



**DRAFT**  
**SHANDON**  
**Integrated Urban Strategy**

October 2024



[Link to website](#)



Rialtas na hÉireann  
Government of Ireland



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



THRIVE is co funded by the Government of  
Ireland and the European Union Strategy  
through the ERDF Southern, Eastern & Midland  
Regional Programme 2021-27.

# Executive Summary

Welcome to the Integrated Urban Strategy for Shandon. This is an ambitious heritage and community-led Integrated Urban Strategy (IUS) for the Shandon Area, which is progressed under the Government's Town Centre First Heritage Revival Scheme (THRIVE). THRIVE is co funded by the Government of Ireland and the European Union Through the Southern, Eastern and Midland Regional Programme 2021-2027. In line with the guidance set out in the "Town Centre First – Approach for Irish Towns" and the THRIVE guidelines, the strategy will set out a visual, action-based roadmap for the future development and revitalisation of this historic neighbourhood.

Our strategy addresses complex urban challenges by uniting stakeholders, including the community, businesses, and council departments, to ensure environmentally sustainable, economically focussed and socially inclusive development which aligns with New European Bauhaus principles and values of sustainability, inclusivity and beauty.

Section 2 provides a baseline analysis of Shandon that is informed by the feedback/insight generated by a 'Let's Talk Shandon' engagement process and reinforces the policy objectives of the Cork City Development Plan 2022-2028. Highlighted challenges included maintaining historic buildings, improving laneway safety, revitalising the social and commercial potential of Shandon Street, attracting and maintaining visitors in the area, and managing the impact of motor vehicles on the historic street network.

Section 3 outlines a vision statement, aims, and objectives to guide the actions and projects emerging from the IUS. The vision is for Shandon to be a neighbourhood that cherishes its heritage, cultural dynamism, and community bonds,

fostering a vibrant, welcoming, and inclusive place for living, working, learning, shopping, visiting, socializing, and aging together.

Section 4 details site-specific and non-site-specific projects to achieve this vision. Site-specific projects include three building improvements: Weighmaster's House, John Redmond Street buildings, and the Legion of Mary building. Public realm and green space projects focus on enhancing Shandon Street's pedestrian environment, improving the historic east-west spine of Church Street, Exchange Street, and John Redmond Street, and revitalizing St. Anne's and Dr. Mary Hearn's Memorial Parks.

