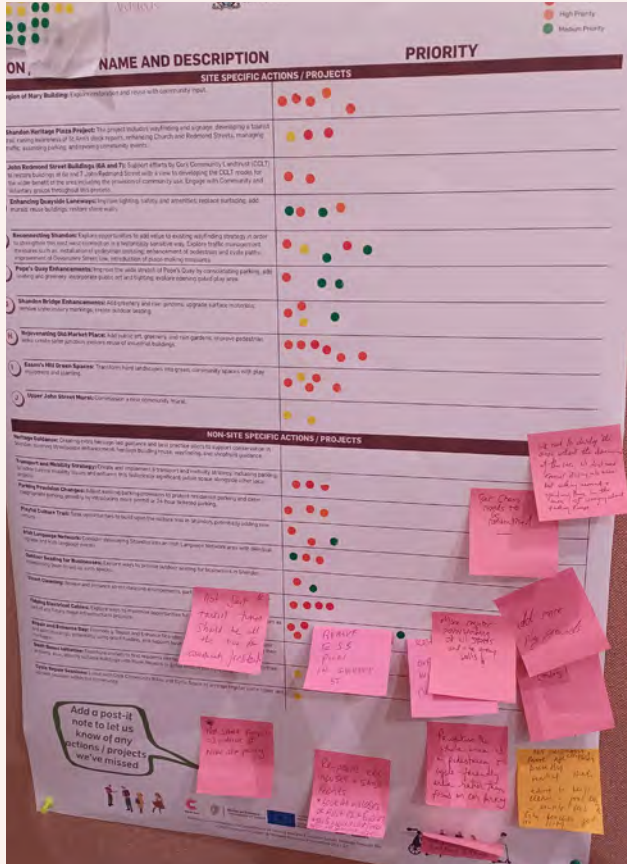
The event sought detailed feedback in relation to the three high level concept designs for the regeneration projects, facilitating further iterative development of the concept proposals. In addition, prioritised ranking was sought on a range of identified issues relating to both projects and activities within the study area with traffic management and improved connectivity and space for play featuring as the highest priorities.

The event launched a 4-week ongoing period of public consultation running from 21st October to 15th November 2024. The draft IUS document was available for viewing online with an associated online submission portal. Physical copies were issued to a number of participants upon request and a copy made available at the Cork City Council premises for viewing. A total of 12 submissions were returned during the submission period.

Summary of Submission Feedback:

- An opportunity to celebrate Shandon’s ethnic diversity through food in line with Cork’s reputation as a food destination;
- A desire to improve historic public realm spaces including a reduction in traffic, undergrounding of cables, seating, bin management and appropriate lighting;
- Concerns around the traffic safety coupled with inappropriate parking and the need for improved accessibility including disabled persons access along key pedestrian routes and creative thinking regarding public transport options;
- A desire for more appreciation, conservation and promotion of the historic character of the area, including heritage building stock and shopfronts, wayfinding and sensitive lighting;
- Regarding St Anne’s Park, a positive proposal but requires great sensitivity due to archaeological landscape and due regard for safety. The potential for creative ideas such as product libraries;
- The opportunity to promote community building through developing Shandon as part of an Irish Language Network;
- Improving Shandon as a tourist destination including hospitality provision;
- The need to tackle vacancy and dereliction and create accessible community space.

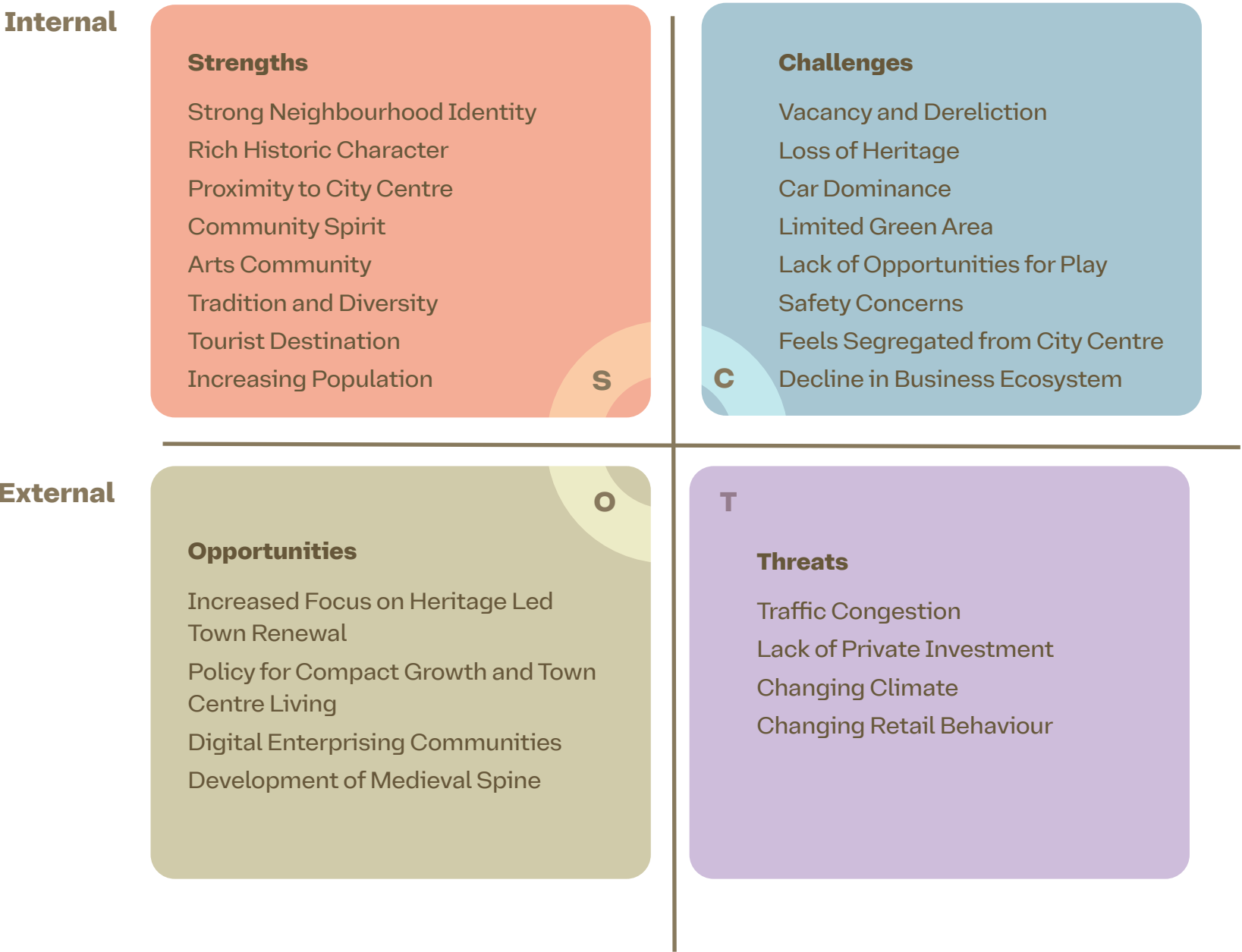
Analysis of the feedback received affirmed the selection of the three key regeneration proposals identified in the draft IUS and assisted in guiding the overall strategy and associated prioritisation of actions outlined in Sections 3 and 4 of this document.



2.3 SCOT Analysis

The SCOT analysis is a summary of the strengths, challenges, threats and opportunities following the baseline analysis and consultation.

This analysis assisted in guiding the strategic vision and overall strategy for the Shandon neighbourhood by serving as a reference point for the prioritisation and development of actions and regeneration projects set out in Sections 3 and 4 of this document.



3. VISION AND STRATEGY



3.1 Strategic Vision

The strategic vision evolved through the baseline analysis and consultation and informs the core objectives for the overall strategy to deliver on.

“To engage and empower the local community, businesses and practitioners to realise Shandon’s potential as a vibrant and resilient urban neighbourhood, cherishing its unique history and culture both as a place to live and as a destination of significance on the north side of Cork City’s medieval spine”.

3.2 Overall Strategy

Actions to support the strategic vision are set out in this section under the categories of 'Heritage', 'Living Neighbourhood & Climate Resilience', 'Community & Arts' and 'Business & Tourism' ranging from small to long-term undertakings.

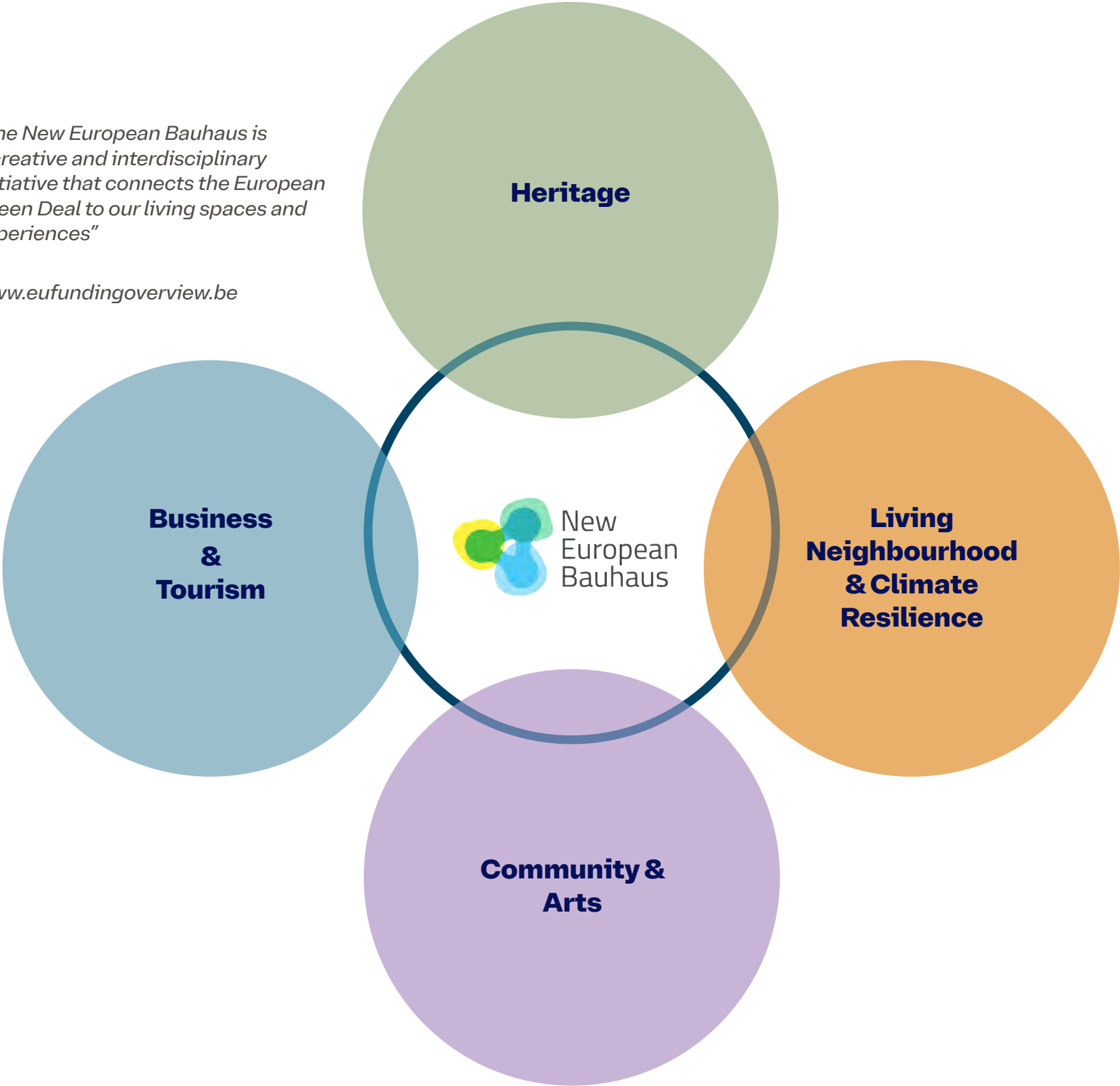
They include three key strategic regeneration proposals which emerged as priorities through the consultation process and are considered to offer maximum regenerative impact in line with the New European Bauhaus values and principles: beautiful, sustainable, together. These are detailed further in Section 4.

Although led by Cork City Council, the Shandon Integrated Urban Strategy (IUS) is a plan for the whole community. It contains actions which can be progressed by a number of stakeholders including Cork City Council directorates, other public sector bodies, community groups and associations, charitable organisations, businesses and business groups. Implementation will rely on continued community support and action, Cork City Council's leadership, several funding streams and sustained private investment.

A detailed description of all actions and further information in relation to implementation is contained in Section 5 'Action and Implementation Plan'.

"The New European Bauhaus is a creative and interdisciplinary initiative that connects the European Green Deal to our living spaces and experiences"

www.eufundingoverview.be



3. VISION AND STRATEGY

3.2.1. Heritage

Objective

Conserve and enhance Shandon's rich and unique built heritage comprising its historic buildings, streetscapes and dense network of historic streets, lanes and steps. Create a conservation culture that re-engages residents, visitors and practitioners with Shandon's built heritage, translating pride of place into high quality buildings and public spaces through renovation, renewal and adaptive reuse.

Actions:

- H1 Review National Inventory of Architectural Heritage (NIAH)
- H2 Review the Record of Protected Structures
- H3 Promote Conservation and Heritage Grant Opportunities
- H4 Facilitate Conservation-Led Façade and Streetscape Enhancement
- H5 Prepare Heritage Wayfinding, Street Furniture, Lighting & Heritage Trail Signage Strategy for Shandon
- H6 Expand and Consolidate Shandon Heritage Trails
- H7 Foster Best Practice Conservation Culture Towards Public and Private Developments.
- H8 Bringing Back Into Use of Vacant Heritage Building Stock
- H9 Key Regeneration Project A (Buttermarket and Weighmasters Complex Adaptive Reuse)
- H10 Strategic Public Realm Enhancement Project - Historic Core



Figure 17: View towards Popes Quay and Shandon

3. VISION AND STRATEGY

The heritage actions focus on the review, conservation and enhancement of the Shandon Architectural Conservation Area (ACA) and its unique special character.

The proposed actions include small scale initiatives such as developing a palette of materials, street furniture and colours to inform future public realm projects in the area and promoting conservation and heritage grant opportunities. Amongst medium-scale actions are targeted suggestions for tackling vacancy and dereliction through bringing historic buildings back into active use and preparing a heritage wayfinding, street furniture, lighting and heritage trail signage strategy for Shandon which is appropriate to context and suitable for the day and night-time economy. Action H7 seeks to foster a best practice conservation culture towards private and public developments. This action refers to a number of related actions in the Historic Character Assessment (Appendix A, pg.26) and is also cross referenced against many of the related actions in the Action Plan.

The adaptive reuse of the Butter Exchange and Weighmasters Complex is identified as a key regeneration proposal having emerged as a priority project through the consultation process (Section 4, Project A.)

An action is also identified for a strategic public realm enhancement project of the Shandon Historic Core which sits between the three landmark buildings of St Anne's, Dance Cork Firkin Crane and the Butter Exchange. This would serve as a people-centred destination and focal point for Shandon; enhancing appreciation of the surrounding historic built environment, providing opportunity to reclaim a multi-use civic space and improving integration with St Anne's and Dr Mary Hearn's Parks. Any such proposal would require alignment with the proposed Strategic Movement and Connectivity Strategy having regard to potential traffic implications, including in relation to future Bus Connects proposals in the vicinity.

Figure 19: Examples of heritage wayfinding and public realm



Figure 18: Heritage shopfronts Shandon Street



Figure 20: Original timber sash window, Shandon Street



Figure 21: Example of heritage wayfinding



Figure 22: Example of public realm in historic area

3. VISION AND STRATEGY

3.2.2 Living Neighbourhood & Climate Resilience

Objective

Enhance the physical, social and ecological environment of the Shandon neighbourhood through effective placemaking and the integration of approaches recommended in various Cork City Council strategies so that it is more liveable, well connected and climate resilient. Through effective implementation, establish Shandon as an 'historic urban neighbourhood climate champion'.

Actions:

- LC1 Sustain Pro-Active Management of Vacancy and Dereliction
- LC2 A 'Living Over the Shop' Demonstrator Project and One-Stop Shop Supporting Framework
- LC3 Facilitate Proactive Engagement with the Cork City Age Friendly Programme
- LC4 Promote Use of Night Test Policy in Project Reviews
- LC5 Movement and Connectivity Strategy
- LC6 Pedestrian Links and Laneway Improvements
- LC7 Parking Audit
- LC8 Utility Audit
- LC9 Pilot Municipal Waste Management Measures
- LC10 Key Regeneration Project B (St Anne's and Dr Mary Hearn Parks)
- LC11 Strategic Public Realm Enhancement Project - Market Place Square
- LC12 Develop Pocket Space Network
- LC13 Support Avian Biodiversity



Figure 23: Ryan's Buildings, Glen Ryan Road.

3. VISION AND STRATEGY

Residential & Urban Environment

As one of Cork's most historic quarters immediately adjoining the City Centre, Shandon is strategically well placed and has strong market potential as is evidenced by its increasing population. However, vacancy and dereliction remains a widespread issue in the area (refer to Section 2, Baseline Audit).

It is an objective to build on the substantial work carried out to date by the Active Land Management Team through the identification of key actions and projects that can compliment this work and reinvigorate Shandon's housing market with a whole of life cycle approach.

Medium term actions include facilitating engagement with the Age Friendly Programme and supporting renewal of Shandon's heritage building through a 'Living Over the Shop' demonstrator project with a one-stop shop supporting framework which has strong potential to unlock residential re-use whilst simultaneously serving as a catalyst to revitalise the area.

Further actions speak to the medium to long term delivery of high quality and multifunctional public spaces, that meet a wide range of need and could make Shandon a more attractive place to live.



Figure 24: View towards Popes Quay and Shandon



Figure 25: Eason's Avenue



Figure 26: Shandon Street Upper Floors



Figure 27: Shandon Streetscape

3. VISION AND STRATEGY

Transport & Active Travel

The dominance of cars within the study area was to the fore of public concern based on consultation feedback. Traffic congestion and indiscriminate parking were noted to impact on the safe movement of people but also impacted residential amenity and diminished the historic urban environment, particularly along Shandon Street and the Historic Core around St Anne's Church. The National Transport Authority (NTA) has plans to significantly improve bus services in the area, however the plans to deliver bus priority along Roman Street – Cathedral Road has potential to result in additional traffic through the study area that will need to be addressed.

In relation to active travel, there are high pedestrian flows due to the proximity of the area to the City Centre, however given the topography and the tight grain urban form of the area there are a number of links and laneways which are restricted, or perceived as unsafe, which in turn then limits connectivity and integration with the City Centre and its potential as an inviting destination and a natural extension of city environs. Through the public engagement process there were requests to reduce the dominance of cars and create safe and accessible pedestrian links through the area, without impacting significantly on resident's ability to access parking locally.

A Movement and Connectivity Strategy is proposed as a strategic action to enable a comprehensive understanding of the transport characteristics of the area and identify opportunities to improve sustainable transport connectivity both to/from and through the Shandon neighbourhood for residents and the wider community. Other initiatives are also proposed to include a parking audit of the study area to inform potential parking management measures in the interim.

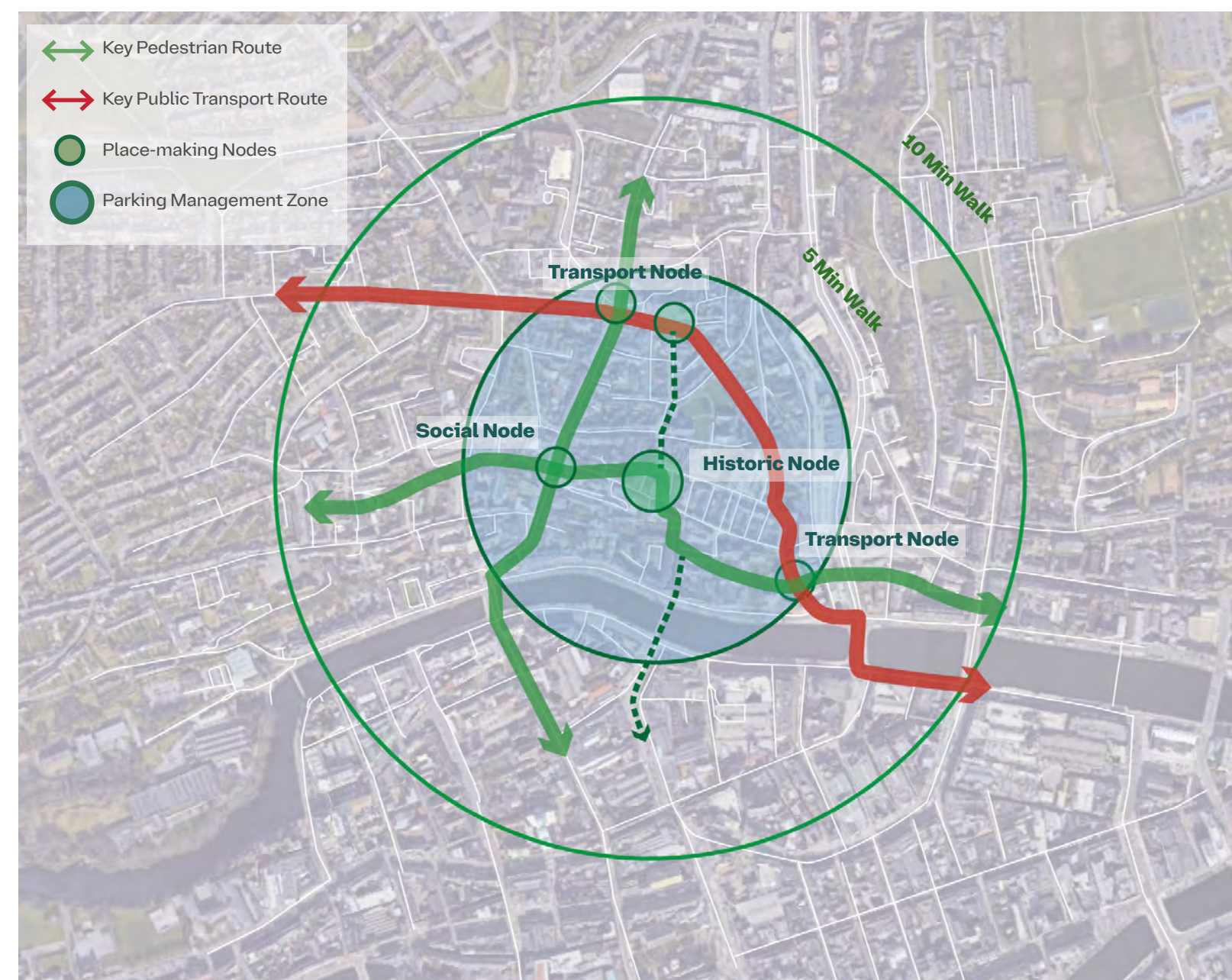


Figure 28: Shandon Strategic Movement Map

3. VISION AND STRATEGY

Open Space & Climate Resilience

Shandon is a tight grain urban area which is a product of its rich architectural heritage. The study area has 83% artificial surface cover with 12% green space, only 4% of which is publicly accessible in the form of St Anne's and Dr Mary Hearn Parks. There are a number of other historic open spaces in Shandon such as Lower Shandon Street and Old Market Place which are currently hard landscapes with extensive parking coverage and also smaller pocket spaces such as on Eason's Hill which have the potential to offer green amenity space.

The lack of accessible public open space for young people in particular and the need for 'third spaces' in the community became clear through the baseline audit and consultation process. In response to this, a key strategic regeneration action identified in the strategy is for the sensitive but playful enhancement of St Anne's and Dr Mary Hearn Parks and Graveyards to encourage safer and greater community use with improved integration into its surrounding historic urban environment.

Having regard to Cork City's participation in the EU 100 Climate-Neutral and Smart Cities Mission, Shandon has immense potential to deliver on climate goals given its attractive character and location within walking distance of the City Centre. Historic buildings can be brought back to life and open spaces softened and connected in a safe and accessible way to collectively work hard in delivering multifunctional benefits such as ecosystem services, amenity and biodiversity. This activity enriches community life by fostering connection, health and sustainability.

In accordance with Action 3.1 of Cork City Council's Climate Action Plan 2024, it is an objective to ensure that local plans are delivered as exemplary climate positive projects which have due regard to environmental sensitivities and promote opportunities for climate co-benefits. It is intended for Shandon to lead as a 'historic urban neighbourhood champion' in this regard in conjunction with the full range of actions outlined in this strategy.



Figure 29: St Anne's and Dr Mary Hearn Parks and Graveyards



Figure 31: Shandon St/Blarney St Junction



Figure 30: Market Place Historic Open Space

3. VISION AND STRATEGY

3.2.3 Community and Arts

Objective

Facilitate the development of a vibrant and welcoming multi-cultural neighbourhood where people feel that they belong, where there is a vibrant expression of art and with quality of life at its core.

Actions:

- CA1 Develop Shandon Neighbourhood as an Irish Language Hub
- CA2 Strengthen Community Network
- CA3 Quantitative Audit of Community Spaces
- CA4 Expand Art in the Public Realm
- CA5 Grow Shandon Art Events and Experiences
- CA6 Extend Spaces for Art



Figure 32: Ceramic wall piece installed on Widdelings lane, fired in the National Sculpture Factory (Cork Crates Youth Project)

3. VISION AND STRATEGY

Community

The community spirit in Shandon is one of its greatest strengths. It is one of the oldest, most densely populated and diverse neighbourhoods in Cork City and is a melting pot of traditional charm and ethnicity. There is a broad range of local community and voluntary groups and organisations representing residents, businesses and participants alike.

The Shandon area is served by the RAPID programme in Cork City (Revitalising Areas through Planning, Investment and Development) whereby there is an acknowledgement of social challenges but also a recognition of a strong business, community and voluntary sector in Shandon. One of the strengths of the Shandon area lies in the collaborative working of these various groups to build a cohesive community to both help address disadvantage and highlight the responsibility of national and local government in this respect.

The community actions fit neatly under the High Level Goals (HLG's) of Cork City's Local Economic Community Plan (LECP) 2024-2029. The actions aim to lean on this alignment to empower the community in driving improvements which will, in turn, increase capacity.

Proposed community actions for Shandon include strengthening collaboration between the network of existing community groups towards the achievement of common regeneration goals. This includes undertaking a detailed quantitative audit of all community spaces within the Shandon area which consider the needs of all community and voluntary groups, and building on Shandon's association with the Irish language to develop it as part of an Irish language network within the city.



Figure 33: C.O.F.F.A. House, Church Street



Figure 34: Nolan's Butchers



Figure 35: Seating, Pope's Quay



Figure 36: Shandon Street Festival 2019 (Photo Credit Cllr. Kieran McCarthy)

3. VISION AND STRATEGY

Arts and Culture

Shandon is a hub for arts and culture in Cork City with a strong cultural profile including a wide variety of art studios, artists collectives, creative partnerships, Dance Cork Firkin Crane and the Butter Museum. It is home to the Cork Butter Exchange Brass and Reed Band established in 1878 and hosts the Dragon of Shandon Festival which is celebrated as one of the most popular community festivals in Cork City, showcasing the potential for successful after dark events. Art in the public realm is also growing in strength with arts projects in recent years animating Pope’s Quay and Widderling’s Lane and playing an important role in the revitalisation of the area.

There have also been disappointments with, for example, the closing of the Craft Centre in the Butter Exchange in 2012 and the discontinuance of the Shandon Street Festival. However, the consultation feedback made it clear that Shandon has an enduring arts and cultural offering which is deeply valued and a source of inspiration for the community. This has immense potential for growth with all the positive impacts it brings for the vibrancy and vitality of the area and to improving quality of experience beyond functionality.

The Cork City Council Arts & Culture Strategy 2022-2026 recognises the potential of arts and culture for accessibility, interpretation and understanding of different cultures in creating a resilient and inclusive society. This is reflected in the proposed arts actions for Shandon including increasing the visibility of art in the public realm, optimising and extending space for art both indoors and outdoors and supporting the sector capacity to produce high quality events and arts experiences.



Figure 38: Dragon of Shandon Festival 2020 (Photo Credit: David Hegarty)



Figure 39: Heritage limestone chess board, Popes Quay



Figure 40: Shandon Art Studio Ceramic Tiles



Figure 41: 'The Big Wash Up' Reverse Graffiti Technique 2009 (Photo Credit: Cork Community Art Link)

3. VISION AND STRATEGY

3.2.4 Business and Tourism

Objective

Drive local economic and enterprise growth and expand Shandon as a tourism destination in a sustainable way which ensures economic stability and benefit for the Shandon community with value for the city more broadly.

Actions:

- BT1 Key Strategic Regeneration Project C (Shandon Street Revitalisation)
- BT2 Promote Sustainable Painting Scheme Opportunities in Shandon
- BT3 Collaborative Business Supports
- BT4 Seek to Facilitate Undergrounding of Cables and Trees in the Ground
- BT5 Promotion of Playful Culture Trail
- BT6 Integrated Sustainable Urban Tourism Measures
- BT7 Branding and Communications Strategy



Figure 42: Shandon Street from Brown's Square

3. VISION AND STRATEGY

Business

Approximately 30% of locals live and work in the Shandon area which is a relatively high figure amongst Cork neighbourhoods and is an important characteristic of its self-sustaining nature.

Shandon Street is the area’s main economic corridor with a rich history in commercial activity and street trading which was affectionately described by older local residents through the consultation process. It still imbues old tradition whereby a number of intergenerational businesses have survived and thrived and also serve as important social hubs within the community. In recent years, Shandon Street has seen a transformation into one of Cork’s most multicultural shopping streets which, in turn, has contributed to attracting increased population growth. Challenges raised through the consultation process include a decline in the streets physical appearance with references to extensive cluttering, upper floor vacancy and the visual and sensory impact of the busy road with and carparking.

Goal 10 of Cork City’s Local Economic and Community Plan (LECP) 2024-2029 focuses on driving economic and enterprise growth in a sustainable way to assist in enhancing community and economic transformation, including through tools such as supporting innovation and enterprise, investment in infrastructure and the renovation of derelict buildings. The revitalisation of Shandon Street as a whole responds to the feedback received in a manner which is consistent with the type of sustainable economic regeneration envisaged in the LECP by capturing a holistic range of support and proposed interventions for its collective improvement. Business actions generally include initiatives for urban environmental improvements including public realm enhancement and examination of public realm and street furniture licensing which has potential in incentivising new business. Amongst medium to long term actions is the early identification of opportunities through capital projects to underground cables and plant trees in the ground. It is important for Cork City Council to guide and facilitate an appropriate and balanced approach to protecting the street’s special character whilst supporting its activity and evolution.



Figure 43: Shandon Street



Figure 44: Shandon Street Dental Practice



Figure 45: Businesses in Shandon

3. VISION AND STRATEGY

Tourism

The recently published Cork City, Harbour and East Cork Destination and Experience Development Plan 2024 (DEDP) recognises Shandon as a key cultural district along an identified north south cultural line through the City and as a valuable contributor towards growing the City's tourism appeal.

The interactive Shandon Bell's experience and nearby Butter Museum are the most popular visitor attractions, particularly amongst the growing American tourism market, and have seen strong growth in visitor numbers of between 10 and 30% since 2015 with the Butter Museum recording its highest ever visitor numbers in 2024. The 'Let's Play Cork' initiative, which is a partnership of organisations working together to make Cork a more playful place, has also played an important role in both promoting Shandon as a playful destination and linking it in with other cultural attractions in the City.

Shandon however, has untapped capacity as a key visitor destination in Cork city with potential to further showcase its built heritage, food heritage, literature and arts events. The challenge is to enhance its urban environment and create an experience and atmosphere which will draw in locals, families and visitors and encourage them to dwell longer.

The tourism actions include the development of a gateway strategy which would signpost and invite visitors into the heart of the neighbourhood, provide a sense of place as well as a means of promoting attractions, activities and services to visitors. Contributions from local artists and use of local materials and an enhanced role for contributors such as 'Let's Play Cork' would be an important factor. A further action seeks an exploration of measures to extend the local tourism offering for a wide audience in relation to heritage trails, arts experiences, food heritage, hospitality in a way that is integrated within the Destination and Experience Development Plan (DEDP) Framework for maximum effect and local benefit.



Figure 46: View of Shandon Bells from Firkin Crane



Figure 47: Butter Museum

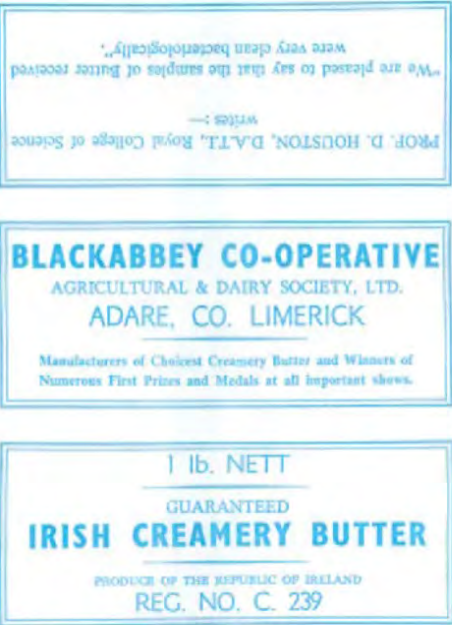


Figure 48: Pope's Quay



Figure 49: Cork City's Sustainable Artist Playful Culture Trail

4. KEY STRATEGIC REGENERATION PROPOSALS



4. KEY STRATEGIC REGENERATION PROPOSALS

4.1 Key Regeneration Projects

This section provides an overview of the three key strategic regeneration proposals which emerged as locally selected priority projects through the engagement process as outlined in the baseline assessment in Section 2. They comprise the adaptive reuse of a significant public heritage building, the enhancement of Shandon's key publicly accessible green space and the revitalisation of the area's main throughfare, Shandon Street.

The key strategic regeneration proposals are as follows:

Project A: Butter Market and Weighmasters Complex

Project B: St Anne's and Dr Mary Hearn Parks

Project C: Revitalisation of Shandon Street

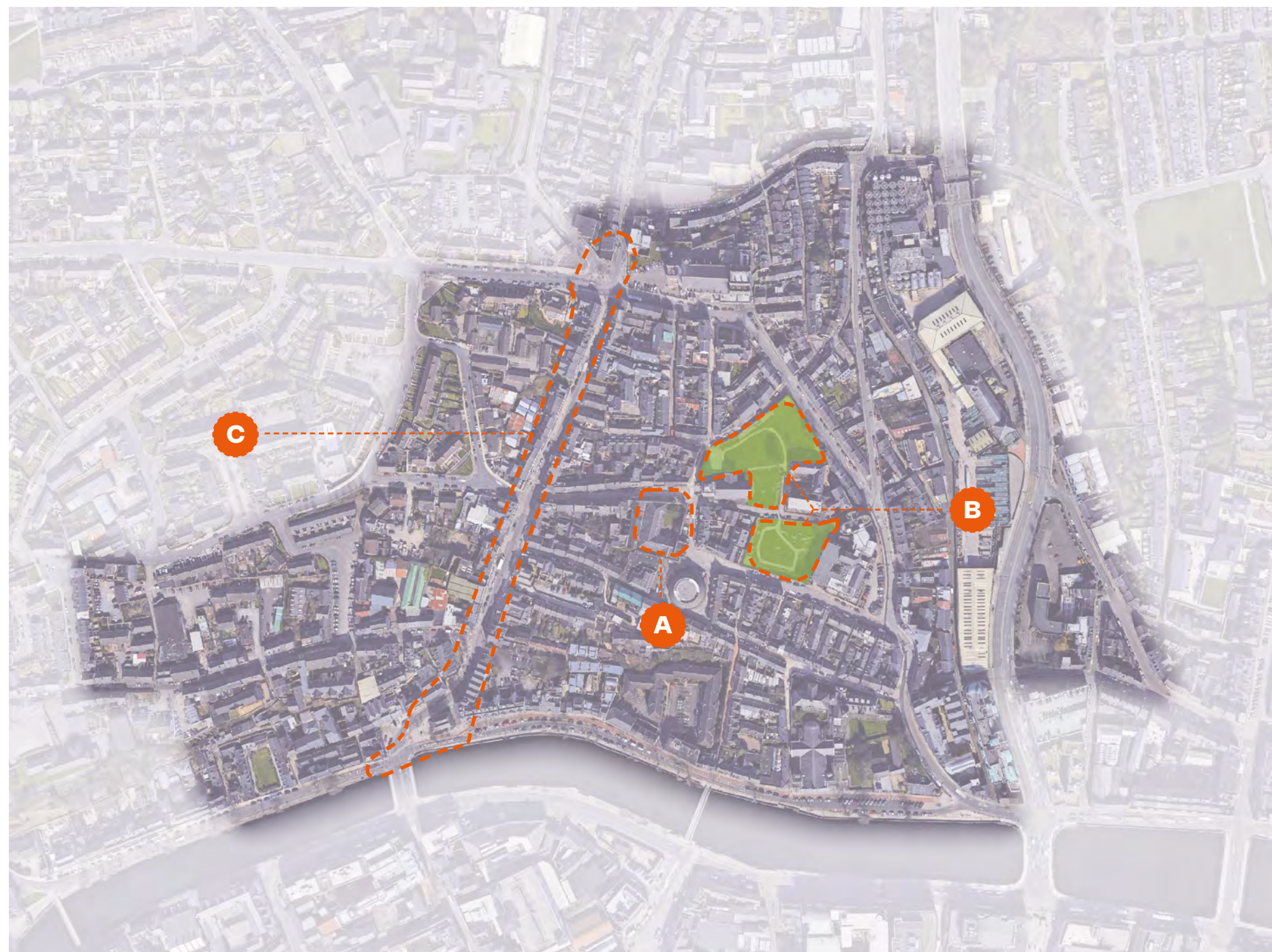


Figure 50: Location of 3 Key Strategic Regeneration Proposals

4. KEY STRATEGIC REGENERATION PROPOSALS

4.2 Project A: Butter Market and Weighmasters House

Why Butter Market and Weighmasters?

The Historic Character Assessment undertaken as part of this Strategy identifies this complex as a significant part of the history of the area's butter trade with an objective to prioritise its restoration for public use.

The Butter Exchange and Weighmaster's House were the buildings that received the greatest amount of feedback and interest during the initial consultation phase. The synergies between these two buildings in the historic heart of Shandon are seen as strongly aligning with a core objective under THRIVE: the adaptive reuse of heritage buildings with strong potential for impactful neighbourhood revitalisation. This project proposal focuses on the restoration and repurposing of the historic elements of the former Butter Market complex, comprising the Weighmaster's House, Butter Exchange Portico and arcaded external wall. This seeks to set out guidance for an overall cohesive project for the complex ensuring an overall cohesive project which maximises regenerative impact in line with the principles of the New European Bauhaus.

Historic Background

The Butter Exchange is one of the most prominent buildings in the Historic Heart of Shandon. It was originally built in the late eighteenth century as the Cork butter trade thrived. The market was remodelled with the classical façade and portico were added in 1849 to a design by Sir John Benson. The Weighmasters House to the east was incorporated into the markets at that time, possibly adapting an existing house on the site. At that time the exchange functioned 24-hours a day and almost half a million firkins of butter were traded each year. Trade waned in the second half of the nineteenth century and the exchange eventually closed in 1924 when it was converted into a textile factory. In 1976 the building burned, down leaving only the portico and the south and east walls. In 1984 Cork City Council purchased the site and built a craft centre around an enclosed garden inside the perimeter walls but this failed commercially and it has lain dormant for some time. In 2022 the City Council leased the Butter Exchange to Recreate Shandon CLG, a not-for-profit company whose objective is the regeneration of the Shandon area, including securing the renovation of the Butter Exchange as an Enterprise Centre.

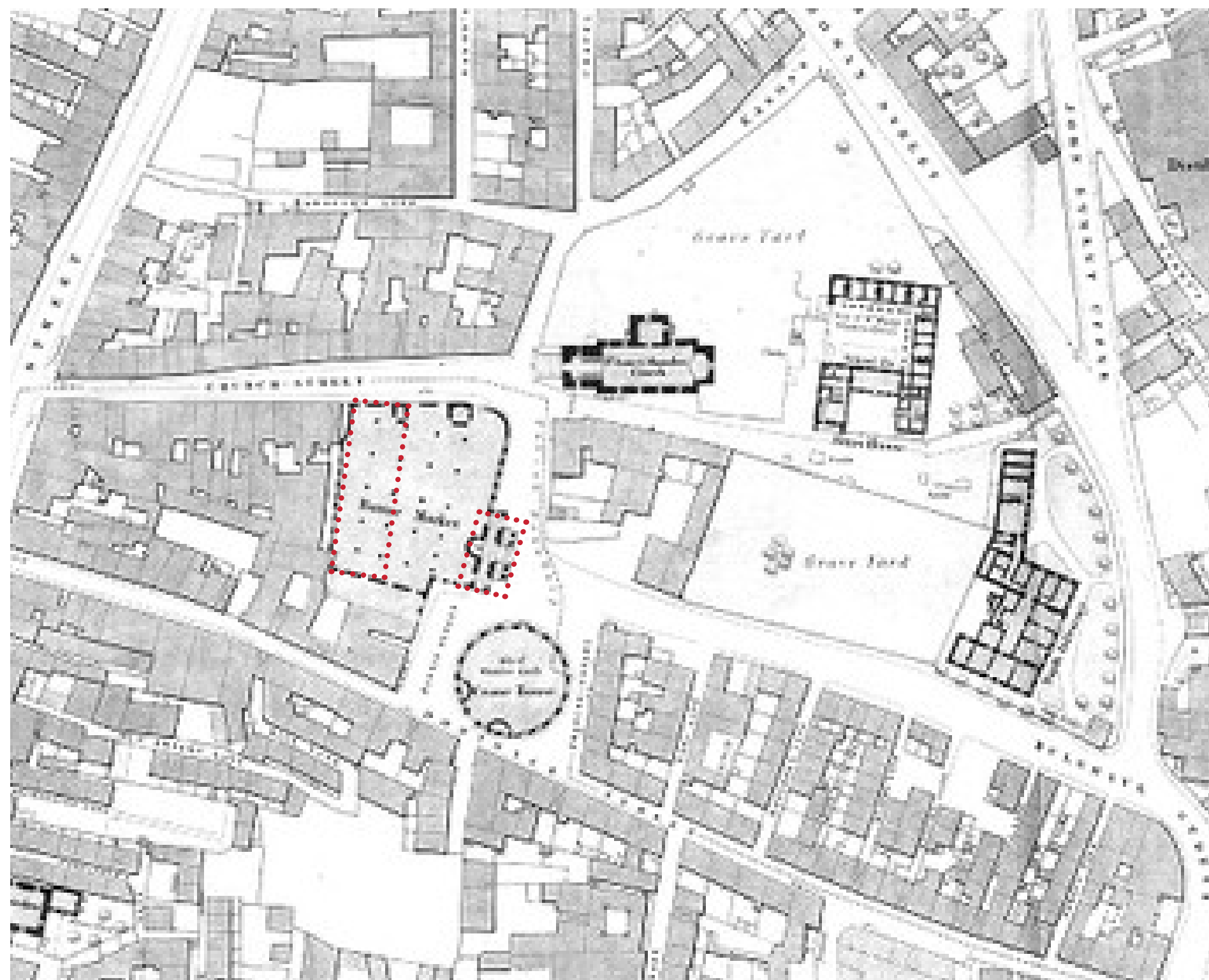


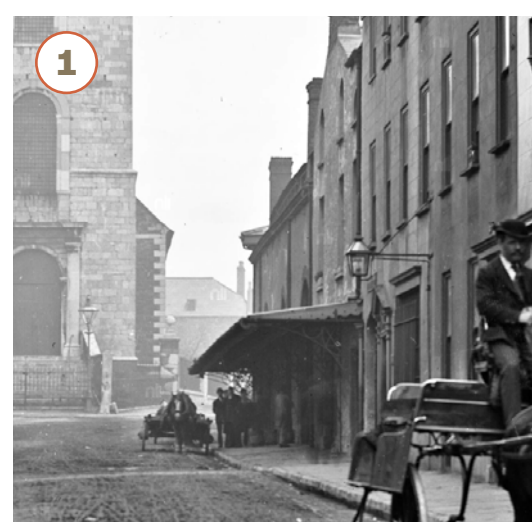
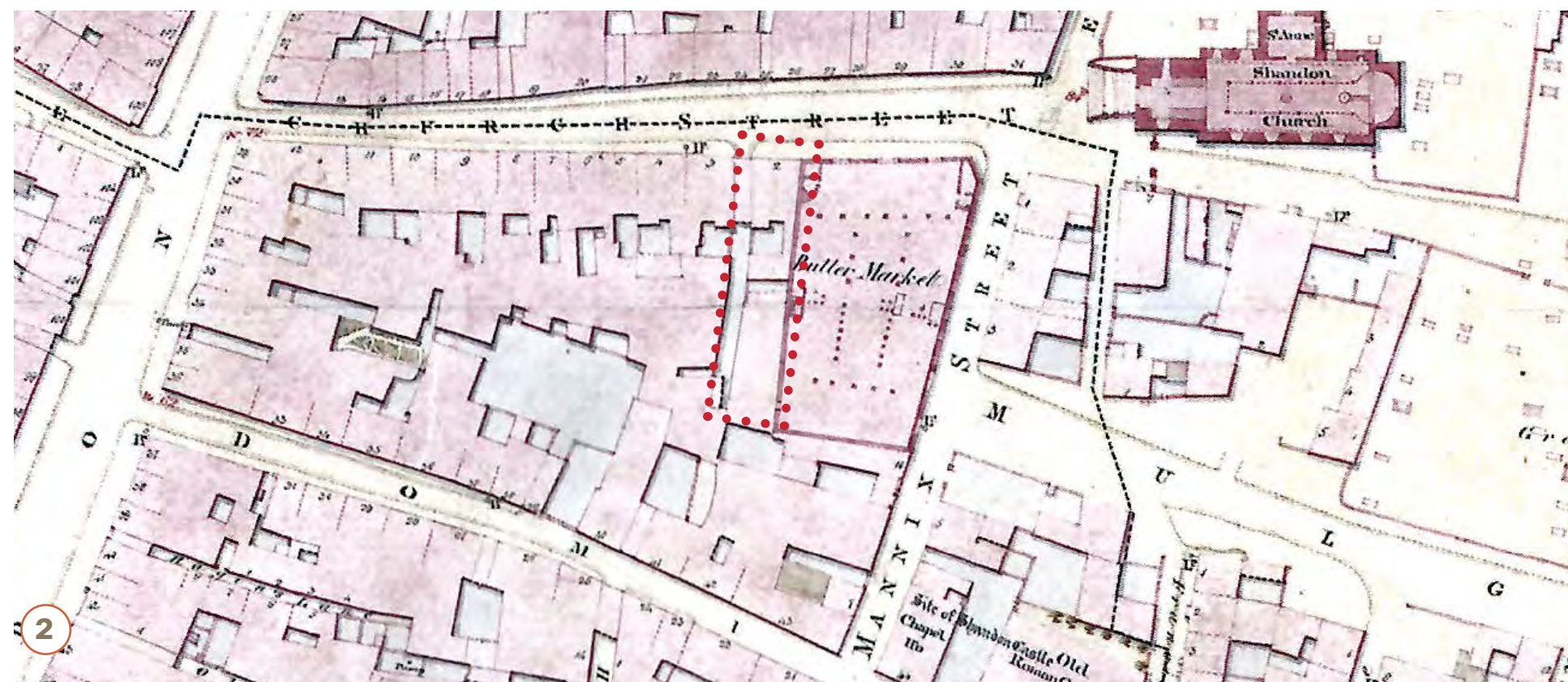
Figure 51: 1869 OS Map of Cork City extract showing Butter Market. Footprint of the Weighmaster's House and Butter Market portico highlighted in red.

4. KEY STRATEGIC REGENERATION PROPOSALS

The Butter Exchange had a “Weighmaster” who checked the weights and measures to ensure that they were being honestly traded and he lived in a specially built house adjoining the Butter Exchange. This house remains extant on the site along with a covered hall at the rear which is the only portion of the Butter Exchange that survived the fire. Both the house and the covered hall are in a poor state of repair with a portion of the roof of the hall caved in. Weighmaster’s House, when built, offered a lively frontage to Church Street, with a deep overhanging canopy connecting to the Butter Market gates. Internally, the Weighmaster’s House and the Butter Market were also connected on the ground floor, with the Weighmaster’s House, situated above the north west corner of the market, having an internal oriel window overlooking the market floor below. The laminated curved beams of the part-collapsed roof of the Weighmasters house can be seen on historic photographs of the Butter Market.

Policy: The protected structure listing for the Butter Market comprises the whole site, and includes the Butter Exchange, its entrance portico, boundary wall and the Weighmaster’s House (RPS Ref. 007). The complex is located within the Shandon Architectural Conservation Area under Cork City Council’s Development Plan (2022-2028). The Weighmaster’s House is described on the National Inventory of Architectural Heritage (Reg. No. 20512009) as being of Regional significance for its architectural, historical and technical categories of special interest. Planning approval is in place within the arcaded walls of the Butter Exchange Building as an Enterprise Centre. Action 2.7 of the Government of Ireland’s Regional Enterprise Plan to 2024 for the South-West supports the establishment of a new centre of excellence in Cork’s historic Shandon area supporting Irish start-ups and scaling enterprises in emerging sectors.

The complex is located within the Zone of Archaeological Potential and the recommendations for subsurface works outlined in the Archaeological Assessment B Pg.20 would be required to be adhered to as part of any future development in accordance with national and local policy.

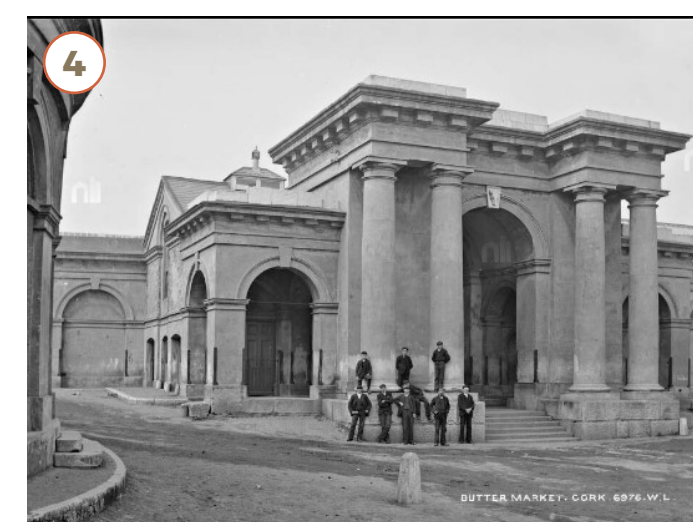


1 1900 photograph of Church Street, extract showing the entrance to Weighmaster’s House, its gable chimney and canopy



2 1842 Map extract showing Butter Market before John Benson’s extension of the Market towards the east, addition of the portico and incorporation of Weighmaster’s House

3 Historic Photograph of the interior of Butter Market,



4 c.1900 Butter Market entrance, NLI Lawrence Collection, showing historic ground levels and carriage access

4. KEY STRATEGIC REGENERATION PROPOSALS

Existing Condition

The Weighmaster’s House and the Butter Market are currently vacant. The Weighmaster’s house is derelict, with its boarded up frontage contributing negatively to the character of Church Street and the wider area. The building was highlighted as a ‘building at risk’ in the Historic Character Assessment for Shandon (Appendix A). Despite the part-collapsed roof, some of the roof structure is considered salvageable and suitable for repair.

The western wall of the Weighmaster’s House contains blocked arched openings with brick archways. The window openings on the southern main elevation, fronting Church Street, are also boarded up.

Internally, the front portion of the building comprises a three-storey house which retains a staircase to the upper levels and some historic joinery. A 20th century mezzanine intervention interrupts the remaining original double height space and is in poor condition. This area has suffered damage from severe water ingress.

Aside from the Weighmaster’s House only the portico and east portion of the arcaded external wall survived the devastating fire of the Butter Market in the 1970s. The portico roof is now in poor condition and requires extensive repairs. The external wall is in sound condition but needs some repair and repointing. Internally, the buildings constructed inside the Butter Market enclosure in the 1980s are outdated and require re-roofing, upgrading and energy efficiency measures in order to facilitate their reuse. This latter element relates to the Enterprise Centre.

- ① Weighmaster’s House
- ② Courtyard of the Butter Market
- ③ Portico of the Butter Market
- ④ Church Street
- ⑤ St Anne’s Church
- ⑥ Dance Cork Firkin Crane
- ⑦ John Redmond Street



Figure 52: Plan summing the key constraints and opportunities for Weighmaster’s House



4. KEY STRATEGIC REGENERATION PROPOSALS

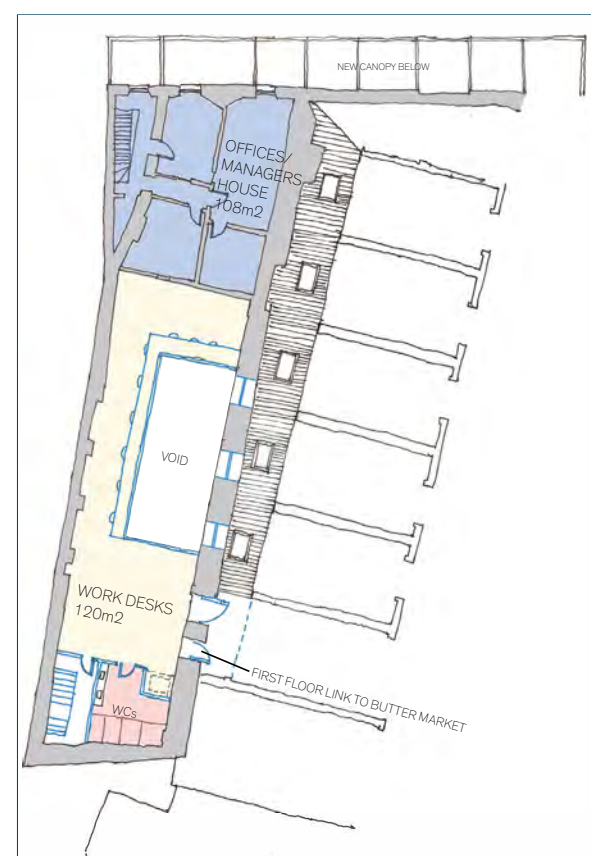
Concept Design

The concept design aims to restore and adapt the Weighmaster's House as a 'third space' for community and creative use, adopting a best practice minimum intervention conservation approach that:

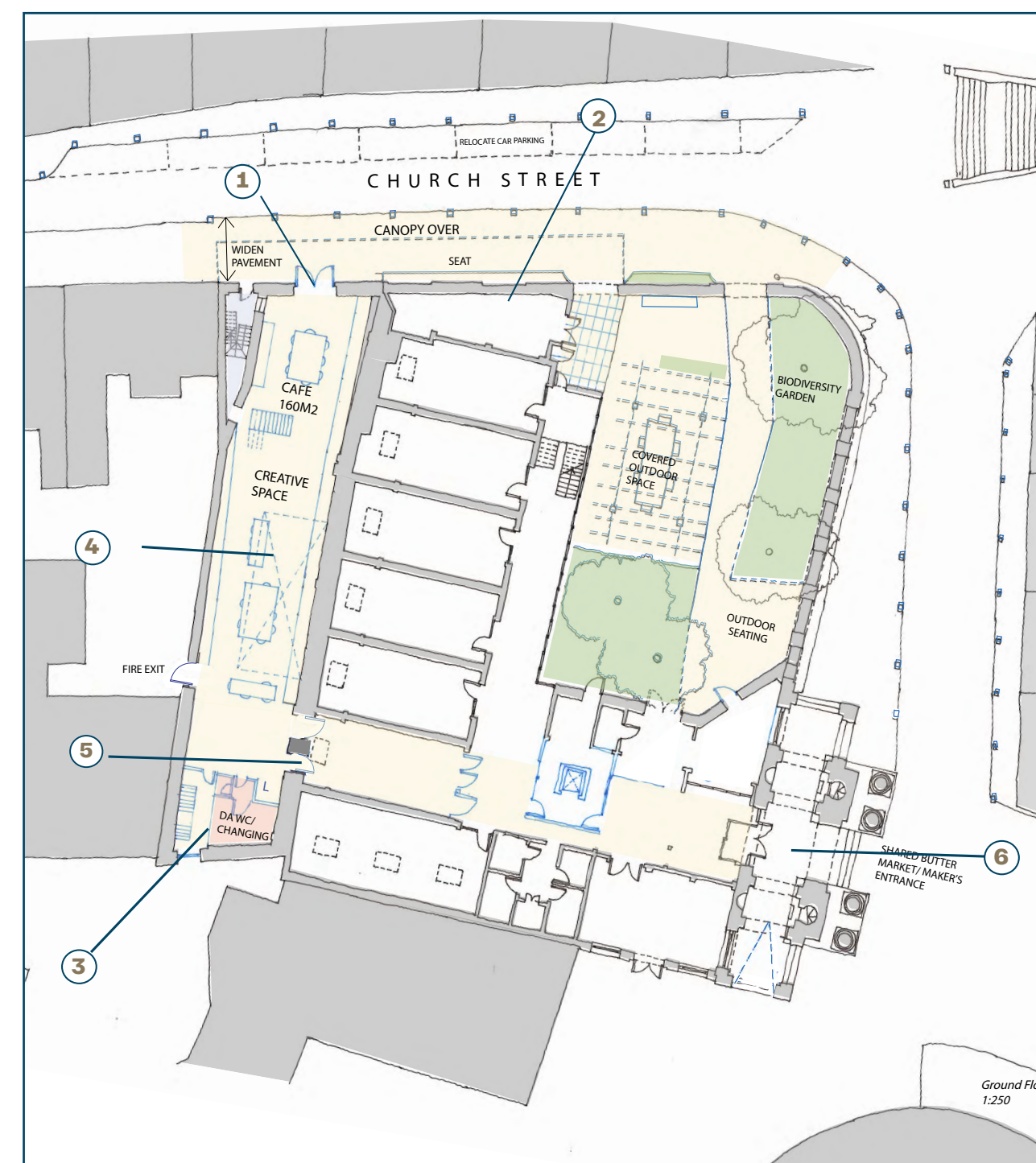
- embraces the New European Bauhaus values by ensuring the project is sustainable, beautiful, accessible and inclusive;
- provides a versatile and multifunctional but purposeful and accessible community and creative space intended to work hard to meet identified community needs and aspirations;
- creates a space that truly reflects the values and identities of the people it serves;
- repairs the historic fabric of the Weighmasters House and Butter Exchange and retains its historic character.

The concept design incorporates the following key design proposals:

1. The façade of the Weighmaster's House on Church Street is proposed to be restored, including the repair of timber sash windows on the upper floors and reinstatement of the gable chimney. The ground floor entrance may feature a more contemporary glazing treatment with minimal or fully concealed framing. During the building's opening hours, this glazing should 'disappear,' evoking the memory of the open timber gates of the Butter Market.
2. Introduction of a new canopy between the entrance to Weighmaster's House and the north-west entrance of the Butter Market garden. The canopy is seen as a contemporary re-interpretation of the historic canopy seen on the photographs from the 1900.
3. Addition of accessible bathrooms and a lift to ensure the Weighmaster's House is fully accessible.
4. Although the ground floor currently has steps, the feasibility of lowering the raised areas to create step-free access across the ground floor could be investigated.



INDICATIVE UPPER LEVEL FLOOR PLAN



INDICATIVE GROUND LEVEL FLOOR PLAN

Figure 55: Plan showing a design concept for the Weighmaster's House

4. KEY STRATEGIC REGENERATION PROPOSALS

5. A connection to the east of the building would facilitate meaningful interactions between the community spaces in the Weighmaster's House and the enterprise centre users in the Butter Exchange building.
6. The portico of the Butter Market could serve as a shared entrance to the whole complex. It is intended that the Portico entrance will be restored and made fully accessible.

Potential Use

During the public consultation workshops, and at a later more focussed co-design workshop with the Neighbourhood Team, proposals emerged to develop the Weighmaster's House for a new community and creative hub to complement the ed tech enterprise centre permitted and planned for the Butter Exchange building. The need for such a larger accessible community space was also identified at the baseline assessment stage through the carrying out of a community and cultural assets mapping exercise.

The Weighmaster's House would become a significant community resource acting as a hub for community and creative activity, with potential co-benefits associated with the adjoining enterprise hub in terms of the educational technology environment, which could take a number of forms. It is intended to provide for flexibility within the overall design of the Weighmaster's House and Butter Exchange complex to maximise the opportunities for integrated as well as independent usage and operation by a range of users and abilities.

The proposed spatial layout could accommodate a variety of uses, for example a multi-functional community space, creative space, recording studios, work desks, community meetings, events and exhibitions. The outline design reflects suggestions to ensure that the ground floor is predominantly a larger adaptable space.

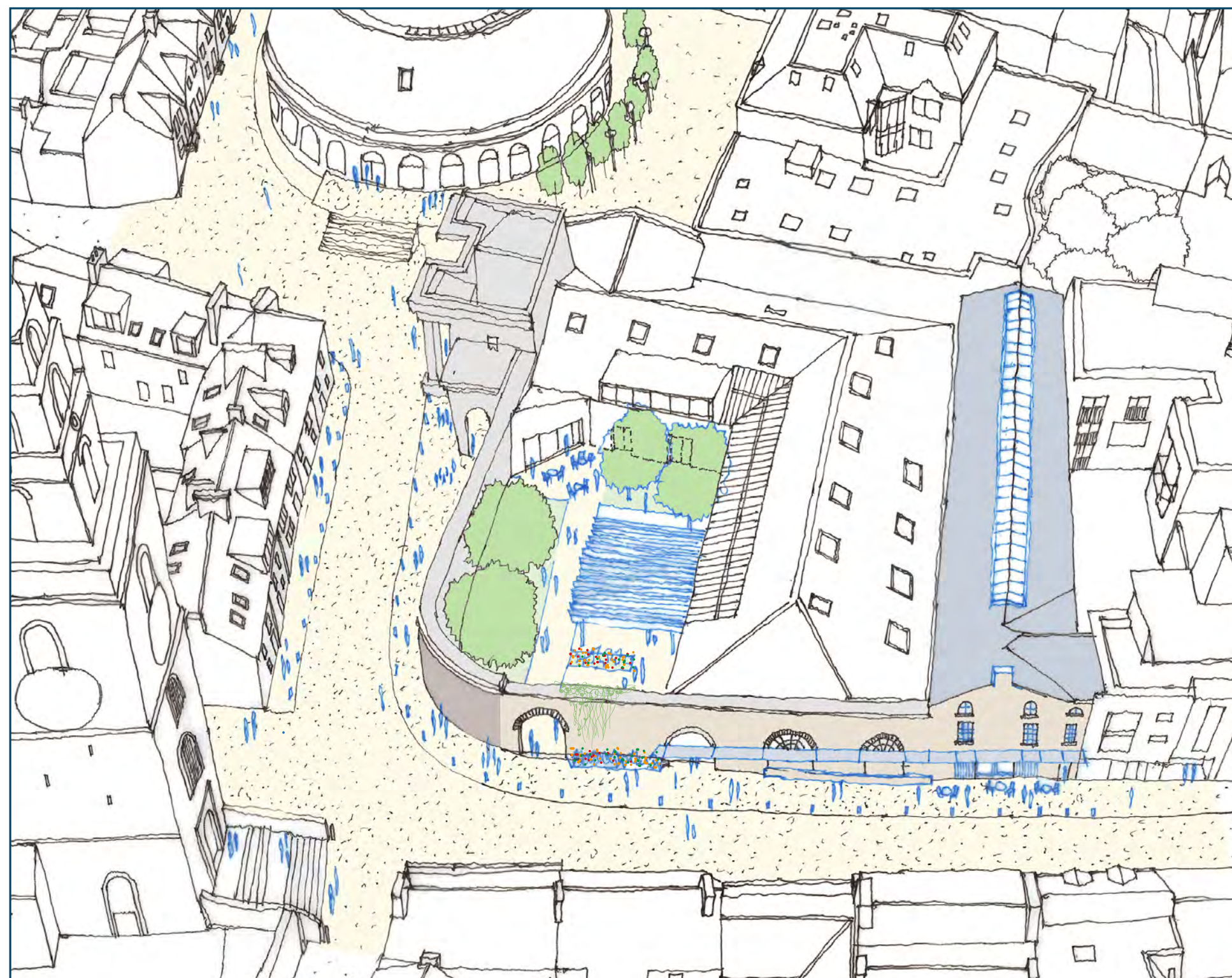


Figure 56: Sketch visual showing the public realm

4. KEY STRATEGIC REGENERATION PROPOSALS

Interior

The double height space to the rear of Weighmaster's House is proposed to be opened up and to include a light mezzanine level. The ground floor and the mezzanine levels are envisaged as flexible communal spaces.

The roof of the Weighmaster's House, including its lantern and side lights, are proposed to be restored in a scholarly manner, repairing existing curved beams and reinstating the boarded ceiling in-between. The historic photograph of the Butter Market could serve as a guide to restore lost fabric. The new mezzanine is envisaged as a light structure, structurally independent from the structure of the Weighmaster's House.



Figure 58: Abbeyleix Library, Laois

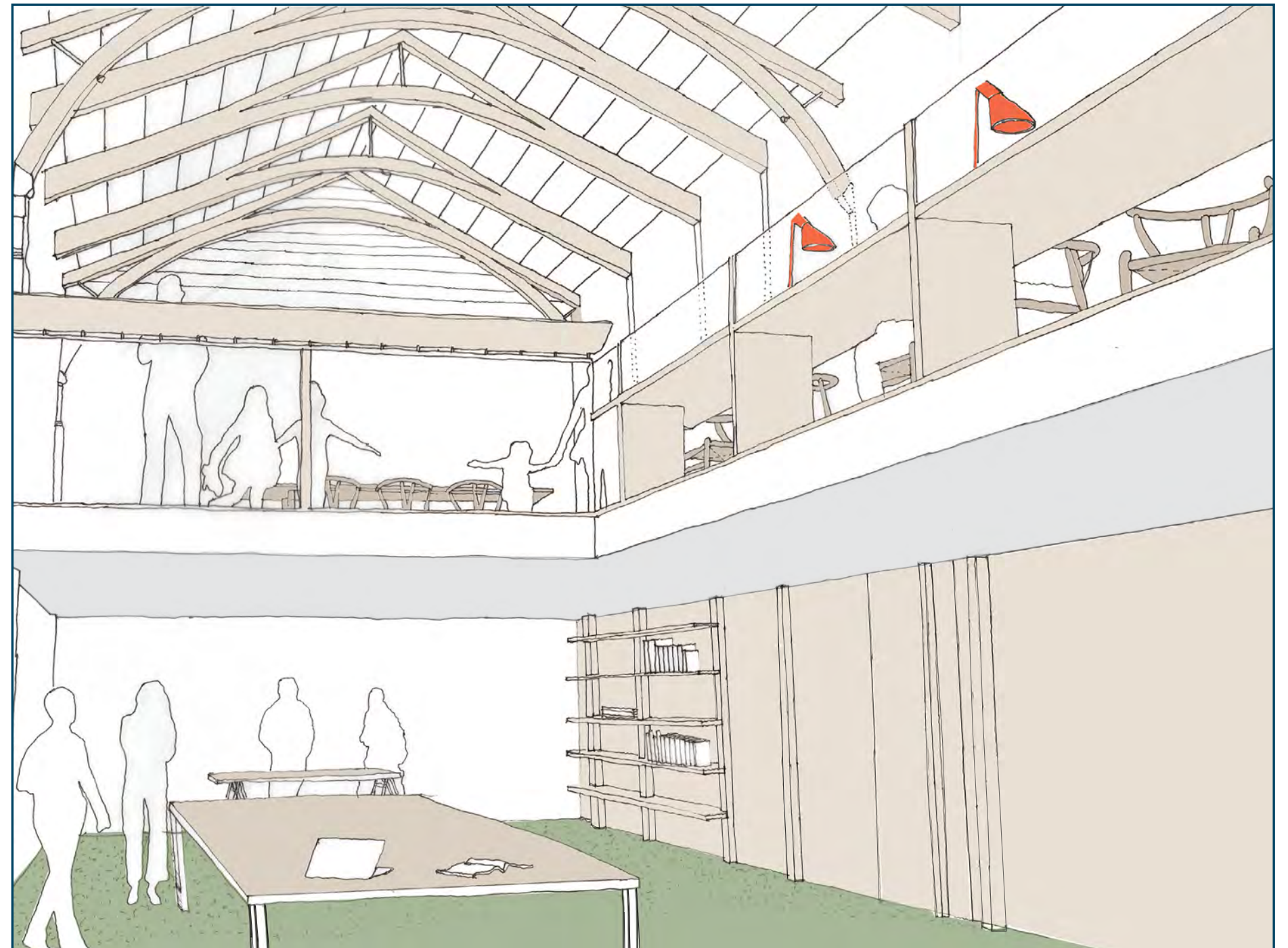


Figure 57: Sketch visual showing the Interior of Weighmaster's House looking South

4. KEY STRATEGIC REGENERATION PROPOSALS

Public Realm

The courtyard garden has the potential to incorporate an interesting outdoor area open to all building users, as well as green spaces where the wider Shandon community may gather in a welcoming setting. The northern wall of the Butter Exchange, a modern concrete reconstruction of the wall lost to the fire, could be softened with seating, green areas and the new canopy. The principles of universal design should be adhered to in as far as possible.

The future vision for the public realm along Church Street and Exchange Street could relate to the Butter Exchange and Weighmaster's House complex, as it is an important element in re-linking the Butter Market with the Weighmaster's House.

Butter Market Portico

The elaborate Roman temple style portico of the Butter Market was part of the extension/ remodelling of the earlier Cork Butter Exchange market on the site which was built in 1770, designed by Sir John Benson in 1849.

The Weighmaster's House dates from the same period and its roof structure suggests that this element formed part of Sir John Benson's Butter Market. The contemporary L-shaped former Shandon Craft Centre was built within the remains of the Butter Market enclosure, which survived the 1976 fire. The portico remained as the entrance to the Centre until it closed in 2008.

The portico features on many historic photographs of the Butter Market and has a strong presence terminating the vista along John Redmond Street. In its architectural style and form, the portico and the walls enclosing the Butter Market have a resemblance to the Firkin Crane, also designed by John Benson, in 1855.

Outline Statement of Significance

The portico has technical, industrial and social significance, historically serving as the place where butter was delivered in carts under the shelter of the portico roof. The carriage entrances to the north and south of the portico have retained the river cobble pavers and red sandstone wheel tracks. Its steps and side entrances balance the monumentality and grandeur of a frontage to a public building with the functionality of a delivery entrance. Benson's addition of the portico to the earlier Butter Market was a statement of the importance of the butter trade to the area, to Cork City and nationally. The character of the porch retains these layers of significance. It is a carefully balanced symmetrical architectural composition.

Connection to Weighmaster's House

The portico and the surviving walls of the Butter Market are closely linked to the Weighmaster's House. The portico, as part of Sir John Benson's design, opened an uninterrupted vista to the rear of the double height space located behind the Weighmaster's House. Re-establishing this link and bringing a complementary use to the two buildings will ensure their social and architectural significance is enhanced and their character restored.

Portico- Loss of Character

The open space in front of the portico, historically a gathering space for butter producers and traders, has been ceded to carriageway and parking. Gates have been installed preventing access and inhibiting the undercroft of the porch from being a public covered gathering place in the area. The roof of the portico has partially collapsed. While some features of the porch remain as reminders of cart access, such as limestone jostle stones around the base of the plinth, the portico has lost its open character and the coherency of its exterior has suffered from the various additions and signage.



Figure 60: South Elevation- 1995



Figure 61: Butter Market, historic photo c.1900, Lawrence Collection, NLI

4. KEY STRATEGIC REGENERATION PROPOSALS

Reinstatement of Character of the Portico

Based on the available information, the portico roof is not considered to be beyond repair and there is sufficient remaining fabric in place to allow for its like for like restoration following the minimum intervention principles of architectural conservation.

Alterations to the Portico

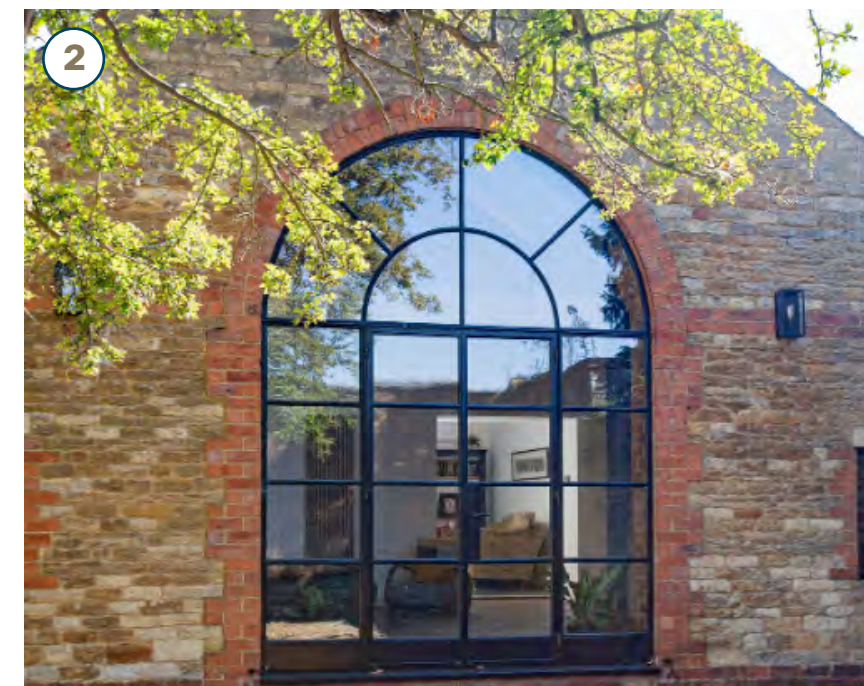
The symmetry and architectural composition of the portico should be retained when considering possible addition of railings, ramps or alteration to the existing steps.

The number and location of the portico gates should be reviewed to reduce their visual impact on the protected structure.

The portico undercroft should reinstate the understanding of the north and south entrances as past carriageway access points and should retain the historic paving.

Historic photographs provide sufficient information for reinstatement of original glazing bar arrangement to the Butter Market entrance. A carefully detailed timber or minimal steel framed glazing system is considered appropriate.

1. Sensitively detailed contemporary timber window with minimal sections
2. Crittall metal window in a historic barn structure
3. Example of low-impact ramp, Petit Palais, Paris, from Access-Improving the Accessibility of Historic Buildings and Places, Advice Series
4. Sensitive detailing of ramped access alongside steps at the Royal Academy, London.



4. KEY STRATEGIC REGENERATION PROPOSALS

4.3 Project B: St Anne's and Dr Mary Hearn Parks

Why St Anne's and Dr Mary Hearn Parks?

Whilst an area steeped in history and cultural capital, Shandon is deficient in green space. An analysis of landcover in Shandon shows that 83% of Shandon is covered in artificial surfacing with 12% green space of which only 4% is publicly accessible. St. Annes and Dr Mary Hearn Parks combined at 0.5 ha represents the only public green space of relative scale within the neighbourhood and is a vital lifeline for the community in terms of green amenity, recreation, socialisation, relaxation and dog walking. The parks are former graveyards and are highly archaeologically sensitive, however it is considered that they are not reaching their potential as an asset for the community.

In the consultation with teenagers, they spoke openly about the lack of facilities and spaces suggesting it is a major contributor to anti-social behaviour and to a lack of healthy outdoor socialisation. Parents also reflected a lack of spaces for kids to play. St. Anne's Church were positively receptive to a collaborative and creative approach that carefully considered security concerns and heritage sensitivities.

Objective 6.18 'Public Open Space' in the Cork City Development Plan 2022-2028 recognises the need to retain and improve areas of public open space for recreation and amenity purposes and that this should "aim to enhance and protect natural features and be set in safe and secure environments". Any future development of the park would need to be designed with the utmost respect for the parks archaeological setting in accordance with Objective 8.9 'Preservation of Archaeology within Open Space in Developments'. This project focuses on a spectrum of sensitive green space interventions for the uplift of the combined parks based upon careful consideration of its social and cultural context and alignment with the New European Bauhaus values and principles.



Figure 62: Aerial image of St Anne's and Dr Mary Hearn Parks to the west and east of St Anne's Church respectively.

4. KEY STRATEGIC REGENERATION PROPOSALS

Historic Background

The subject green space comprises the combined historic spaces of St Anne's and Dr Mary Hearne Parks and Graveyards which are connected via Bob and Joans walk and together wrap around the iconic St. Anne's Church and Bell Tower.

St. Anne's Park (formerly the churchyard and a graveyard) forms the setting for St. Anne's Church, the oldest in continuous use in Cork. Dr Mary Hearn Park to the south is a discontinued graveyard associated with the adjoining Infirmary Hospital with records dating back to 1722. Some ex-situ 19th century headstones are positioned against the perimeter wall. Both spaces around are managed by Cork City Council who have a long-term conditional lease with the Representative Church Body in Dublin.

Existing Condition and Context

St Anne's and Dr Mary Hearn Parks provide a setting and context for significant heritage features and sites of archaeological importance which are accessible to the public as adjoining park spaces.

The parks are visually enclosed by the original high stone walls which contribute significant character but present a challenge in terms of legibility and accessibility of the parks within the wider built environment. The park design itself is understated with limited access points forming a visual axis to a formal and circular seat and gravel path network across both St Anne's and Dr Mary Hearn Parks.

Whilst these green areas are a valuable resource to locals and benefit from a degree of community stewardship in terms of planting including a small bee garden in St Anne's Park, they support only a limited range of passive recreational activity with no particular bespoke solutions for engaging groups within the green space. The presence of CCTV cameras reflects concerns raised during the consultation about anti-social behaviour both within the park and around the steps of St Anne's access point. The actual and perceived security issue has also limited the potential for tree planting.



Figure 63: St Anne's Park



Figure 64: Dr Mary Hearn Parks and Bob statue

4. KEY STRATEGIC REGENERATION PROPOSALS

Concept Design

The concept design sets out guidance to uplift St Anne's and Dr Mary Hearn Parks and Graveyards as a central green space for the Shandon neighbourhood that maximises environmental, social and health benefits for the local community using an archaeologically sensitive and respectful approach that:

- creates a beautiful and natural landscape which is meaningful for residents, where pollinators can thrive and which is visually subservient to the key heritage assets and archaeological landscape;
- goes beyond environmental objectives to deliver a variety of functional opportunities and positive health and equity outcomes for all population groups and backgrounds;
- provides an outdoor 'third space' that promotes social interaction; Maximises connection to the surrounding historic built environment;
- integrates with existing Cork City Council Strategies and embraces the principles of the New European Bauhaus by ensuring the project is beautiful, accessible and inclusive.

The proposals below are based on the outcomes of consultation feedback and have regard to the archaeological sensitivities of the site. Any interventions are to be assessed for consent requirements and are to be undertaken in partnership with St. Anne's Church and the local community with full regard to the specific archaeological mitigation guidance for the project outlined within the Baseline Archaeological Assessment in Appendix B. Indicative concept design proposals are as follows:

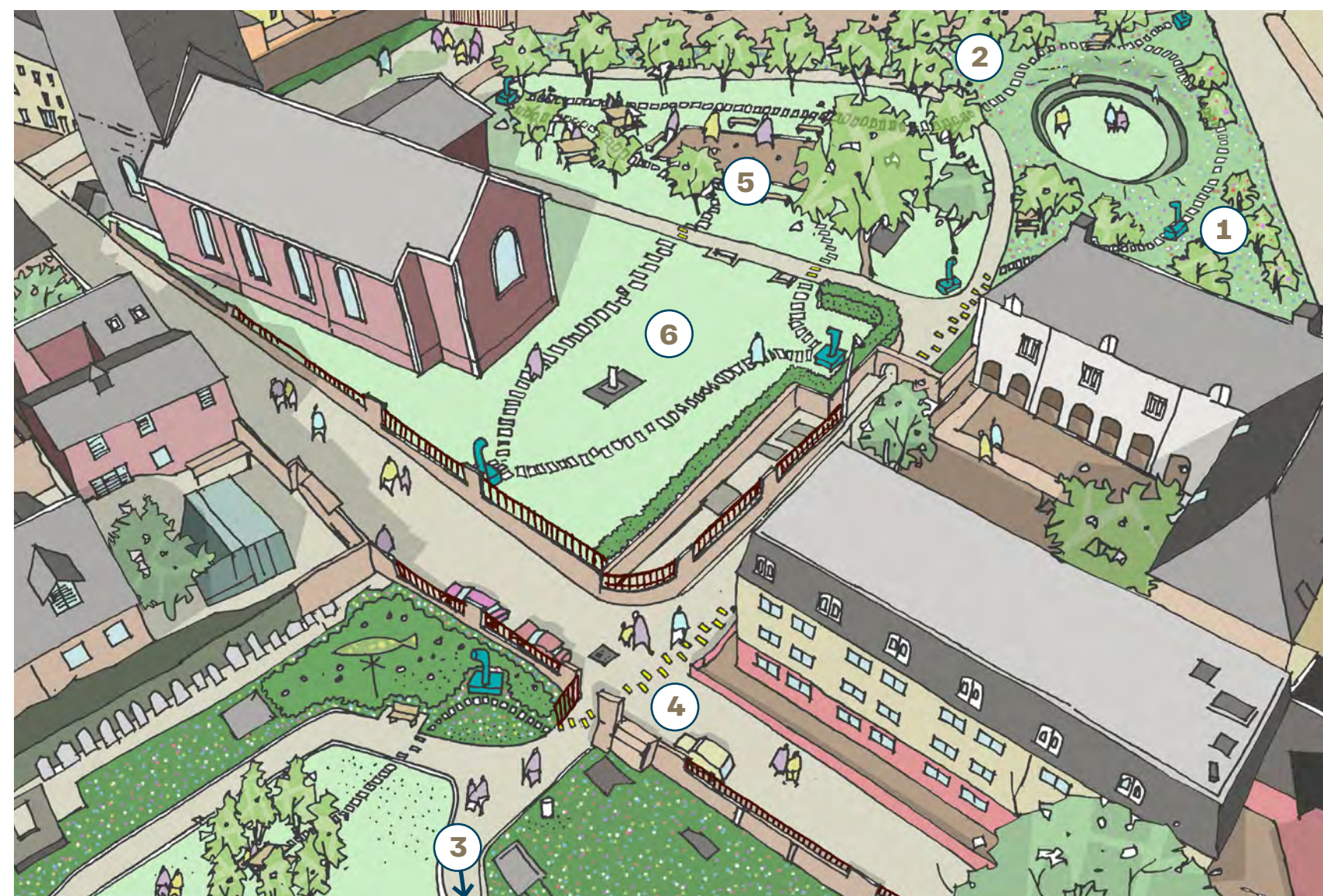


Figure 67: Sketch visual showing concept design proposals for St Anne's and Dr Mary Hearn's Parks

- 1 Biodiversity Enhancement
- 2 Selective Tree Planting
- 3 Pedestrian Accessibility and Connectivity
- 4 Subtle Interventions
- 5 Third Space
- 6 Open and Flexible Space

4. KEY STRATEGIC REGENERATION PROPOSALS

1. Biodiversity enhancement measures and associated active learning programmes within this historic setting in accordance with the All-Ireland Pollinator Plan.

Proposals include the creation of native wildflower meadow habitat with community implementation and monitoring and the evaluation of lichens in association with air quality monitoring to be accompanied by social activities and programmes to promote biodiversity and the historic significance of the space.

2. Selective tree planting, with possible native Irish fruit trees, to encourage the creation of a naturally immersive and educational space that can cater for community gatherings with potential for an element of food growing.

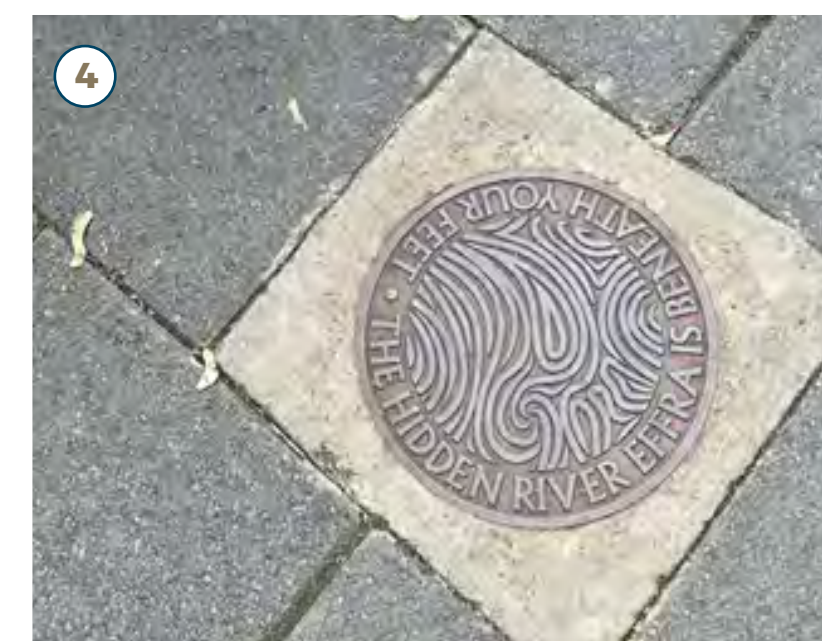
Any proposed tree planting should be designed with regard to the principles of Crime Prevention Through Environmental Design to ensure natural surveillance and open views across the green space and will require a review of potential impact of roots on archaeology.

3. Improvements to pedestrian accessibility and connectivity between the park and its surrounding built environment to enhance the park as a destination for everyone. Ensure communication of opening and closing times.

Explore the opportunity for the creation of a sensitively designed pedestrian entrance between Dr Mary Hearne Park and John Redmond Street to improve north south permeability. This proposal would require careful and detailed analysis and the consideration of localised realignment having regard to level differences, the retaining nature of the historic wall and archaeological sensitivities.

4. Incorporate subtle interventions to reflect the rich history of the Shandon area and facilitate an accessible and immersive experience within the green space. Potential interventions include:

- The incorporation of sound installations celebrating Corks literary artists. This could be interspersed



4. KEY STRATEGIC REGENERATION PROPOSALS

with musical sensory play equipment that draws the Shandon Bells experience for people that are unable to access this popular activity;

- Elements of surface art or bespoke furniture/ sculpture to animate an aspect of the site history with input from local artists. All seating should allow for both sitting and wheeling in place;
- Interpretive panels and/or signage suitable for all abilities;
- Picking up historical footprints within and between the parks serving to provide a visual link and aid wayfinding.

5. Explore the potential for the incorporation of low impact recreational and socialisation spaces to create a 'third space' within the park. Consideration could be given to a pétanque court encouraging soft intergenerational activity and socialisation and/or the introduction of a grassy mound creating a playful space that could facilitate an informal relaxed gathering space for everyone. Both these proposals use above ground construction methods thereby ensuring minimal ground disturbance.
6. Leave enough open and flexible space to enable flexible use or allow for unplanned functions and facilitated activities i.e. family days, festivals and markets or smaller group activities such as heritage trails.

5



Figure 68: Examples of "third spaces"

4. KEY STRATEGIC REGENERATION PROPOSALS

4.4 Project C: Revitalising Shandon Street

Why Shandon Street?

Shandon Street is the central thoroughfare of the area running from North Gate Bridge up to North Cathedral. Despite change, it still functions as a successful service centre for the local community and is a unique blend of tradition and modernity, particularly in relation to its increasing diversity.

Consultation sessions revealed a strong sense of community and commitment in relation to Shandon Street but identified the need for multiple improvements to address a decline in economic and physical vitality which is negatively impacting on the business and residential environment. Further challenges included the issue of vacancy and dereliction, the loss of historic fabric and character and the negative visual, safety and sensory impacts of traffic and indiscriminate parking.

The proximity and social economic and historic fabric of Shandon Street relative to the City Centre gives it strong potential as a successful '15-minute city' neighbourhood with a vibrant mix of homes, shops, jobs and recreational spaces within a 10 minute walking distance. This supports compact liveable growth as per Objective 2.10 of the Cork City Development Plan 2022-2028. The need to support entrepreneurship and small businesses as well as the importance of placemaking in supporting economic development is also recognised in Strategic Objective 06 'Economy and Enterprise'. Importantly, any development needs to be sympathetic to the historic environment in order to conserve its special character as per Objective 8.23 'Development in Architectural Conservation Areas'.

This project outlines a range of potential physical and holistic interventions to improve the appearance, experience and potential of the street in a way that respects and reveals its rich and unique historic character and aligns with the New European Bauhaus values and principles.



Figure 69: North Gate entrance to Brown's Square, Shandon Street

4. KEY STRATEGIC REGENERATION PROPOSALS

Historic Background

Shandon Street, along with Blarney Street, developed from the 12th Century as the main route from the North Gate bridge of the original walled city towards the towns to the west and north. It continued to serve into the 20th century as the route from the surrounding countryside for cattle and butter brought into the Shandon Markets and reached its peak in the 19th century as an important international trading centre and a focal point within the city. There was a notable diversity of standards of living in the area at this time with wealthy retailers living directly on the street, and many tenement halls on numerous adjoining streets.

Despite changes and loss of historic fabric in recent years, it has retained its form and primacy in the area to this day. The few remaining historic shopfronts of Shandon Street are part of its social and economic history and form a significant contribution to the streetscape along with the remaining historic streetscape features.

Context

Shandon Street is a busy shopping street which is both traditional and increasingly diverse. It contains mainly small narrow-fronted shops and pubs, and divides the area into two parts, Blarney Street to the west and Shandon's historic core to the east, each with a distinct character and history.

Shandon Street has a very special historic character which is still largely intact despite decline. The three storey commercial buildings lining Shandon Street have some fine examples of traditional timber shopfronts and there are also early examples of 18th century gable fronted buildings at the upper end of Shandon which are now rare outside Cork City. Much of the urban grain of Shandon Street also remains intact with its characterful small plots and narrow lanes which frame views eastwards to the Shandon Bells in the historic heart.



Figure 70: North Gate Bridge/Brown's Sq photograph, dated 1900



Figure 71: Edward O'Connell store, 94-96 Shandon Street (source: Buckley's Shandon Street) closed 1925

4. KEY STRATEGIC REGENERATION PROPOSALS

Efforts are required, however, to protect and regenerate the quality and overall health of its economic, and physical historic built environment which is at continued risk from inappropriate and uncoordinated urban development. In particular, the medieval gateway to Shandon, Brown's Square, at lower Shandon Street is one of the most significant historic open spaces in the study area. Historically serving as a meeting space at North Gate Bridge, today it is the visual gateway into Shandon from the Quays however the space is dominated by carriageway and car parking.



Figure 72: Shandon Street Existing

4. KEY STRATEGIC REGENERATION PROPOSALS

Concept Design

The primary aim of this project proposal is to improve the economic vitality and historic built environment of Shandon Street through a best practice conservation approach that:

- enhances the streetscape and seek to restore historic character of Shandon Street's built heritage;
- brings back historic open spaces in a way that promotes social interaction for all and facilitates rediscovery and legibility of historic character within the wider built environment;
- goes beyond physical intervention objectives to deliver a variety of functional business and residential support opportunities with positive outcomes for Shandon Street's traders and residents and the overall vibrancy of the street;
- reduces the visual impact of carparking and clutter and creates a more accessible and pleasant environment for ages, abilities and travel modes.

Any development along Shandon Street needs to be sympathetic to the historic environment in order to conserve its special character as per the Cork City Development Plan Objective 8.23 'Development in Architectural Conservation Areas'. In addition, any proposed subsurface works would be subject to the mitigation recommendations set out in the Archaeological Assessment Report at Appendix B and relevant consents.

Public realm proposals will require co-ordination to achieve a coherent heritage led approach and a good quality palette of materials supported by consultation with local residents and businesses.

The extent of the concept project scope is the length of Shandon Street between North Gate Bridge and North Cathedral. It comprises a collection of indicative proposals for the streets as a whole including a number of public spaces which integrate with the wider actions for Shandon set out in Sections 3.