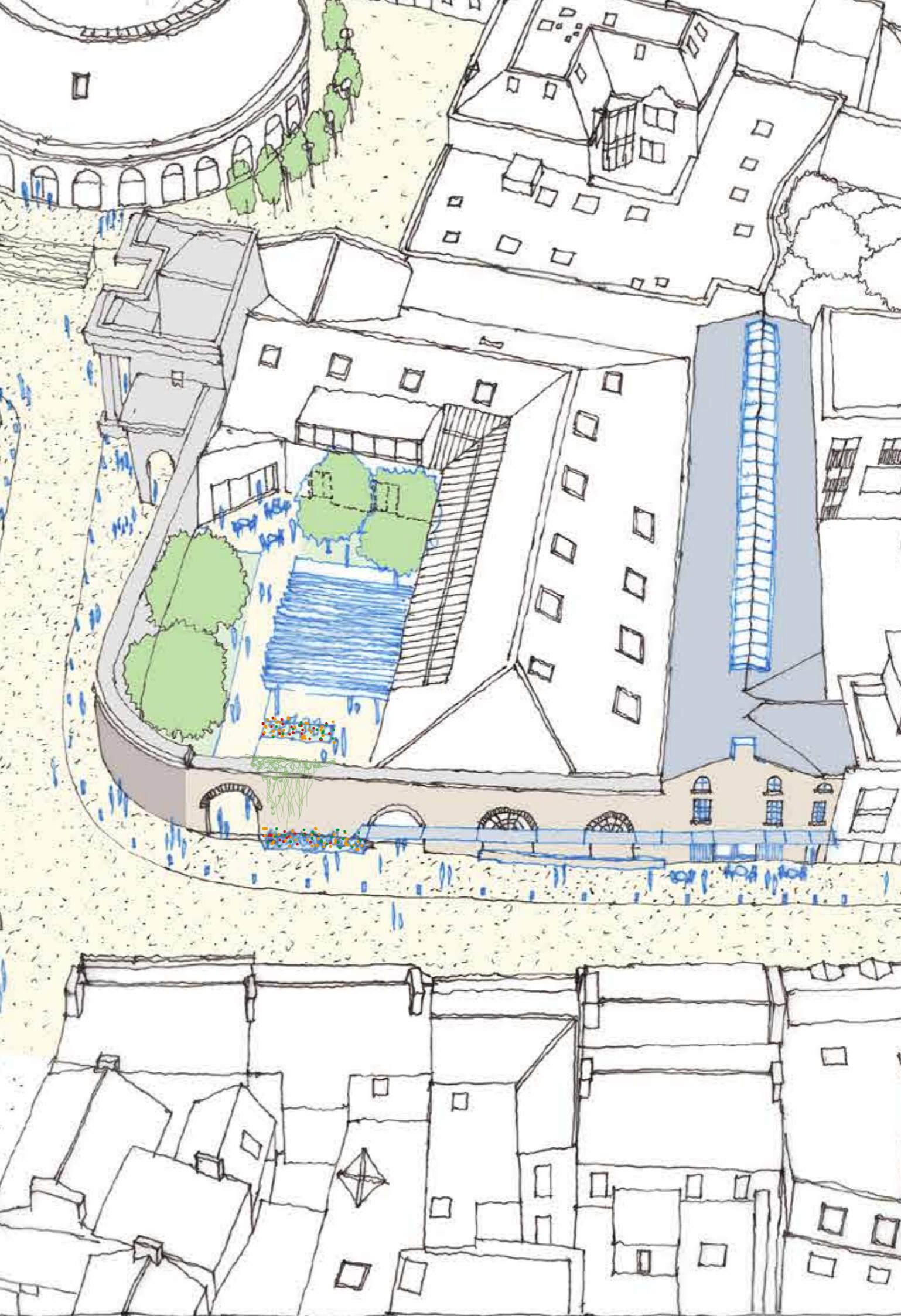
Proposed improvements for accessibility and safety include enhancing key laneway links from Pope's Quay, improving wayfinding along Devonshire and Dominick Street, and greening and parking consolidation along Old Market Place. Smaller projects include a pocket park on Eason's Hill and a mural on the Heineken wall on Lower John Street.

Non-site specific projects involve guidance and strategies to:

- protect and enhance the area's historic character;
- establish a new mobility strategy for pedestrians and vehicles, and;
- set out measures to address illegal and inappropriate parking.

Section 5 outlines an intervention and phasing plan for the projects identifying indicative time frames, ownership, delivery mechanisms, and potential project partners, with Cork City Council playing a crucial role in facilitating investment.

Despite significant challenges, the opportunities for Shandon are immense. The Integrated Urban Strategy is expected to catalyse regeneration, helping achieve the community's visions and aspirations over the coming years.



## Document History

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
1.0	First draft issue to client	DJ	NT	UF	UF	09.10.2024
2.0	Second draft issue to client	DJ	NT	UF	UF	16.10.2024
3.0	Third draft issue to client	DJ	NT	UF	UF	18.10.2024
4.0	Final Draft issue to client	DJ	NT	UF	UF	22.10.2024

## Client Signoff

<b>Client</b>	Cork City Council
<b>Project</b>	Shandon Integrated Urban Strategy
<b>Job Number</b>	5230350
<b>Client Signature &amp; Date</b>	





## 1. INTRODUCTION

- 1.1 Introduction to IUS
- 1.2 Purpose of IUS
- 1.3 Description of Study Area
- 1.4 Methodology: Feedback to Priority Projects