Concept project proposals are as follows:

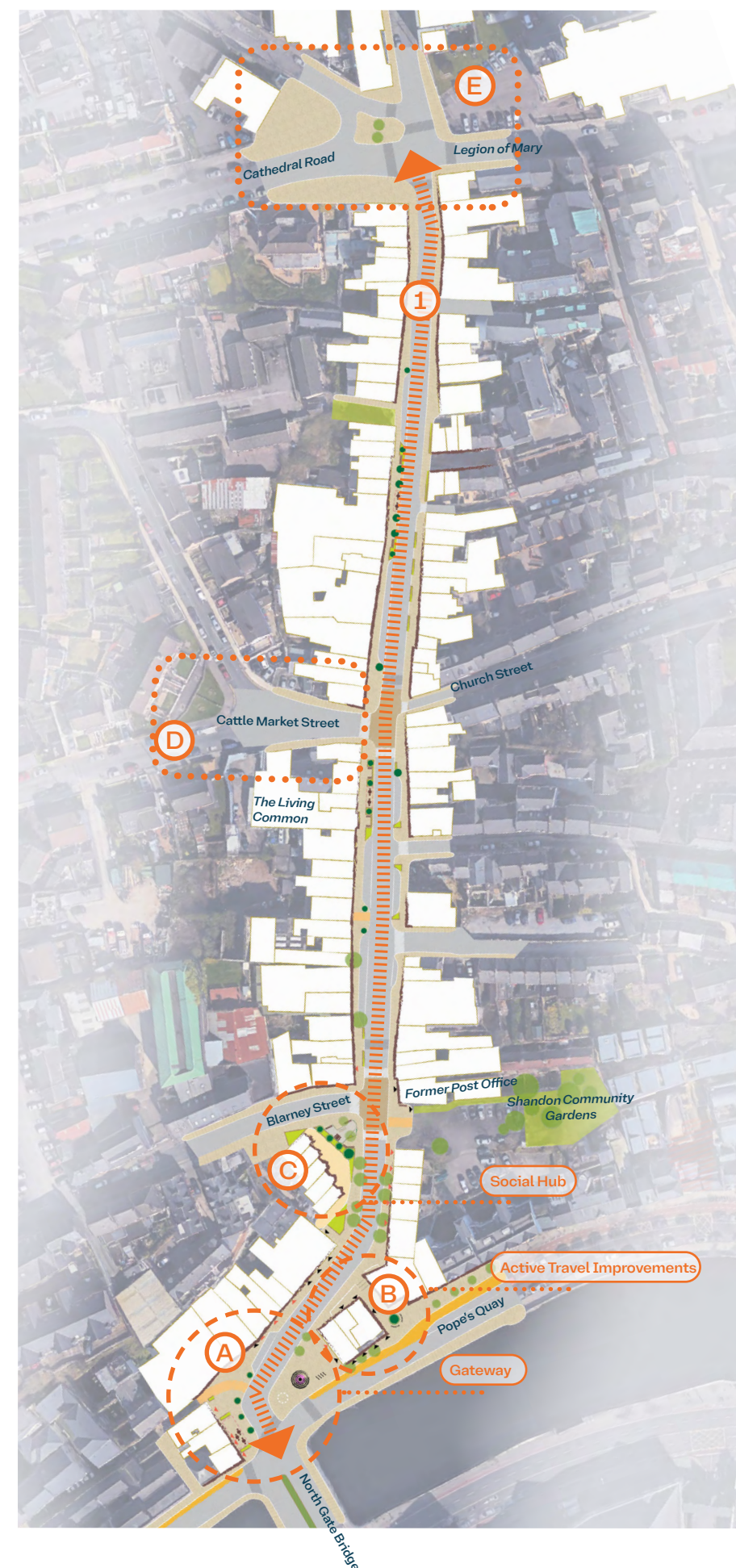
1. Develop a public realm improvement scheme for the length of Shandon Street to make the street more pedestrian friendly, reduce visual clutter, reveal historic character and improve the overall quality of the built environment. This may include resurfacing and widening of footpaths, rationalisation of parking, new street furniture and bins, lighting and landscaping including sustainable urban drainage, and more opportunities for public art and cultural events. It should be supported by relevant transport, parking, utility and accessibility audits and assessments to ensure a thorough understanding of local requirements and a data-based approach to any proposed relocation of on-street parking in consultation with local residents and businesses. This project should also be co-ordinated with any future planned capital infrastructure works in the area.

As an historically important route to and from the City Centre, the proposed public realm enhancement has the potential to transform the street into a vibrant and attractive place for residents, visitors and businesses.

A number of specific areas for improvement within this context are identified as follows:

- Area A: Brown's Square - Gateway

Develop a proposal for the restoration of Brown's Square as a primary gateway into Shandon and attractive meeting space at the foot of Shandon Street where it curves open onto the Quays. The design approach should reflect Shandon's identity and enhance legibility of historic character in the surrounding built environment including Shandon's positioning north of the medieval spine. A good quality palette of materials and contributions from local artists in terms of installation(s) is recommended in this regard. A junction review is recommended including assessment of existing road and traffic conditions, parking and layby use and requirements in order to minimise the impact on the existing traffic flow and parking;



4. KEY STRATEGIC REGENERATION PROPOSALS

- Area B: Brown's Hill – Active Travel Improvements

Implement step free access for bikes on Brown's Hill providing an opportunity for active travel modes to connect directly from Shandon Street to the cycle lane on Pope's Quay via a car free environment;

- Area C: Shandon St/Blarney St Junction – Social Hub

Develop a public realm improvement proposal for the junction of Shandon Street and Blarney Street that provides a pleasant resting spot and civic space for interaction at this strategic and steep positioning along the street. Include hard and soft landscaping proposals with universal seating that incorporate the principles of sustainable urban drainage supported by consultation with local residents and businesses.

- Area D: Shandon St/Church St/Fair St Junction – Social Hub

Junction improvements have been approved here as part of the Glenryan Road and Cattle Market Avenue Part 8 Active Accessibility Improvements Scheme. Any proposals for public realm improvements along the street will need to be co-ordinated with same.

- Area E: Shandon St/North Cathedral Junction – Gateway

Junction improvements will be delivered by the National Transport Authority (NTA) as part of the future Bus Connects proposal for the area. Any proposals for public realm improvements along the street will need to be co-ordinated with the NTA.

- Potential short-term improvements to the physical appearance of the street including:

- Promote painting improvements including the Cork City Painting Scheme and Council support with colour schemes for properties;
- Promote uptake of the Architectural Conservation Area Grants for best practice conservation repair of historic fabric such as windows;
- Promote greening on the street including hanging baskets



Figure 73: Example of historic public realm and step free access

4. KEY STRATEGIC REGENERATION PROPOSALS

and other greening interventions; Support the Tidy Towns in their efforts to keep the street clean.

3. Promote and provide access to business supports and advice in relation to grants, funding, street licensing mentoring, waste management, shopfront presentation and expert advice across a range of business sectors in co-ordination with the Cork Local Enterprise Office and relevant Cork City Council directorates.
4. Promote living over the shop and the restoration of vacant heritage stock in particular through access to expert advice on grants and tax incentives in addition to appropriate development approaches regarding planning, conservation, fire and building control.
5. Seek opportunities to grow Shandon Street events and festivals that celebrate Shandon Street and its diversity with a view to supporting community connections and facilitating a sharing of traditions, music art and food.

C



Figure 74: Example of social spaces in the public realm

5. ACTION AND IMPLEMENTATION PLAN



5. ACTION AND IMPLEMENTATION PLAN

The table below sets out the full detail of actions identified in Section 3 'Vision and Strategy' with accompanying implementation information.

Each action is presented under the theme it most aligns with. Cross referencing is included where there may be an opportunity for co-delivery or where actions need to be read in conjunction with one another.

Implementation information is indicative and depends on a range of factors including funding and private investment.

Actions that are considered to be deliverable or commenced within the short term (<3 years) are generally those that may be activity based within the community and therefore not require funding or those where funding is considered identifiable and achievable. The extent of the identified actions may be phased over time.

Key Stakeholders

Cork City Council
Shandon Steering Group (Planning, Conservation, Community & Architects)
CCC Conservation
CCC Community
CCC Heritage and Biodiversity
CCC Archaeology
CCC Active Land Management Unit
CCC Arts & Culture
CCC Strategic Transport/Infrastructure
CCC Climate
CCC City Centre (Operations, Tourism, Night Time Economy, City Centre Co-Ordinator)
CCC Economic Development
CCC Local Enterprise Office
CCC Parks
CCC Libraries
CCC Housing

CCC Operations (Drainage, Roads, Cleansing)
Residents and Business Owners (Shandon Neighbourhood Team & Wider Community)
Heritage Council
Built Heritage Service
Arts Council
Tidy Towns
Youth Groups
Shandon Historic Society
Shandon Area Renewal Association (SARA)
Cork Arts Community
Let's Play Cork
Recreate Shandon CLG
Arts Council: Creative Ireland

Table Key

INDICATIVE COST

Low < €0.5m

Medium €0.5m to €3m

High >€3m

PHASING

Short-term (ST) <3 years

Medium-term (MT) 3 - 10 years

Long-term (LT) 10 years +

* Key Regeneration Project

Action		Historic Character Assessment Reference	Phasing	Cost	Key Stakeholders	Key National and CCC Policy & Guidelines	Potential Funding Opportunities/ Assistance
Heritage							
H1	Review National Inventory of Architectural Heritage (NIAH) for the Shandon area, in collaboration with the Built Heritage Service.	Action 1	ST	Low	CCC Conservation Built Heritage Service	Architectural Heritage Guidelines for Local Authorities. 2000 Planning and Development Act.	Dept. of Housing administered through CCC: <ul style="list-style-type: none">Historic Structures Fund (HSF);Built Heritage Investment Scheme (BHIS);Cork City Council: Architectural Conservation Area Grant Scheme (ACA Grant).
H2	Review the Record of Protected Structures for the area in line with the recommendations included in the Buildings at Risk section of the Historic Character Assessment report (Appendix A). Prioritise the addition of 18th century buildings, and structures at risk as identified in this report.	Action 1 & 2	ST	Low	CCC Conservation Built Heritage Service	Architectural Heritage Guidelines for Local Authorities. 2000 Planning and Development Act.	
H3	Promote Conservation and Heritage Grant Opportunities for buildings within the Shandon Architectural Conservation Area, including funding for conservation and repair work, repainting and heritage organisations support funds.	Actions 4, 8 and 10. p.26	ST	Low	Heritage Council CCC Conservation CCC Heritage Active Land Management Unit	Architectural Heritage Guidelines for Local Authorities. Forthcoming CCC ACA Guidelines.	

5. ACTION AND IMPLEMENTATION PLAN

Action		Historic Character Assessment Reference	Phasing	Cost	Key Stakeholders	Key National and CCC Policy & Guidelines	Potential Funding Opportunities/ Assistance
H4	Facilitate Conservation-Led Façade and Streetscape Enhancement for Shandon Street, John Redmond Street, Dominick Street and Church St. Record the surviving historic shopfronts in the area. Provide information on funding available for conservation and repair works.	Actions 4, 7 and 8, p.26	ST	Low	Heritage Council CCC Conservation	Architectural Heritage Guidelines for Local Authorities Forthcoming CCC ACA Guidelines.	Cork City Council Heritage Grant Schemes: <ul style="list-style-type: none">The Local Heritage and Biodiversity Community Grant Scheme;
H5	Prepare Heritage Wayfinding, Street Furniture, Lighting & Heritage Trail Signage Strategy for Shandon to include key gateways and with a view to minimising visual clutter. Align with Failte Ireland Wayfinding Strategy for Cork City and Actions H6, LC5.	Action 8. p. 26	MT	Low	Heritage Council CCC Heritage & Conservation CCC City Centre Night Time Economy Officer	Architectural Heritage Guidelines for Local Authorities Forthcoming CCC ACA Guidelines Cork City Heritage and Biodiversity Action Plan 2021-2026 Cork City Night Time Economy Officer	<ul style="list-style-type: none">The Local Heritage and Biodiversity Publication Grant Scheme. Heritage Council Funding Opportunities: <ul style="list-style-type: none">Community Heritage Grant Scheme;Heritage Organisations Support Fund;Heritage Stewardship Fund;Community Foundation Ireland. Philanthropy and Government Powering Biodiversity Action - Community Foundation Ireland. Active Land Management Grants:
H6	Expand and Consolidate Shandon Heritage Trails. Review, consolidate and expand the existing heritage trails in Shandon comprising the locally led Shandon audio tour and Shandon Heritage Orienteering Course, to including famous figures, literary references and architectural features of modest buildings and public realm. Provide a universally accessible route option and examine adaptability as night time activity. Explore appointment of heritage consultant. Align with H5, BT5 and BT6.		ST	Low	Heritage Council Residents and Business Owners Shandon Historic Society. CCC Heritage CCC City Centre, Tourism and Night Time Economy Officer	Cork City Heritage and Biodiversity Action Plan 2021-2026	<ul style="list-style-type: none">Croi Conaithe - Vacant Property Refurbishment Scheme;Sustainable Energy Authority of Ireland (SEAI) Grants;Living City Initiative Scheme. Map at Appendix F;Cork City Council: Placemaking Fund. Dept of Housing, Urban Regeneration Development Fund (URDF). Capital funding for urban renewal projects supporting objectives of National Planning Framework up to 2030. Highly competitive. Town Centre First Heritage Revival Scheme (THRIVE). Co-funded by the Government of Ireland and the European Union Strategy through the ERDF Southern, Eastern & Midland Regional Programme 2021-2027. Highly competitive.
H7	Foster Best Practice Conservation Culture Towards Public and Private Developments. Foster a best practice conservation approach to the management of public and private development, capital projects and building activation processes within the historic Shandon area in order to prevent loss of historic fabric and character. See further detail in the accompanying Historic Character Assessment report.	All Actions. p.26	ST	Low	CCC Conservation with All Directorates Private Developers and Land-owners	Architectural Heritage Guidelines for Local Authorities 2000 Planning and Development Act	
H8	Bringing Back Into Use of Vacant Heritage Building Stock. Seek the bringing back into use of public and private vacant historic buildings in the area including, for example, Nos. 6a and 7 John Redmond Street and the Legion of Mary building on Shandon St. Align with L1.	Actions 4 and 5. p.26	MT	Medium	Active Land Management Unit	'Bringing Back Homes - Manual for the Reuse of Existing Buildings' DHLGH Derelict Sites Act 1990 (revised Dec 2024) 2000 Planning and Development Act	
H9 *	Buttermarket and Weighmasters Complex Adaptive Reuse Key Strategic Regeneration Project A. Further detail in Section 4. Transform Buttermarket and Weighmasters Complex through adaptive reuse into an enterprise and community facility.	Actions 4, 5 and 10.	ST	High	Economic Development CCC Architects & Shandon Steering Group Shandon Neighbourhood Team Recreate Shandon CLG	Economic Development CCC Architects & Shandon Steering Group Shandon Neighbourhood Team Recreate Shandon CLG	
H10	Strategic Public Realm Enhancement Project - Historic Core. Develop a site-specific strategy for the development of the historic core between Church Street and John Redmond Street with the potential to restore its historic character, revive it as a multi-use space and reduce the visual and sensory impact of traffic and inappropriate parking. Align with LC5.	Actions 8, 9 and 10.	MT	High	CCC Architects CCC Strategic Transport and Infrastructure CCC City Centre CCC Conservation	CCC Architects CCC Strategic Transport and Infrastructure CCC City Centre CCC Conservation	

5. ACTION AND IMPLEMENTATION PLAN

Action		Historic Character Assessment Reference	Phasing	Cost	Key Stakeholders	Key National and CCC Policy & Guidelines	Potential Funding Opportunities/ Assistance
Living Neighbourhoods & Climate Resilience							
LC1	Sustain Pro-Active Management of Vacancy and Dereliction with a particular focus on 'Buildings at Risk' as identified in the Historic Character Assessment, Appendix A. Align with H7 and H8	Buildings at Risk detailed p. 16-18	ST	Varies	Active Land Management Unit CCC Conservation	Derelict Sites Act 1990 (revised 2024) 2000 Planning and Development Act Architectural Heritage Guidelines for Local Authorities	Active Land Management Grants as identified under 'Heritage' section
LC2	A 'Living Over the Shop' Demonstrator Project and One-Stop Shop Supporting Framework , with a view to promoting and supporting private development in the scaling up of upper floor residential opportunities including through available grants i.e. Living City Initiative. Align with H3 and H7.	Action 8. p.26	ST	Varies	CCC Architects. Active Land Management Unit CCC Conservation	'Bringing Back Homes - Manual for the Reuse of Existing Buildings' - DHLGH	Housing. A variety of housing assistance programmes are available (i.e. for renovations, adaptations, energy efficiency, older people, improvement works in lieu of social housing etc) excluding incentive schemes (i.e. help to buy). These many change over time.
LC3	Facilitate Proactive Engagement with the Cork City Age Friendly Programme amongst older people in the Shandon community including the most vulnerable.		ST	Low	CCC Community and Age Friendly Officer Active Land Management Unit CCC Community CCC Housing	Forthcoming Cork City Age Friendly Strategy	The Heritage Council as identified under the 'Heritage' section.
LC4	Promote Use of Night Test Policy in Project Reviews. Promote the use of a 'Night Test Policy' forthcoming under the Night Time Economy Strategy as part of all project reviews.		ST	Low	Night Time Economy Advisor	Cork City Night Time Economy Strategy 2024	Dept. of Environment and administered by CCC:
LC5	Movement and Connectivity Strategy. Identify the hierarchy of movement through the study area ensuring optimal connectivity by active travel modes to key attractors both within and through the area. This strategy should facilitate the delivery of enhanced public realm (Action H10) and ensure a practical level of vehicular access is provided within the study area to service the residential and commercial communities within, but limiting the volume of unwanted through traffic through the area. The outcome of the strategy will establish the hierarchy of movement for each travel mode on each street within the study area and provide a focus on priority areas to invest in public realm enhancements.		ST	Low	CCC Strategic Transport and Infrastructure CCC City Centre	Climate Action Plan 2019 National Sustainable Mobility Policy to 2030 Cork Cycle Network Plan Design Manual for Urban Roads and Streets	<ul style="list-style-type: none"> Community Climate Action Fund; Anti-Litter/Anti-Graffiti Schemes; Supervalu Tidy Towns Funding.
LC6	Pedestrian Links and Laneway Improvements. Following the outcomes of the Movement and Connectivity Strategy (LC5), explore measures to enhance the key pedestrian links and laneways within the study area focusing on improved connectivity, accessibility and surfacing.		ST	Medium		CCC Strategic Transport and Infrastructure CCC City Centre	
LC7	Parking Audit. Identify the demand for parking (both residential and commercial) within the study area to inform the preparation of a parking strategy (in tandem with the Movement and Connectivity Strategy LC5) to better manage the limited parking stock in the area and facilitate piloting of parking management measures.		ST	Low	CCC Strategic Transport and Infrastructure CCC City Centre		
LC8	Utility Audit for Shandon Street, John Redmond Street, Dominick Street and Church Street to inform potential decluttering improvements. Align with H5		ST	Low	CCC City Centre Residents and Businesses		

5. ACTION AND IMPLEMENTATION PLAN

Action		Historic Character Assessment Reference	Phasing	Cost	Key Stakeholders	Key National and CCC Policy & Guidelines	Potential Funding Opportunities/ Assistance
LC9	Pilot Municipal Waste Management Measures including in relation to waste collection and bin management.		ST	Low	CCC City Centre Residents and Businesses Tidy Towns CCC Cleansing	Waste Action Plan for a Circular Economy 2020-2025	
LC10*	St Anne's and Dr Mary Hearn Parks Key Strategic Regeneration Project B. Further detail in Section 4. Archaeologically sensitive enhancement of the parks for greater community use and enjoyment.		ST-MT	Varies	St. Anne's Church CCC Parks CCC Archaeology CCC Biodiversity Officer Lets Play Cork	Cork City Development Plan Objective Cork City Green and Blue Infrastructure Strategy 2022 Cork City Heritage and Biodiversity Action Plan Cork City Tree Strategy 2024	
LC11	Strategic Public Realm Enhancement Project - Market Place Square. Transformative placemaking project. Align with H7.		LT	High	CCC Architects CCC Conservation CCC Transport Residents and Business Owners Lets Play Cork	Architectural Heritage Guidelines for Local Authorities	
LC12	Develop Pocket Space Network. Identify and enable the development of a network of safe, accessible and multifunctional pocket spaces within the Shandon area with opportunities for young people, play, the provision of environmental services such as sustainable urban drainage, community gardening and biodiversity enhancement in accordance with Action 14 of the Cork City Green and Blue Infrastructure Strategy for 'Healthy Spaces' to 'Activate Greening Projects in Cork City Centre'. Align with H7.		ST	Varies	Residents and Business Owners CCC Climate CCC City Centre CCC Biodiversity	Cork City Heritage Plan Cork City Green and Blue Infrastructure Strategy 2022 Cork City Heritage and Biodiversity Action Plan Cork City Tree Strategy 2024	
LC13	Support Avian Biodiversity through the provision and promotion of nesting opportunities for amber and red-listed urban bird species, such as Swift, Barn Swallow, House Martin and House Sparrow. Locations and nature to be co-ordinated with the Biodiversity Officer.		ST	Low	Residents and Businesses CCC Biodiversity	4th National Biodiversity Action Plan 2023-2030 Cork City Heritage and Biodiversity Action Plan	

5. ACTION AND IMPLEMENTATION PLAN

Action	Historic Character Assessment Reference	Phasing	Cost	Key Stakeholders	Key National and CCC Policy & Guidelines	Potential Funding Opportunities/ Assistance
Community & Arts						
CA1	Develop Shandon Neighbourhood as an Irish Language Hub. Develop the Shandon Neighbourhood as an Irish language hub to include the promotion and facilitation of activities and events through Irish in conjunction with the forthcoming Irish Language Strategy.		ST	Low	CCC Irish Language Officer (Community) Residents and Businesses CCC Libraries	Community Funding Opportunities: The Local Enhancement Programme (LEP) provides capital funding to community groups in disadvantaged areas across Ireland.
CA2	Strengthen Community Network by working from a community development ethos, and taking into consideration the social determinants of health to sustain and grow community and voluntary partnership structures and networks. Promote initiatives which strengthen collaboration, encourage friendships, and facilitate increased integration of new communities. This could include community classes and activities, community climate action projects or the annual nationwide community lunch 'Street Feast'.		ST	Low	Residents and Businesses CCC Community CCC City Centre CCC Climate CCC Libraries Youth Groups Age Friendly Network	CCC facilitates a number of these small scale grants through the Local Community Development Committee (LCDC) such as: <ul style="list-style-type: none">Local Enhancement Programme (LEP);The LCDC Local Enhancement Fund Running Costs.
CA3	Quantitative Audit of Community Spaces. Undertake a quantitative audit of community spaces in the project area with a view to optimising spaces for Shandon's community groups and activities.		ST	Low	CCC Community	Cork City Council also administers the following grant: <ul style="list-style-type: none">Community development grants for Community Associations, including small scale programme grants.
CA4	Expand Art in the Public Realm. Promote and support art by local artists in the public realm, appropriate to heritage context.	Action 8, p.26	ST	Low	Cork Arts Community. CCC Arts. Residents and Businesses. CCC Conservation.	Cork City Arts and Culture Strategy 2022
CA5	Grow Shandon Art Events and Experiences. Support the arts community to develop Shandon art events and experiences for the day and night time economy, including Dragon of Shandon, Spirit of Mother Jones and the reactivation of the Shandon Street Festival.		ST	Low	Cork Arts Community Residents and Businesses CCC Arts Night Time Economy Officer	Cork City Arts and Culture Strategy 2022
CA6	Extend Spaces for Art. Optimise and extend spaces for art indoor and outdoor. Align with H7.		ST	Low	Cork Arts Community CCC Arts Residents and Businesses	Cork City Arts and Culture Strategy 2022
						From time to time, CCC administers, on request of national government: <ul style="list-style-type: none">Community Recognition Fund;LCDC Community Fund for Women's Sheds. Arts Funding Opportunities: <ul style="list-style-type: none">Artists workspaces capital scheme for fit out for artist workspaces;Murals can on occasion be funded through CCC in agreement with private owners. Ardu is the main street initiative in Cork;Arts Council.

5. ACTION AND IMPLEMENTATION PLAN

Action	Historic Character Assessment Reference	Phasing	Cost	Key Stakeholders	Key National and CCC Policy & Guidelines	Potential Funding Opportunities/ Assistance
Business & Tourism						
BT1* Revitalisation of Shandon Street. Key Strategic Regeneration Project C. Further detail in Section 4. Public Realm placemaking improvements at a number of locations along Shandon Street in addition to holistic measures for streetscape enhancement, building repair and business supports.		ST-LT for various elements	Varies	Residents and Businesses CCC City Centre CCC Architects CCC Conservation		<ul style="list-style-type: none"> CCC Painting Grant Scheme. Training as well as Financial Supports available through the Cork Local Enterprise Office (LEO) for small business start ups in Cork City i.e. feasibility study grants, priming grants, business expansion grants and trading online vouchers. National Development Programme - Climate Action Fund. Smaller grants may be available directly or indirectly relating to climate change. (i.e. retrofitting homes, electric Charge points and smaller scale environmental/energy efficiency projects Fáilte Ireland funding opportunities Enterprise Ireland funding opportunities i.e. digital marketing capability support
BT2 Promote Sustainable Painting Scheme Opportunities in Shandon , including opportunities through the Cork City Painting Grant and paint recycling schemes i.e. 'Rediscover Paint'. Align with H3.		ST	Low			
BT3 Collaborative Business Supports to improve the urban environment for positive economic and social impact including examination of public space and street furniture licenses, improved building and shopfront presentation and implementation of the night time business toolkit. Align with H4 and H5.		ST	Low	Businesses Local Enterprise Office CCC City Centre CCC Conservation		
BT4 Seek to Facilitate Undergrounding of Cables and Trees in the Ground. Seek the undergrounding of utilities and the facilitation of resilient tree planting in the ground through any capital project opportunities as guided by the Cork City Council Tree Strategy. Align with H5 and H7.		As projects arise	Varies	All Directorates with responsibility for capital projects.	Cork City Tree Strategy 2024 Architectural Heritage Guidelines for Local Authorities	
BT5 Promotion of Playful Culture Trail and the development of other complementary playful initiatives to grow Shandon as a family-friendly neighbourhood and destination. Align with H5, LC10 & BT6.		ST	Low	Let's Play Cork CCC Tourism CCC Arts Residents and Businesses	Cork City Arts and Culture Strategy 2022	
BT6 Integrated Sustainable Urban Tourism Measures. Develop and extend the local tourism offering in relation to heritage trails, food heritage, hospitality and arts experiences through sustainable tourism measures that can develop Shandon's urban tourism experience and encourage people to dwell longer. Seek to ensure this is integrated within Failte Ireland's Cork City, Harbour and East Cork DEDP Framework (Destination and Experience Development Plan 2024) for maximum effect and local benefit.		ST-MT	Varies	Bord Fáilte Residents and Businesses CCC City Centre and Tourism Arts Community Let's Play Cork	Cork City, Harbour and East Cork Destination and Experience Development Plan 2024 - Failte Ireland Fáilte Ireland Development Guidelines for Tourism Destination Towns Cork Arts and Culture Strategy 2022	
BT7 Branding and Communications Strategy. Develop a branding and communications strategy for Shandon (for day and night time economy) linked to heritage, events, trails, Irish Language promotion etc bringing together and facilitating cross-sectoral stakeholders. Ensure integration with city wide branding.		MT	Low	CCC City Centre, Tourism and Night Time Economy Officer. Residents and Businesses	Fáilte Ireland Development Guidelines for Tourism Destination Towns	

6. APPENDICIES

- A. Historic Character Assessment
- B. Baseline Archaeological Assessment
- C. Community and Cultural Assets Table
- D. Engagement Lesson Plan
- E. Shandon Community Consultation Report 2022
- F. Living City Initiative “Key Regeneration Area” Map

*Appendices B-F available with online IUS



A. Historic Character Assessment

Shandon, Cork City

Historic Character Assessment



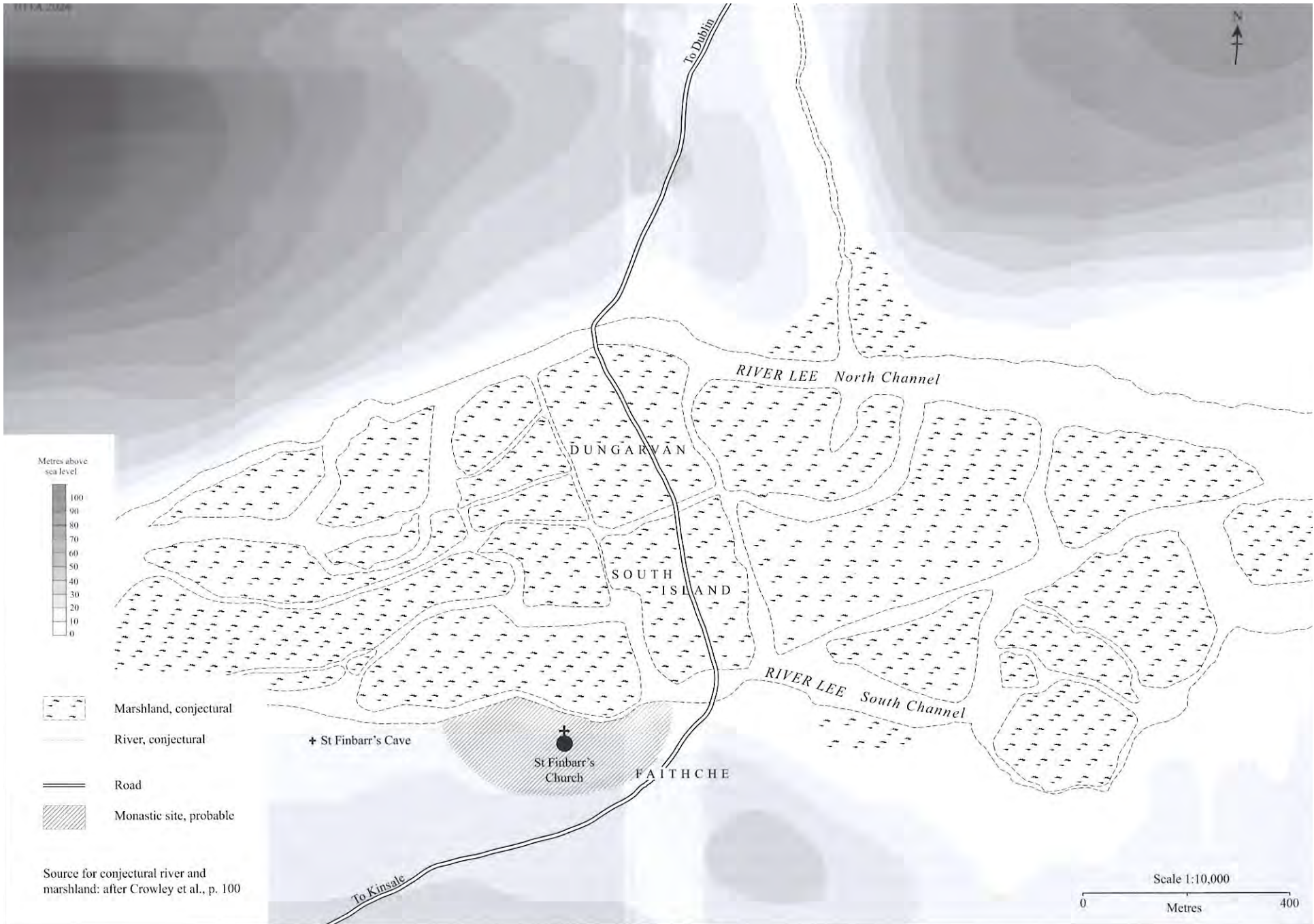
Section 1

Historical Context

Setting and Geology

The historic character of Cork City has been shaped by its position at the mouth of a large harbour on the south coast of Ireland. Since the first settlement in the seventh century at the site of the present-day St. Fin Barre's Cathedral, Cork City expanded across a network of marshlands, divided by channels of the River Lee and surrounded by hills on either side. The irregular nature of many of Cork's main streets follows the course of waterways which have been covered, and reflects the city's original layout.

Geologically, Cork is largely composed of Old Red Sandstone, though the bedrock in the lower Lee Valley and areas further east are primarily Carboniferous Limestone. This difference in geology is evident in the city's architecture, where southside buildings are predominantly constructed from white-grey limestone, while northside structures feature purple-red sandstone. Historical records also recorded ashchalk, clay, gravel, and sand pits in the city, with numerous sand and gravel quarries remaining in operation until the late nineteenth century.



Monastic Cork in the seventh century (Source: RIA Irish Historic Towns Atlas No. 31 Cork/ Corcaigh)

Section 1

Historical Context

Early Development

Maps by Hardiman, Philips and Storey show Shandon Castle near the Old Butter Market with a Z-shaped plan and a rectangular block oriented east to west. Shandon Castle, also known as Barry's Castle, was built in the 12th century on the site of an old ringfort. Lord President of Munster resided and held courts for criminal cases at the Castle circa 1600.

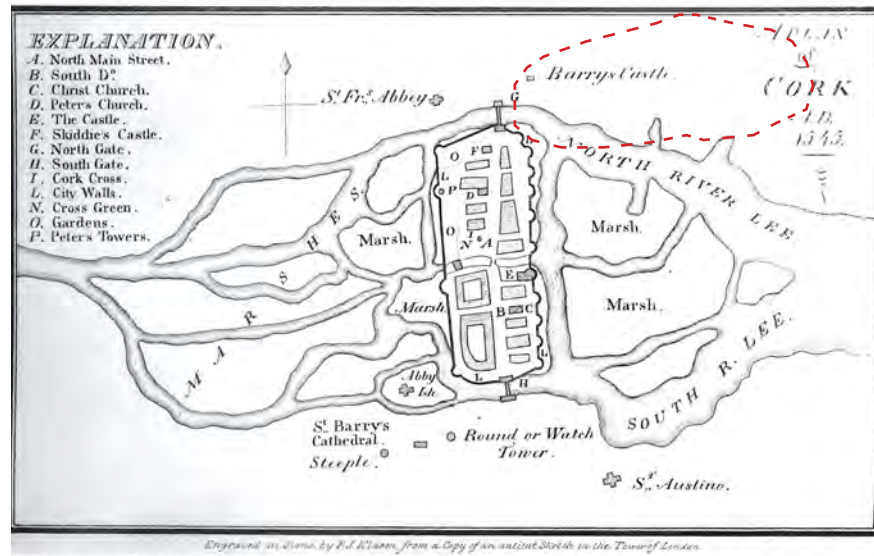
In 1183, Philip de Prendergast established Shandon as a separate borough with its own burgesses and during the thirteenth century, suburban Shandon became economically active. By then, Shandon had three churches and its own leper house associated with St. Mary Magdalene which was first recorded in 1306. In 1229, the Franciscan friary was established on what is now North Mall, continuing in operation until the late 1500's.

During the economic decline in Europe and Ireland in the 14th and 15th centuries, the northern and southern suburbs of Cork were burned, however Shandon is referred to as a functioning manor with free tenants in 1381. However, by 1462, the same suburbs are described as being wasted and destroyed by the rebels.

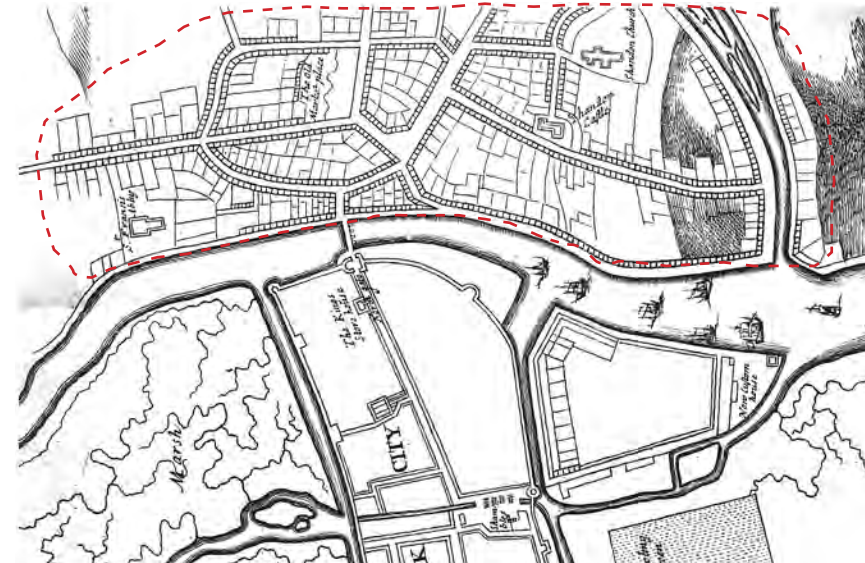
The 1545 map of Cork City shows the walled city developing in the reclaimed marshland between North Gate Bridge and South Gate Bridge. Castles and monastic settlements are located outside these main routes within the city and included St. Francis Abbey and fort and Shandon Castle.

In Story's map of Cork City, circa 1690, continuous rows of house plots are shown along both sides of Shandon Street, stretching westward along Blarney Street and eastward to the Kiln river.

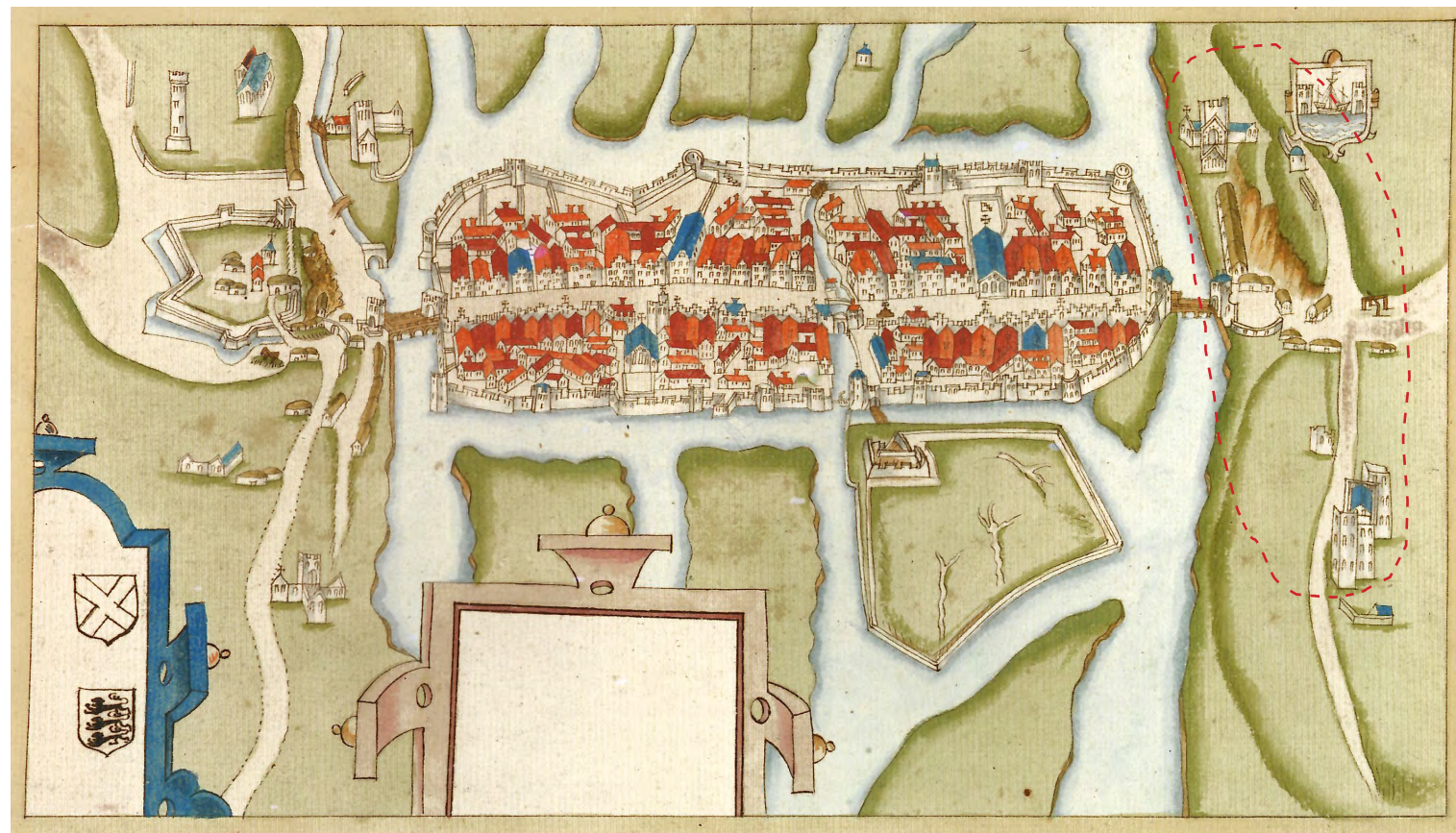
The 'City of Cork Survey and Valuation' from around 1663-64 highlights that in Shandon, the most common types of dwellings were cabins, followed by thatched and slated houses.



Plan of Cork, 1545 (Source: RIA Irish Historic Towns Atlas No. 31 Cork / Corcaigh)



Story's Map of Cork City, c. 1690 (Source: RIA Irish Historic Town Atlas No. 31 Cork / Corcaigh)



Plan of the town of Cork, c. 1601 (Source: RIA Irish Historic Town Atlas No. 31 Cork / Corcaigh)

Section 1

Historical Context



Plan of the city of Cork, 1750, by Charles Smith (Source: RIA Irish Historic Town Atlas No. 31 Cork /Corcaigh)



View of Cork from Audley Place showing St. Anne's Church, Shandon and the surrounding development, c. 1750, by John Butts (Crawford Art Gallery, Source: RIA Irish Historic Town Atlas No. 31 Cork /Corcaigh)

The Market Industries

In the first half of the eighteenth century, a key economic driver in Cork was the provisions trade, particularly in beef, butter and pork, which were exported to Britain, continental Europe and colonies in North America and the West Indies. By the 1740's, Cork accounted for nearly 75% of Ireland's beef exports. In 1747, a Westminster Act granted the Cork Corporation legal authority to inspect all beef destined for export, leading to the construction of a central inspection market to the west of Shandon in what is now Gurranabraher.

By the mid-18th century, Cork's butter industry had grown so significantly that the "Committee of Butter Merchants" was established and a dedicated butter market constructed in Shandon in 1770, in the area where Shandon Castle previously stood. Continued trade growth necessitated further expansion of the market in the mid-1800s.

During the late eighteenth century, industries such as brewing, distilling, tanning, and textiles also flourished.

Between 1770 and 1800, St. Patrick's Bridge and Parliament Bridge were constructed, reducing the importance of the North and South Gate bridges as the primary entry points from the suburbs into the city centre.

Eighteenth Century

As a result of rapid population growth of Cork, the city expanded towards the north, east and west. The rapid population growth also led to significant hardship, particularly among the poorer classes. Several religious and charitable institutions were established in Shandon in the early 1700's.

In 1715, the Green Coat Hospital charity school for poor children was built on the waste ground next to St. Mary's Church graveyard. Later that year, two new schools were constructed in the land adjacent to the school, which operated until the nineteenth century. In 1719, Skiddy's Almshouse was constructed behind the Green Coat Hospital to provide housing for Cork's elderly poor.

In 1722, St. Anne's Church was built to replace the older St. Mary's Church, which had been destroyed during the siege of Cork by English forces. Red sandstone, believed to be from Shandon Castle, was used on the church's north and east sides, while grey limestone from the Franciscan Abbey was used on the south and west sides.

Charles Smith's 1750 map of Cork highlights the Foundling Hospital, constructed in 1747 on Leitrim Street after a coal tax was introduced to fund a hospital for the poor. It later became part of the Lady's Well Brewery site. Smith's map also shows the North Infirmary, the first general hospital in the city, constructed between 1720 and 1744 and operating until 1987.

Section 1

Historical Context

Nineteenth Century

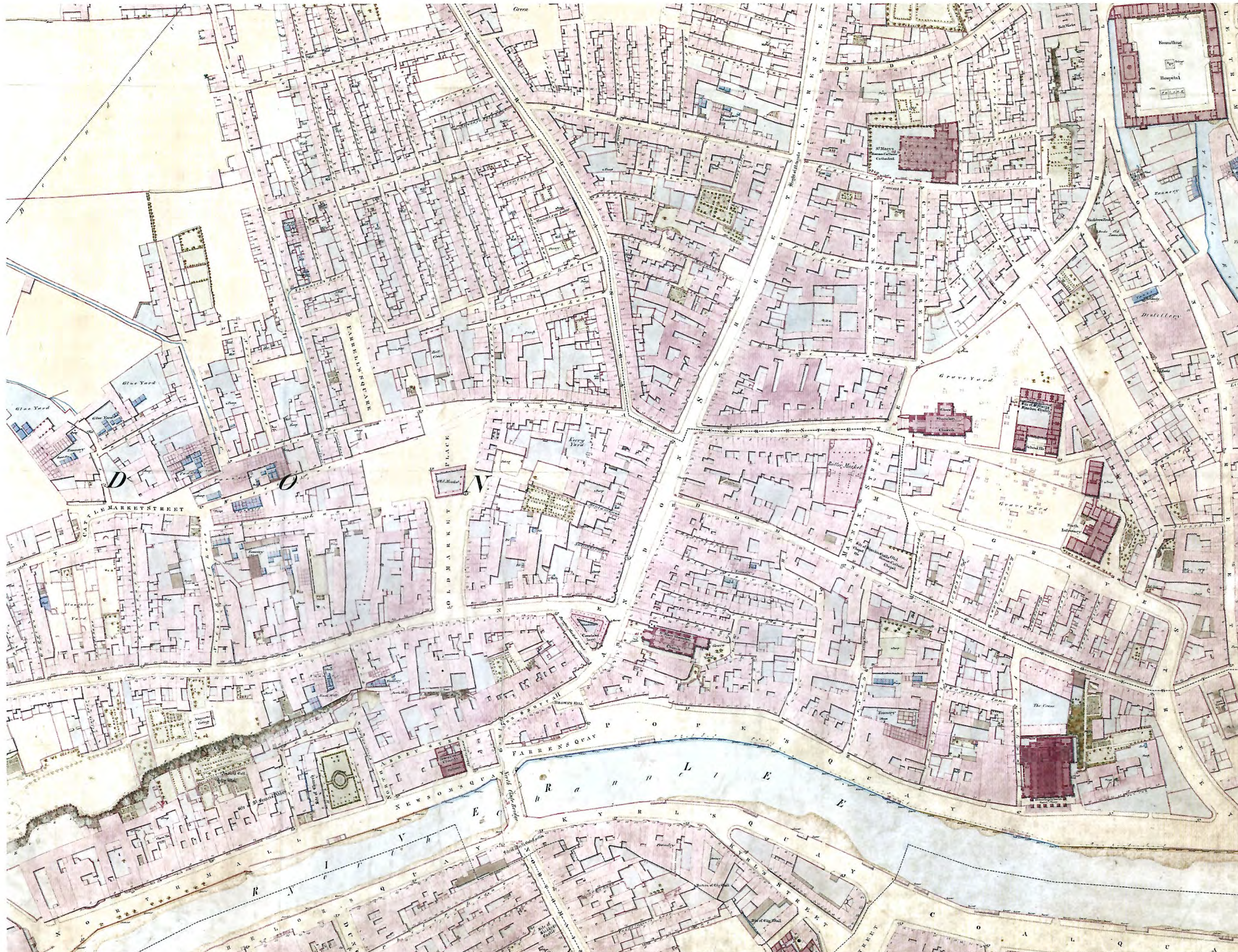
Following the Napoleonic Wars in 1815, a recession set in, drastically reducing the demand for Irish goods and lowering export profits, leading to widespread unemployment, especially among workers in the provisions industry.

In 1815, the Statistical Survey of County Cork highlighted the stark contrast between the middle and lower classes and called for the depopulation of Cork's overcrowded slum areas, which included Shandon Street. Cork experienced further economic decline from the 1840s onwards, with only a few traditional industries surviving.

In 1856, the Murphy family established Lady's Well Brewery on a large site to the east of Shandon formerly occupied by the Foundling Hospital. Cork became a hub for Ireland's brewing industry, and by the 1880s, the brewery had expanded, with a new malt house completed in 1889.

The Improvements Act and the 1890 Housing of the Working Classes Acts led to the clearing of the city's overcrowded slums. Large-scale efforts were financially unfeasible, however Cork Corporation did initiate limited clearances. In 1888, a new housing scheme of sixteen single-storey terraced dwellings, known as Ryan's Buildings, was completed at the Old Market Place, showcasing the typical design and materials of late 19th century Irish artisan housing. They artisal dwellings survive to this day and are recorded in the National Inventory of Architectural Heritage.

Rev James Dwyer in the 1897 edition of the Journal of the Cork Historical and Archaeological Society mentions that steep steps leading from the walls of Shandon Castle to the river, known as Gian's Steps were removed in the 1860s, possibly to make way for laneways such as Rowland's Lane.



Part of Cork city, 1842 (National Archives of Ireland, OS 140, Source: RIA Irish Historic Town Atlas No. 31 Cork /Corcaigh))

Section 1

Historical Context

Twentieth Century

In April 1898, the Local Government Act was passed, which gave Cork Corporation more power in city planning, especially in dealing with the condition of housing in the city. From the late 1920s to the 1950s, Cork Corporation provided more than 1000 housing units for families who were still living in poor conditions.

In the late 1920's, there were around 500 tenement houses just north of the cattle market along four main routes running east to west in the surrounding area - Harding's Lane, Corbett's Lane, Trim bath Lane and Skeyes Lane. In 1930, councillors in Cork proposed a housing scheme north-west of the city in the area now known as Gurranabraher, which required large scale demolition of tenement housing, widening of Barry's Lane into Cathedral Road, re-routing of Wolfe Tone Street and the widening of Cattle Lane into Cattle Market Avenue.

Compulsory purchase orders were enforced and 500 houses across 20 acres were demolished with a further 11 1/2 acres acquired on Griffins Fields. The initial phase had 354 homes, including new terraced housing to the north west of Shandon Street.

The outbreak of World War Two broke the continuity of this development and it was only resumed in the late 1940's.



Map showing the growth of Shandon and surrounding areas in Cork city to 1900 (Source: RIA Irish Historic Town Atlas No. 31 Cork /Corcaigh)

Section 2

NIAH Record/ CCC Record
of Protected Structures

- RECORD OF PROTECTED
STRUCTURES
1. Festivals House (Former Civic Trust House)
PS286

2. St. Mary's Dominican Church, PS285

3. No. 37 Pope's Quay PS859

4. Dominican Priory, PS070

5. No. 3 Waggett's Lane PS436

6. No. 5 Waggett's Lane PS438

7. No. 9 Waggett's Lane PS439

8. No. 4 Mulgrave Place PS217

9. Nos. 1-5 Francis Street PS087 - PS091

10. Firkin Crane Building PS147

11. Former Butter Market PS077

12. St. Anne's Church PS025

13. Skiddy's Almshouse PS303

14. The Mill, Lower John Street PS184

15. Former Foundling Hospital, Stone
Archway PS161

16. North Cathedral Presbytery PS919

17. St. Mary's & St. Anne's Cathedral PS024

18. No. 120 Shandon Street, PS312

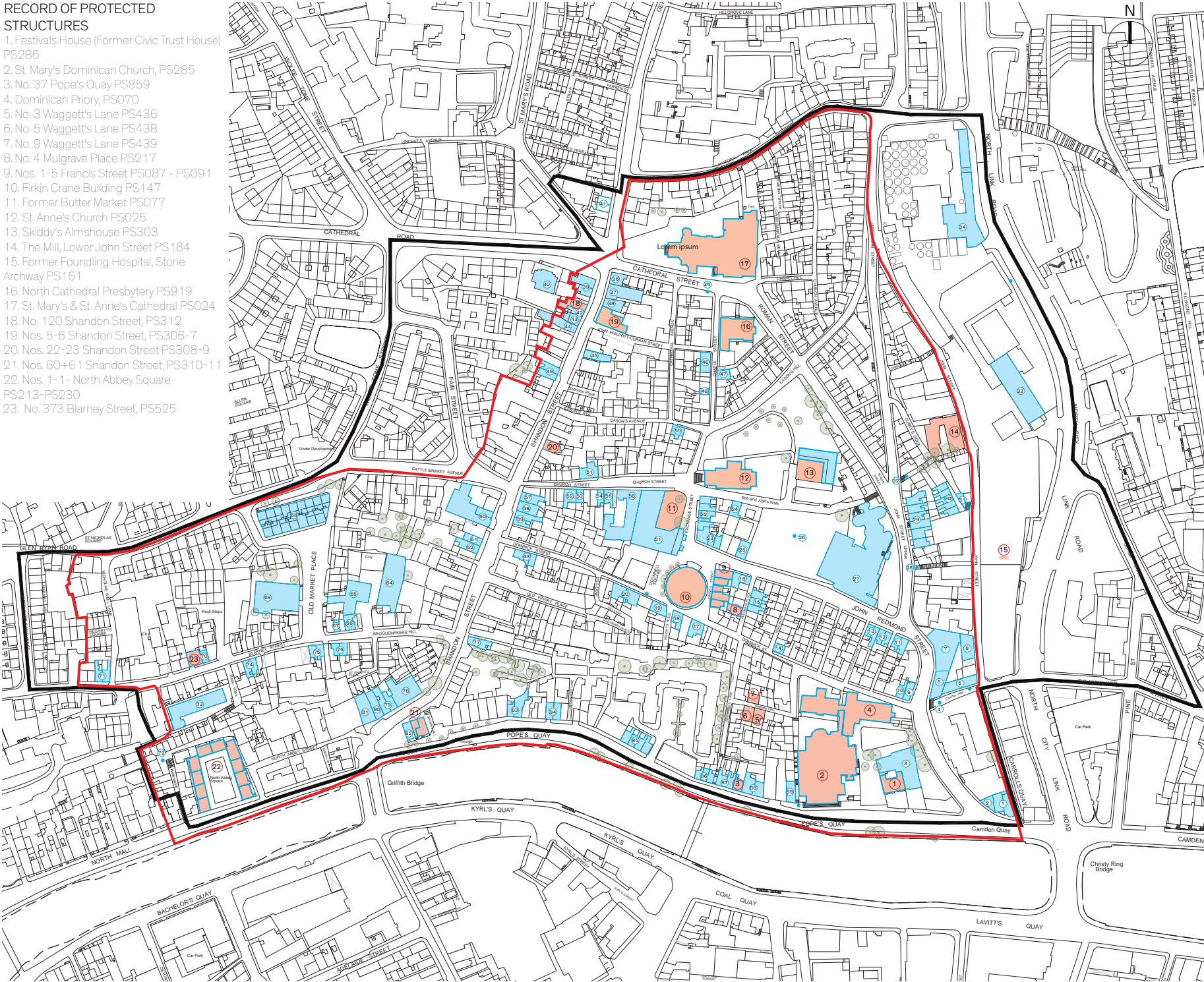
19. Nos. 5-6 Shandon Street, PS306-7

20. Nos. 22-23 Shandon Street PS308-9

21. Nos. 60+61 Shandon Street, PS310-11

22. Nos. 1-1- North Abbey Square
PS213-PS230

23. No. 373 Blarney Street, PS525



- Site Boundary
- ACA Boundary
- NIAH RECORD
- 1

1. Nos. 1 + 2 Camden Quay, 20512234-5

2. No. 12 Mulgrave Road, 20512233

3. No. 51 Pope's Quay, 20512205

4. John Redmond Street steps, 20512228

5. John Street Upper Warehouse, 20512241

6. Shandon Clinic, 20512227

7. Redmond House, 20512225

8. Sandquay House, 20512243

9. No. 14, John Redmond Street, 20512045

10. No. 71 Dominick Street, 20512046

11. Nos. 17-18, John Redmond Street, 20512041-2

12. Nos. 19-20, John Redmond Street, 20512054-5

13. Nos. 21-22, John Redmond Street, 20512056-7

14. No. 57 Dominick Street, 20512090

15. Nos. 1-3 Mulgrave Place, 20512107-9

16. No. 38, John Redmond Street, 20512114

17. No. 16 Dominick Street, 20512197

18. No. 18 Dominick Street, 20512199

19. No. 19 Dominick Street, 20512144

20. Nos. 21-22 Dominick Street, 20512127-8

21. Shandon Craft Centre, 20512014

22. Nos. 1-4 Exchange Street, 20512016-9

23. Nos. 1-3, John Redmond Street, 20512020-22

24. Officer's House, Bob and Joan's Walk, 20512026

25. No. 6, John Redmond Street, 20512024

26. Shandon Cemetery, 20512028

27. Maldron Hotel, 20512037

28. John Street Upper steps, 20512142

29. Nos. 1-6 St. John's Terrace, 20512213-8

30. Nos. 1-5 St. John's Villas, 2051250-4

31. St. John's Steps, 20512259

32. Mary's Lane Steps, 20512209

33. Heineken Murphy's Brewery Malt House, 20862091

34. Heineken Murphy's Brewery, 20862093

35. Cathedral Street post box, 20862081

36. No. 1 Shandon Street, 20862079

37. Nos. 2-3 Shandon Street, 20862078-

38. No. 4 Shandon Street, 20862077

39. No. 122-123 Shandon Street, 20862064

40. Cork Savings Bank, 20862063

41. Nos. 55-57 Gerald Griffin Street, 20862061

42. No. 120 Shandon Street, 20862067

43. Nos. 115-119 Shandon Street, 20862069

44. No. 117 Shandon Street, 20862126

45. No. 9 Shandon Street, 20862074

46. Nos. 20-21 Chapel Street, 20862090

47. No. 10 Chapel Street, 20862090

48. Nos. 16-17 Chapel Street, 20862086

49. Nos. 111-112 Shandon Street, 20862071

50. No. 3 Eason's Avenue, 20862087

51. No. 21 Church Street, 20500406

52. No. 9 Church Street, 20500411

53. No. 8 Church Street, 20500410

54. No. 5 Church Street, 20500407

55. No. 4 Church Street, 20512007

56. Weighmaster's House, 20512009

57. Nos. 30-31 Shandon Street, 20500416

58. Nos. 32-33 Shandon Street, 20500417

59. No. 33 + 34 Shandon Street, 20500419

60. No. 91 + 92 Shandon Street, 20500395

61. No. 89 Shandon Street, 20500392

62. No. 88 Shandon Street, 20500391

63. No. 34 - 36 Dominick Street, 20500431

64. No. 393 Blarney Street, 20500133

65. No. 391 Blarney Street, 20500131

66. No. 390 Blarney Street, 20500130

67. No. 388-389 Blarney Street, 20500129

68. No. 1 - 16 Ryan's Buildings, Old Market Place, 20500121

69. No. 21 Old Market Place, 20500112

70. No. 374 Blarney Street, 20500102

71. No. 1-2 Blarney Street, 20500081

72. Man's Lane Steps, 20500789

73. Blarney Street Community Association, 20500105

74. No. 20 + 21 Blarney Street, 20500152

75. No. 11 + 12 Blarney Street, 20500147

76. No. 8+9 Blarney Street, 20500143

77. Shandon Street Post Office, 20500453

78. No. 72-73 Shandon Street, 20500383

79. No. 70 + 71 Shandon Street, 20500381

80. 69 Shandon Street, 20500380

81. No. 67 - 68 Shandon Street, 20500378

82. No. 66 Shandon Street, 20500377

83. No. 11 + 12 Pope's Quay, 20500462

84. No. 16 + 17 Pope's Quay, 20500467

85. No. 24 - 27 Pope's Quay, 20512149

86. No. 32 - 34 Pope's Quay, 20512154

87. No. 35 + 36 Pope's Quay, 20512157

88. No. 38 + 39 Pope's Quay, 20512160

89. No. 42 Pope's Quay, 20512163

Structures listed on Cork City Council Record of Protected Structures and Structures listed on National Inventory of Architectural Heritage
Source: Cork City Development Plan 2022-2028 Volume 3, National Built Heritage Service NIAH Record for Cork City, 1995

Heritage Buildings

The NIAH record, and Cork City Council's Record of Protected Structures are a non-exhaustive list of structures afforded heritage protection in the Shandon Area.

Any development at, or around these structures, and alterations to their fabric, must preserve the special character and setting of the structures. Planning permission must be sought for such development. This includes alterations which may be considered exempted development elsewhere, such as window and roof covering replacement, modifications to internal layout and extensions of any kind.

Under the 2000 Planning Act, planning authorities are obliged to preserve the character of places and townscapes which are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest or that contribute to the appreciation of protected structures, by designating them architectural conservation areas (ACAs) in their development plan. Aside from the north western section containing 20th century housing, the subject area has an Architectural Conservation Area (ACA) designation, which offers protection to the structures which are not listed on the NIAH or the Record of Protected Structures.

Section 2

Historic Routes

John Rocque Map of Cork, 1759 Present Day OS Map Overlay (blue)

The overlay demonstrates the changes in the street layout and urban grain of Shandon over time, most notably the significant changes along the waterways and in the north-eastern corner of the subject site.

Shandon Street and Blarney Street, the main routes from the North Gate bridge towards the towns to the west and north, have retained their form and primacy in the area to this day. They continued to serve into the 20th century as the routes from the surrounding countryside for cattle and butter brought into the Shandon Markets. Cathedral Road, John Street and Roman Street were equally important, serving the brewing and distilling industries to the east of Shandon along the river Kiln. The overlay shows the urban grain largely surviving in the area bounded by these streets, with the notable exception of the area to the north east of Shandon Street, which was cleared for the early 20th century housing. The North Mall and Abbey Square retain their urban form.

The river Kiln to the east, still navigable on the John Rocque map, is today mostly culverted following reclamation of the marshy areas around the river by Cork Corporation in the mid-18th-century. The N20 follows the route of the river with modern development along its east side comprising the Heineken brewery and apartments. 18th century industrial structures which can be seen on the east side of John Street have been amalgamated into the walled Heineken complex.

This overlay shows the extent to which the urban grain of Shandon survives to this day. It is the proportion and shape of the streets and laneways, which follow the topography and edge the south and east facing cliff faces, the small individual plot sizes and the prominent vistas and landmarks, where they survive, that give Shandon its character and differentiates it from other areas of Cork.



John Rocque Map of Cork, 1759 overlaid with the present day OS map.

Section 2

Survival of 18th Century Fabric

18th Century Buildings

18th century buildings have a special form and character, and would represent the earliest surviving building fabric in Shandon. The 18th century structures are typically defined by features such as gable fronts, likely remains of the 17th century ‘Dutch Billy’ Style, and large angled fireplaces along the party walls of terraced houses. Many 18th century buildings have been altered over time to follow the later Georgian style, and surviving examples are rare in Cork, and in Ireland as a whole. The majority of these surviving structures are located along the historic routes to Shandon- Shandon Street, Blarney Street and the area around the Shandon Castle, where Firkin Crane stands today.

The NIAH record for Cork City is a good, but not definitive survey of the 18th century architectural heritage in Shandon. In addition to the NIAH record, it is likely that some of the laneways dwellings retain 18th century or earlier fabric not visible to the naked eye.

Many pre-19th century buildings identified on the NIAH are not designated as Protected Structures in the Cork City Council Development Plan. Their fabric and special character nonetheless has a significance within the subject area, and many can be considered to have special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. It is recommended that they should be considered for inclusion on the Cork City Council Record of Protected Structures.

CCC Development Plan Volume 3

Building Typology 1.99

18th century gable fronted buildings are a distinctive feature of the architectural heritage of the area and are now rare outside Cork city. Early examples of these are found at the upper end of Shandon Street and a terrace of two-storey, two-bay gable fronted dwellings exist at Francis Street. There are also several examples of good recent architecture including several attractively designed and scaled local authority and private infill housing schemes, proof that areas can evolve while still respecting their historic character. Where buildings have retained their original features and finishes, they have painted plastered facades, roofs of natural stone slate, cast-iron rainwater goods, and painted timber doors and sash windows.



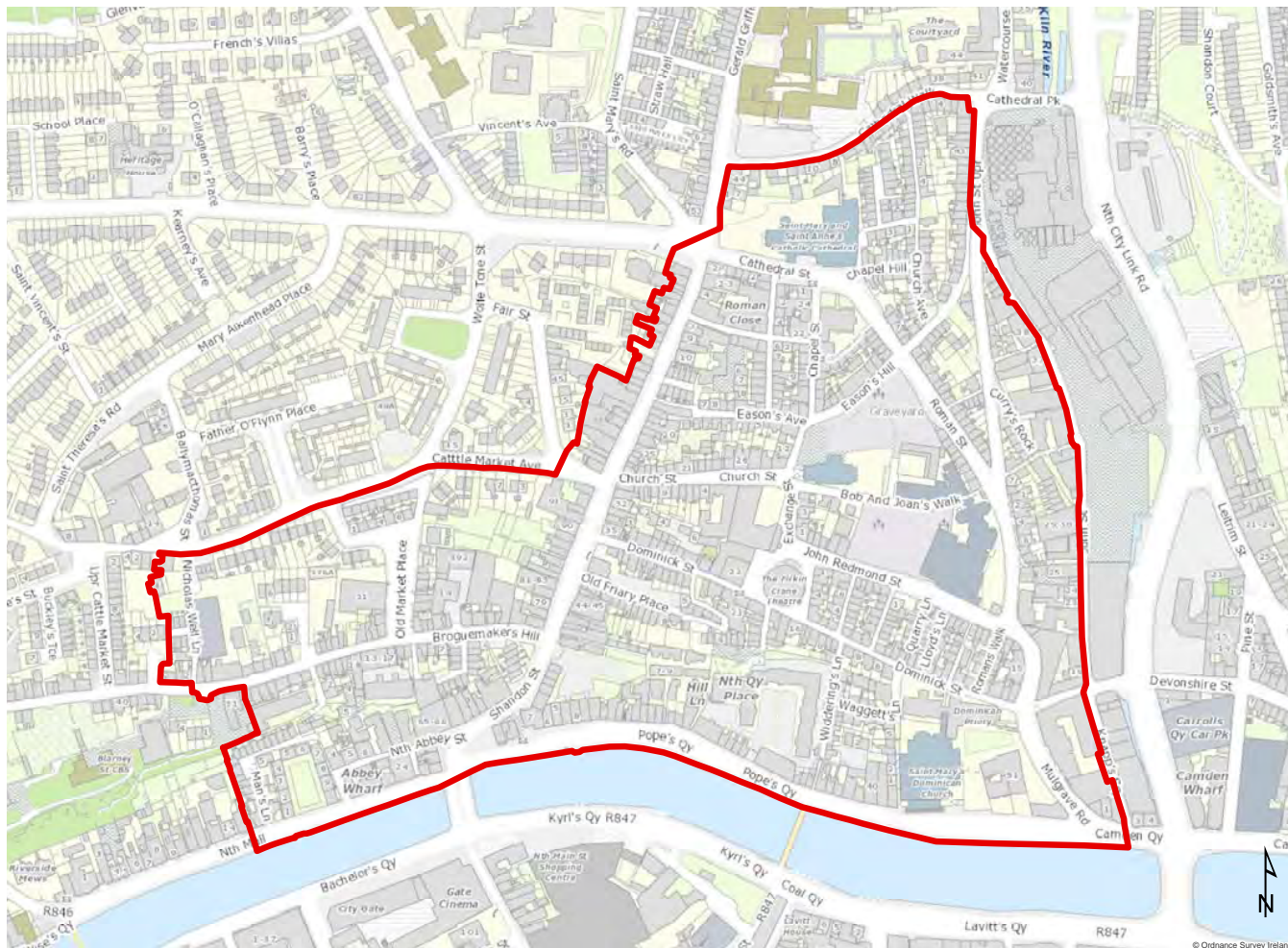
● 18th Century Buildings identified on NIAH			Areas likely possibly containing other 18th Century Building fabric			- - - 18th Century Laneways YS			
1.	50 Pope's Quay (NIAH no. 20512204)	14.	390 Blarney Street (NIAH no. 20500130)	25.	6 Shandon Street (NIAH no. 20862075)	1.	Waggett's Lane	11.	Courtney's Avenue
2.	37 Pope's Quay (NIAH no. 20512158)	15.	9 Church Street (NIAH no. 20500411)	26.	5 Shandon Street (NIAH no. 20862076)	2.	Waggett's Lane	12.	Curry's Rock
3.	36 Pope's Quay (NIAH no. 20512157)	16.	4 Church Street (NIAH no. 20512007)	27.	4 Shandon Street (NIAH no. 20862077)	3.	Widdering's Lane	13.	St. John's Villas
4.	35 Pope's Quay (NIAH no. 20512156)	17.	St. Anne's Church of Ireland (NIAH no. 20512027)	28.	122 Shandon Street (NIAH no. 20862065)	4.	Hill Lane	14.	Mary's Lane
5.	34 Pope's Quay (NIAH no. 20512154)	18.	Skiddy's Alms Houses (NIAH no. 20512031)	29.	123 Shandon Street (NIAH no. 20862064)	5.	Browns Hill	15.	Mulgrave Place
6.	33 Pope's Quay (NIAH no. 20512153)	19.	22 + 23 Shandon Street (NIAH no. 20862073)	30.	Heinken Murphy's Brewery (NIAH no. 20862093)	6.	North Abbey Street	16.	Rowland's Lane
7.	32 Pope's Quay (NIAH no. 20512152)	20.	111 Shandon Street (NIAH no. 20862071)	31.	4 Mulgrave Place (NIAH no. 20512117)	7.	Rock Villas	17.	Quarry Lane
8.	71 Shandon St (NIAH no. 20500382)	21.	112 Shandon Street (NIAH no. 20862070)	32.	4-5 Francis Street (NIAH no. 20512121-2)	8.	Nicholas Well Lane	18.	Lloyd's Lane
9.	11 Blarney Street (NIAH no. 20500146)	22.	9 Shandon Street (NIAH no. 20862074)	33.	1-3 Francis Street (NIAH no. 20512123-5)	9.	Eason's Avenue	19.	Moylan's Lane
10.	12 Blarney Street (NIAH no. 20500147)	23.	117 Shandon Street (NIAH no. 20862126)			10.	Cathedral Avenue	20.	Romans Walk.
11.	373 Blarney Street (NIAH no. 20500101)	24.	118 Shandon Street (NIAH no. 20862069)						
12.	374 Blarney Street (NIAH no. 20500102)								
13.	21 Old Market Place (NIAH no. 20500112)								

Section 2

Shandon ACA- Cork City Development Plan

Part 1 | Architectural Conservation Areas (ACAs)

ACA Shandon



Shandon ACA boundary, Source: Cork City Council Development Plan 2022-2028

ACA Description - Vol 3 Built Heritage Objects, Cork City Development Plan 2022-28

Statement of Character

Shandon is an area of significant social, economic, cultural, and religious importance in Cork City. The area is compact and densely built up, housing a diverse range of activities in its 18th and 19th century buildings as well as in many more recent structures. It is an area that, though it has seen much change in recent years, still retains its historic pattern of streets, lanes and steps. 18th century workers' cottages sit alongside modern infill developments while monumental buildings such as the Firkin Crane, the North Cathedral and the tower of St. Anne's Church give the area its own unique identity and mark its presence on the city skyline.

The central thoroughfare of the area is Shandon St. running from North Gate Bridge up to the North Cathedral. It is a busy shopping street of mainly small narrow-fronted shops and pubs, and divides the area into two distinct parts, one to the west and the other to the east, each with a distinct character and history.

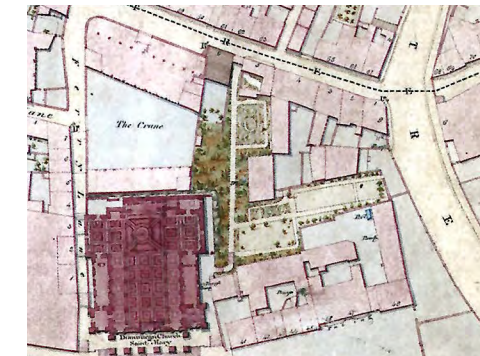
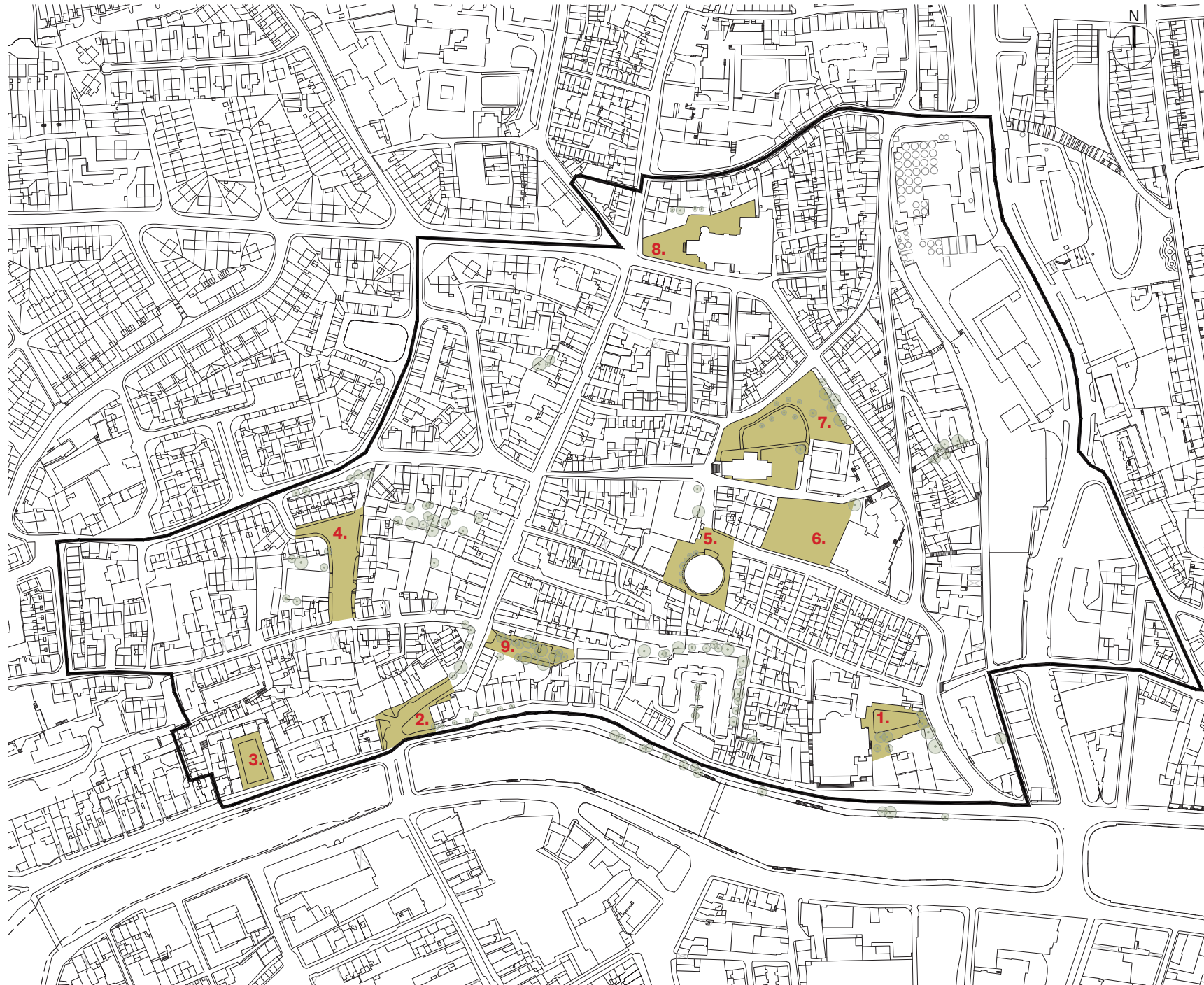
The eastern area containing John Redmond St., Exchange St., Dominick St., and Church St. functioned as the main trading area when Shandon was at the height of its importance for the provision trade and the export of butter. The lands to the west of Shandon St. and to the north of Blarney St. were historically associated with the cattle trade, cattle being brought to the edge of the city, kept on land now covered with 20th -century houses, before being sold in the cattle market, slaughtered and prepared for consumption or cured for export on board ships.

Issues

Largely due to the densely packed housing, street layout and topography of the area, the potential for public open spaces has been limited in Shandon. However, there are plans to improve public parks in the graveyards associated with St. Anne's Church, which will greatly improve the amenity of the area. A relatively high transient population and an increase in multiple occupancy rented housing, added to the narrow and restrictive nature of the street layout, has exacerbated the already difficult problem of car parking for local residents. It is important that this situation is improved in order to encourage more long-term residents. A number of prominent buildings on Shandon Street are in a poor state of repair or have suffered dereliction in recent years. The City Council will make use of its powers to help prevent further dereliction from occurring while at the same time resolving the existing situation by encouraging suitable development and repair works that appropriately reflect the character of the area.

Section 2

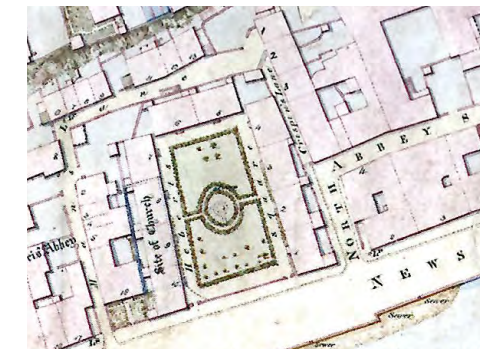
Historic Open Spaces



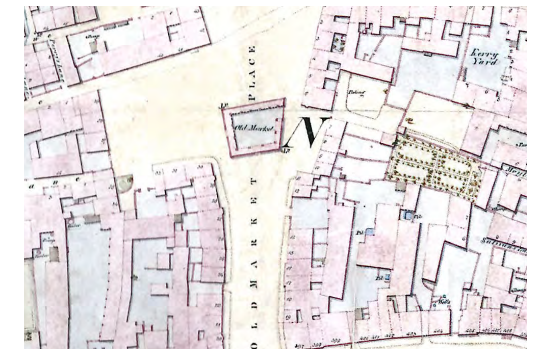
1. St. Mary's Dominican Priory, built 1845 - 1855. Still in use as enclosed private garden.



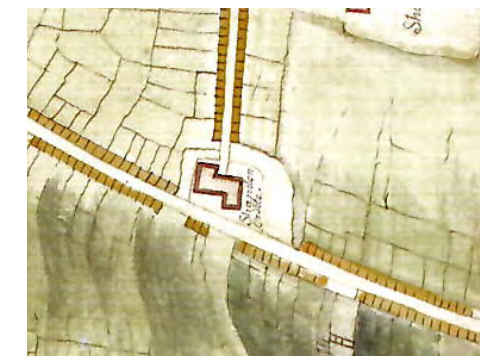
2. Lower Shandon Street- an important historic meeting space at North Gate Bridge. Today mostly carriageway.



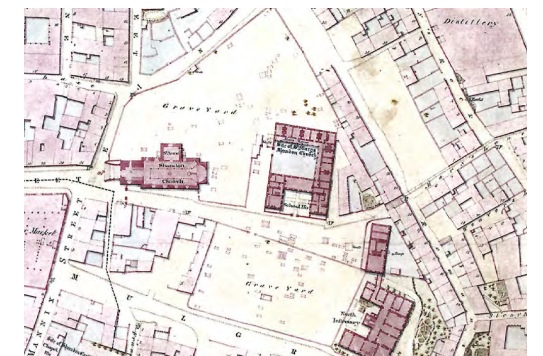
3. North Abbey Square, built on the site of a Franciscan abbey in 1836. Today a green square behind railings.



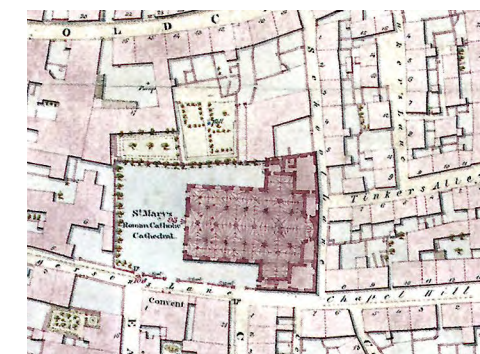
4. Old Market Place. Historic location of 18th century St Mary's cattle market, today roadway with parking



5. Butter Market- historic meeting/ open space predating the Butter Market. Today site of Firkin Crane



6, 7. Dr Mary Hearn Park and St Anne's graveyards. Southern graveyard associated with Infirmary. Now open space



8. Forecourt of Cathedral of St. Mary & St. Anne - today car park operated by the cathedral



9. Graveyard/ Open space around St Mary's Church b. 1696, demolished. Today gated apartment car park/ allotments

Section 2

Landmark Buildings



Baseline Map: Second Edition 25in. OS Map



1. St. Mary's Dominican Church, Pope's Quay, 1832

A Roman Catholic Church designed by Cork architect Kearns Deane, with a portico added in 1861 by Deane and Woodward Architects. The building features impressive ashlar and carved limestone facades, intricately carved timber doors, and elegant interiors crafted by John Payne Hurley.



2. St. Mary's Dominican Priory, Pope's Quay, 1850

A Neo-Romanesque priory designed by William Atkins. It features rubble sandstone walls with ashlar limestone quoins, eaves courses, dressings to openings and strings courses.

Landmark Buildings

The landmark buildings in Shandon listed here are prominent buildings, many terminating important views within the area and sharing common architectural features and materials.

Neo-classical landmark structures in Shandon include St Mary's Dominican Church, the Butter Exchange and the Firkin Crane - all three built in limestone with prominent porches and colonnades.

St Anne's and the North Cathedral are the two prominent ecclesiastical buildings in the area, focal points in the key views of Shandon across the city.

Skiddy's Almshouses and the Weighmaster's House are examples of more modest rendered landmark buildings from different periods. Skiddy's Almshouse is in residential use and is a Recorded Monument.

The Heineken Brewery and the Mill are landmarks of Shandon's industrial heritage and are good examples of adaptive re-use of warehouse buildings.

Dominican Priory and the Former North Infirmary Hospital are important historic institutional buildings in the area.

The landmark buildings intersperse the more modest buildings in Shandon.

Section 2

Landmark Buildings



3. Former North Infirmary Hospital
John Street Upper, 1720

The hospital was established in the late 18th century and expanded greatly over the years into the 20th century. The hospital was closed in 1987. It remained vacant for ten years until it was repurposed as a hotel.



5. Former Butter Exchange/ Cork Butter Exchange
Exchange Street, 1770, 1849

The former Cork Butter Exchange market was built in 1770. It was substantially extended and remodelled by Sir John Benson in 1849, with an elaborate roman temple style portico, and incorporation of the Weighmasters House (below). It ceased butter market operations in 1924. In the 1930s, knitwear manufacturer Sunbeam Wolsey, occupied the building. The building was destroyed by fire in 1976, but the entrance portico and the east, north and south facades have survived. After the fire the now vacant Shandon Craft Centre was built within the enclosure.



7. St. Anne's Church
Church Street, 1722

St. Anne's Church replaced the former church on the site, destroyed in the 1690 Siege of Cork. The Shandon bells were added in 1752 and the clock, with its four faces, in 1847. It is one of the most prominent buildings in Cork, built in Cork limestone. The church is still operational, with visitor access to the bell tower. A Conservation Management Plan for St. Anne's was prepared in 2024.



9. The Mill
Lower John Street, 1820

Former Daly's Distillery and included adjacent warehouses, which operated from around 1820 to 1869. In 1867, the distillery was purchased by the Cork Distilleries Company (CDC), in an amalgamation of five Cork distilleries. Two years later, in 1869, as the smallest CDC distillery, Daly's Distillery ceased operations. Some of the other distillery buildings became part of Shaw's Flour Mill, and Murphy's Brewery, with others continuing to be used as warehouses by Cork Distilleries Company for several years. The main building is in use as apartments but the adjoining building is partly in use as a garage and partly derelict.



11. Cathedral of St. Mary and St. Anne,
Cathedral Street, 1808

Commonly known as North Cathedral and built of red sandstone and Cork limestone. Four churches previously stood on the site (1624, 1700, 1730 and 1808). A fire in 1820 damaged the 1808 church and the present day cathedral was rebuilt, incorporating its remaining skeletal elements. The western tower and western door were added in the 1860's. An extension was added in the 1960's as well as a new sanctuary tower. The church was restored in the late 1990's.



4. The Firkin Crane Centre
O'Connell Square, 1853-55

Built as an extension to an earlier Butter Market and designed by Sir John Benson, this was where which the 'firkins' (casks) of butter were weighed. After the Butter Market closed in 1920's, the building was used to manufacture margarine until the 1970's. It was purchased in 1979 for the Irish National Ballet Company. A fire during refurbishment works in 1980 caused extensive damage to the building, with the original roof and internal elements lost.



6. Weighmaster's House,
Church Street, 1800

Formerly the home of the weighmaster of the Cork Butter Market next door. The front of the building possibly predates the mid-1800 alterations to the Butter Market, when it was incorporated into the Butter Market with its rear hall forming part of the main weighing space. The building survived the Butter Market fire in 1976, and retains a large hall to the rear with curved timber beams matching those lost in the Butter Market fire. Now derelict. A gable chimney was removed some time in the latter half of the 20th century.



8. Skiddy's Almshouses
Bob and Joan's Walk, 1719

Skiddy's Almshouse is the oldest inhabited building in Cork City and is a good example of an early 18th century institutional building. It was in operation as an almshouse until the 1960s, when it was taken over by the North Infirmary Hospital. Its plans to be demolished for the construction of new apartments were halted 1970's by the Cork Preservation Society. The almshouse was restored and in 2000, converted into 14 social housing units, which are still in operation today.



10. Heineken Murphy's Brewery
Leitrim Street, 1890

Lady's Well Brewery was built on the site of the Foundling Hospital to the north of the present day Heineken site. The prominent warehouse building to the south is one of the few remaining historic brewery structures from that period. The Foundling Hospital buildings still survive to the north east of the site. Designed by local architect T. Hynes and built to store malt and barley, this building formed part of the large brewery complex which was opened in 1856. It was constructed from sandstone walls and features a glazed lantern on the pyramidal roof to the malting house. A glass and steel extension was added to the east elevation. The structure is currently in use as offices.

Section 2

Typologies

Gable Fronts

Shandon Street



118 - 20 Shandon Street (c. 1750)



4 Shandon Street (c. 1750)

Artisan Dwellings

Old Market Place



Ryan's Buildings at Old Market Square

Warehouses

Industrial Heritage



Devonshire St



Lower John St

Terraced Houses

Two Storey Narrow Dwellings



Dominick St



Cathedral Avenue

Townhouses

Camden Quay / Pope's Quay



Camden Quay



Pope's Quay

Building Typologies

Five main building typologies have been identified, each in its own right contributing to the character of the subject area.

All typologies share a restrained palette of materials: render, stone and red brick facades and tiled roofs. Buildings in each typology also have similar scale and proportion of openings, building widths and heights. In many cases, the typologies have value where they are grouped together.

These typologies are not limited to the noted locations- for example, there are several substantial 18th century houses on Blarney Street which have similar qualities to the terraces along the quays. The narrow two storey terraced houses, of possible 18th century origins, also appear along Pope's Quay.

The gable fronted stuctures, warehouses and narrow two storey houses are frequently present in areas identified earlier in this report to contain 18th century fabric.

All building typologies listed here are vulnerable with smaller dwellings often under-valued and unsympathetically altered, diminishing their significance within the Conservation Area.

CCC Development Plan Volume 3 Building Typology 1.98

As is traditional in the area, buildings are generally constructed of rubble-stone or brick, usually rendered and painted. The variety of architectural styles is evident when considering the different scales, heights, and forms of the buildings present. They vary from the imposing three-storey terraced houses found at Pope's Quay and Upper John Street, to the largely two-bay, two-storey houses lining the narrow streets and laneways that traverse the area. Good examples of early vernacular artisan housing are found at Waggett's Lane and in the ladder of streets between John Redmond St. and Dominick St. The three-storey commercial buildings lining Shandon Street have some fine examples of traditional timber shopfronts.

Section 2

Features Particular to Shandon

Stone Walls

Laneways



Street Surfaces

Kerbs and Thresholds



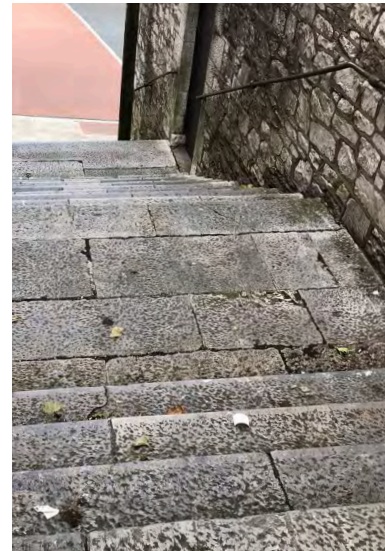
Street Art

Murals and Wall Features



Leitrim St

Laneway Steps and Railings



Shopfronts

Shandon St



Features

Streetscape and building features are part of the special character of Shandon. They add to the richness of the public realm. Identifying and safeguarding these features, which are part of the special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest, serves to preserve the character of the Shandon Architectural Conservation Area.

Removing or altering these features, even if they were to be reinstated, tends to negatively affect their character. Repair must be undertaken in situ where possible, with specialist conservation advice and using traditional skills. Stone street surface finishes, where they survive, display a patina of age and gradual wearing over time. They often exemplify traditional skills and materials, seen in the surface treatment, narrow joints and use of local natural stone.

The few remaining historic shopfronts of Shandon Street are part of its social and economic history, and form a significant contribution to the streetscape.

CCC Development Plan Policy

Chapter 8 Heritage, Arts and Culture Elements of Built Heritage which Contribute to the Identity & Sense of Place
8.39

Many non-structural elements such as curtilage features, historic gardens, stone walls, historic ironwork, plaques and street furniture (post boxes, horse troughs, mooring bollards and quayside features, historic ironwork etc.) form an integral part of the urban landscape or provide significant historic references which contribute to the identity of the city and its hinterland. Cork City Council will seek to protect important elements of the built heritage and their settings as appropriate.



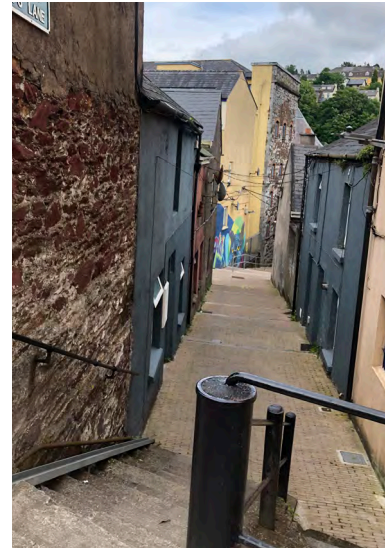
Waggett's Lane



Shandon St Threshold



Widderling Lane



Buildings at Risk

6 John Redmond Street



A pair of gable-fronted two-bay two-storey houses, c. 1850, derelict. The buildings have an unusual form, with a chimney in the centre of the eastern end of terrace building. The end of terrace is on NIAH record, with the adjoining building unrecorded on NIAH. The building has social significance in its association with the Butter Exchange Band, who used to practice there.

The collapsed roof and poor condition of the interior, containing remains of a mezzanine level, and the blocked shopfronts negatively impact the key view along John Redmond street towards the Butter Market.

Weighmaster's House,
Church Street



The Weighmaster's House shares the RPS listing with the Butter Exchange as it was originally part of the same building. A gable-fronted structure historically associated with the Butter Exchange, and previously occupied by the Weighmaster in charge of quality control of the butter goods. Following the Butter Exchange fire in 1976, where most of the Butter Exchange interior was lost, the Weighmaster's House survived and retains ornate curved timber beams.

Weighmaster's House is highly significant as part of the history of the area's butter trade, and its restoration for public use should be prioritised.

At present, the roof is part collapsed and the unique timber beams are in danger of being lost. The building requires urgent repair works.

Warehouses
Rear of 393 Blarney Street



Warehouse building c.1855, derelict, on NIAH record. The warehouse is hidden behind gated entrance from Broguemaker's Hill. It is part of the industrial heritage of the area and is a fine example of the warehouse typology of Shandon.

Due to its location in a potential infill site, and deteriorating state, the building should be safeguarded for adaptive re-use and protected from demolition.

It is recommended the warehouse is added to the Cork City Council Record of Protected Structures.

Buildings at Risk

Unless maintained in active use, historic structures become vacant and at risk of dereliction and structural collapse. Repair and maintenance of these structures requires advice from conservation specialists, and application of traditional skills and materials, making adaptive re-use and maintenance more costly compared to modern buildings.

The buildings listed in this section all suffer from lack of maintenance, vacancy and in some cases, lack of statutory protection. Despite their condition, each building has a unique contribution to the streetscapes of Shandon and the character of the Shandon Architectural Conservation Area. Each building requires a sensitive approach to its repairs and adaptive re-use, ensuring the new use is appropriate to the nature of the building and its spatial qualities, as well as its special character.

There are many other more modest structures in Shandon, the loss of which due to neglect and lack of active use will be detrimental to the character of the area.

CCC Development Plan Policy

Chapter 8 Heritage, Arts and Culture
Assistance for Protected Structures and Buildings in Architectural Conservation Areas

Cork City Council will assist owners / managers with conservation advice and, subject to professional and financial capacity, by means of other supports, including by the operation of targeted grant schemes, such as the Architectural Conservation Area Grant Scheme, or other grants or tax incentives provided locally or nationally.

Section 2

Buildings at Risk

37 Lower John Street



Warehouse building c.1850's, derelict, not on NIAH record. The warehouse sits alongside the Mill Building, Protected Structure, which was successfully converted to residential use, and forms part of a group of distillery structures associated with the Mill Buildings. During recent planning applications it was determined that this building formed part of the curtilage of the Mill Buildings and was afforded protection. The building has a modern entrance from Upper John Street.

No.37 is part of the industrial heritage of the area and is a fine example of the warehouse typology of Shandon. It has significance as a pair with the Mill and in its relationship to the adjacent historic brewery site, present day Heineken.

The site is in operation as auto repairs and is currently for sale. Any repairs, stabilisation or alterations to the building should be guided by conservation architect advice.

4 Camden Quay



4 Camden Quay is part of the terrace of mid-1800's buildings, formerly a bakery and confectionery. Its simple form with overhanging eaves is typical to Shandon quayside buildings. As a corner structure at a prominent junction, the building is one of the first to offer an impression of Shandon when travelling from the south east side of the river.

An unsympathetic side extension and poor maintenance of the east gable elevation detract from the character of the building. Its gable extends to basement level.

The building is at present vacant and beginning to show signs of dereliction. It is recommended the building is added to the Cork City Council Record of Protected Structures.

32-34 Pope's Quay



32-34 Pope's Quay are three terraced dwellings, with a cafe on the ground floor of no.35. The NIAH record dates the terrace to the 18th century, which is suggested by the form and position of the chimneys, the shallow window reveals and the steep slope of the roof.

The frontages have been altered significantly over the years, most notably the unsympathetically proportioned PVC windows. More recently, the timber entrance door to no.32 has been replaced with a modern door and insulated render applied to no.33.

The three dwellings have significance as modest 18th century dwellings in a very prominent location along the quays. It is recommended the buildings are added to the Cork City Council Record of Protected Structures and their historic character restored through considered reinstatement of their timber doors and windows.

60 Shandon Street



Protected Structure. Derelict end of terrace building, c.1810, an imposing building with a strong presence along the quays and when viewed from the North Gate Bridge. The building contains a basement which is not legible from street level.

Historic photographs of the building from circa 1900 (p.19) show a plain roughcast render facade, six over six sash windows and a slated roof with the same profile as today. The single storey entrance bay to the front and horizontal render banda are later additions.

Today, the building is vacant, in poor condition, suffering from lack of maintenance and graffiti. The facade facing Shandon street has a deteriorated shopfront. Any refurbishment proposals, including repair works to the sash windows, should be guided by conservation architect advice.

Building Features At Risk



Examples of loss of character:
Brown's Square, Shandon Street. The historic photograph from the 1930's show building and streetscape features that have disappeared in the course of the 20th century: the cobbled pathways, cast iron Dunscombe fountain, timber sash windows and shopfronts, ornate paintwork to the bay of Connolly paints shop and its active frontage, today a solicitors' office.



Examples of loss of character:
Above: Abbey Square- PVC windows and modern roofing materials altering the proportion and character of the cottage
Below: While traditional roof covering remains, PVC rainwater goods, render repairs and changes to window openings, and loss of chimneys are all detrimental to the character of this structure.



Example of loss of character:
Extract of Photograph of Church Street circa 1900 (NLI Lawrence Collection) showing the gable chimney and canopy of Weighmasters House, as well as adjacent well-proportioned houses with plasterwork window surrounds and shopfronts, some of which have disappeared.

Building Features at Risk

Many historic building features become incrementally lost over time, frequently a result of lack of maintenance, redundancy, unsympathetic thermal upgrades, dormer extensions and the excessive cost of like-for-like repairs.

Chimneys frequently become disused and their maintenance may be considered unnecessary and prohibitively expensive. Their contribution to the architectural character of the area, however, is significant.

Modern materials such as insulated external render, UPVC windows and rainwater goods, as well as man-made roofing tiles have also become commonplace replacements to lime render, timber windows and slate roofing tiles. Their impact on the proportion of the building elevation, depth of the reveals and general patina of age is significant and the character of the structure is often irreversibly changed as result.

CCC Development Plan Policy

Chapter 8 Heritage, Arts and Culture

Individual Buildings of Character in Suburban Areas, Towns and Villages

The farmhouses, cottages, stone walls and other local features which predate the suburban expansion of the city and towns within the city boundary contribute to the character and sense of place of the area. There will be a presumption against the demolition of such structures of vernacular or historic / social interest which contribute to the character and identity of an area. Their re-use should be prioritised.

Section 3

Loss of Character



Photograph showing the foot of Shandon Street, c.1900. (Fergus O'Connor Collection, National Library of Ireland)



View showing lower Shandon Street, 2024

Loss of character- Public Spaces

Open spaces within historic areas are extremely important—they have social significance as places where people gathered and traded on a daily basis, and historic and architectural importance as focal points around which streets and laneways have developed over time. In Shandon, the open spaces have developed on the convergence of the main trading routes from Cork City, and the historic location of Shandon Castle. Outdoor trading was particularly important at Brown's Square at the North Gate Bridge. The square was gathering space around a cast iron fountain, still in the living memory of the people of Cork.

Due to the modest nature of Shandon's dwellings, which have small private gardens, open spaces in Shandon are particularly important for recreation and as play areas.

The restrained palette of materials and carriageways uncluttered by parking were an important part of the historic character of Shandon, as seen on the old photos of the bottom of Shandon Street and the front of the Butter Exchange. Kerbs, jostle stones and bollards of Cork Limestone, and wrought and cast ironwork to street furniture, were traditionally the primary materials, against the backdrop of painted render, timber doors and windows, and limestone and red sandstone walling.

In the 20th century, Shandon's open spaces have suffered from car domination, loss of historic features such as street furniture, and cluttering of signage, traffic lights, advertising, fixtures and fittings. Many are no longer used as meeting or trading places. The fountain of Brown's Square has been removed and is now lost, with the open space consumed by the carriageway.

Many open spaces have become enclosed and privatised. Laneways have become increasingly gated. The open space associated with St Mary's Priory at the bottom of Shandon Street has been gated and lost to car parking for the new apartments.



Firkin Crane Centre, 2024

Section 3

Loss of Character

Streets and Laneways

Shandon's streets and laneways have been gradually shedding their character, through demolition of historic buildings, removal of old shopfronts, burdened by the clutter of signage and overhead services.

Shandon Street has experienced closure of shops and pubs, outflow of industry and manufacturing, and the intrusion of passing traffic and parked cars. While many of the street's features and buildings survive, and new international businesses are contributing to the vibrancy of the street, its character is becoming more of a passing route, rather than a place where the neighbourhood can meet.

The laneways have caught up with modern times, and while most of them, due to their limited widths, have kept on-street parking at bay, the laneways are cluttered by bins. Many laneway houses have lost character through modern interventions and unsympathetic retrofits.



Photograph taken from Cattle Market Avenue looking towards Church Street and St. Mary's Church, Shandon, 1952 (Florence O'Donoghue Papers, National Library of Ireland)



Photograph taken outside John Twomey's Bakery and Tea Warehouse at 102 Shandon Street (Fergus O'Connor Collection, National Library of Ireland)



Photograph taken from Cattle Market Avenue looking towards Church Street and St. Mary's Church, Shandon, 2024



View of 102 Shandon Street, 2024



Pope's Quay: Poorly proportioned PVC windows, surface mounted utility boxes



Laneways: clutter of overhead cables, bins, poor surface

Section 4

Character Areas

Historic Heart

Main Features: Landmark buildings, visitor attractions, Shandon Bells, Firkin Crane, medieval winding roads.

Scope for improvement: Interpretation, lack of greening/ biodiversity, potential as neighbourhood centre, meeting place.

Possible Actions: Enhance heritage interpretation, improve accessibility, potential for new open spaces for surrounding laneway areas, de-clutter the area in front of Firkin Crane/ Butter Exchange, restore Weighmaster's House's active frontage to Church Street.

Cathedral/ Roman Street

Main Features: Winding route from the river to the North Cathedral, taller terraces on the east and ecclesiastical heritage on the west, Shandon St/ Cathedral St junction.

Scope for improvement: Accessibility, road safety, dereliction and vacancy and inactive frontages, car dominance, overhead services, improving junction to the west of the Cathedral as the north/ south route to Blackpool.

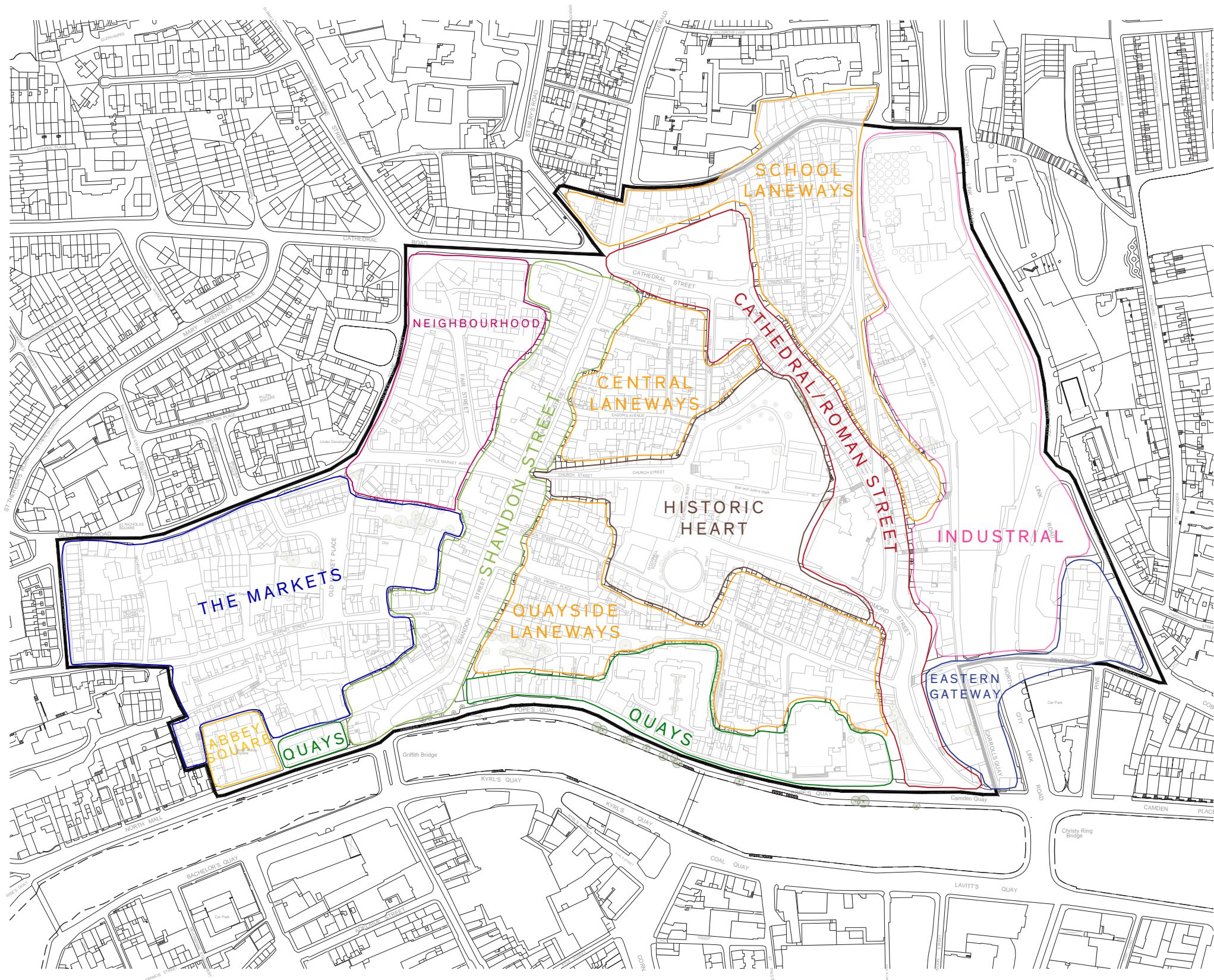
Possible Actions: Public realm improvement, signage as route to Cathedral, safe crossing points east- west, soften the visual appearance of North Cathedral car park.

Shandon Street

Main Features: Historic route from North Gate Bridge, central to Shandon, mostly intact building plots and many surviving historic buildings, small active businesses, meeting place, vibrant mix of nationalities and ages.

Scope for improvement: Car dominance, dereliction and vacancy, inactive shopfronts, amalgamation of plots for development, clutter and overhead services

Possible Actions: Shopfront enhancement, incentives for small businesses to establish and remain on the street, greening/ lighting/ footpath improvements to encourage footfall , bringing community use into derelict buildings, restore Brown's Square as an active public space



Section 4

Character Areas

The Markets

Main Features: Housing with wide roads in between as well as smaller laneways, market/ industrial heritage, warehouses, new residential development, active community centre, views south

Scope for improvement: Car dominance, no space for children, traffic on Blarney Street, demolition of industrial heritage

Possible Actions: Residential amenities- playgrounds, pocket parks, greening. Improve accessibility, outdoor space and signage to Rock Community Centre, provide guidance for future development, adaptive re-use projects, re-use industrial buildings, provide guidance on future infill development.

Abbey Square

Main Features: Quiet residential square, set back from the quays unique to Shandon.

Scope for improvement: Improve connectivity to The Markets and Shandon Street, gradual loss of character through inappropriate extensions

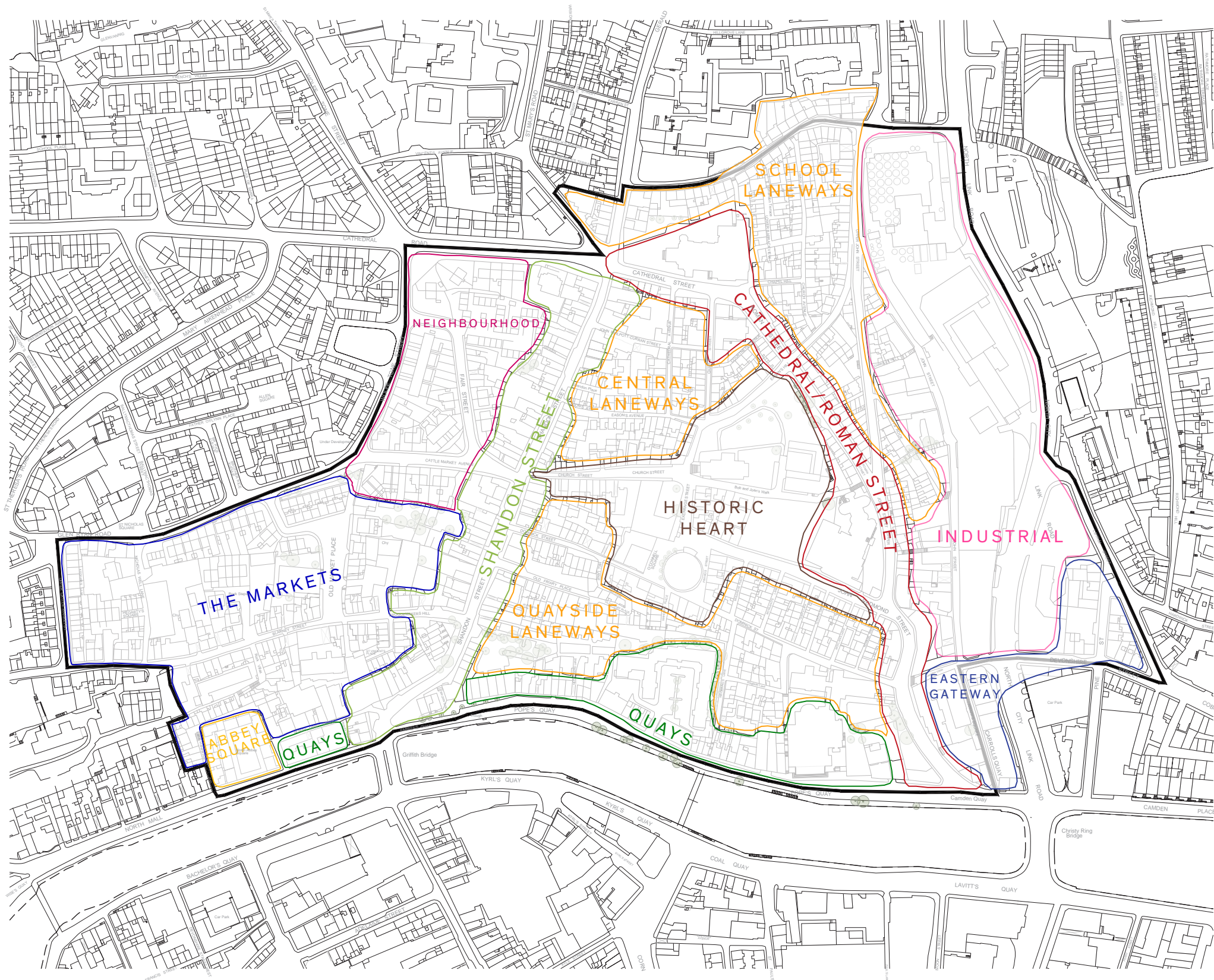
Possible Actions: Improvements to North Abbey Street as connection to Shandon St, guidance on future extensions/ development within the square, explore re-opening laneways leading to Blarney Street, restore railings and gate to North Mall.

Neighbourhood

Main Features: Early 20th century housing which replaced tenements in the area, houses with front and back gardens, wider roads, sheds/ warehouses landlocked between Fair Street and Shandon St, visible rears of Shandon St houses

Scope for improvement: Connection to Shandon, scope for infill development

Possible Actions: Opportunity sites for housing, public realm/ active travel improvements, develop guidance for future development with a specific action to protect the visibility of the rears of Shandon Street buildings.



Character Areas

Main Features: Mix of new development and older buildings, consistent scale and massing, colour, quay frontage, connection to south of the city, bike lane, some active businesses, Dominican Church, laneway entrances

Scope for improvement: Vacancy and dereliction, potential for more active businesses with waterfront connection, dereliction and vacancy

Possible Actions: Connection between the businesses and waterfront, greening/ public realm enhancement, reducing car dominance, enhancing laneway entrances as routes into Historic Heart. Restoration of character to the terraced houses at the bottom of Widderling's Lane.

Main Features: Walled Heineken Brewery and fenced PJ Hegarty sites, N20, warehouses to the west of the brewery, stepped laneways to Cathedral/ Roman St, Kiln river

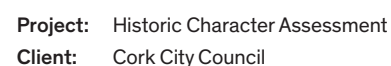
Scope for improvement: Loss of character/ demolition of industrial warehouse structures, gradual loss of historic fabric-walls, kerbs. Lack of active frontages on Lower John Street

Possible Actions: Guidance for development involving industrial structures including use of appropriate materials, prevention of demolition. Improvement of east-west connections in the area, improvement to Heineken walls facing Lower John Street, John Street as an active travel route.

Main Features: Remains of smaller scale warehouse buildings, connection to Mc Curtain St, steep steps at the western end of Devonshire St

Scope for improvement: Accessibility, greening, Pedestrian and cycle routes east/ west to Shandon and Mr Curtain St

Possible Actions: Safe crossing across N20, pedestrian and cycle routes, signage and interpretation as route to Shandon, identifying and repairing remaining historic walls and street surfaces. Restoration of historic industrial buildings to the east of N20.



John McLaughlin
Architects

Section 4

Character Areas

School Laneways

Main Features: Connections to local schools and Cathedral, pocket gardens and vacant plots, views east, active community

Scope for improvement: Vacancy and dereliction, inappropriate alterations to older buildings, accessibility, lack of active frontages to laneways/ security, lack of bin storage

Possible Actions: Enhance public realm, pocket parks, guidance for adaptive reuse of smaller dwellings, refuse and bike storage strategy, small 'play' interventions on main walking routes to schools. Restoration of character to laneway houses- replace PVC rainwater goods and windows with metal and timber.

Central Laneways

Main Features: Connection to Shandon St/ Historic Heart, modern infill development

Scope for improvement: Loss of character/ demolition of residential industrial warehouse structures, gradual loss of historic fabric- walls, kerbs. Vacancy and dereliction

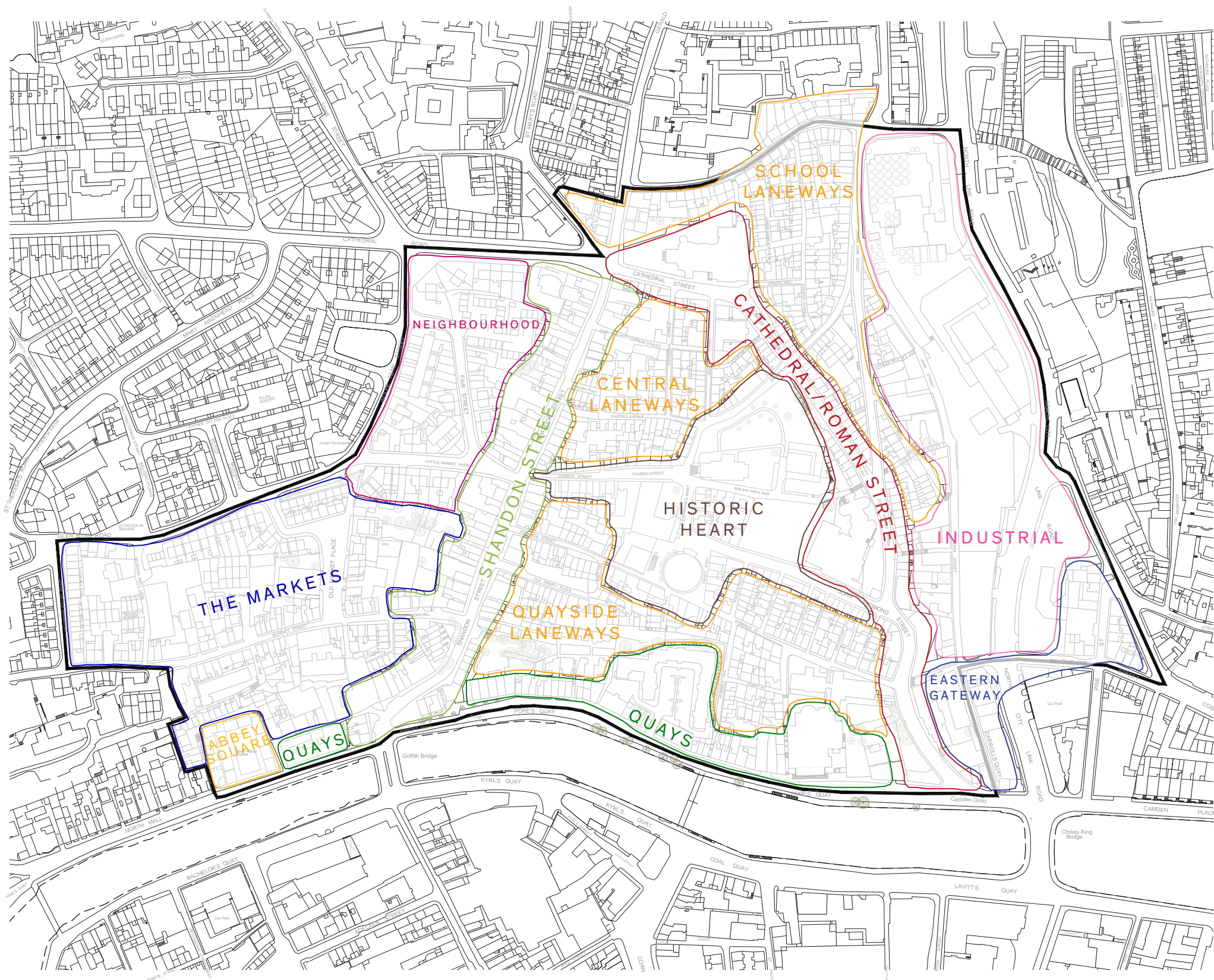
Possible Actions: Enhance connection to Shandon St, provide guidance on future development, refuse strategy. Restoration of character to laneway houses- replace PVC rainwater goods and windows with metal and timber.

Quayside Laneways

Main Features: Gateways from the quays into Shandon, views north and west towards St Anne's and Dominican Priory, stone walls

Scope for improvement: Gated laneways, lack of active frontages/ security, gradual loss of historic walls and steps, graffiti, vacant plots

Possible Actions: Enhancement of laneway surfaces/ lighting to increase footfall, guidance for development along laneways to improve passive overlooking, removing sand-cement render and restoring stone finish to walls, refuse and bike storage strategy. Restoration of character to laneway houses- replace PVC rainwater goods and windows with metal and timber. Conservation repairs to laneway walls.



Significance of Shandon's Built Heritage



Significance of Shandon's Built Heritage

Our architectural heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past. Structures and places can, over time, acquire character and special interest through their intrinsic quality, continued existence and familiarity. The built heritage consists not only of great artistic achievements, but also of the everyday works of craftsmen. In a changing world, these structures have a cultural significance which we may recognise for the first time only when individual structures are lost or threatened. As we enjoy this inheritance, we should ensure it is conserved in order to pass it on to our successors.

- Introduction to the Architectural Heritage Guidelines for Local Authorities, Department of Arts, Heritage and the Gaeltacht

As noted in the previous sections of this document, the built heritage of Shandon is rooted in the historic development of the area over time, from the early days of its growth along the main routes from the North Gate bridge. The topography of the area shaped these routes, and the rivers Lee and Kiln, which were reclaimed over time to form the quays and Leirim Street.

The built fabric can be understood at different scales- ranging from panoramic views to neighbourhoods, streetscapes, landmarks, groups of buildings, individual industrial, commercial and domestic buildings, their features: roofs, chimneys and windows; steps and walls, down to the smallest features such as plaques and cast iron manhole covers. Individually, and jointly, these elements form a complex picture describing historic character specific to Shandon.

Shandon's built heritage has evolved over time, with many buildings altered, demolished and extended, streets and laneways re-routed, entire blocks replaced with newer development. Until mid-20th century, this renewal was mostly gradual and due to the continuity of available building trades and materials, the character of Shandon was preserved.

In the latter half of 20th century, the area has experienced economic decline, outflow of industries and infill development which eroded entire blocks. Some of the newer development referenced the prevalent building typologies, materials and scale of the area, such as the gable-fronted apartments on Shandon Street and Pope's Quay. In other instances, for example in the modern development of the Murphys/ Heineken brewery, large scale demolition of historic buildings and walls led to the sterilisation of entire streets of their historic character.

Built heritage conservation does not prevent development and growth of an area. It is a process of managing change, and ensuring an understanding of the significance of the built heritage when considering repair, alterations, demolition and new development.

The action list below is intended to manage the development of Shandon, on a micro and on a macro scale, informing both public realm proposals, private development and works to public buildings. The actions are intended to prevent further loss of historic character in Shandon, and assist in restoration of character that has already been lost.

Section 5

Heritage Actions

Recording and Specialist Advice

Action 1 - Recording

It is recommended for all future projects, public and private, to be informed by comprehensive baseline mapping of all heritage assets within the subject site by a conservation specialist, including:

- Archaeological Heritage
- Streetscape features, including thresholds, kerbs, railings
- Street Furniture
- Shopfronts
- Historic routes and key views

All development proposals should demonstrate how the affected heritage assets are conserved by the proposed development.

Action 2 - Record of Protected Structures

It is recommended for Cork City Council to review the Record of Protected Structures for the area and in line with the recommendations included in the Buildings at Risk section of this report, consider adding 18th century buildings not currently protected, and any other structures identified in the updated surveys of the National Inventory of Architectural Heritage.

Action 3 - Conservation Specialists

It is recommended that all planning applications for development in the Conservation area which have the potential of impacting its heritage assets should be accompanied by an Architectural Heritage Impact Assessment prepared in line with the requirements of Architectural Heritage Guidelines for Local Authorities.

Loss of Historic Fabric

Action 4 - Preventing Loss of Historic Fabric and Character

Removal of any historic fabric within the area has the potential to negatively affect its historic character and result in the loss of fabric, patina and character.

There will be a presumption in favour of retention and repair of historic materials or parts of structures within the ACA. This includes fabric which may be considered to be beyond repair.

All fabric proposed to be removed as part of planning applications should be included in the description of the development, planning drawings and photographic inventory accompanying the planning application.

For clarity, the following is a non-exhaustive list of external features and elements within the Shandon Architectural Conservation Area which should not be removed or altered without planning consent:

- Stone walls, including those which have been rendered. This includes walls not visible from the public domain. Removal of sand-cement render where the substrate is sound is acceptable in principle.
- Stone paving, steps and kerbs
- Cast or wrought iron railings, gates and handrails, lamp posts
- Parts of building frontages including external render, windows, chimneys, rear return. Removal of modern PVC windows for reinstatement of timber windows is permissible.
- Slate roof coverings, historic chimneys, rainwater goods, except where modern PVC goods are replaced with aluminium or cast iron
- Historic shopfronts, including but not limited to consoles/ brackets, cornices, window and stall riser arrangement, hinges for shutter brackets.
- Alterations to the size, type and glazing arrangements of historic timber or metal windows

Development and Alterations

Action 5 - Demolition

There will be a presumption against demolition of structures of historic significance to the area. This includes structures within the area boundary but not visible from the public realm, such as the rears of Shandon Street structures.

It is recommended that adaptive re-use of existing building stock, rather than its demolition, is prioritised and supported by Cork City Council. Where demolition is proposed, it is recommended that an assessment is prepared by a qualified conservation architect, providing a comprehensive appraisal of all existing structures on the site, their original and current use, and outlining their significance within the Conservation Area.

Action 6 - Infill Development

It is recommended for development within the Shandon Conservation Area to make reference to the established palette of materials, prevailing scale and existing building typologies. The scale and massing of any new development should not detract from the character of the existing streetscapes, and respect the key views within the area.

Action 7 - Materials

It is recommended for new development in the area, including new public or private buildings and all public realm works to incorporate a restrained palette of natural materials sympathetic to the historic character of the area which include, but are not limited to, Cork limestone, red sandstone, painted render and timber and painted metal.

There should be a presumption against the installation of PVC windows, signage, advertisement or rainwater goods, even where replacing existing.

Public Realm and Community

Action 8 - Streetscape Enhancement

It is recommended to develop a strategy for the enhancement of the frontages of Shandon Street, John Redmond Street, Dominick Street and Church street, in engagement with the local business and property owners and local stakeholders. This may include:

- Repair and restoration of historic shopfronts
- Supporting building owners in removing or replacing plastic and metal signage, rainwater goods, doors and windows with more historically appropriate fixtures
- Removal of satellite dishes and advertisement signs
- Developing a colour palette based on historic precedent
- Supporting business owners with providing outdoor dining areas in appropriate locations

Action 9 - Signage, Street Furniture

It is recommended that Cork City Council develop a site- specific strategy for a wayfinding, street furniture, lighting and heritage/ culture trail signage for the area, taking into account safety and security, impact on residential streets, and night time economy. All materials and fittings should be consistent with material palette in Action 9. The strategy will include the following:

- Enhancing interpretation of historic routes and key views
- Incorporating existing heritage trail markers, where appropriate, including the social and industrial history of Shandon.
- Measures to reduce unnecessary street signage and furniture, de-cluttering

Action 10 - Supporting Community Heritage Initiatives

It is recommended that Cork City Council continues to support community initiatives for heritage enhancement, such as ongoing operation of local community groups and local events held to celebrate the historic and modern identity of Shandon.

B. Baseline Archaeological Assessment

Baseline archaeological assessment

**Integrated Urban Strategy,
Shandon, Cork**



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Cork

January 2025

Document Control Sheet

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1. Introduction

John Cronin & Associates (JC&A) have been commissioned by AtkinsRéalis to undertake a baseline archaeological assessment of the known and potential archaeological heritage resource within, and immediately adjacent to, the proposed Shandon Integrated Urban Strategy (IUS) project area in the north inner city of Cork.

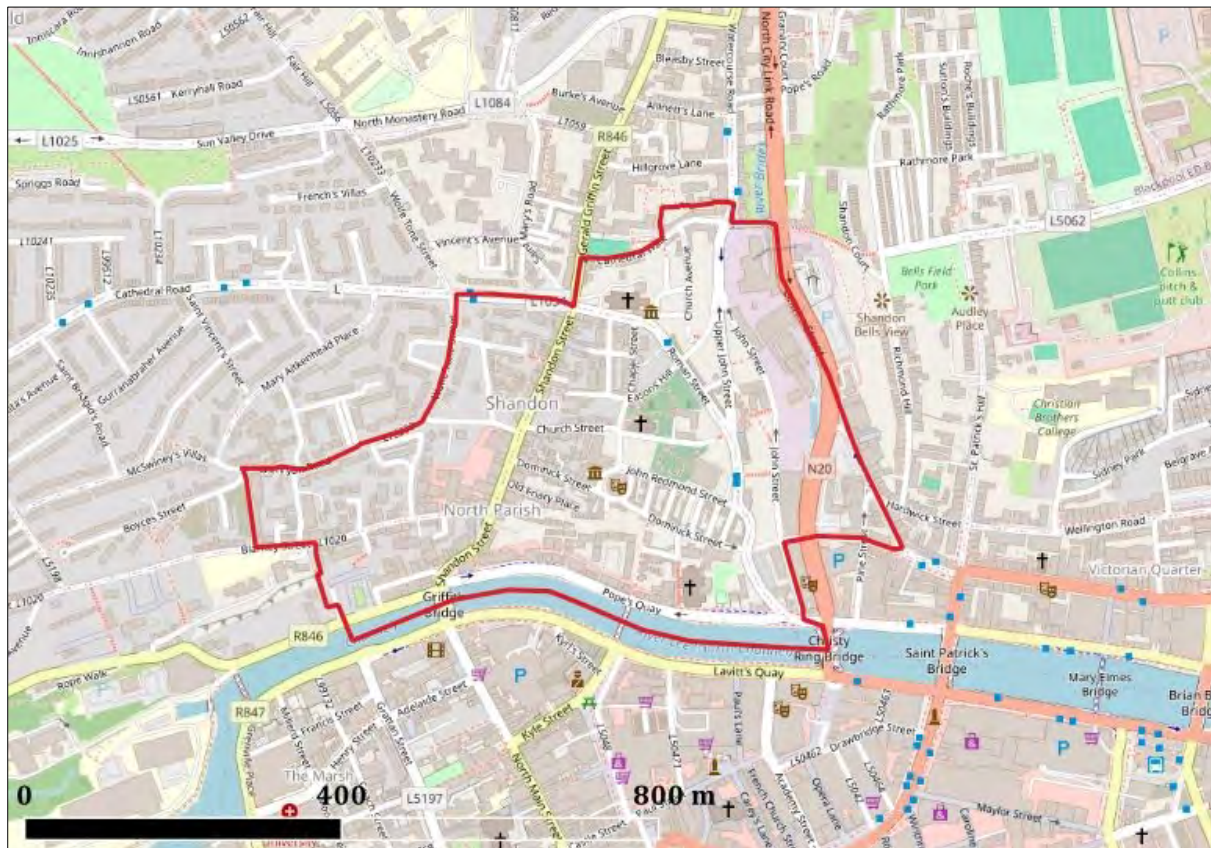


Figure 1: Map depicting the boundary (red outline) of the Shandon IUS project area

The IUS project area encompasses all principal streets and associated laneways and green spaces within the Shandon area and extends to Cathedral Walk in the north, Coburg Street in the east and Upper Cattle Market Street in the west. The project area is bound by the River Lee to the south. The subject area is located within both the *Zone of Archaeological Potential* (ZAP) (as defined by Cork City Council) and *Zone of Notification* (ZON) (as defined by the Archaeological Survey of Ireland) which surround the medieval historic core of Cork (CO074-034001-). Although situated outside the circuit of the medieval town defences (CO074-034002-), the Shandon area comprised an extensive extra-mural suburb during the medieval period.

The aim of the project is to revitalise the Shandon area through the development of a heritage-lead Integrated Urban Strategy (IUS), under the Town Centre First Heritage Revival Scheme (THRIVE). The project aims to re-imagine town centres and to transform publicly owned vacant or derelict heritage buildings within those town centres through renovation, renewal, and adaptive reuse.

This desktop baseline archaeological assessment will examine the known and potential archaeological resource of the subject streets and that of a study area extending for 100m beyond the project area boundary in all directions. It firstly outlines the methodology used in its compilation (**Section 2**) and then provides an archaeological and historical context for the study area, which includes a summary of the relevant legal and planning framework for the recorded and potential elements of the archaeological resource within its environs (**Section 3**). A description of the project area is provided in **Section 4**, an assessment of impacts is provided in **Section 5**, while conclusions and preliminary mitigation recommendations are outlined in **Section 6**.

2. Methodology

This report is based on a programme of desktop research and desk-based assessment. The methodology used for assessing the types and significance of impacts is informed by the Environment Protection Agency (EPA) *Draft Advice Notes for Preparing an EIS* (2015) and *Draft Guidelines for Information to be Contained in EIAR* (2017).

Desktop study

A desktop study assessment has been carried out in order to identify all known archaeological sites within the study area. The principal sources reviewed for this assessment of the known archaeological resource are the Sites and Monuments Record (SMR) and the Record of Monuments and Places (RMP). Between 1984 and 1992, the Archaeological Survey of Ireland (ASI) issued a series of county SMRs which lists known archaeological sites and places and this record formed the basis for the statutory RMP established under Section 12 of the National Monuments (Amendment) Act 1994. Similar in format to the SMRs (comprising a list and set of maps), the RMPs were issued for each county in the State between 1995 and 1998. Archaeological monuments included in the statutory RMP are legally protected and are generally referred to as 'Recorded Monuments'.

The ASI has continued to record and add entries to the SMR and has developed an online database and web viewer known as 'Historic Environment Viewer'. This has been developed to enhance the user's experience by facilitating access to the database of the National Monuments Service's Sites and Monuments Record (SMR) and the National Inventory of Architectural Heritage (NIAH) in a seamless one stop point of access for both data resources (Source: www.archaeology.ie).

In addition, the following sources were consulted as part of the desktop study:

- *Cartographic Sources* - The detail on cartographic sources can indicate past settlement and land use patterns in recent centuries and can also highlight the impact of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded, or partially levelled, features of archaeological or architectural heritage interest. The cartographic sources examined for the study area include Carew/Hardiman's 1601 plan of Cork, Story's 1690 map of Cork, Carty's 1726 map, Rocque's 1759 map and the First Edition 1:10,560 Ordnance Survey map (1837-42).
- *Literary Sources* - Various published literary sources were consulted in order to assess the archaeological and historical record of the study area (see **Section 7**).
- *Aerial photography* - In parallel with the cartographic study, a review publicly-accessible aerial photographic sources from the Ordnance Survey, Google and Bing Maps was undertaken.
- *Development Plans* - The local authority development plan relevant to the study area was consulted as part of this assessment. These plans outline the local authorities' policies for the conservation of the archaeological and architectural heritage resource and include the Record of Protected Structures (RPS) and any designated Architectural Conservation

Areas (ACAs). The relevant development plan for the study area is the *Cork City Council Development Plan 2022 – 2028*.

- *Database of Irish Excavation Reports* - The Database of Irish Excavation Reports contains summary accounts of all archaeological excavations carried out in Ireland from 1960s to present.
- *Irish Heritage Council: Heritage Map Viewer* - This online mapping source collates various cultural heritage datasets and includes extracts from the National Museum of Ireland's records of artefact discovery locations as well as datasets provided by, among others, the National Monuments Service, local authorities, the Royal Academy of Ireland and the Office of Public Works.

Types of impact

Impacts are categorised as either being *direct*, *indirect* or of *no predicted impact*. The criteria for determining the nature of impacts are based on the following:

- **Direct Impact** – where a cultural heritage site is physically located within the footprint of the scheme, which will result in its complete or partial removal.
- **Indirect Impact** – where a cultural heritage site or its setting is located in close proximity to the footprint of the scheme.
- **No predicted impact** – where the potential scheme will not adversely or positively affect a cultural heritage site.

A significance rating for these impacts is then applied; whether *profound*, *significant*, *moderate*, *slight*, or *imperceptible*

- A **profound** impact applies where mitigation would be unlikely to remove adverse effects that arise where a cultural heritage site is completely and irreversibly destroyed by a proposed development.
- A **significant** impact applies when an impact, by its magnitude, duration or intensity, alters an important aspect of the environment. It applies where part of a cultural heritage site would be permanently impacted upon, leading to a loss of character, integrity and data about the feature/site.
- A **moderate** impact applies when a change to a cultural heritage site is proposed that, though noticeable, does not compromise the integrity of the site and which is reversible. This arises where a cultural heritage site can be incorporated into a modern-day development without damage and where all procedures used to facilitate this are reversible.
- A **slight** impact causes changes in the character of the environment which are not significant or profound and do not directly impact or affect a cultural heritage site.
- An **imperceptible** impact applied where an impact is capable of measurement but does not carry noticeable consequences.

3. Context

Location

The study area (**Figure 2**) is located in the Shandon area to the north of Cork city centre. The historic Shandon area is an important residential and commercial quarter located just outside the commercial core of the city. The study area is bound to the north by Cathedral Walk and Cathedral way, to the south by the north channel of the River Lee, to the east by the N20 Blackpool Bypass (with an extension along Leitrim Street and Devonshire Street as far as the western end of Coburg Street), and to the west by Wolfe Tone Street, Glen Ryan Road and Upper Cattle Market Street. The area contains a dense network of streets, lanes, archways and steps; however, the area is best known for its important historic buildings such as the Firkin Crane, the former Butter Market, Skiddy's Almshouse, and, perhaps most famously, St. Anne's Church and its distinctive Italianate style tower.



Figure 2: Aerial imagery of the relevant portion of Cork with the boundary of the Shandon IUS project area outlined in red (Source: Government of Ireland, Historic Environment Viewer)

Legal & Policy Framework

The management and protection of cultural heritage in Ireland is achieved through a framework of national laws and policies which are in accordance with the provisions of the Valetta Treaty (1995) (formally the *European Convention on the Protection of the Archaeological Heritage*, 1992) ratified by Ireland in 1997; the *European Convention on the Protection of Architectural Heritage* (Granada Convention, 1985), ratified by Ireland in 1997; and the *UNESCO Convention for the Safeguarding of the Intangible Cultural Heritage*, 2003, ratified by Ireland in 2015. The locations of World Heritage Sites (Ireland) and the Tentative List of World Heritage Sites submitted by the Irish State to UNESCO were reviewed and there are no such monuments located within the study area.

The national legal statutes and guidelines relevant to this assessment include:

- National Monuments Act (1930) (and amendments in 1954, 1987, 1994 and 2004);
- Heritage Act (1995);
- National Cultural Institutions Act (1997);
- Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act (1999);
- Planning and Development Act (2000);
- *Architectural Heritage Protection: Guidelines for Planning Authorities*, Department of Arts, Heritage, and the Gaeltacht (2011); and
- *Framework and Principles for the Protection of the Archaeological Heritage*, Department of Arts, Heritage, Gaeltacht and the Islands, 1999.

Archaeological Heritage

The administration of national policy in relation to archaeological heritage management is the responsibility of the National Monuments Service (NMS) which is currently based in the Department of Housing, Local Government and Heritage.

The Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023 was signed into law on October 13th, 2023¹. The Department of Housing, Local Government and Heritage circulated a guidance document in relation to this Act in November 2023 which provides an overview of its current status, and this is summarised hereafter. While the Act is now law most of its provisions will not enter into force until the Minister has made one or more “Commencement Orders”. This means that Section 7 of the Act (which provides for the repeal of the National Monuments Acts 1930 to 2014 and related legislation) has not entered into force. Accordingly, the National Monuments Acts 1930 to 2014 and other legislation which section 7 of the Act will, when it comes into force, repeal, remain fully in force as they stood on 13th October and will continue to do so for the time being. The Act contains transitional provisions which will, if necessary, enable certain aspects of the existing National Monuments Acts 1930 to 2014 to continue in operation notwithstanding their repeal post-commencement of the Act while successor provisions are being brought fully into operation. This includes provisions enabling the Record of Monuments and Places to continue to have effect pending the establishment of the new Register of Monuments (see section 48 of the Act).

The National Monuments Act of 1930, and its Amendments, therefore, remain the primary means of ensuring the satisfactory protection of the archaeological resource and include a number of provisions that are applied to secure the protection of archaeological monuments. These include the designations of nationally significant sites as National Monuments, the Register of Historic Monuments (RHM), the Record of Monuments and Places (RMP), the Sites and Monuments Record (SMR), and the placing of Preservation Orders and Temporary Preservation Orders on endangered sites. **There is one Preservation Order within the study area and this relates to Skiddy’s Almshouse (C0074-105----) / P.O. no.: 2/1968.**

Section 2 of the National Monuments Act, 1930 defines a National Monument as ‘*a monument or the remains of a monument, the preservation of which is a matter of national importance*’. The State may acquire or assume guardianship of examples through agreement with landowners or under compulsory orders. Archaeological sites within the ownership of local authorities are also deemed to be National Monuments. There are no National Monuments in the ownership or

¹ <https://data.oireachtas.ie/ie/oireachtas/act/2023/26/eng/enacted/a2623.pdf>

guardianship of the State located within the study area. The nearest National Monument to the study area, which is in the ownership or guardianship of the State is Barryscourt Castle (CO075-018001-) / Nat. Mon. No. 641 which is located 14.5km to the east. However, it must be noted that the predominantly sub-surface remains of **the medieval city wall** (CO074-034002-) are considered **a National Monument in the ownership of Cork City Council**. The northern portion of the medieval city walls extends *circa* 40m south of the southern boundary of the project area on opposing side of the north channel of the River Lee.

The National Monuments (Amendment) Act, 1994 made provision for the establishment of the RMP, which comprises the known archaeological sites within the State. The RMP, which is based on the earlier RHM and SMR, comprises county-based lists of all recorded archaeological sites with accompanying maps. All RMP sites receive statutory protection under the National Monuments Act 1994 and the NMS must be given two months' notice in advance of any works proposed at their locations. To this end, the NMS have designated areas surrounding the recorded locations of archaeological sites with Zones of Notification (ZoN) and the extent of these are indicated on the Historic Heritage Viewer. The IUS project area is located within both the *Zone of Archaeological Potential* (ZAP) (as defined by Cork City Council) and *Zone of Notification* (ZoN) (as defined by the Archaeological Survey of Ireland (ASI)) which surround the medieval historic core of Cork (CO074-034001-), while **the study area for this assessment contains 17 recorded archaeological sites** (as recorded by the ASI). Eleven of these recorded sites are located within the boundary of the project area. The recorded archaeological sites are listed in **Tables 1** and **2** and mapped in **Figures 3** and **4** below.

The relevant development plan for the study area is the *Cork City Development Plan 2022 – 2028*. The *Cork City Development Plan* includes the following relevant objectives in relation to the protection of the archaeological resource:

Objective 8.1: Strategic Archaeology Objective

- a. To protect and preserve archaeological monuments as listed in the Sites and Monuments Record (SMR), Record of Monuments and Places (RMP) and the Wreck Inventory of Ireland Database (WIID). All sites can be accessed on the Historic Environment Viewer (www.archaeology.ie). The National Monuments Service will be informed of all development proposals which relate to Sites and Zones of Archaeological Interest.*
- b. Cork City Council will have regard to the relevant national statutory policies and guidelines, including Frameworks and Principles for the Protection of the Archaeological Heritage and to best practice guidance documents published by the Heritage Council and the Institute of Archaeologists of Ireland.*
- c. To preserve the character and setting of the medieval city wall and defences, which is a National Monument, according to the recommendations of the Cork City Walls Management Plan (2007) and the National Policy on Town Defences (2008).*
- d. To promote the retention, reuse, and enhancement of buildings and other elements of architectural, archaeological and other significance.*
- e. To ensure that development reflects and is sensitive to the historical importance and character of the city and its hinterland, in particular the street layout and pattern, plot sizes, building heights and scales.*
- f. To improve and encourage access to and understanding of the architectural and archaeological heritage of the city.*

Objective 8.2: Protection of the Archaeological Resource:

- a. Cork City Council will protect and enhance the archaeological value of the sites (and their settings) listed in the Record of Monuments and Places (RMP) and the Historic Environment Viewer.*

- b. Cork City Council will ensure that development proposals will protect and preserve archaeological sites discovered since the publication of the Record of Monuments and Places (RMP).*
- c. To ensure the preservation of archaeological remains in-situ, in accordance with national policy (and in the interests of sustainability), impacts on the buried archaeological environment should be avoided where possible.*

Objective 8.4 Protection of the Medieval Historic Core:

- a. Where development is proposed within the medieval historic core a policy of minimising the impact on the archaeological resource will be promoted. Any proposed development will be assessed on the level and amount of undisturbed archaeology present on the site.*
- b. Cork City Council will seek to protect Cork's medieval street pattern, and in particular, seek to conserve and enhance the laneways within the setting of the streetscape*
- c. Development proposals will seek to retain historic building lines and traditional plot widths where they derive from medieval origins. The physical integrity of the medieval core should be respected through the retention of plot sizes which can be achieved by the refurbishment of existing buildings.*

Objective 8.5 Protection of Cork's Medieval City Wall and Defences:

- a. Cork City Council will ensure preservation in situ of the Medieval City Wall and Defences and will have regard to the preservation and enhancement of the line of the City Wall when considering development proposals in its vicinity. Disturbance, removal and alteration of the line of the City Wall will not be permitted. An appropriate buffer zone between the City Wall and the development will also be required.*
- b. Cork City Council will seek to improve public Protection of the Medieval Historic Core. Where development is proposed within the medieval historic core a policy of minimising the impact on the archaeological resource will be promoted. Any proposed development will be assessed on the level and amount of undisturbed archaeology present on the site.*
- c. Cork City Council will seek to protect Cork's medieval street pattern, and in particular, seek to conserve and enhance the laneways within the setting of the streetscape.*
- d. Development proposals will seek to retain historic building lines and traditional plot widths where they derive from medieval origins. The physical integrity of the medieval core should be respected through the retention of plot sizes which can be achieved by the refurbishment of existing buildings. awareness and increase knowledge and appreciation of the medieval city walls.*

Objective 8.6 Protection of Burial Grounds:

Cork City Council will seek to preserve and enhance burial grounds and their settings. Development in and adjacent to these areas will be limited. Where former burial grounds are in use as amenity spaces then their retention for passive recreational use will be required.

Objective 8.7 Industrial Archaeology:

Cork City Council requires that all development proposals for industrial buildings and sites of industrial archaeological importance be accompanied by an archaeological assessment of the building(s) and their surrounding environment. Retention and/or incorporation of industrial buildings will be encouraged. Where in exceptional circumstances demolition is permitted, a detailed building report will be required.

Objective 8.10 Archaeological Management Strategy for the City:

- a. Cork City Council will seek to prepare and implement conservation and management plans for National Monuments and Recorded Monuments in Cork City Council ownership.*

- b. Cork City Council will seek to develop an archaeological strategy for the city, to include management and protection of strategic research locations.*
- c. Cork City Council will seek to develop an archaeological GIS for archaeological investigations undertaken in the city.*
- d. Cork City Council will seek to ensure that the tourism strategy within the medieval historic core and in areas/setting of historic monuments should draw on its archaeological heritage and should reflect a strong and authentic sense of place.*

Archaeological context

The Shandon IUS project area is located within both the ZAP (see **Figure 5** below) and ZoN which surround the medieval historic core of Cork (CO074-034001-). There are eleven recorded archaeological sites (as recorded by the ASI) located within the boundary of the project area (see **Figure 3** & **Table 1** below). The majority of these sites are clustered around the church of St. Anne (CO074-033003-) in the centre of the project area and include its associated graveyards (CO074-033001-) and (CO074-033002-), the recorded site of a leper hospital (CO074-033004-) at the former North Infirmary site, Skiddy's Almshouse (CO074-105----), and the recorded location of Shandon Castle (CO074-032----) at the site of the present day Firkin Crane Centre. The other recorded sites include the site of a medieval castle (CO074-030001-) in the Blarney Street area (the precise location of which remains unknown), the former site of St. Mary's church (CO074-031002-) and graveyard (CO074-031001-) at the southern end of Shandon Street and the 18th-century Queen Anne house (CO074-107----) on Pope's Quay. There have been numerous archaeological investigations undertaken within the area in recent decades and these are described in further detail below. A further six recorded archaeological sites are located within 100m of the project area (see **Figure 4** & **Table 2** below).



Figure 3: Graphic depicting recorded archaeological sites (as recorded by ASI) within the boundary of the Shandon IUS project area (Source: Government of Ireland, Historic Environment Viewer)

Table 1: Recorded archaeological sites *within* the boundary of the Shandon IUS project area

Monument No.	Class	Townland	ITM E	ITM N
CO074-034001-	Historic town	Cork City	567159	571840
CO074-030001-	Castle - unclassified	Cork City	566983	572346
CO074-105----	Almshouse	Cork City	567315	572468
CO074-031001-	Graveyard	Cork City	567095	572320
CO074-031002-	Church	Cork City	567096	572322
CO074-032----	Castle - tower house	Cork City	567216	572375
CO074-033001-	Graveyard	Cork City	567274	572469
CO074-033002-	Graveyard	Cork City	567293	572407
CO074-033003-	Church	Cork City	567248	572455
CO074-033004-	Leper hospital	Cork City	567341	572385
CO074-107----	House - 18th/19th century	Cork City	567390	572234



Figure 4: Graphic depicting recorded archaeological sites (as recorded by ASI) within the boundary of the Shandon IUS project area (yellow dots) and those outside, but in the immediate vicinity of the project area (green dots). The study area is shaded in opaque red with the IUS project boundary defined by the red line

Table 2: Recorded archaeological sites *within 100m* of the project area boundary

Monument No.	Class	Townland	Distance from IUS boundary
CO074-028001-	Ritual site - holy well	Cork City	circa 85m to west
CO074-028002-	Religious house - Franciscan friars	Cork City	circa 90m to west

Monument No.	Class	Townland	Distance from IUS boundary
CO074-034002-	Town defences	Cork City	<i>circa 40m to south</i>
CO074-034003-	Castle - tower house	Cork City	<i>circa 90m to south</i>
CO074-057----	Custom house	Cork City	<i>circa 80m to southwest</i>
CO074-062----	Ritual site - holy well	Cork City	<i>circa 50m to east</i>

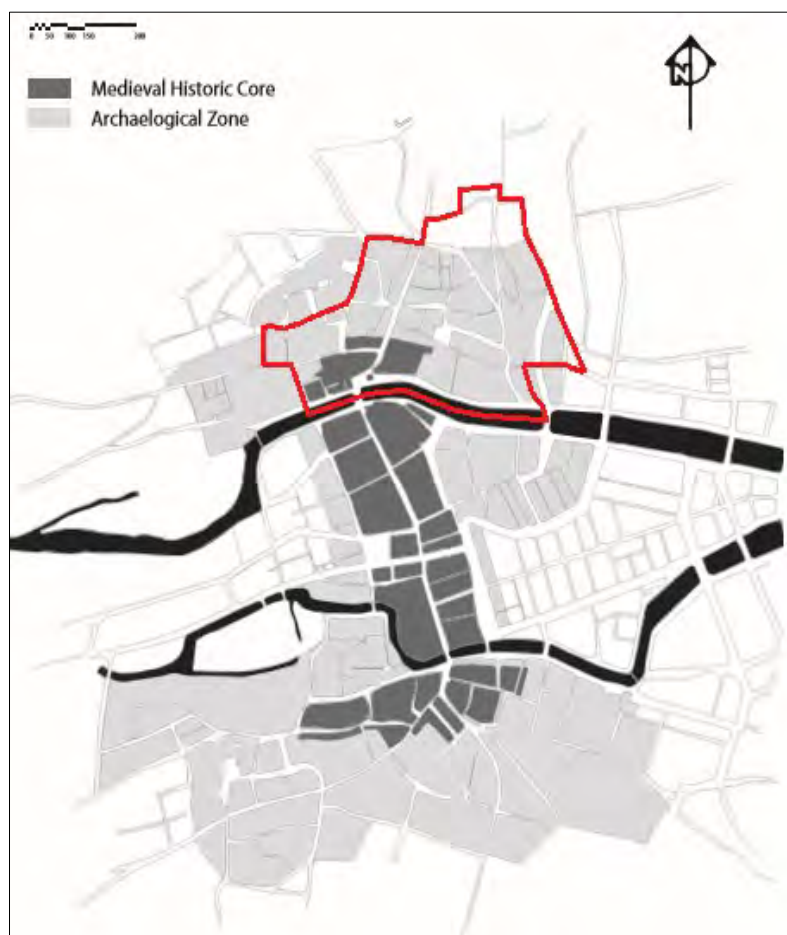


Figure 5: Location of project area (outlined in red) in relation to the medieval historic core of Cork and surrounding archaeological zone (source: Cork City Council)

Historical context

The archaeological and historical evidence indicates that Cork's urban roots tentatively developed during the latter half of the 11th-century in an area which straddled the south channel of the Lee, encompassing the northern end of present-day Barrack Street, the area immediately south of Sullivan's Quay in the vicinity of St. Nicholas' church and the southern tip of the newly reclaimed south island within the reed marsh estuary. The embryonic settlement peacefully co-existed and cooperated with the neighbouring monastic community to the west, said to have been founded by St. Finbarr c.606 AD, which it appears did not evolve into a 'monastic town' in the centuries preceding Viking settlement in Cork. The earliest mention of the monastery in the annals (AFM) is in 682 AD when the death of Suibne, the abbot of the monastery, was recorded. Although there is annalistic evidence for a Viking presence in the Cork Harbour area during the 9th and 10th centuries (the first account of Viking raiders in Cork dates to 821 AD), no indication

is provided, either historically or archaeologically, as to the location of the original Viking encampment in the area.

In the decades following the Anglo-Norman conquest of Cork (1177) construction of a defensive masonry wall was undertaken. The medieval walled city gradually incorporated two consolidated riverine islands on the footprint of the present-day North and South Main Streets, which comprised the central spine of the medieval city. The two islands were initially separated by a channel which was linked by a bridge formerly located at the junction between North/South Main Streets and Castle Street, while river channels encircled the outside of the wall circuit (Brett and Hurley 2005). The walled city was accessed by timber bridges at the North and South gates and these were gradually replaced by stone bridges during the 18th-century. The city walls went through a number of phases of disrepair and rebuilding throughout the medieval period and this was largely due to the instability of the underlying estuarine muds. With the development of artillery during the post-medieval period the use of walls as city defences became largely redundant. After the Williamite siege of 1690, the city walls were allowed to fall into disrepair and sections began to be actively demolished. There are very few surviving above ground traces of the city walls although extensive sub-surface remains still survive beneath the modern streetscape.

Shandon developed as a suburb to the medieval city during the 13th-century. The name is derived from *sean dún*, meaning 'old fort', a fortification which Jefferies (1985, 87) suggests was established by Cormac Mac Carthaig, King of Desmond, c.1130 to control the Hiberno-Norse town below. It is thought that this castle (CO074-030001-) may have been approximately located at the eastern end of present-day Blarney Street and is unrelated to the later medieval tower house (CO074-032----) which was sited at the present-day Firkin Crane. Shandon was in fact developed as a separate borough. A grant of 1183 indicates that Philip de Barry was the first Anglo-Norman lord of Shandon but the de Prendergasts obtained rights to the area shortly afterwards. In 1290, John de Cogan and Maurice de Rochford were lords of Shandon. The earliest evidence for the existence of a borough is in a deed of 1223-30 which mentions a burgage in Shandon (Gilbert 1889, 186).

After an initial period of growth, Shandon's fortunes declined during the 14th-century due to commercial interference from the burgesses of the walled city, and later, a Gaelic resurgence which led to the suburb being attacked and burned on a number of occasions. During much of the 15th-century, both Shandon to the north of the walled city and Fayth to the south, lay wasted and largely abandoned. It was not until the late 16th century and into the 17th century that conditions allowed for a renewed growth and development in the Shandon area. However, the area encountered yet another setback during the siege of Cork in 1690 when much of the extensive suburban area was burnt (Bradley et al. 1985).

Shandon is best known for its provisions trade, particularly its butter, which flourished between the 18th and 20th-centuries in the Shandon area. The closed-air market was opened at the start of the 18th-century and was later renovated with the erection of the Butter Exchange in 1850. The city benefitted from the guidance of the Committee of Merchants which were established in 1769 with the reorganisation of the Cork Butter Market. Their creation was a direct response to the concerns regarding the quality of the butter and they enforced the rigorous checks on the produce. The production of butter was under legislative control until 1829 (Donnelly 1971, 133). By 1789, the Cork Butter Market accounted for c.50% of all butter exports in Ireland (O'Brien 1993, 702).

By the mid-1800s, the butter market had enlarged to such an extent that there was a large need for expansion of the premises. In 1849, an elaborate roman temple style portico, designed by Sir John Benson, was added to the front of the butter market and this was. In 1858, 428,000 firkins of butter were exported per annum and by 1891, this was reduced to 170,000 firkins. In the late 1800s, there was a distinct decline in the economic fortunes of the city. The profits of the export provision trade of agricultural products such as butter and beef declined with competitive European prices and the introduction of refrigerated transport severely impacted the prices set by the butter market at Cork. Eventually, the Cork Butter Market closed in 1924 (source: corkheritage.ie).

The eastern portion of the project area developed later than the core of Shandon with tentative development commencing along the western bank of the Kiln River during the 17th-century, the eastern bank of the river remained as marshland up until the mid-18th-century. This is demonstrated by John Rocque's 1759 map (see **Figure 9** below) which shows the western portion of the area that would become Camden Quay, to largely consist of unreclaimed marshland at this time. The Kiln River flowed southwards from the Blackpool area and entered the River Lee at the present location of Christy Ring bridge. It was diverted and culverted in stages over the centuries, however, the river still flows along the same general alignment and is visible at a number of locations on approach to the River Lee, particularly along the eastern boundary of Murphy's Brewery. The river was navigable for a number of hundred metres to the north, with small vessels utilising docking facilities at the Sand Quay, which was located in the area of John Street/Murphy's Brewery, during the early decades of the 18th-century.

Extensive reclamation was undertaken by Cork Corporation of the large marshy areas east of Kiln River from the mid-18th-century. This area of the city became a centre of industry with brewing, distilling and tannery operations predominating. John Street distillery was founded in 1820 by James Daly, while Murphy's Lady's Well Brewery was founded in 1856 on the site of the former Foundling Hospital on Leitrim Street. Many of the buildings in the surrounding area at this time comprised warehouses, maltings and granaries associated with these industries.

The Excavations Database

The Excavation Database contains summary accounts of licensed archaeological investigations carried out in Ireland (North and South) from the 1960s to present. The Database gives access to over 32,000 reports and can be browsed or searched using multiple fields, including year, county, site type, grid reference, license number, Sites and Monuments Record number and author. The Database records a total of 34 licensed programmes of archaeological investigation as having been undertaken within the Shandon IUS boundary.

Of note are the investigations carried out under Excavation Licence 02E1378 as part of the Shandon Area Streetscape Renewal Scheme in 2003 to 2005. The archaeological investigations associated with this scheme revealed a series of historic town elements, such as culverts, cobbled surfaces and limestone kerb slabs - which were retained *in situ*, and several stone foundations from demolished 18th or 19th-century houses on Church Street. Other notable discoveries included the uncovering of portions of four 18th to 19th-century burial vaults on the western side of Bob and Joan's Walk, as well as cellars associated with 19th-century buildings at Lower Shandon Street. The cellars were uncovered extending beyond the facades of 60 (a) and 67-68 Shandon Street during monitoring of both the Shandon Street Renewal Scheme and a later programme of pre-development testing (10E0088).

Of further note was the discovery of *in-situ* human remains in the graveyard which now forms Dr. Mary Hearn Park during testing and subsequent excavation (01E0529) of an area to the west of the former North Infirmary. Finally, two phases of remedial works carried out in St. Anne's Graveyard under Excavation Licence 08E0690 revealed ten headstones and two burial vaults that lay just below surface level.

*Please consult the **Appendix** to this report for full Excavation Database summaries of all the recorded investigations.*

Cartographic review

The detail on historic cartographic sources demonstrates the nature of past settlements and land use patterns in recent centuries and can also highlight the impacts of modern developments and agricultural practices. This information can aid in the identification of the location and extent of unrecorded or partially levelled features of archaeological or architectural heritage interest. The cartographic sources examined for the study areas include a number of historic maps which detail the development of Cork City including Hardiman's 1601 plan of Cork (**Figure 6**), Story's 1690 map of Cork (**Figure 7**), Carty's 1726 map (**Figure 8**), Rocque's 1759 map (**Figure 9**) and the First Edition 1:10,560 Ordnance Survey map (1837-42) (**Figure 10**).

The first historic cartographic source to depict tentative development in the Shandon area is Carew/Hardiman's map which dates to 1602. This map shows ribbon-type development along the North Mall, east of the Franciscan Abbey, as well as along the route which would become Shandon Street. The map also depicts Shandon Castle and original St. Mary's Church as evident in the bottom left of the below map. The map shows that the castle was of Z-plan with a main rectangular block running east-west and projecting towers at the northeast and southeast ends.



Figure 6: Extract from the Carew/Hardiman map of 1602 with the approximate location of the study area circled

By the time of the production of Story's Map of Cork in 1690 substantial development had taken place in the areas comprising the North Mall, the Shandon area and Pope's Quay as far as the Kiln River. The street pattern of the area which became largely set in the 18th-century had yet to fully evolve by this time. This map annotates 'Shandon Church' with the letter I. This would appear to represent the original St. Mary's Church that preceded the 18th-century St. Anne's Church.



Figure 7: Extract from Story's 1690 map with substantial development evident on northside of River Lee

Development north of the Lee expanded eastwards and westwards during the 18th-century, with both Carty's map of 1726 and Rocque's map of 1759 depicting quayside development extending from the North Mall in the west to present day St. Patrick's Quay in the east. Suburban development had also extended substantially northwards towards the Blackpool area. Carty's map also depicts the newly built St. Anne's Church (marked **A** on **Figure 8** below), the site of Shandon Castle (marked **B** on **Figure 8** below) and the second iteration of St. Mary's church which was built in the late 17th-century on the prominence above Pope's Quay (marked **C** on **Figure 8** below).

Other notable features depicted on this map include the 'Old Market Place' off Blarney Street and the 'Sand Quay' which fronted the Kiln River in the area of the present-day Murphy's Brewery. Many of the streets and lanes which survive to the modern day had been laid out by the time of the production of Rocque's 1759 map. Some element of Shandon Castle seems to have survived up to this point as it is annotated on the Rocque's map. Rocque's map also depicts the development of 'The Poor House' on the site of present-day Murphy's Brewery. This building would later become subsumed into the brewery complex.



Figure 8: Extract from John Carty's 1726 map which the approximate extent of the project area circled in yellow



Figure 9: Extract from Rocque's 1759 map of Cork with the approximate extent of the project area circled in yellow

4. Description of project area

The Shandon IUS project area is located to the immediate north of Cork city centre. This historic area was, along with the borough of Fayth to the south (present-day Barrack Street area), one of the initial extra-mural suburbs to have developed beyond the core of the walled city during medieval times and was an important commercial, industrial and trading centre during the post-medieval period.



Figure 11: Early 20th-century street scene from Church Street, Shandon (source: National Library of Ireland catalogue)

Shandon remains an area of significant social, economic, cultural, and religious importance. The area is compact and densely built-up, housing a diverse range of activities in its 18th and 19th-century buildings as well as in many more recent structures. It is an area that, though it has seen much change in recent years, still retains its historic pattern of streets, lanes and steps. Labourers' cottages from the 18th-century sit alongside modern infill developments, while monumental buildings such as the Firkin Crane, the North Cathedral and the tower of St. Anne's Church give the area its own unique identity.

The IUS project area encompasses all principal streets and associated laneways and green spaces within the Shandon area including Shandon Street, Church Street, John Redmond Street, Roman

Street, Mulgrave Road and Leirim Street. The area extends to Cathedral Walk in the north, Pope's Quay in the south, Coburg Street in the east and Upper Cattle Market Street in the west.

The central thoroughfare of the area is Shandon Street extending from North Gate Bridge as far as the North Cathedral. This is a busy commercial street possessing small narrow-fronted shops and pubs, and divides the area into two distinct parts, one to the west and the other to the east, each with a distinct character and history. The eastern area containing John Redmond Street, Exchange Street, Dominick Street, and Church Street, functioned as the main trading area when Shandon was at the height of its importance for the provision trade and the export of butter in the 18th and 19th-centuries. The lands to the west of Shandon Street and to the north of Blarney Street were historically associated with the cattle trade, with cattle being brought to the edge of the city, kept on land now covered with 20th-century housing, before being sold in the cattle market, slaughtered and prepared for consumption or cured for export on board ships from the city's quays.

The eastern portion of the project area developed later than the core of Shandon with tentative development commencing along the western bank of the Kiln River during the 17th-century, the eastern bank of the river remained as marshland up until the mid-18th-century. Extensive reclamation was undertaken by Cork Corporation of these marshy areas east of Kiln River from the mid-18th-century. This area of the city became a centre of industry dominated by brewing, distilling and tannery operations, with many of the buildings in this area comprising warehouses, maltings and granaries associated with these industries.

5. Assessment of impact

The aim of the project is to revitalise the Shandon area through the development of a heritage-lead Integrated Urban Strategy (IUS), under the Town Centre First Heritage Revival Scheme (THRIVE). The project aims to re-imagine town centres and to transform publicly owned vacant or derelict heritage buildings within those town centres through renovation, renewal, and adaptive reuse.

The project, which is still in the preliminary design and options selection phase, will seek to address the challenges and build upon the positive attributes of Shandon in relation to the built environment and heritage building stock, public realm and public spaces, sustainable mobility and climate resilience. There will be a strategic focus on selecting priority projects which best stimulate social, physical, cultural, economic and amenity regeneration for the area.

Priority projects under consideration include the following:

Butter Market and Weighmasters House

The Weighmasters House and Butter Market buildings are not recorded archaeological monuments. However, they are located within the Zone of Archaeological Potential/Zone of Notification which surrounds the medieval historic core of Cork. The area in which they are situated is of **high archaeological potential** due to proximity to the site of Shandon Castle, the original church of St. Mary's Shandon, the present-day church of St. Anne's Shandon and the fact that the Shandon area was one of earliest suburbs of the medieval city. Any subsurface works undertaken as part of this priority project, will at a minimum, be required to be monitored under licence from the National Monuments Service. Should the footprint of any subsurface interventions be of larger scale (such as the proposed lift shaft) then, subject to formation depths, a programme of pre-construction archaeological testing may be required. The uncovering of archaeological remains during either the monitoring or testing programme may result in preservation-in-situ and a redesign of project elements or a programme of archaeological excavation.

Revitalising Shandon's Green Spaces

St. Anne's Park and Dr Mary Hearn Park are former graveyards and contain subsurface inhumations, burial tombs and headstones, with St. Annes Park also being the location of the original St. Mary's Church of Shandon. Furthermore, Skiddy's Almshouse is under a State Preservation Order, it will need to be appropriately protected and considered during the planning/construction of the project. As these areas are of **extremely high archaeological potential**, the need for significant sub-surface interventions should be avoided where possible – these may include deep rooting trees which have the potential to disturb burials and archaeological deposits. However, if necessary, the interventions should be as limited in scale and as shallow in depth as is feasibly possible. Any sub-surface excavations which will be required as part of the project, including site investigations during design phase, as well as during the construction phase of project, should be subject to archaeological mitigation in the form of licensed archaeological monitoring, or for larger scale interventions, archaeological testing. Any proposed testing programme should be subject to prior discussion with, and agreement of, the city archaeologist prior to applying to the National Monuments Service for an excavation licence.

Re-imagining Shandon Street

The entirety of Shandon Street is within the Zone of Archaeological Potential/Zone of Notification which surrounds the medieval historic core of Cork, and it acted as the spine of the medieval suburb and as a routeway into the historic marshland area even before the development of the city. Although the streetscape and its substrate has been subject to extensive past groundworks, including archaeological mitigation, it can be considered to retain a **moderate to high archaeological potential**. The area near the junction of Blarney Street and Shandon Street is the approximate location of a recorded castle (CO074-030001-) referred to in late 12th-century documentary sources, while the site of the second iteration of St. Mary's church and graveyard was at the present-day site of the Shandon Community Garden. Historic basements have been revealed protruding beyond the street-fronting facades of buildings at several locations across the street and despite previous works, the unrecorded presence of further historic and archaeological features cannot be discounted. As such, any subsurface works undertaken as part of this priority project will, at a minimum, be required to be monitored under licence from the National Monuments Service. Should the footprint of any subsurface interventions be of larger scale then, subject to formation depths, a programme of pre-construction archaeological testing may be required.

Furthermore, there are eleven recorded archaeological sites (as recorded by the ASI) located within the boundary of the project area. Many of these sites are clustered around the church of St. Anne (CO074-033003-) in the centre of the project area. There are a further six recorded archaeological sites within 100m of the project area boundary. These include the predominantly sub-surface remains of **the medieval city wall** (CO074-034002-), considered a **National Monument in the ownership of Cork City Council**, which extends *circa* 40m south of the southern boundary of the project area on opposing side of the north channel of the River Lee.

With the entirety of the project area being located within the ZAP and ZoN which surround the medieval historic core of Cork (CO074-034001-), the Shandon IUS project area can be considered to possess a **moderate to high archaeological potential**. However, there are localised areas within the boundary which can be considered to possess a **high archaeological potential** including:

- the area surrounding the site of Shandon Castle (CO074-032----) where the Firkin Crane Centre now stands;
- the streets surrounding St. Anne's Church (CO074-033003-) and its associated graveyards (CO074-033001-; CO074-033002-) including: Eason's Street; Eason's Hill; Bob and Joan's Walk; John Redmond Street (due to the potential presence of inhumations and burial vaults extending under the existing streetscape);
- St. Anne's Park and Dr. Mary Hearn Park which are former graveyards and contain subsurface inhumations, burial tombs and headstones, with St. Annes Park also being the location of the original St. Mary's Church of Shandon;
- the eastern end of Blarney Street due to it being the approximate location of a recorded castle (CO074-030001-) referred to in late 12th-century documentary sources;
- the site of the second iteration of St. Mary's church and graveyard at the Shandon Community Garden site to the rear of Pope's Quay Court apartments
- the eastern end of North Mall due to its proximity to the site of the 13th-century Franciscan Abbey (CO074-028002-) which was located in the North Mall area to the immediate west of project boundary (human burials were revealed during the installation of water mains in this area in 2021)

While design of the project will seek to avoid any direct impacts occurring to the recorded archaeological heritage resource, it must be noted that **any subsurface groundworks or interventions** undertaken as part of the proposed scheme have the potential to **directly and negatively impact on the unrecorded archaeological heritage resource**. Any proposed subsurface interventions should be subject to discussion between the design team and the Cork City Council archaeologist in order that the appropriate mitigation strategy can be agreed upon.

6. Conclusions and recommendations

Conclusions

This baseline archaeological assessment was undertaken to assess the known and potential archaeological resource of the streets which encompass the proposed Shandon Integrated Urban Strategy (IUS). This assessment was compiled to inform the project design team on the known and potential archaeological constraints of the area so that any proposed interventions across the project area can be tailored accordingly.

This baseline assessment concludes that the Shandon IUS project area can be considered to possess a **moderate to high archaeological potential** due to its location within the Zone of Archaeological Potential that surrounds the medieval historic core of Cork (C0074-034001-). **This potential is further heightened at a number of locations within the project area** (as described in **Section 5** above) due to the known presence of archaeological remains (including human burials) or the high probability of the survival of unrecorded subsurface archaeological remains.

While high-level mitigation recommendations are outlined below, no tailored mitigation measures are proposed within this baseline assessment as this project is still in the design and options selection phase. However, once firmer project proposals are finalised, they can be assessed in relation to their potential archaeological impacts and at that point site specific mitigation measures can be proposed.

Recommendations

The following recommendations are general in nature as the proposed scheme is still in the preliminary design stage. It is recommended that sub-surface interventions be avoided where possible during the project, however, if necessary, the interventions should be as limited in scale and as shallow in depth as is feasibly possible. Any sub-surface excavations which will be required as part of the project, including site investigations during design phase, will be, at a minimum, subject to archaeological mitigation in the form of **licensed archaeological monitoring**.

In the case of larger scale interventions, **archaeological testing** of proposed work areas may be required. Any proposed testing programme will be subject to prior discussion with, and agreement of, the city archaeologist prior to applying to the National Monuments Service for an excavation licence.

If archaeological artefacts, features or deposits are revealed during any monitoring or testing programme, then all machine excavation should be suspended, and both the Cork City Council Archaeologist and the National Monuments Service should be contacted to determine the appropriate mitigation strategy. The ultimate mitigation strategy may include preservation *in-situ*, preservation-by-record (archaeological excavation) or a combination of both.

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Appendix: Excavations Database entries

<i>Location</i>	<i>License No.</i>	<i>Description</i>
Shandon, Cork	n/a	A site investigation, funded by a private developer, was carried out on a proposed building site outside and to the north of, the medieval city of Cork. The site contained dumped material dating to the 19th and 20th centuries.
Shandon St/Brownes Hill/Popes Quay	/	This excavation took place from the end of November to early December 1992. One trench was opened which revealed finds of post-medieval pottery, clay pipes and animal bones. The features on this site were a post-medieval drain and dump. Just above the natural substratum some sherds of medieval pottery were found.
Pope's Quay/Greys Lane, Cork	93E0146	Thirteen test pits were excavated by mechanical digger to fulfil planning application clauses prior to redevelopment of the site. All pits contained material dating to the 18th century and later. All costs were met by the developer.
Shandon Street, Cork	98E0151	A site assessment, consisting of two test-trenches, was carried out on 21 March 1998. Two houses were demolished on the site in advance of the development. The trenches ran east-west across the site and were found to contain rubble fill dating to the 19th and 20th centuries. No finds or features of archaeological significance were noted.
114-115 Shandon Street, Cork	99E0510	The site is within the zone of archaeological potential of the city and within an area that developed in the post-Famine period owing to industrial expansion on the north side of Cork. Trial-trenching uncovered no archaeological features or finds.
17, 18, 19A Popes Quay/4-7 Hill Lane, Cork	00E0934	<p>Testing was carried out at 17, 18, 19A Popes Quay and 4-7 Hill Lane, Cork, as part of a pre-development assessment. Popes Quay is located in a riverside position on the north side of the northernmost channel of the River Lee. This extramural location has several known archaeological monuments in its environs—Shandon Castle, St Mary's Church and its graveyard, and an early modern townhouse. The medieval suburb of Shandon is situated on a height to the north of the development. The building stock to be seen on the north side of the river is contemporaneous and has its origins in the expansion of urban development that occurred in Cork in the 18th century.</p> <p>Apart from the standing buildings, the most prominent feature of the site was its topography. The street-front buildings on Popes Quay are at the base of an incline close to the level of the river. This incline climbs northwards in a steadily rising slope over a cut-back rock face, on the peak of which Shandon is sited. Historical and cartographic sources suggest that the rock face was cut back over time as development took place. Therefore, the purpose of the test excavation was twofold, in that by identifying any significant archaeological features on site, it was hoped it would also be possible to recognise deliberate activity relating to changes in the rock face.</p>

<i>Location</i>	<i>License No.</i>	<i>Description</i>
		<p>Three trenches were opened to test two areas. Area 1 was a terraced area in the western end of the development site. Two test-trenches were excavated here, uncovering sediments of 18th-century date. A broken quernstone was recovered from the modern ground surface, beneath undergrowth. It is possible that this find was recently brought onto site, along with the large amount of domestic debris that littered the area.</p> <p>Area 2 was a covered area that formerly operated as a glass factory, which fronted onto Popes Quay. A long trench with an east-west orientation was used to test this area. Again, sediments of 18th-century date were uncovered. Bedrock was uncovered at the western end of this trench.</p>
38 John Street Upper, Cork	01E0321	Two test-trenches were opened on the site in April 2001 in advance of development. The concrete base which covered the site was removed to facilitate the excavation of the trenches. This concrete flooring had been laid directly onto bedrock. No archaeological finds or levels were noted.
St. Anne's Graveyard, Shandon, Cork	01E0529	<p>An application to Cork Corporation to construct an extension to the west side of the Shandon Court Hotel in Shandon necessitated testing in June 2001. The parish of Shandon is located outside and to the north of the walled medieval city of Cork. Map evidence (1869) indicated that the area selected for development was part of the graveyard to the west known as St Anne's Graveyard. The primary aim of the assessment was to determine whether in situ burials were present in the proposed development site.</p> <p>Three test-trenches were excavated at the proposed locations of three boreholes for the site investigation. They were initially opened by machine owing to the presence of carpark surface material and recent infill. Mechanical excavation ceased following the exposure of archaeological deposits and all work was then undertaken by hand.</p> <p>Test-trench 1 was placed at the southern end of the development immediately to the east of the access ramp. It measured 2m by 2m and excavation ceased at a depth of 1.5m when the upper half of an in situ skeleton was exposed. The skeleton was oriented east-west and the lower portion of the body extended under the eastern side of the trench. The skull was very fragmented and the overall impression from the state of the surviving bone is that the burial was subjected to considerable damage at some stage in the past. The skeleton was sealed by a layer of mid- to dark brown sandy silt, which was in turn overlain by a layer of relatively light brown sandy silt. Both layers contained modern glass and delft.</p> <p>Test-trench 2 was centrally placed in the development area close to the dividing wall between the graveyard and the carpark. It was excavated to a maximum depth of 0.98m and testing revealed six displaced</p>

<i>Location</i>	<i>License No.</i>	<i>Description</i>
		<p>headstones as well as two in situ burials. A partially exposed skeleton (Burial 2) was encountered at the northern end of the trench 0.98m below the present ground surface. It was oriented east-west with the head to the west. The skull, vertebral column, left humerus and radius, left pelvis and the proximal portion of the left femur were noted, along with some of the right and left ribs. The remainder of the skeleton was not exposed following the advice of Dúchas. This skeleton, probably 19th-century in date, lay within a deep layer of mid-brown sandy silt containing large amounts of displaced human bone.</p> <p>The right-hand side of a second adult skeleton was positioned immediately to the north of Burial 2. The skull and left-hand side of the body were outside the excavated area, and the distal end of the right tibia and the remaining lower right side of the skeleton also extended under the baulk. A wooden and cord set of rosary beads was wrapped around the distal end of the radius, indicating that the burial was lying in its original position. A piece of the shroud had survived around the rosary beads, and fragments of metal representing either the coffin breastplate or part of the shroud were noted resting on the upper vertebrae.</p> <p>Six displaced headstones were encountered during the excavation of this trench. Five were removed and were placed on wooden pallets at the northern end of the carpark. The base of the other headstone extended under the baulk and it was decided to leave this in position, as there was a considerable safety risk in exposing it fully owing to its proximity to the wall. The headstones lay within a relatively compact layer of brown sandy silt that was directly overlain by the carpark surface. This layer contained large amounts of disarticulated human bone, which presumably resulted from the disturbance of human burials during the construction of the wall and other activity on the site. Finds from the layer were of modern ceramics, including willow pattern ware and modern glass, and it would appear that this area was extensively disturbed in the 19th century.</p> <p>Test-trench 3 was placed at the extreme northern end of the carpark and excavation again revealed an in situ burial. Finds from the layers indicated substantial disturbance during the 19th century as glass and ceramics from this period were noted throughout. The burial consisted of the upper part of an adult skeleton oriented in an east-west direction with the head to the west. The skull was fragmented but the remainder of the skeleton was intact. The humeri, radii, pelvis, scapulae, ribs and the proximal ends of the femora were all exposed. The distal portions of the femora and the lower extremities of the body extended under the eastern baulk. Fragments from the coffin, including handles, nails and small pieces of wood, were recovered from the soil surrounding and overlying the skeleton.</p>

<i>Location</i>	<i>License No.</i>	<i>Description</i>
		<p>The presence of this skeleton together with the coffin fragments yet without any evidence for a grave cut suggested that the coffin was moved from its original location. An examination of the west-facing section showed that a number of service lines for water and sewage were inserted relatively recently into this area of the carpark. This servicing necessitated the removal of three headstones, which were placed with the burials immediately to the north of the pipes.</p> <p>The exposure of in situ burials in all test-trenches corroborated the cartographic evidence and showed that the graveyard for St Anne's extended eastwards into the proposed development site. All burials remained unexcavated and were covered with heavy-duty plastic before the trenches were backfilled. The recovery of disarticulated human bone throughout the excavated layers indicates that a large number of burials were disturbed and displaced during the construction of the North Infirmary in the 19th century. Planning permission to construct the extension to the hotel was granted in December 2001 subject to a full-scale archaeological excavation being undertaken in 2002.</p>
Shandon, Cork	01E0529	An excavation is taking place before development of the Shandon Court Hotel, formerly the North Infirmary Hospital, Cork. The development area is to the immediate west of the hotel and was formerly part of the graveyard of St Anne's Church of Ireland church. The excavation began in October 2002 and to date has uncovered burials and headstones of 19th-century date.
19–20 Popes Quay, Cork	01E1136	<p>Monitoring took place before construction works. Test excavations were carried out by Daniel Noonan before construction works at the adjacent properties of 17, 18 and 19A Popes Quay (Excavations 2000, No. 130, 00E0934), and there were similar requirements for development at 19–20 Popes Quay.</p> <p>Toward the end of November 2001 there was an apparently non-deliberate breach of planning conditions by the developers. Substantial groundworks, consisting mainly of the insertion of foundation piles, were carried out without the required test excavations. Owing to the wholesale manner in which these works disturbed the original ground surface, test excavation was no longer a viable option. After discussions, it was agreed to monitor the remaining groundworks.</p> <p>The development site is in a riverside position on the north side of the northernmost channel of the River Lee. This is an extramural location north of the medieval walled city but within the zone of archaeological potential. Almost all of the building stock on the north side of the river is contemporaneous and has its origins in the phase of urban development that occurred in Cork in the 18th century.</p>

<i>Location</i>	<i>License No.</i>	<i>Description</i>
		<p>Work on properties 17–19A Popes Quay, adjacent to this site, at the west, uncovered sediments believed to be of 18th-century date. These sediments were considered likely to have been disturbed and redeposited rather than remaining in situ.</p> <p>Monitoring of groundworks took place sporadically between 27 November and 13 December 2001. Monitoring revealed no deposits or artefactual material likely to be archaeological in nature. The only exception to this may be the lower courses of a wall recorded on the south-western boundary of the site, which has in any case been left in its original position.</p>
13–15 Pope’s Quay, Cork	02E0895	<p>Testing was carried out at the rear of the properties before redevelopment. The houses at the front of the properties are being retained. Three trenches were mechanically excavated. Deposits of archaeological significance were not revealed in any of the trenches; however, occasional fragments of human bone were identified in the mixed upper deposit of Trench 1 at the eastern side of the site. This deposit comprised garden soil with rubble inclusions. These bones did not represent in situ burials. It is likely that they derived from soil from the disused cemetery of St Mary’s, Shandon, which is now a children’s playground situated on the cliff directly above the development site. A substantial amount of material from the cemetery collapsed onto the site during the mid-20th century, resulting in the collapse of a building to the rear of the site. All further ground reduction on the site will be monitored.</p>
13–15 Pope’s Quay, Cork	02E0895	<p>Monitoring was carried out on the site following the assessment carried out during 2002, when fragmentary human remains were revealed on the site (Excavations 2002, No. 284). During monitoring of ground reduction, a cache of 60 homemade hand grenades were found, which probably date to the War of Independence. This appears to be the largest single cache of such grenades found in the Munster area dating to this period. No other features or finds were revealed.</p>
Shandon Street/Church Street/Farren’s Quay, Cork	02E1378	<p>Shandon is in the northern suburbs of the medieval walled city of Cork, separated from the old city by the northern branch of the River Lee but connected to it by the North Gate Bridge (now, officially, Griffith Bridge). The Shandon Area Streetscape Renewal Scheme, which began in April 2003, comprises the insertion of various services ducts and the renewal of the street and pavements on Church Street, Farren’s Quay and Shandon Street. The southern portion of the scheme is within the area of the historic city of Cork (SMR 74:34(01)) and the northern section is within the area of the medieval suburbs (SMR 74:122). The work on Church Street and Farren’s Quay has been completed but work on Shandon Street is ongoing.</p> <p><i>Church</i> <i>Street</i> Church Street leads east from Shandon Street to St Anne’s Church, an 18th-century building on the site of the medieval church of St Mary’s</p>

<i>Location</i>	<i>License No.</i>	<i>Description</i>
		<p>(SMR 74:31(02)). A short distance to the south of the church and graveyard is the site of the medieval Shandon Castle (SMR 74:32). A main central trench (c. 3m wide) was excavated along the full length of the street to an average depth of 1.6m below ground level. In general the fill was sterile and had been disturbed by existing services, but there were traces of a cobbled surface associated with the old Butter Exchange, now the Shandon Craft Centre, and a kerb of upright limestone slabs on the southern edge of the street (retained in situ). The main feature was a stone culvert (probably of 19th-century construction) that ran east-west for the full length of the street. Constructed with sandstone and limestone slabs, it had been partially consolidated with a coarse concrete mortar and had an average width of c. 1.5m. The culvert contained a clay foul-water pipe that sat on a bed of yellow bricks.</p> <p><i>Farren's Quay</i> Farren's Quay is a short stretch of road along the north bank of the River Lee. It connects Pope's Quay to Griffith Bridge and Shandon Street. An east-west trench, 1.1–1.6m in width, was dug on the northern side of the road to a maximum depth of 1.8m. At the eastern limit of the trench, c. 1.1m below the road surface, traces of an east-west limestone wall were identified in section only. Further west, a dump of post-medieval pottery, mixed with large sandstone and limestone slabs, was recorded between 1.5 and 2m below road surface.</p> <p>A second east-west trench (average width 1.5m; average depth 1.7m) was excavated on the southern side of the road adjacent to the quay wall. At 1.3m below road surface a 5m stretch of a slightly curved limestone and sandstone wall, rendered on its north face, was recorded. The wall had previously been disturbed during insertion of electricity cables but was not interfered with during the present works. Given its limited exposure, the exact nature of the structure is not known, but it may have been associated with an 18th-century bridge in this position.</p> <p><i>Shandon Street (Lower)</i> The drainage and repaving works are focused on Shandon Street, which is the main street leading uphill (north) from the area of the medieval city onto Gerald Griffin Street in Blackpool. The main services trenches varied in width from 0.9 to 1.8m and were dug to an average of 1.8m below the modern street surface. As on Church Street, outcrops of red sandstone bedrock occurred almost directly beneath the street surface in places, but the general fill was a build-up of redeposited stony soil with occasional patches of organic-rich soil, a dump of metal slag and several stone foundations from demolished 18th- or 19th-century houses.</p>

<i>Location</i>	<i>License No.</i>	<i>Description</i>
		<p>When work began on the southern side of Shandon Street, the foreman was informed of a 'cellar' beneath the street adjacent to No. 60a Shandon Street, a listed building known locally as the Debtors' Gaol. The building is part of a block of 19th-century houses that are protected structures on the grounds of architectural merit. All four buildings are basemented, but adjoining the northern side of the basements is a stone cellar that lies partially beneath Shandon Street. Although the interior (c. 6m by 8m) is rendered with what is probably a 19th-century mortar, the broad arch of the cellar suggests an early 18th-century date for the structure. It is built almost exclusively of large red sandstone slabs and, while there was a substantial amount of rubble and soil in the cellar when viewed, the floor seems to be of clay. In the south-eastern corner of the cellar, stone steps lead up to a brick-blocked exit that would originally have provided access to street level.</p> <p>On Shandon Street, the top of the cellar lies directly beneath the modern tarred road. The roof was partially damaged in the 1970s by digging to insert Telecom ducts. The ducts were eventually inserted through the cavity of the cellar, damaging both the western end wall and the north-western corner of the structure.</p> <p>An architectural/structural survey of the cellar was completed; the current street works were redesigned to avoid the structure and a protective reinforced concrete shell was constructed over and around it. A 7m-stretch of sandstone and limestone wall was recorded parallel to the northern wall of the cellar. This represents the foundations of the street-fronting façade of a house that originally stood over the cellar, indicating the 18th-century southern line of Shandon Street.</p> <p>To the south-west, several short sections of an adjoining, partially demolished and filled-in cellar were recorded as the drainage work continued. The rubble fill included a dump of 19th-century clay pipes from FitzGerald's clay-pipe factory on nearby Adelaide Street. Griffith's property valuation of 1852 records several other cellars along Shandon Street, but the example adjoining No. 60a is the only known extant one.</p> <p>Elsewhere along the southern end of Shandon Street, short stretches and protrusions of demolished buildings were recorded, all of which were post-medieval/modern. Two short stretches of in situ cobbling were recorded at a depth of c. 0.9–1.1m below the modern street surface – these were probably contemporary with the cellars and their associated buildings. The eastern side of a central stone culvert has been recorded in parts of the trench and several smaller stone culverts have also been exposed. In 2004, drainage work will continue northwards along Shandon Street.</p>
Shandon Street and Bob and Joan Walk, Cork	02E1378	The Shandon Street area streetscape renewal scheme commenced in April 2003 and was initially monitored by Gina Johnson (Excavations 2003, No. 233). The scheme was temporarily halted and recommenced in November 2005. The licence was then transferred to the author and

<i>Location</i>	<i>License No.</i>	<i>Description</i>
		was extended to include Bob and Joan Walk. The scheme is located within the zone of archaeological potential for Cork city and is also in the vicinity of a church and two graveyards. The remains of a number of post-medieval stone drains and culverts were uncovered. A well-built sandstone culvert was found running north-south along Shandon Street. The entranceways leading to four burial vaults were partially exposed along the western side of Bob and Joan Walk, immediately outside the boundary wall of St Anne's graveyard. From limited inspection, each vault comprised a shallow barrel-vaulted structure, which was accessed from an external stairway. The walls and entrance piers of the vaults were constructed of random rubble sandstone, which was heavily rendered and whitewashed. Both wooden and lead coffins were noted within the burial chambers. There was a large amount of disarticulated bone also present. The vaults dated to the 18th and 19th centuries and were noted on the first-edition OS map. The entrances to the vaults were covered and protected and the area was subsequently paved over.
Cathedral Avenue, Shandon	02E1384 EXT	Monitoring of three engineering trial holes at the proposed development of residential buildings was undertaken. The trial holes were dug by a mechanical excavator and all were excavated to the top of the sandstone bedrock layer. The modern overburden was found to directly overlie the sterile boulder clay in all areas. Nothing of an archaeological nature was uncovered.
Eason's Avenue, Shandon, Cork	02E1383 EXT	Monitoring of the excavation of five engineering trial holes was undertaken and the concrete yard surface of a now demolished factory building was found to seal a modern rubble fill which directly overlay the natural subsoil. Nothing of an archaeological nature was uncovered.
4 John Redmond Street, Cork	02E1548	<p>A grant of planning was issued to demolish an existing paint store and erect six apartments within the zone of archaeological potential of the historical city of Cork with a condition that required the excavation of test-trenches. The site lies on the north channel of the River Lee, close to the disused graveyard of the former North Infirmary Hospital (SMR 74:33(02)) and St Anne's Church (SMR 74:33(03)) and graveyard (SMR 74:33(01)), Shandon.</p> <p>Four trenches were excavated along the footprint of the proposed building using a mechanical digger. The trench on the easternmost section of the site was opened 3m from the boundary wall that divides the site from the disused hospital graveyard. The stratigraphy noted in all trenches generally consisted of concrete (0.1m) and loose rubble fill (0.85m). Bedrock was encountered at a depth of 0.35–1.3m. No archaeological finds or features were noted in any of the trenches.</p>
2 Hill Lane, Shandon, Cork	03E1433	Monitoring of proposed modifications to the interior ground level of a residential house at No. 2 Hill Lane, Dominick Street, Shandon, was undertaken. This house is situated adjacent to the zone of archaeological potential for Cork city (SMR 74–34(01)) and within the

<i>Location</i>	<i>License No.</i>	<i>Description</i>
		<p>secondary zone (SMR 74:122), which is a 'Recorded Monument', as defined by the Cork Urban Archaeological Survey (Bradley et al. 1985).</p> <p>An area measuring 6.4m east-west by 6m was excavated. The interior ground level was reduced to a depth of between 0.5 and 1m. No. 2 is a small one-storey terraced cottage, which probably dates to the early 19th century. No features of archaeological significance were found during monitoring. The stratigraphy recorded would indicate that the house was the original house developed on the site, with little or no foundations. The site stratigraphy mainly consisted of infill ground made up of sandstone and slate used to level the undulating surface of the natural stratigraphy. The site is developed on a man-made elevation/platform on a natural slope overlooking the River Lee. Cartographic evidence for Hill Lane suggests that the lane was not laid out until the mid-1700s; most of the maps do not name Hill Lane but indicate a passageway leading from Dominick Street to Pope's Quay in the position of the present-day Hill Lane. It is likely that the name derives from a person (most probably a previous resident) rather than the obvious association of it being a natural hill, as the accompanying map to Griffith's valuation (1852) refers to the lane as 'Hills Lane'.</p> <p>The site is near a number of monuments, the closest being Shandon Castle (SMR 74:32); however, it is suggested that any associated features of Shandon Castle are more likely to exist north of Hill Lane on more level ground. However, the present location of Hill Lane may represent an ancient pathway leading from the castle down the cliff face to the north channel of the River Lee.</p>
13-16 Pine Street, Cork	03E1744	The development site is located within the zone of archaeological potential of the historic city. Three test-trenches were excavated. No features or finds of archaeological significance were revealed.
Knapp's Square, Cork	04E0006	Monitoring was carried out on the site during construction. No features or finds of archaeological significance were revealed.
Cathedral Avenue, Shandon	04E0373	Test-trenching was carried out in advance of development at Cathedral Avenue, Shandon, Cork, on behalf of the National Building Agency. The site is located to the north of the zone of potential for Cork, SMR 74:122. Four test-trenches were opened across the site. Nothing of archaeological significance was uncovered during the testing.
Eason's Avenue, Shandon, Cork	04E0374	<p>Test-trenching was carried out in advance of development at Eason's Avenue, Shandon, Cork, on behalf of the National Building Agency. The development area is located to the north of the zone of archaeological potential for Cork, SMR 74:122.</p> <p>Four trenches were opened across the site. Nothing of archaeological significance was uncovered during the testing.</p> <p>A stone-lined well, square in plan, was recorded on the site. For safety reasons the well was backfilled.</p>

Location	License No.	Description
Skiddy's Almshouse, Shandon, Cork	04E1260	This AD 1718 almshouse is being refurbished as a social housing scheme. The building is located to the east of St Anne's Church and graveyard, Shandon. Renovation included the lowering of the basement floor level by 0.25m. Manual removal of the stone slabs and underlying soil was monitored. Following reduction of the floor level, the dividing walls were underpinned by excavating 0.3m deep, 1m ² pits which were subsequently filled with concrete. The soil removed throughout was featureless orange-brown clay with occasional stones. Sandstone bedrock was exposed during excavation of the underpinning pits. No finds or features of an archaeological nature were recorded.
7-8 Shandon Street, Cork	05E0255	Three test-trenches were excavated to the rear of the standing buildings at this site. Stratigraphy consisted of 0.2–0.3m of stony soil over red sandstone bedrock. No archaeological finds or features were noted.
46 John Street Upper, Cork	05E0357	A number of test-trenches were opened before construction of an apartment building at a development site on the east side of Shandon Hill in the northern suburbs of Cork. This site is located outside the northern end of the zone of archaeological potential surrounding Cork city and was occupied by a number of modern warehouses prior to the commencement of development. The stratigraphy consisted of a shallow deposit of modern overburden overlying the sandstone bedrock. There were no archaeological features or finds recorded during testing at this site.
Cattle Market Street Upper, Cork	06E0200	Five test-trenches were excavated at the site of a proposed housing development at the junction of Upper Cattle Market Street and the Glen Ryan Road, in the Shandon/Blarney Street area of the city. Stratigraphy in the trenches consisted of 0.4–1.5m (depth of stratigraphy due to natural slope) of 19th/20th-century rubble over pink/brown stony, subsoil. The foundations of 19th-century artisan dwellings were recorded during monitoring of ground reduction. No archaeological finds or features were noted during testing.
49–50 Old Market Place, Cork	06E1032	Four test-trenches were excavated at the site of a proposed development at the north-east corner of Old Market Place, in the Shandon Street area of Cork. The stratigraphy on the site, following demolition of the existing buildings and site clearance, consisted of pink/brown stony subsoil with red sandstone bedrock very close to the surface. No archaeological finds or features were noted during testing.
St. Anne's, Shandon, Cork	07E0541	The proposed development site is located within the zone of archaeological potential for St Anne's Church and graveyard, Shandon. Four test-trenches were excavated across the site in advance of the proposed construction of a parking facility adjacent to St Anne's Church. No features or finds of archaeological significance were revealed.
St. Anne's Shandon, Cork	08E0690	A licence to carry out monitoring of landscaping and remedial works at St Anne's Shandon graveyard was granted in September 2008. The neglected and vandalised nature of the graveyard necessitated the work. The overall setting of the graveyard will be enhanced while

<i>Location</i>	<i>License No.</i>	<i>Description</i>
		<p>providing essential amenity facilities in this part of the city. The scheme was postponed and commenced in November 2010.</p> <p>The relocation of ex situ headstones was monitored. There are 121 headstones/tombs in total within the graveyard. Over half of these are ex situ. Each headstone was assessed prior to its removal. Also monitored were the removal of redundant oil tanks and the rebuilding of an existing entrance pier. The entrance to the graveyard is on the northern boundary and consisted of an iron gate with two large limestone and sandstone piers. The pillar was photographed and numbered prior to demolition and will be rebuilt.</p> <p>The setting out of an area for the relocated headstones was monitored. The ex situ headstones are to be redistributed in a remembrance area in the north-eastern area of the site. A maximum depth of 0.2m was excavated. No archaeological features or finds were noted. All material excavated was redistributed within the site.</p> <p>Monitoring of the excavation of the perimeter path commenced in December 2010 and will be completed by March 2011. The tops of five headstones were exposed upon removal of 0.2m of topsoil. All were retained in situ. A recumbent gravestone was recorded and incorporated into the new path. The remains of a vault were partially exposed at the north-western edge of the site near the entrance to the graveyard. From limited inspection, it comprised a shallow barrel-vaulted chamber which was accessed from an external stairway. The stairway had red-brick-built steps and sides covered by red sandstone slabs. The internal width of the stairway measured 0.7m. The walls of the chamber were constructed of random rubble sandstone which had been heavily rendered and whitewashed. It measured 2.3m east-west x 1.5m and was 1.5m in height. The remains of a number of wooden coffins were noted. The vault had been vandalised in the past as evidenced by the rubbish and damage to the coffins and skeletal remains. The foundations of an earlier east-west boundary wall were recorded 0.1m below ground level and 1.3m south of the current northern boundary wall. This wall is indicated on the OS 1869 map.</p>
St. Annes, Shandon	08E0690	<p>A licence to carry out monitoring of landscaping and remedial works at St Anne's Shandon graveyard was granted in September 2008. The neglected and vandalised nature of the graveyard necessitated the work. The overall setting of the graveyard will be enhanced while providing essential amenity facilities in this part of the city. The scheme was postponed and recommenced in November 2010.</p> <p>Monitoring of the excavation of the perimeter path continued in 2011 and was completed in May. The partial remains of an additional five in situ headstones were recorded upon removal of 0.2m of topsoil. All the headstones had been broken in antiquity. No inscriptions were noted. All were retained in situ. The remains of a vault were partially exposed in the western area of the site, directly east of a large table tomb</p>

Location	License No.	Description
		belonging to the Woods family. A total of fourteen box tombs were repaired under supervision.
Shandon Street, Cork	10E0088	Two test-trenches were mechanically excavated across the site in advance of its proposed redevelopment. The collapsed and backfilled remains of a cellar probably associated with an early 19th-century building, no longer extant, were revealed.
Leitrim Street, Pine Street, Coburg Street, Devonshire Street, North City Link Road, Cork	18E0416	<p>Archaeological monitoring of the 'Eastern Strategic Link Water Main Replacement Scheme A' water mains replacement works in part of the Zone of Archaeological Notification of the historic town of Cork (CO074-034001-) was carried out in February-May 2021. Archaeological material was noted in a number of areas – this took the form of walls at the northern and southern ends of Leitrim Street. These were of 18th- or very early 19th-century date.</p> <p>A metalled surface was located in Pine Street. This produced a single sherd of 17th-century pottery from its surface. The surface is likely to be of late 17th or 18th century in date. This surface was mostly below the level of the new water mains and remains in the western baulk. A smaller section of metalling was located in Devonshire Street. Masonry culverts were located in Devonshire Street and Coburg Street. Some of these had been reused with the insertion of plastic piping in the interior. A small area of cobbled street surface was uncovered at the junction of Devonshire Street, Leitrim Street and Coburg Street. This is 19th or early 20th century in date.</p>
29-30 Lower John Street, Cork	18E0478	Investigations undertaken at the development site on Lower John Street took the form of two 1.5m wide, roughly east to west aligned, linear test trenches. The test trenches were excavated within the upstanding, disused warehouse-type structures which currently occupy the site. Trench 1 was the more southerly of the two trenches. The western portion of the site was located within a substantial scarp into a sandstone rock face and, as such, the western portion of the site possessed a negligible archaeological potential. Introduced fill material predominantly comprising varying sized sandstone fragments, but also rubble, brick, gravel and early modern detritus (e.g. late 19th-century ceramic sherds, ceramic pipe fragments and occasional animal bone) underlay the modern concrete slab to varying depths in both trenches. The introduced fill within Trench 1 was more varied and directly overlay natural sandstone bedrock which was revealed at depths of between 0.9m (east end) and 0.6m (west end). In Trench 2, the introduced fill material was more homogeneous, comprising a largely sterile mix of fragmented sandstone and clayey silt. Bedrock was revealed within Trench 2 at depths of between 2.3m (east end) and 1.4m (west end). No artefacts, features or deposits of archaeological significance were revealed during the testing programme.
St Patrick's Quay, Camden Place and Camden	19E0432	Archaeological monitoring was carried out in August and September 2019 of water pipe laying along St Patrick's Quay, Camden Place and Camden Quay, Cork City within the North East and North Central City

<i>Location</i>	<i>License No.</i>	<i>Description</i>
Quay, North East and North Central, St Anne's Shandon		Wards. The extreme western end of the scheme is located within the Zone of Notification for RMP site CO074-034001 (Historic town). No archaeological material was observed; the quay area has been built up with sterile imported subsoil.

C. Community and Cultural Assets Table

Community and Cultural Asset Mapping for Project Area							
Premises	Class	Space	Current User/Group	Current Use	Ownership		Note
					Public	Private	
Shandon Core Area							
C.O.F.F.A. House , Church St	Community	House, medium rooms over two floors	Elderly Community	Community meetings, talks, events for target users		Private	Intended for target users
Butter Market and Weighmasters including courtyard	Vacant/Derelict	Butter Exchange Building & courtyard, weighmasters house and hall to rear.	None	NA	CCC		Buttermarket has planning approval for enterprise centre incorporating community space including courtyard. Weighmasters has strong potential for community use.
Butter Museum	Musuem	Musuem	Tourists	Museum	CCC		Leased
Dance Cork Firkin Crane	Arts	Musgrave Theatre and other studios	Dancers, artists and community arts groups	Performing Arts		Private	Theatre and studios available to rent. Arts oriented space, limited capacity due to high occupancy.
St Annes Church and Bell Tower	Religious	Church	Church Goers and Tourists	Religious Ceremonies and Tourism		Private	
North Cathedral	Religious, Community & Tourism	Ground floor hall (c.50 pax) and meeting room (c.10- pax)	Church goers, community, tourists	Religious ceremonies, community meetings		Private	
The Living Commons, Shandon Street	Community & Arts	Community space	Local and transnational communities	Space available for people to run their own programmes, exhibitions, talks, workshops, meetings (community and arts)		Private	
HSE Offices , St Mary's Road	Health	Meeting room	Health users	Meetings	CCC		Leased to HSE. Limited community use connected to service users.
Cork Daweh Centre, Shandon St	Islamic cultural centre	Islamic cultural centre	Muslim Community (and those interested in islam)	Islamic cultural centre		Private	
Eason's Hill Community Centre	Educational and Community	Meeting Hall and meeting room	Mater Dei Academy	School		Private (North Cathedral)	Long term rental by Mater Dei Academy

11	Legion of Mary Building, Shandon Street	Vacant	House and Large Hall to Rear	NA	NA		Private	
12	Maureens Pub, 14 John Redmond Street	Public House	Holds arts and creative events	Public	Public House		Private	
13	Jack Lynch House, Bob and Joan's Walk, Shandon	Arts	Self-catering accomodation for visiting artists	Artists	Self catering accomodation for visiting artists	CCC		Accomodation
14	The Guesthouse, 9/10 Chapel Street	Arts	private living and flexible work and exhibition space	Artists	Residencies, shared meeting and work spaces for local and national /international artists	CCC		
15	Shandon Art Studio	Arts		Artists and community	Artists studios		Private	
16	Shandon Studios, 107 Shandon Street	Arts	Artistic Hub	Artists and community	Supporting artists and residencies		Private	
17	48 Dominic Street	Community	House_two floors	Butter Exchange Band and Girl Guides	Butter Exchange Band Base and Girl Guides Meeting and Training Space	CCC		Leased to users
18	6a and 7 John Redmond Street	Vacant/Derelict	Two historic houses in terrace		NA	CCC		
	Outside Shandon Core Area							
19	Civic Trust House	Arts	Meeting Room for hire	Arts Organisations	Subsidised Office accommodation for arts organisations	CCC		
20	Rock Community Centre , Blarney St	Community	Community Hall	Predominantly Blarney Street Community	Various community groups and meetings incl mens shed, bowling, womens groups, bingo etc		Private	Limited capacity and predominantly for the Blarney Street Community
21	St Marys Dominican Church and playground, Quays	Religious	Church and playground	Church goers	Religious ceremonies		Private	
22	Traveller Visibility Group CLG, Lower John Street	Health	Meeting room	Traveller Visibility Group	Offices, TESS Star Team, childcare, traveller and Education meetings		Private	Specific to function and users
23	Cork Arts Theatre	Arts	Theatre Auditorium	Creative Groups and the Public	Theatre		Private	

D. Engagement Lesson Plan

‘Let’s talk SHANDON!’

Title: ‘Let’s talk SHANDON!’ – A heritage-led strategy for the regeneration of Shandon.		
Date:	Class Level: 6 th Class	Subject: Geography, History, STEM, Art
Strand: Heritage & Active Travel	Strand Unit:	
Objective: The aim of the lesson plan is to give the children the opportunity to influence and shape a new heritage-led Strategy for Shandon. The pupils will also learn about the history of Shandon and explore different design solutions on how the streetscape can be improved, particularly for vulnerable road users e.g. elderly, young children with families, people with limited mobility or visual impairment. There is more information on the projects website here: Shandon Integrated Urban Strategy (arccgis.com) The lesson plan includes series of activities to gather ideas on how to improve Shandon as a place to live, work, grow, and visit. The pupils will explore a variety of activities designed around 7 key themes (Heritage, Nice Place to Live, Culture, Employment, Visitor Destination, Easy to Move Around, and Green Spaces & Play) to assess what they think is good in Shandon and what could be better to help us in creating a roadmap for the future development and revitalization of the Shandon neighbourhood.		
Developing Skills: <ul style="list-style-type: none">• Geography Investigative skills including: questioning, observing, recording and communicating, evaluating, orienteering• History skills including: thinking creatively, recording and communicating• STEM skills including: problem solving, designing• Art skills including: visual analysing, drawing• General skills including: team-working and collaborating, writing		
Teacher Procedure: <ol style="list-style-type: none">1. Project introduction2. Spot The Difference exercise - split pupils in groups of 2 or 4, show pupils photographs of places in Cork before & after, and ask them about the changes that have been made and what difference do they think these have made to people with different needs when moving around e.g. elderly, young children and families, people with limited mobility or visual impairment. Do they any other ideas? Pupils can take notes and then groups can share back their observations to the class.3. What Shandon Means to Me Written Composition - pupils should write a couple of paragraphs on what their best place in Shandon is, what is their least favorite place in Shandon, and what they would change about Shandon if they had a magic wand? Note: This activity can be completed AFTER the walk around in class.4. Walking Route - the walking exercise aims to gather information about the current street environment, using 7 key themes to frame discussion. Pupils should also be prompted to think of different ideas on how they could improve Shandon. The walk follows a 1.5km route and includes seven stops, each stop corresponds to each of the 7 key themes of the project. At each stop pupils in groups of 4, should fill in the table for each theme and discuss what is good at this stop and what could be better (total activity time 1.5 hours including stops & discussions)5. Drawing Competition – Print out a blank drawing sheet and pupils are asked to draw of how they imagine Shandon will look like in 100 years. 3 winning images will be awarded prizes! Additional note on Drawing competition: The Let’s Talk Shandon team would love to collect all the images from those who take park and display them at the community drop in events planned for 23 rd and 24 th Oct at the Firkin Crane.		
Resources: To be printed out: <ul style="list-style-type: none">• Introduction & 7 key project themes (1 A4 page)• Spot The Difference group exercise (2 A4 pages)• What Shandon Means to me (1 A4 page)• Walking Route Map (1 A4 page)• 7 Key Themes table (1 A4 page)• Shandon in 100 Years (1 A4 Page) plain paper can also be used but we need NAMES, AGE and SCHOOL! Materials: Pens, coloured pencils /crayolas, clip boards, weather appropriate clothing for the walk and appropriate school permissions and risk assessments.		

Assessment:

Group discussion of ideas on how to improve Shandon as a nice place to live, work, grow and visit. Observation and questioning of conclusions gathered during the walk on specific key project themes.

'Let's talk SHANDON!'

Have your say!

INTRODUCTION

"Let's Talk Shandon" is aimed at gathering input from the local community to help shape future developments in the Shandon area. This neighbourhood is full of culture and interesting history and the project is looking to celebrate this and make the area even better for those who live, work and visit here. Your participation in "Let's Talk Shandon" will play an important role in the future development of this historic neighbourhood.

We are eager to hear your ideas on how to improve Shandon as a place to live, work, grow, and visit. We have identified key themes for Shandon that the project will target.

The Project themes are:

Heritage

To protect the unique historic character of Shandon and revitalise it's old buildings and spaces.

Nice Place to Live

As a nice place to live with shops, businesses, activities and a nice environment for all ages.

Culture

As a cultural part of the city with a focus on arts and culture.

Employment

To create a vibrant centre with more jobs and business opportunities.

Visitor Destination

As a place that visitors will be more attracted to.

Easy to Move Around

As a place that is easy, safe, accessible and attractive to walk and cycle around with convenient and direct connections to the city centre.

Green Spaces and Play

As a place that is green, sustainable, takes climate change into account, and improves play opportunities for all children and young people.

Let us know your ideas!



'Let's talk SHANDON!'

SPOT THE DIFFERENCE

What changes have been made and what difference do you think these have made to people with different needs when moving around?

BEFORE



AFTER



Do you know
this place?

BEFORE



AFTER



'Let's talk SHANDON!'

BEFORE



AFTER



BEFORE



AFTER



Do you know
this place?



'Let's talk SHANDON!'

7 KEY THEMES	WHAT IS GOOD NOW? WHAT COULD BE BETTER?
STOP 1 - NICE PLACE TO LIVE What makes me proud of Shandon? Does Shandon feel like a community to me? and Do you feel apart of it?	
STOP 2 - EMPLOYMENT Are there opportunities for people to work, train or volunteer locally?	
STOP 3 - HERITAGE Are there any monuments, statues or museums in my area? What's special about Shandon's old buildings and laneways? What do I think of them?	
STOP 4 - CULTURE Are there any traditions, festivals, events that are special? What do they celebrate and how am I involved?	
STOP 5 - VISITOR DESTINATION What are the streets, squares and buildings in Shandon? How could it be better for visitors?	
STOP 6 - EASY TO MOVE AROUND How easy is it to walk, wheel or cycle to places I need to and want to go?	
STOP 7 - GREEN SPACES AND PLAY What are the spaces for play, recreation, sport and hanging out like in and around my place? How well am I connected to nature where I live?	



'Let's talk SHANDON!'

7 KEY THEMES	WHAT IS GOOD NOW? WHAT COULD BE BETTER?
STOP 1 - NICE PLACE TO LIVE What makes me proud about my place? Does my place feel like a community?	
STOP 2 - EMPLOYMENT Are there opportunities for people to work, train or volunteer locally?	
STOP 3 - HERITAGE Do I have any monuments, statues or museums in my place? What are they about and what do I think of them?	
STOP 4 - GREEN SPACES AND PLAY What are the spaces for play, recreation, sport and hanging out like in and around my place? How well am I connected to nature where I live?	
STOP 5 - CULTURE Are there traditions in my place? How do I celebrate them?	
STOP 6 - EASY TO MOVE AROUND How easy is it to walk, wheel or cycle to places I need to and want to go?	
STOP 7 - VISITOR DESTINATION What are the streets, squares and buildings like in my place?	



'Let's talk SHANDON!'

7 KEY THEMES	WHAT IS GOOD NOW? WHAT COULD BE BETTER?
STOP 1 - NICE PLACE TO LIVE What makes me proud of Shandon? Does Shandon feel like a community to me? and Do you feel apart of it?	
STOP 2 - EMPLOYMENT Are there opportunities for people to work, train or volunteer locally?	
STOP 3 - HERITAGE Are there any monuments, statues or museums in my area? What's special about Shandon's old buildings and laneways? What do I think of them?	
STOP 4 - CULTURE Are there any traditions, festivals, events that are special? What do they celebrate and how am I involved?	
STOP 5 - VISITOR DESTINATION What are the streets, squares and buildings in Shandon? How could it be better for visitors?	
STOP 6 - EASY TO MOVE AROUND How easy is it to walk, wheel or cycle to places I need to and want to go?	
STOP 7 - GREEN SPACES AND PLAY What are the spaces for play, recreation, sport and hanging out like in and around my place? How well am I connected to nature where I live?	



'Let's talk SHANDON!'

WHAT SHANDON MEANS TO ME

Where are your favorite places to play and hang out? What do you like to do in Shandon? Is there anything you think is missing, what things would you like to see or do?

The best place in Shandon is...



The worst place in Shandon is...



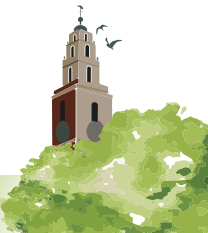
What would you change about Shandon?



'Let's talk **SHANDON!**'

Shandon in 100 years - What do you imagine your place will look like 100 years from now?

Name: Age: School:



'Let's talk SHANDON!'

LET'S GO FOR A WALK

The walking exercise aims to gather information about the current street environment, using 7 key themes to frame discussions. What changes could we make to improve Shandon?



FOLLOW THE ROUTE

STOP 1 - NICE PLACE TO LIVE
Shandon Street

STOP 2 - EMPLOYEMENT
Shandon Street

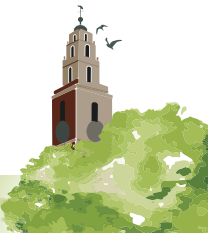
STOP 3 - HERITAGE
Weighmasters House

STOP 4 - CULTURE
Firkin Crane / Four Face Liar

STOP 5 - VISITOR DESTINATION
Pope's Quay Entry

STOP 6 - EASY TO MOVE
Pope's Quay Cycle, Ferry Lane

STOP 7 - GREEN AND PLAY
St Anne's Park



'Let's talk SHANDON!'

LET'S GO FOR A WALK

The walking exercise aims to gather information about the current street environment, using 7 key themes to frame discussions. What changes could we make to improve Shandon?

FOLLOW THE ROUTE

STOP 1 - NICE PLACE TO LIVE
Cattle Market Square

STOP 2 - EMPLOYEMENT
Shandon Street

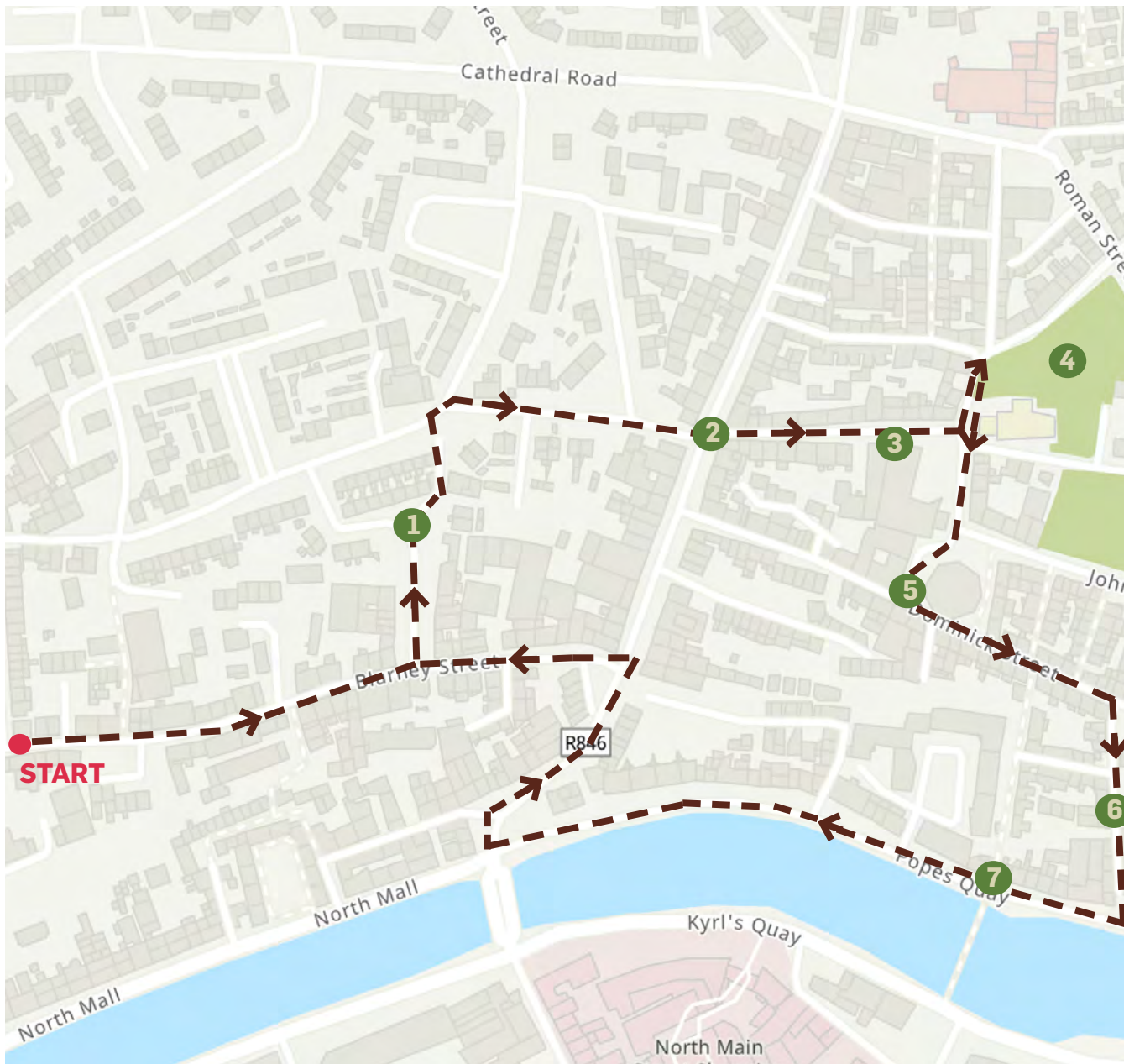
STOP 3 - HERITAGE
Weighmasters House

STOP 4 - GREEN AND PLAY
St Anne's Park

STOP 5 - CULTURE
Firkin Crane / Four Face Liar

STOP 6 - EASY TO MOVE
Pope's Quay Cycle, Ferry Lane

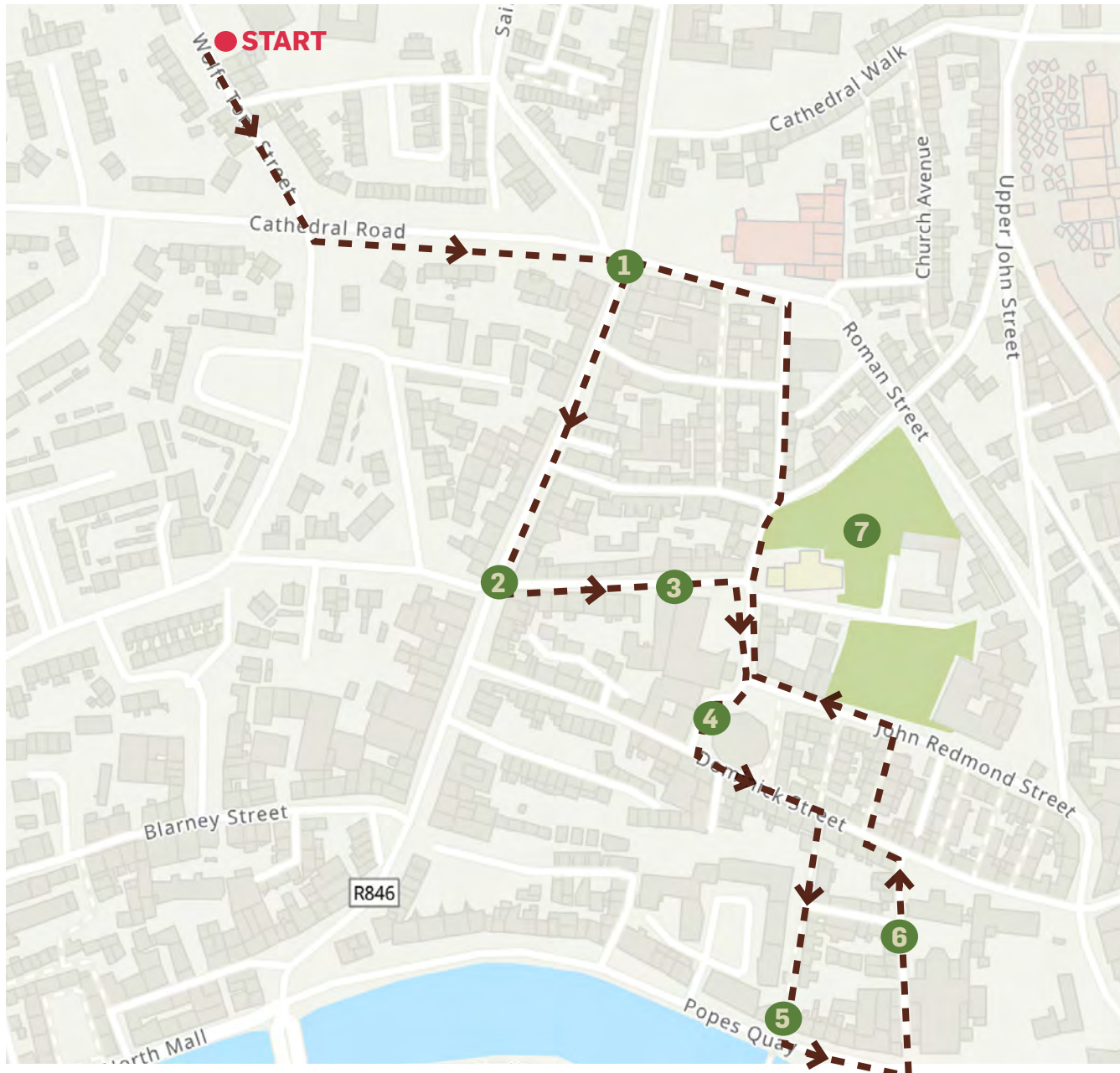
STOP 7 - VISITOR DESTINATION
Pope's Quay Entry



'Let's talk SHANDON!'

LET'S GO FOR A WALK

The walking exercise aims to gather information about the current street environment, using 7 key themes to frame discussions. What changes could we make to improve Shandon?



FOLLOW THE ROUTE

STOP 1 - NICE PLACE TO LIVE
Shandon Street

STOP 2 - EMPLOYMENT
Shandon Street

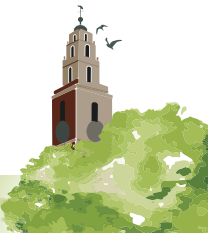
STOP 3 - HERITAGE
Weighmasters House

STOP 4 - CULTURE
Firkin Crane / Four Face Liar

STOP 5 - VISITOR DESTINATION
Pope's Quay Entry

STOP 6 - EASY TO MOVE
Pope's Quay Cycle, Ferry Lane

STOP 7 - GREEN AND PLAY
St Anne's Park



E. Shandon Community Engagement 2022



Shandon Community Engagement 2022

A collaboration with staff and students from the
Centre for Planning Education and Research,
University College Cork

UCC Centre for Planning
Education & Research

October 2022

THE PROJECT: STUDENTS WORKING WITH A COMMUNITY TO CONSIDER THE FUTURE OF THEIR AREA

Cork City Council approached the Centre for Planning Education and Research (CPER) to enquire if students from the Masters in Planning and Sustainable Development would undertake a land use survey and facilitate a community engagement evening in Shandon.

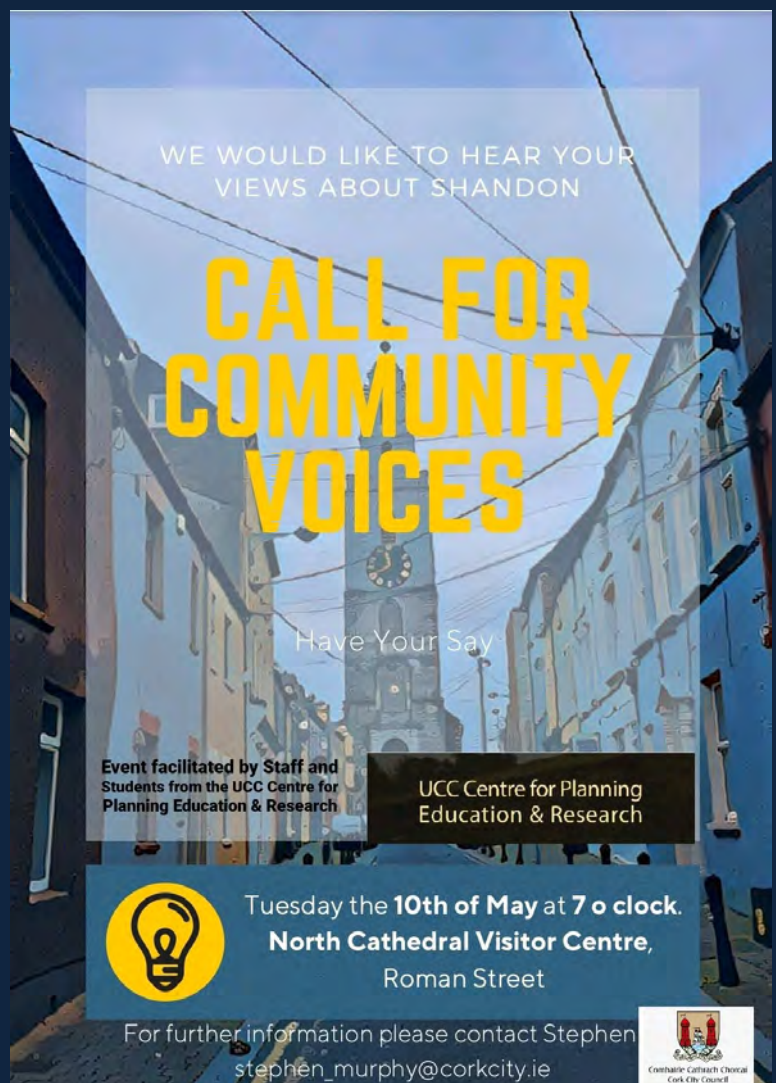
Members of the community attended the event from 7pm - 9pm on Tuesday the 10th of May 2022 at the North Cathedral Visitor Centre, Roman Street, Shandon. The poster circulated to the community is shown below.

The event was facilitated by the students and supervised by CPER staff.

This document contains a summary report of the students' findings from this community workshop. It is based on the students' group reports submitted as assignments for the PD6133 Information and Engagement skills module 2022.

Prior to the event the students undertook walks around the Shandon area and collated a land use map, primarily of ground floor land use, with some upper floor land use observations.

This project can be used for future funding applications by the City Council, community groups and interagency community partnerships



Place Standard Tool

In order to get a comprehensive view of how local residents view Shandon, it was decided to use the 'Place Standard Tool' to frame discussions and elicit responses. This tool, entitled 'How Good Is Our Place?' was developed for the Scottish government to facilitate and stimulate conversation about the physical and social elements of a place.

This process is a useful framework for encouraging interaction, and helps to produce a convenient visual aid, displaying how people feel about their place in a graphical manner.

The participants undertook three actions:

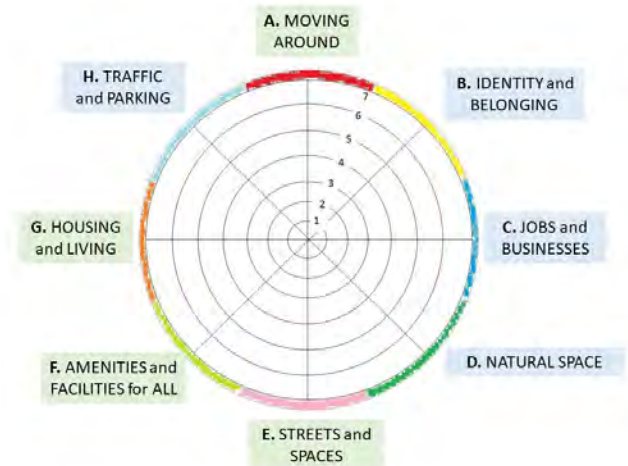
- A** Record key issues
- B** Rating the theme
- C** Highlight which key issues they agreed / disagreed with.

Recording key issues

The key issues that were raised by the participants during the discussion of each theme were recorded on post-it notes and collected. Afterwards the participants had an opportunity to highlight those they agreed with (green stickers) or disagreed with (red stickers).

More Information on the Place Standard Tool is available at <https://placestandard.scot/>

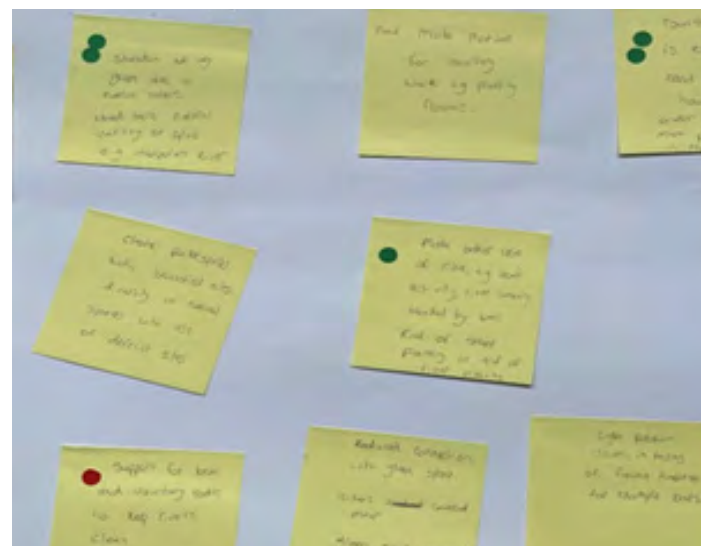
Place Standard Tool Diagram



Ratings Explained

- 7** Doing really well in terms of identity and belonging
- 6** Doing quite well - a few things to be worked on
- 5** Doing well enough – but some actions needed
- 4** Doing ok - but it could slip back without attention
- 3** Weak-ish but can improve if worked on
- 2** Quite weak – many actions needed
- 1** Very weak – a lot of improvement needed !

The group was asked to rate the theme they were discussing from 7 “doing really well” to 1 “very weak”.

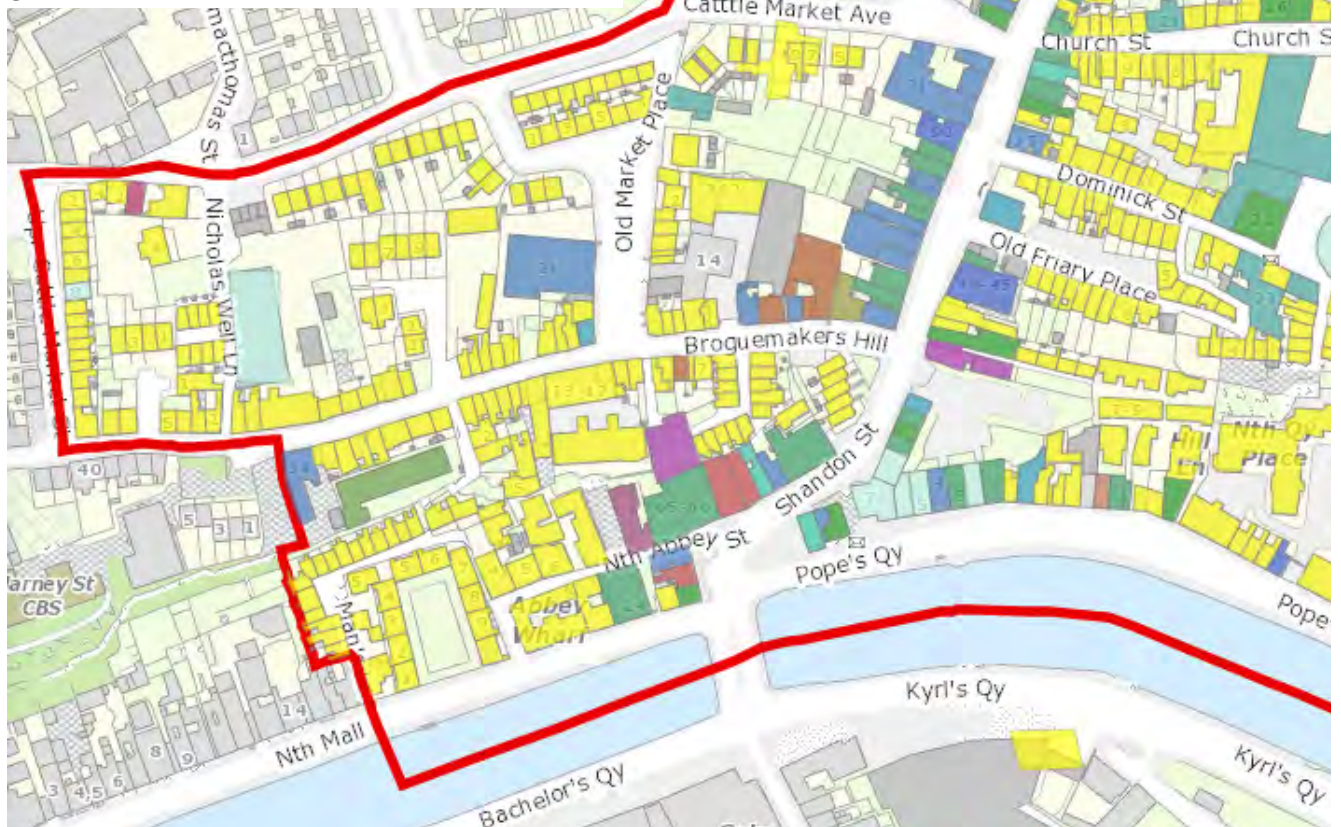


Ground floor land use survey - March 2022

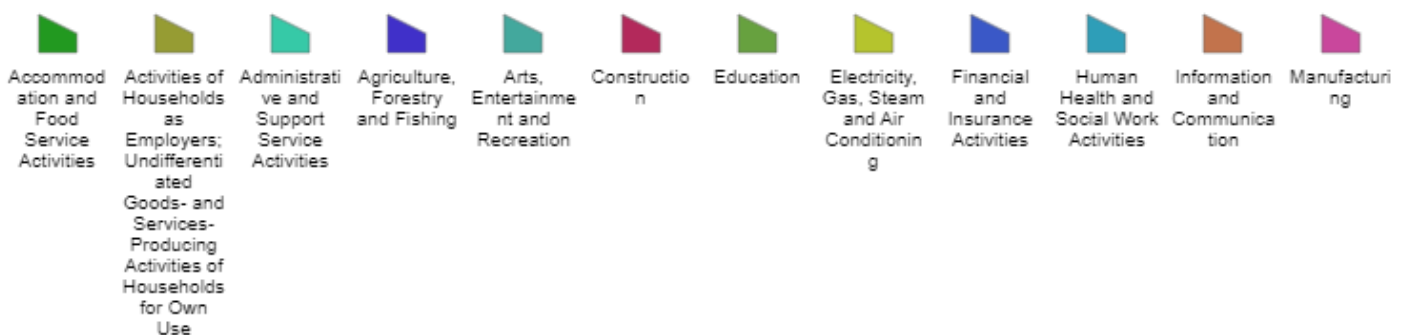
The students undertook land use surveys in March 2022 where they recorded the ground floor land use, observed likely upper floor land use and noted vacancy.

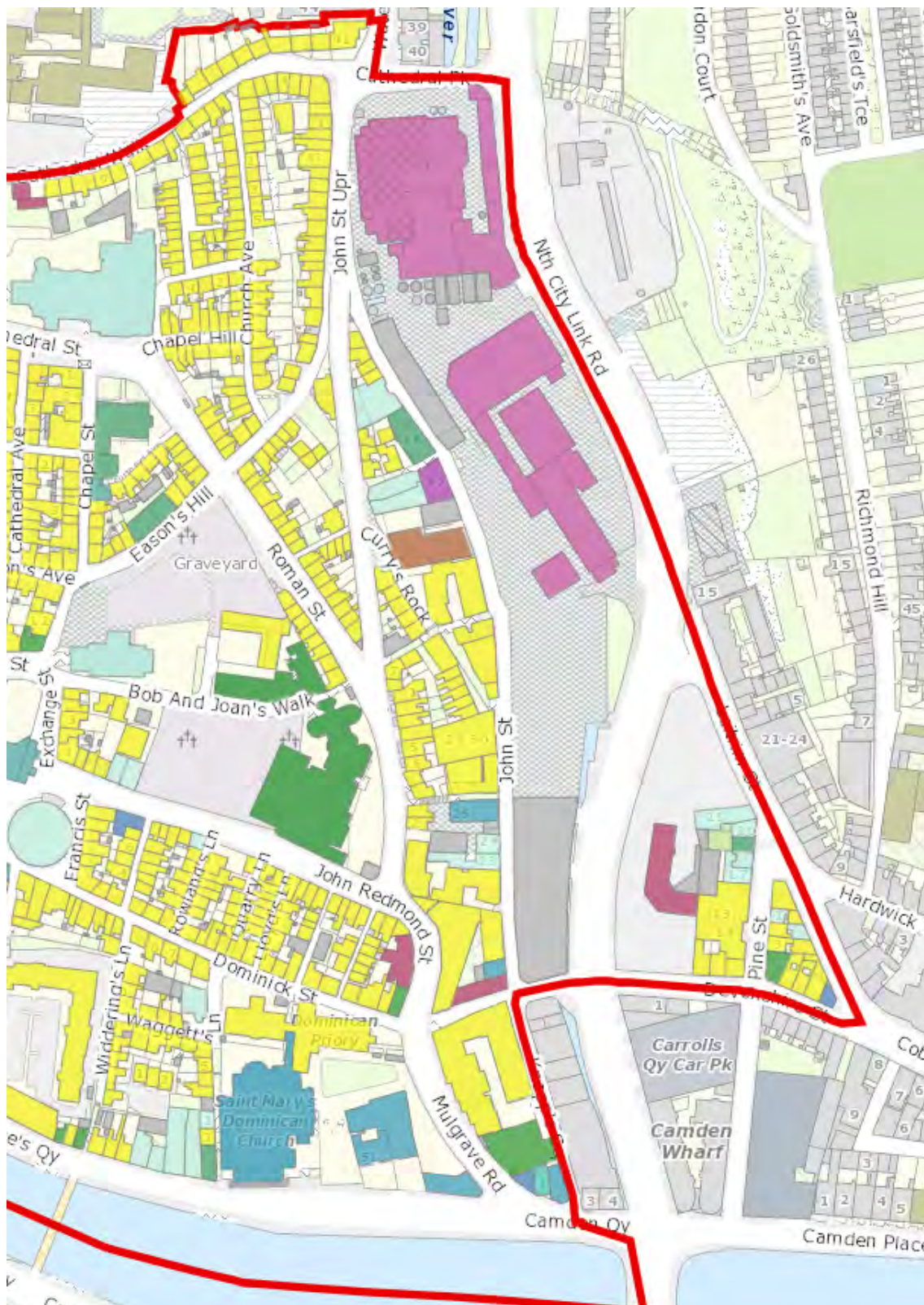
The map shown here is the ground floor land use findings. The red boundary was chosen to include the Shandon Architectural Conservation Area and align with electoral division boundaries.

The surveys were visual, for some buildings it was difficult to categorise if buildings were vacant or not from the exterior.

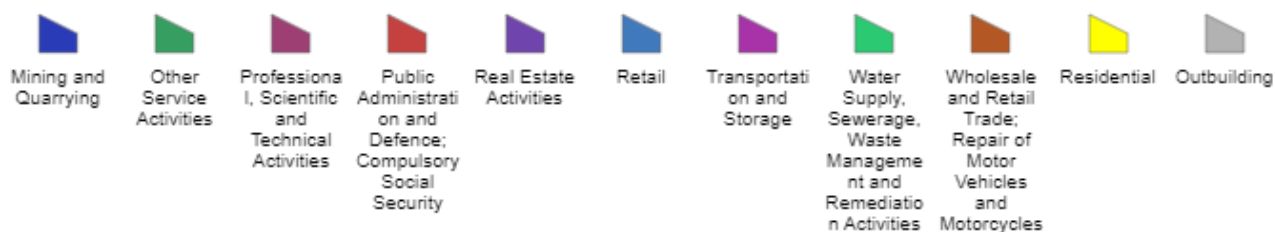


Buildings Shandon





don



A. Moving Around

The theme of 'Moving Around' was based around the focal question:

'Can people walk, cycle and navigate easily and safely through and around the area'?

We used a series of questions that encouraged the community to think of certain aspects of 'Moving Around' in Shandon.

- Do routes and paths provide obvious and direct links with the places that people want to go, such as schools, shops, parks and public transport?
- Are routes and paths safe and well lit?
- Is it attractive to walk all year round and at different times of the day?
- Is Shandon easy for those with limited mobility to get around?
- Where are key areas that walking needs to be improved?

- 7 Doing really well
- 6 Doing quite well
- 5 Doing well enough
- 4 Doing ok
- 3 Weak-ish
- 2 Quite weak
- 1 Very weak

3.5

Agreed rating
by group



Discussion

The first issue raised was the parking of cars on pedestrian routes, especially along pathways. Residents suggested the lack of car parking opportunities within the Shandon area, led to individuals parking their car onto the pathways while they carry out their tasks. They outlined that limited car parking facilities results in people park along the roads and congesting laneways to the point that it is impassable to pedestrians. Dominic Street was given as an example.

"Do routes provide obvious and direct links with the places that people want to go, such as schools, shops, parks, and public transport?". This question received a positive response due to Shandon's numerous laneways, which lead in and out of the city, providing numerous direct links to places people want to go to. The only issue raised related to Witherings Lane, a semi-gated community within Shandon. This lane is a direct link in and out of the city, and the residents outlined their frustration at the closure of these gates at various times with no notice. It was noted by a resident that often, this is done at the request of An Garda Síochána due to the presence

Some key Issues raised

- Parking on footpaths- short term and blocking pedestrian routes.
- Lack of car parking
- Numerous laneways - lots of choice for routes and direct links to destinations
- Lanes are well lit, although some light shines onto houses / windows rather than the paths.
- Bins especially on bin collection days are a hazard
- Wet leaves can result in slippery paths
- Need for safer crossing points into city centre

of antisocial behaviour, and in order to deter such activities, the gates are closed. The residents suggested that more information is provided regarding the closure of these gates and that set times are implemented to improve the permeability of the street.

In response to “are routes and paths safe and well lit?”, an issue was raised with the placement of lighting. In the smaller alleys, it was mentioned how the beams from the lights shine in the buildings rather than on the intended pathways. The resident also mentioned that the height could be adjusted lower down so that the beams are centred along the pedestrian route, not into private households. Besides this, no other issues were raised suggesting that all residents present at the community engagement felt that the majority of routes in the Shandon area are safe and well lit.

When asked, “Is it attractive to walk all year round and at different times of the day?” there were many responses. Residents voiced concern over leaves not being cleared along the Shandon area but also around Pope’s Quay, which can cause slipping, especially on narrow paths. In terms of different times of the day, a majority of residents both mentioned and agreed about the issue of bins. A frequent issue is on bin collection days, the bins are left along pedestrian routes of Shandon, which impacts the permeability of the streets. Pedestrians are forced to move around these objects, sometimes having to move onto vehicular roadways, compromising their safety. These bins sometimes stretch the entirety of the Shandon main street and also create a build-up on side streets. This also happens on different days as people have various bin collectors who operate at numerous times and days, further exacerbating the issue. Once again, Dominic Street was mentioned, incorporating the issue of bins decreasing pedestrian permeability.

“Is Shandon easy for those with limited mobility to get around?” The responses began with chuckling and pointing out the topography (“steps and hill”) of the area and how it makes it “impossible” for individuals with limited mobility to navigate the area. Dominic Street once again was mentioned by a resident who stated that it “is dangerous for anyone visually impaired” due to the presence of cars and bins and the narrow nature of the street. Outside the Maldron hotel was also mentioned. There were suggestions to aid pedestrians on their commute up the hill, such as rails and other forms of walking aids.

“Where are key areas that walking needs to be improved?” This question received a lot of input from residents. The first improvement identified was the need to develop access points and pedestrian crossings at Punches Bridge. Currently, there is no safe crossing for residents. Another resident raised the same concerns identifying the need for traffic calming measures but also the “steps are crooked”, which further hinders the pedestrian’s safety when travelling through areas such as Lower John Street. Camden Quay was another area mentioned by pedestrians where vehicular activity takes priority, and this impedes the walkability of the area. Presently, a three-way pedestrian crossing is in place; however, this is deemed slow for residents and does not allow them to cross safely and efficiently. Suggestions were made to add another link to create a four-way crossing to improve the area’s permeability and help prioritise pedestrian travel and safety.

Regarding the significant issue of bins, it was suggested that there are regulated bin days so that these are not left on pedestrian routes at different times/days. Another suggestion was to implement a communal bin area, so they are not all assembled along the pedestrian routes but instead in open areas. Underground bin areas were another resident suggestion who pointed out that the Netherlands currently applies this method, and it works. Dog waste was another issue raised by a resident, and it was suggested that a dog waste bin be implemented to mitigate this issue. Finally, the last point with regard to improvement recommended that more consideration is made for buggies. When travelling down, two or more steps can be very awkward to steer a buggy through. Instead, it is suggested that one side contain steps and the other a ramp of some sort. Otherwise, spreading these steps out for buggies was also mentioned as it would ease navigating the numerous tight steps.

B. Identity and Belonging

Do you believe that Shandon and its surrounding area has a positive and welcoming identity?

- What does it mean for you to be from Shandon?
- Do people know and celebrate their history, culture and heritage?
- Do people view the place positively?
- Do all people in the area feel connected to their community?
- Regardless of age, race, language, gender or where they live
- What makes this area distinctive?
- Your favourite time and place to meet in Shandon?

- 7 Doing really well
- 6 Doing quite well
- 5 Doing well enough
- 4 Doing ok
- 3 Weak-ish
- 2 Quite weak
- 1 Very weak

5 Agreed rating by group

Some key Issues raised

- Positive sense of place and community in Shandon and pride in the area.
- Desire to celebrate the history of Shandon
- Diverse culture
- “A village within the city”
- Strong sense of belonging
- External perception of Shandon does not meet the community’s own perception of Shandon.
- Shandon is an area with many cultures and communities within it.
- Shandon Steeple is a symbol of Shandon and the city.

Discussion

What Does It Mean To be From Shandon?
The general consensus in the room was positive and there was a feeling that the area was welcoming and supportive of whoever was there. The community felt that their past and the area’s history was important and needed to be recognised. Even though the area is diverse in terms of culture it still has its own sense of identity and Shandon is a sort of a well-supplied village within the realm of the city. The feeling of unity is strong in Shandon, and it was agreed that they felt like a family.

Do People Know and Celebrate Their History and Culture?
The reception of this prompt quickly indicated that the history of Shandon is something that all of the community felt strongly about. Given its role as one of the oldest parts of the city and its role as a historic area the general reception to this question was that the history of Shandon is not well known but the culture is celebrated, Shandon Street festival was noted here.

The installation of signs containing information from the bottom of Shandon Street upwards was suggested along with the utilisation of the museum and the crafts centre as a way to educate children and visitors to the area. This would be a helpful for new people moving into the area. The importance of the history group was mentioned and the value of the display of the photographs each year was made clear, one resident also made his desire for a way to view other residents' historical artefacts known. Suggestion that the utilisation of the Firkin Crane in this would be essential in encouraging visitors to return.

Do People View the Area Positively?

The community felt that outsider's perception of the area was rough because of idea of 'coming across the river' and its potentially its affiliation with the northside but once they got to know the area this was changed. The perception of the community from within the area was extremely positive with a strong sense of belonging.

Do all people in the area feel connected to their community? Regardless of age, race, language, gender or where they live

When this question was put to the participants, there was confusion as to how the prompt was phrased 'their community'. Throughout the discussion, there was a clear pattern that the population of Shandon is diverse and culturally rich.

Therefore, the question does the people of Shandon regardless of race, age and language feel connected to their community, is incorrect as Shandon is not a single community but rather a series of smaller communities conjoined to form Shandon. Following this up by asking the participants to elaborate on the different communities within Shandon. The response was that there are many different cultural communities within Shandon, which do feel connected to Shandon.

What makes this area distinctive?

Shandon Steeple is a distinctive feature. With the steeple towering at the top of Shandon hill, it has a presence on the streets and city. The Steeple sets Shandon apart but also generates foot traffic and economy within the area, which contributes to the community's appreciation for this historic building.

Another feature of the area participants of Shandon identified as unique to the area is the historical quarters of Shandon. This quarter includes historical buildings such as 'Church of Saint Anne's Shandon, the North Cathedral Visitor Centre, the Butter Museum, the Dominican church of St Mary and the Firkin Crane'(S.AR.A,2021).

The community engagement session brought to light the movement and want from within the area to bring more attention to this aspect of Shandon and utilise it to benefit the area. The goals of the community do not stop at just benefiting the Shandon area but by having the Cork Museum highlight historical items and photographs could not only help raise awareness that this rich history is here but also further enhance Cork's tourism.



C. Jobs and Businesses

Is there an active local economy in the area and the opportunity to access good quality work?

- Is there a range of good quality jobs available?
- Are the jobs accessible to everyone? What about younger people? Part time workers? Women?
- Are there opportunities for people to gain skills for work, such as education, training and volunteering?
- Are people happy with the distances they travel to work?
- What advantages are there to setting up a business in Shandon?
- Do you want to attract more businesses to Shandon?
- Is there any businesses or services missing from the area?

- 7 Doing really well
- 6 Doing quite well
- 5 Doing well enough
- 4 Doing ok
- 3 Weak-ish
- 2 Quite weak
- 1 Very weak

3 Agreed rating by group

Discussion

Some key Issues raised

- Shandon is primarily residential, less job opportunities in the neighbourhood
- Presence of local businesses to serve the community
- Potential for greater tourist economy in the area.
- Parking is a constraint
- Closure of Dunnes on North Main Street and shops in Blackpool impacted Shandon's smaller shops and hospitality venues.
- Suggestion of a weekly market or artisan shops.
- Shandon has an independent sense of identity

It was agreed among the consultation participants that Shandon possesses a diverse range of services, such as the credit union and solicitor's offices. However, the predominately residential land use limits the range and diversity of commercial activity in Shandon. Discussion around which businesses or services could improve Shandon's economy and serve as an appropriate addition to the neighbourhood was particularly spirited. Several community members expressed interest in attracting new hospitality enterprises with particular emphasis towards restaurants. The closure of prior hospitality ventures has led to a scarcity in both the quantity and variety of foodservice businesses including pubs and cafés. As such, the remaining hospitality establishments are now concentrated along Shandon Street, with the Friary and Café Jane acting as prominent examples. This absence in variety limits the capacity for the community to engage with the hospitality sector in terms of social interaction, patronage, and employment. New restaurants could gain financial viability by catering to both locals and tourists in the immediate Shandon area thus enhancing the local economy. The desire for restaurants was further emphasised and promoted by two community members using a green sticker on the post-it note expressing this recommendation.

Within this, the potential to create a more vibrant tourism sector in Shandon was widely acknowledged. Residents noted the significant opportunity for the introduction of walking and bicycle tours that would attract both domestic and international tourists, though concern among the community regarding the excessive noise pollution created by tourists ringing the Shandon Bells must be noted. The attraction was identified as a borderline nuisance by some residents.

Rather than wanting to attract more chain enterprises, there was a focus among the community on the addition of local indigenous businesses. Specifically, there appeared a consensus surrounding the potential for a market based around organic artisan foods. Residents believed that such a development could provide an additional focal point for Shandon and aid in balancing the northside with the city centre. Moreover, a weekly market providing a variety of goods was viewed as a way a new business could become established in a way that does not involve immediately renting a premises. Notably, a market was viewed as a means of countering Shandon's reconfiguration that led to the dominance of chain retail shops and shopping centres including the former Dunnes Stores on North Main Street and the Blackpool Shopping Centre.

The most contentious issue to emerge entailed the infrastructural pressure that could occur if more businesses opened in the area. Parking was a controversial topic as some residents believed current parking provision was inadequate and would be unable to accommodate the increased parking need from additional businesses.

Critically, the residents asserted there was little ability to gain new skills or upskill for work opportunities in the immediate Shandon area. While this topic was not sufficiently elaborated upon, it was alluded that such opportunities remain more readily available in the city centre than in Shandon.

The community identified the working from home model, prevalent as a result of the COVID-19 pandemic, as a positive initiative that could further the local economy. The residents contended that people working from home were more likely to have lunch and shop in Shandon. It was argued the cheaper cost of rent in the area would attract more people who work from home and lead to a potentially positive contribution towards Shandon's character and economic vibrancy. The participants brainstormed ideas and suggested various recommendations for how Shandon's economy could be improved. There was agreement among the attendees on the most pressing issues including the numerous ways in which the vibrancy and vitality of Shandon could be enhanced. In particular, the organic market suggestion was met with much approval from many of the attendants, becoming a topic of discussion for a second time.

D. Natural Space

Can you regularly experience good quality natural space?

Natural space includes parks, rivers, streams, green space alongside paths or roads, tree-lined streets. These can be good for wildlife, improve air quality and benefit our health and well-being.

- Is there a variety of natural spaces that are available to people?
- Are there opportunities for people to experience and have contact with nature?
- Is the natural space attractive and well maintained and is there seating for those who need it?

- 7 Doing really well
- 6 Doing quite well
- 5 Doing well enough
- 4 Doing ok
- 3 Weak-ish
- 2 Quite weak
- 1 Very weak



Agreed rating
by group

Some key Issues raised

- Lack of parks and natural space in Shandon due to historic layout and narrow streets.
- Lack of green space impacts mental health.
- Impact of the noise of Shandon Bells.
- Praise for local groups such as Tidy Towns.
- Litter is an issue in the area - who should look after it, voluntary groups or the local authority?
- Potential to engage with the river at Pope's Quay as a natural space.
- Green spaces should be connected

Discussion

During the 5km restrictions of Covid-19 lockdown, locals said St. Annes Park was the only natural space available to them. The lack of natural space was said to have been detrimental to their mental health. It was stated that there is plenty of room for improvement and there is a need for improvement if such negative effects are noted.

The community agreed that Shandon is not very green overall due to its narrow streets and the area needs more variety of natural space, including incorporating the river more. This is echoed through other points the community made too and can have a negative effect on the residence experience of their community. Shandon residents felt their place has insufficient natural space and would like more, in particular, more interaction with the river.

Secondly, and the point that was voiced a lot, was that tourist's ringing the bells is excessive and something should be done. Local's experience of natural space is impeded by this constant noise. It was also recommended that operational hours for the bells be organised so this can stop, and Shandon can rest. The community all voiced issues they had with the bells and recounted the duration of its ringing. This was not an issue for all participants.

In discussion, the community members spoke highly of the local voluntary bodies, such as Shandon Tidy Towns. A small number of participants were offering different views, one side stating that voluntary bodies should be supported more with more members. The other side felt that the responsibility and support should not be solely on voluntary bodies and should rest with the local authority. The upkeep of natural space is in contention here, while it was clear that the locals felt that Shandon has a problem with litter.

There was a desire for the integration of the river and Pope's Quay as a natural space for the community. One idea voiced and received some agreement was that cars should be removed from Pope's Quay so that the riverside space could be better utilised. Another suggestion was to make better use of the river, removing the wall and encouraging its viewing. This would bring a whole new natural space opportunity to Shandon. One further point was made relating to the river, in that a local was concerned about culverting. A desire was seen to have streams and rivers open and not culverted.

The opportunity for green pocket spaces in brownfield sites was also voiced. This was suggested to create a variety of natural space that could be mixed through derelict sites too. This was echoed in another comment that green space is disconnected, and it is haphazard rather than a green network.

Further concerns with litter and dog foul were met with suggestions for more dog foul bins. While one local felt there were too many bins, designated dog foul bins were resolved to be a possible solution to the issues.

The light from St. Annes in particular, but still throughout Shandon, were concerning as locals commented on the light pollution. This light pollution was a concern to one local as he stated that it can affect fauna habitats, specifically bats.

Natural space in Shandon is something locals feel strongly about because there is a feeling that Shandon has a lack of it. There is a feeling that natural space needs to be improved in quantity, and that it needs to be better maintained and of higher quality in Shandon.



E. Streets and Spaces

Do the buildings, streets and public spaces create an attractive place to live and work?

- Are there positive features that make Shandon feel distinctive?
- Are there negative features such as derelict buildings, traffic, vacant land or excessive noise?
- Is it pleasant to be in Shandon and to pass through it?

- 7 Doing really well
- 6 Doing quite well
- 5 Doing well enough
- 4 Doing ok
- 3 Weak-ish
- 2 Quite weak
- 1 Very weak



Agreed rating
by group

Discussion

Some key Issues raised

- Historic nature of the streets and spaces, linked to the river.
- Human scale of streets and spaces
- Importance of landmarks
- Sense of community
- Parking on streets and footpaths
- Wheelie bins on streets and lanes
- Dereliction
- Dog waste
- Poor maintenance of street and building exteriors and lack of consistency in building colours

The residents expressed how they enjoyed the built form which has developed through Shandon's deep history in Cork. As outlined by the community the lanes were built in the direction of the river as the river was the hub of activity and employment in years gone by.

It was highlighted that Shandon is at human scale, and that people enjoyed walking the streets and being in the public spaces due to this. In addition to this, all of Shandon is within walking distance due to the compact manner it has developed. This in addition to the narrow lanes and street lines result in the pedestrian or resident feeling as though they are the priority of the area.

One of the positive features Shandon has that was identified through discussion with the residents in the community engagement event was the various landmarks that exist in the area. Examples of these landmarks include the Firkin Crane, St. Mary's Dominican Church that can be found on Pope's Quay, The Butter Museum, Shandon Bells & Tower St. Anne's Church, and The North Cathedral. The buildings just stated are not only landmarks of Shandon but can be described as iconic features that represent the identity of Cork City in a more broader sense. The Shandon community were very descriptive of these landmarks in their responses and they appeared proud to have a concentration of these features in their locality.

The historical significance of these landmarks were also appreciated by the Shandon residents. It reinforces Shandon's identity as one of the oldest and most ancient districts within Cork City.

Another positive that was identified by the Shandon community in the engagement event was the architecture that can be studied throughout the area. They mentioned both the landmarks and the older residential structures that constitute a large proportion of Shandon. The Shandon community wanted to preserve the architectural design that exists in their area.

In addition to this the residents outlined how they enjoyed and loved living in Shandon, citing the strong sense of community and the distinct history and character of the area.

The community outlined that groups within the community such as the Shandon Area Residents Association (SARA) and the local tidy towns put significant work into maintaining public streets and buildings. However, it was outlined that the poor maintenance and upkeep of many homes and buildings took away from these efforts. The issues raised ranged from a lack of exterior upkeep such as painting, window washing, gardening or rubbish removal. While the issue of dereliction and vacancy was raised it was noted that these issues outlined were more prolific in some occupied houses

which from the exterior would appear vacant due to this poor maintenance. It was also noted by some in the community that they felt this issue was largely with properties which were rented and landlords were not maintaining these houses. The group felt that these issues took away from the vibrancy and the unique sense of character the area has.

It was outlined by one member of the community that in addition to the poor maintenance of some buildings as outlined above that the area lacked a theme in the painting of the exterior of the buildings. This meant as outlined above you have some buildings with little to know exterior paint or some which perhaps did not tie into the other buildings surrounding them. This was raised that it would help to increase the vibrancy of the area and build on the areas strong sense character which is established by the built form of lanes and alleys. It was highlighted that this would help the efforts being made by community groups such as SARA and the Tidy Towns.

The Shandon residents were very concerned about the condition of their area in relation to dog waste that can be consistently observed on the footpaths and streets. They argued that this issue reduced the attractiveness of Shandon in relation to the walkability of the area. Community groups such as the Tidy Towns were particularly concerned with this problem as it countered their efforts to create a clean and friendly environment that the residents can feel proud of. It was also identified that Shandon Street, where the core retail and commercial function is located, has the most instances of dog waste being found on the footpaths which discourages pedestrians from browsing the various shops located in the area. The suggestion of further public bins was made however, the residents feared this would only further add to the street clutter.

Another issue raised by the Shandon community was the presence of wheelie bins that represent obstacles to navigation through the streets and alleyways that can be found in the area. This reduces the chances of Shandon to be a pleasant place to walk through as pedestrians feel obstructed by wheelie bins that line the footpaths of popular roads. Street clutter not only hinders the pedestrian's walking experience but can also be a detriment to the aesthetics of an area. The Shandon residents claimed the situation was better when the City Council were responsible for the waste management of the area.

F. Amenities and Facilities for All

Q. Are the facilities and amenities adequate and do they meet the needs of everyone in the area

- Is there a big enough range of facilities to meet a variety of different needs and support healthy lifestyles? Anything missing?
- Do they serve people of all age groups? Kids? Teenagers? Adults? Elderly people?
- What about people from different religions or ethnicity? Those who have disabilities?
- Are the facilities and amenities within a reasonable distance and easily accessible?
- Are they of good quality and well maintained?

- 7 Doing really well
- 6 Doing quite well
- 5 Doing well enough
- 4 Doing ok
- 3 Weak-ish
- 2 Quite weak
- 1 Very weak



Agreed rating
by group

Some key Issues raised

- Need for amenities for children and teenagers
- Good amenities for older people in Shandon, including a bus collection to the social centre.
- Need for multicultural centre or community hall to cater for the diverse needs of the community.
- A new community hall needs to be of sufficient size to cater for large social events.

Discussion

The residents outlined that the facilities and amenities in Shandon are not adequate, and they do not satisfy the needs of everyone regardless of their age, race, ethnicity, religion, or ability. The community overwhelmingly agreed on this point when we asked if the facilities meet the different needs of the community and provided us with several examples of what the Shandon community is missing to make it a more inclusive and engaging space for everyone.

One participant shared their view that there is a distinct lack of playground facilities in the area for young children, while another participant shared that there are no spaces for teenagers to gather outside after school, such as a skatepark.

There was slight contention from different parts of the room around the understanding of the provision of facilities and amenities for older people. Some residents were not previously aware that a day centre called COFFA House (Cork Old Folks Friendly Association) is located in Shandon. This social centre caters for the elderly and is located on Church Street in the centre of Shandon and provides a range of wonderful activities such as bingo, meals on wheels, bus outings, afternoon dinner and film showings.

Another participant in the room also recalled that there is a bus service available that can collect older people and bring them to and from the centre if they have reduced or limited mobility.

The participants were also in agreement on the night that there are just not enough facilities in Shandon to accommodate and cater for the various ethnic/cultural/religious communities that live there. It was obvious from their engagement with this topic that this is something the public are passionate about, as participants suggested solutions such as using the Butter Exchange or the Firkin Crane to host events such as culture evenings, and food tastings to further the interaction between different communities and to celebrate the diverse nature of the area. It was noted that there are no facilities such as a GAA Club in the immediate area which would be helpful in building a sense of community and integration within an area.

We also identified that there is no community hall available to residents in the area to host activities in the evening time. One participant suggested that the local school hall be made available, as it is underutilised when the children go home in the afternoon.

Unfortunately, due to lack of time, our group could not fully explore and flesh out the topic of facilities/amenities for those with disabilities, which is a topic that we would like to research further in the future to ensure that the voices of those in the community with various needs can be catered for in this space. It is clear that residents felt the topography of the area in itself limits the mobility of people with physical disabilities and some work will need to be done to facilitate greater integration of these types of people in the wider community.

It is important to point out that at the end of our collective presentation as a class group, participants had the opportunity to go around and put green dots on the different comments that came up as part of the discussion that they agree with. Four of our sticky notes received such stickers.

The first note received 1 green sticker for the lack of facilities in the area such as playgrounds, outdoor gyms, and space for teenagers

The second note received 1 green sticker for there not being enough facilities to accommodate specific communities; also hard to find space in the area to accommodate social events

The third note received 2 green stickers which stated that there was a community hall missing in the Shandon area

Finally, another note received 1 green sticker for a lack of signage showing where facilities are located in the area e.g. yoga class is currently running in the local school, but most residents were unaware of this.



G. Housing and Living

Q. Does housing support the lifelong needs of all of the community?

- Does the variety of housing options allow people to stay in the area as their needs change, for example as they age or if their mobility becomes limited?
- Are different types of housing well-integrated and mixed to suit the needs of the area?

- 7

Doing really well
- 6

Doing quite well
- 5

Doing well enough
- 4

Doing ok
- 3

Weak-ish
- 2

Quite weak
- 1

Very weak

3.5

Agreed rating by group

Some key Issues raised

- New builds could reflect historical pattern and design of traditional buildings
- Lots of short term rents in the area causing issues
- Concern about the standard of living for some in the upper floors of commercial buildings - bed-sits without living areas
- Lack of family sized homes
- Overdevelopment of one bed residences
- Lack of accessibility for elderly or others with mobility needs

Discussion

The group was very engaged with the topic and had strong opinions on what was happening with housing development in Shandon and what their opportunities were living there.

Housing Quality

The focus of this was in new builds and conversions with this being the only topic people decided to emphasise their agreement with at the end of the consultation. There were concerns on the quality of the living space for the residents with mentions of rooms being subdivided to increase the rental capacity of houses as well as the conversion of shared living spaces, such as sitting rooms to bedrooms decreasing the shared space as well . New builds were seen to continue the trend towards substandard single room renting. The increase of renting was seen to predominantly target shorter term leases and this is affecting community cohesion as these renters are less likely to get involved in the area. Rented homes were considered to be more likely to be left in a state of disrepair or have poor exterior maintenance that brought down the tone of the streets. This exaggerated an image of vacancy and disregard that did not fit the level of care for the area by the long term residents felt existed.

New housing types

The residents commented on the rise in the number of bedsits and house sharing being built to rent. Many residents raised the issue of the overdevelopment of 1 bed housing in the area too. The new housing developments are catering to the developer rather than to the locals, the money is not being returned to the Shandon area. The element of a transient renter community was raised among this point. It was also stated that the new housing made available for rent often featured inadequate living space.

Impact of new housing types on the fabric of the area

The residents noted the change away from mixed use buildings. There is an existing structure on the main street of Shandon of upstairs living and retail downstairs. Developers have left the upstairs to concentrate on the retail aspect, locals raised this issue as these apartments can provide quality housing while maintaining the mixed use of the street. The conversion of shops to rental accommodation was also flagged as an issue as it changed the makeup of the street in ways that were considered to have a negative effect on the character of the street and the viability of the remaining shops.

Availability of housing in the area suitable for changing life needs

Houses too small to have children in but too inaccessible to live in as mobility decreases. The residents brought up the point that the existing structures are not ideal for the creation of families as most of the housing is under 3 bedrooms. Furthermore, the issue was raised that as the community ages, the housing standard is not suitable for the needs of the elderly as they are inaccessible as mobility decreases with age.

H. Traffic and Parking

Q. Do traffic and parking arrangements allow people to move around safely and meet the communities needs?

- Do people take priority over cars and other traffic?
- What impact does traffic have on health and wellbeing in Shandon (you might want to think about access, noise and air quality)?
- Is parking in a safe and secure location?
- Are traffic-calming measures used effectively to benefit the area?
- Are there too many cars and too much traffic in the area?

- 7 Doing really well
- 6 Doing quite well
- 5 Doing well enough
- 4 Doing ok
- 3 Weak-ish
- 2 Quite weak
- 1 Very weak

2.5 Agreed rating by group

Discussion

Some key Issues raised	
	<ul style="list-style-type: none">• Cars prioritized over pedestrians• Parking on footpaths is an issue• Wheelie bins• Need for some short term parking to support local businesses• Fumes from idling traffic• smaller lanes not suitable for trucks and vans or 'rat runs' from sat nav systems• Possibility for one way street or lanes?

The first question elicited an overwhelming response by the group that Shandon assigns priority to cars over pedestrians. This was a key thread throughout this discussion. The narrow and confined nature of Shandon’s streets featured prominently within this discussion as the cause of wider issues. A number of community members spoke about the streets in Shandon becoming unwalkable due to the traffic volumes. The community highlighted the hardship caused to people with mobility issues, especially with wheelchair users as cars often illegally park on footpaths. This results in the pedestrian having to use the road as a footpath. During the discussion for another theme, a respondent raised a scenario of wheelie bins on footpaths, that are mixed with parking on the street, forcing pedestrians to walk on the road. This was identified as a safety hazard with no traffic calming measures adding to this danger.

A recurring item in this discussion was parking spaces. This proved to be a contentious topic as the group felt that it is difficult to support local businesses with supply of parking and the parking fees. This was confirmed by it receiving green stickers after the discussion. One respondent cited some drivers idle their vehicles in these spaces and it was an environmental concern. There was also the issue of large delivery vans and trucks parking in allocated parking spots often causing a shadow on the windows, resulting in lack of light in homes. There was uniformity with the group that parking is an issue within Shandon.

Many community members stated that the size of some vehicles are unsuitable for Shandon's streets. It was suggested by some that delivery companies should have smaller vehicles to operate in Shandon's narrow streets. Buses and lorries were also cited by the community as being too large to be able to properly turn in Shandon.

A concern was also raised by one member of the community that the limited parking provision is often used by commuters, rather than the residents of Shandon. There was an issue raised by the residents of a restricted access to homes and businesses due to legal and illegal parking in Shandon. One community member suggested the change of parking spaces to loading bays only. However it must be noted that this comment received two red stickers indicating a divide within the community group.

An idea that received overriding support, during and after the discussion, was to reduce the traffic on Upper John Street to one way. This was described as a pinch point for car traffic during the day. One community member told of repeated "stand offs" occurring here due to the two lanes of traffic unable to pass each other on the narrow street. The potential pedestrianisation of streets was also proposed as some members suggested "taking away" cars completely from areas. This would be a radical proposal but received support after the discussion. Both of these ideas received multiple green stickers after the group discussion.

Other suggestions to improve Shandon in traffic and parking were the introduction of speed bumps, reintroduction of the horse and cart, and the return of bicycles to Shandon.

Overall Ratings

	Theme	Average Score
A.	Moving Around	3.5
B.	Identity and Belonging	5
C.	Jobs and Businesses	3
D.	Natural Space	3
E.	Streets and Spaces	4
F.	Amenities and Facilities for All	3.5
G.	Housing and Living	3.5
H.	Traffic and Parking	2.5

This table illustrates the overall average ratings of the Shandon community who attended the event.

The highest average scores are for “Identity and Belonging”, and “Streets and Spaces”. The group were very proud of their identity, the community and the historical form of their area and this is reflected by these scores.

The lowest average scores are for “Traffic and Parking”, “Natural Space” and “Jobs and Businesses”. The impact of traffic, parking, obstacles on the street and paths were forefront in the discussion of traffic and parking. The lack of natural space and access to the river were key issues in the discussion of Natural Space and the need for more local businesses to serve local community and tourists were mentioned.

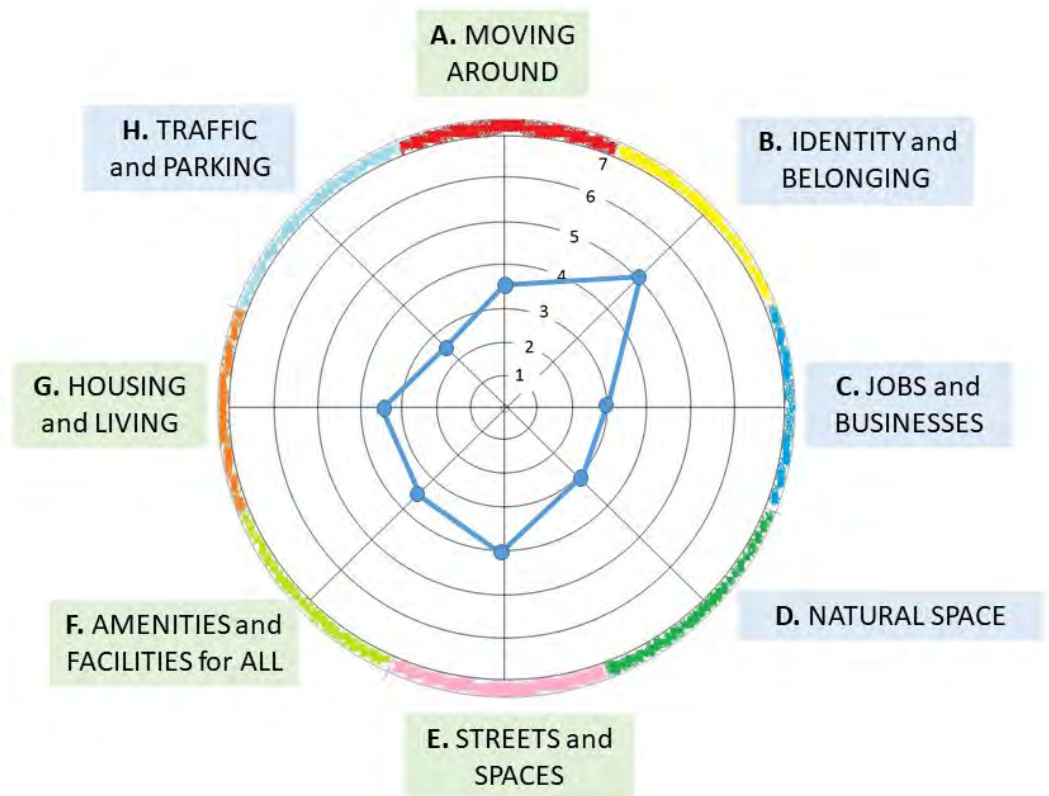
The diagram opposite illustrates each group score overlaid on the Place Standard Tool diagram.

Ratings Explained

- 7** **Doing really well** in terms of identity and belonging
- 6** **Doing quite well** - a few things to be worked on
- 5** **Doing well enough** – but some actions needed
- 4** **Doing ok** - but it could slip back without attention
- 3** **Weak-ish** but can improve if worked on
- 2** **Quite weak** – many actions needed
- 1** **Very weak** – a lot of improvement needed !

How Good is Our Place?

Shandon





PD6113 - Information and Engagement Skills
Masters in Planning and Sustainable Development, first years 2021/22

Students:

Áine McCarthy, Cailin McNamee, Callum Morris, Dan Pierse, Emma Ruane, Gordon O'Meara, Heather Bennett, Kyle Banquer, Liam Devaney, Leon Murphy, Lucy O'Keefe, Luke Cuddihy, Rory Hanrahan, Sadhbh Gaston, Shane Nee, Triona Walsh

Lecturer:

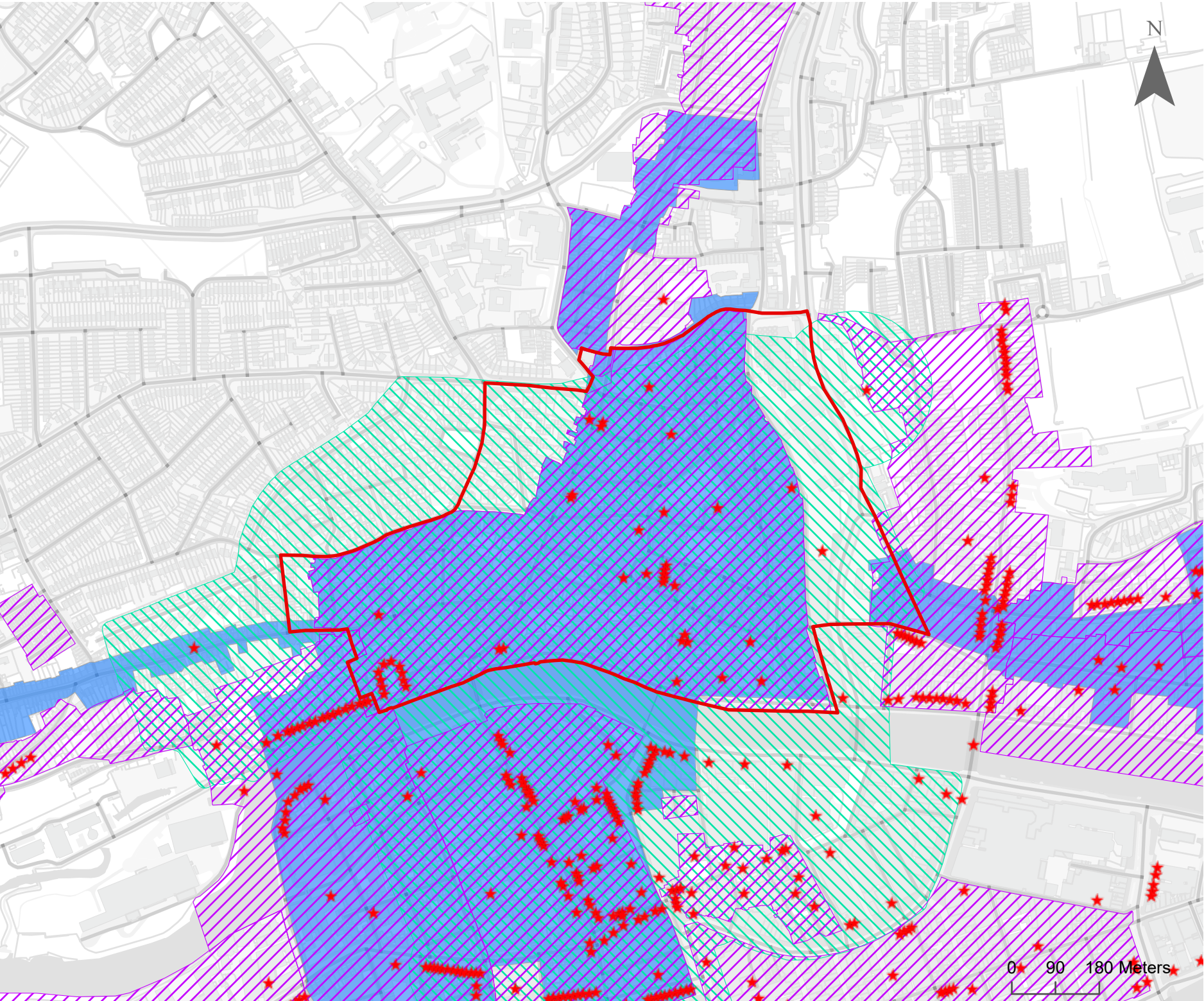
Jeanette Fitzsimons






Cork City Council Liaison:

Stephen Murphy

*Photographs by Jeanette Fitzsimons, Lucy O'Keefe & Dr Karen Ray
Graphic design by Centre for Planning Research and Education, UCC*

F. Living City Initiative 'Key Regeneration Area' Map



- Key**
-  Shandon IUS Boundary
 -  Protected Structure
 -  Zone Archaeological Potential
 -  Special Regeneration Area
 -  Architectural Conservation Areas

NOTES: Data provided by Cork City Council

Title:
Baseline Mapping

Map title:
Living Cities

Project:
Shandon Integrated Urban Strategy



John McLaughlin
Architects



Comhairle Cathrach Chorcaí
Cork City Council

AtkinsRéalis