## 4. INTEGRATED URBAN STRATEGY

- 4.1 Integrated Urban Strategy
- 4.2 Shandon Street Character Area Projects
- 4.3 Historic Heart Character Area Projects
- 4.4 Connection / Link Projects
- 4.5 Additional Public Realm / Pocket Park Projects
- 4.6 Non-Site Specific Projects



## 2. UNDERSTANDING THE PLACE

- 2.1 Community and Cultural Assets
- 2.2 Sustainable Travel and Parking
- 2.3 Land use, projects and buildings
- 2.4 Historic Growth of Shandon
- 2.5 Character Areas
- 2.6 Engagement Process



## 5. IMPLEMENTATION AND PHASING PLAN

- 5.1 Strategy Delivery Summary
- 5.2 Potential Phased Projects
- 5.3 Phasing Plan
- 5.4 Land Ownership
- 5.5 Funding Sources



## 3. VISION STATEMENT, AIMS AND OBJECTIVES



## 6. PRIORITY PROJECTS

- 6.1 Priority Project Summary
- 6.2 Butter Market and Weighmaster's House
- 6.3 Revitalising Shandon's Green Spaces
- 6.4 Re-imagining Shandon Street



## A. APPENDICES

- A. Historic Character Appraisal
- B. Policy Context
- C. Transport Note





# 1. INTRODUCTION

This section provides an introduction to the project, its background and its geographical extents and the structure of the document, describing the Integrated Urban Strategy has emerged through an understanding of Shandon. The section culminates with a summary of how the activities undertaken to engage with the local community and key stakeholders have informed the IUS.



# 1. INTRODUCTION



## 1.1 Introduction to IUS

This Integrated Urban Strategy (IUS) develops a range of emerging site and non-site specific project priorities that have been identified through a thorough process of analysis and engagement. This has included a 'Let's Talk Shandon', a public engagement event held in the Firkin Crane, as well as engagement with local schools and businesses. A Neighbourhood Team, made up of a group of local workers and residents has helped steer and facilitate emerging projects / actions.

Despite Shandon's many attractive qualities, its rich heritage and historic building stock, proximity to Cork City Centre and active local community it has suffered a level of decline in recent years. This has manifest itself in the number of dereliction/vacancy, poor pedestrian links up to Shandon from the City Centre and from surrounding areas of public realm and parkland that is either of low quality, dominated by parking or not fulfilling its obvious potential. Cumulatively this all contributes to a general lack of vibrancy, vitality and attractiveness along Shandon Street and in the historic heart of the neighbourhood.

The road map set out in this document includes the outline of projects that seek to address some of these complex urban challenges by involving multiple stakeholders and ensuring development is both environmentally sustainable, aesthetically attractive and socially inclusive, in line with the three values set out by the New European Bauhaus initiative.

## 1.2 Purpose of IUS

The Shandon IUS will serve as a heritage-focused roadmap, guiding efforts to enhance the role, image, vibrancy, vitality, and resilience of the neighbourhood. Improvements will be driven by a deeper understanding of the need to protect and enhance Shandon's historic buildings and street network, with clear guidance shaping future private investment.

The strategy focuses on two key areas: Shandon Street and Shandon's 'Historical Heart' around Shandon Bells and Firkin Crane. Enhancements in accessibility and place-making within and leading towards these two areas will leverage investment and regeneration.

Additionally, the IUS will bring together community vision, business interests, local knowledge, and expertise from key sectoral stakeholders and local authorities. This collaboration will establish a strong roadmap that ensures a more sensitive approach to how the area is developed/regenerated in the future, and help promote, progress and deliver the key site-specific projects.

This IUS is being progressed through the first strand of the Town Centre First Heritage Revival Scheme (THRIVE) and is aligned with the Town Centre First (TCF) Framework and other relevant policy, including the Cork City Development Plan (2022-2028).



# 1. INTRODUCTION

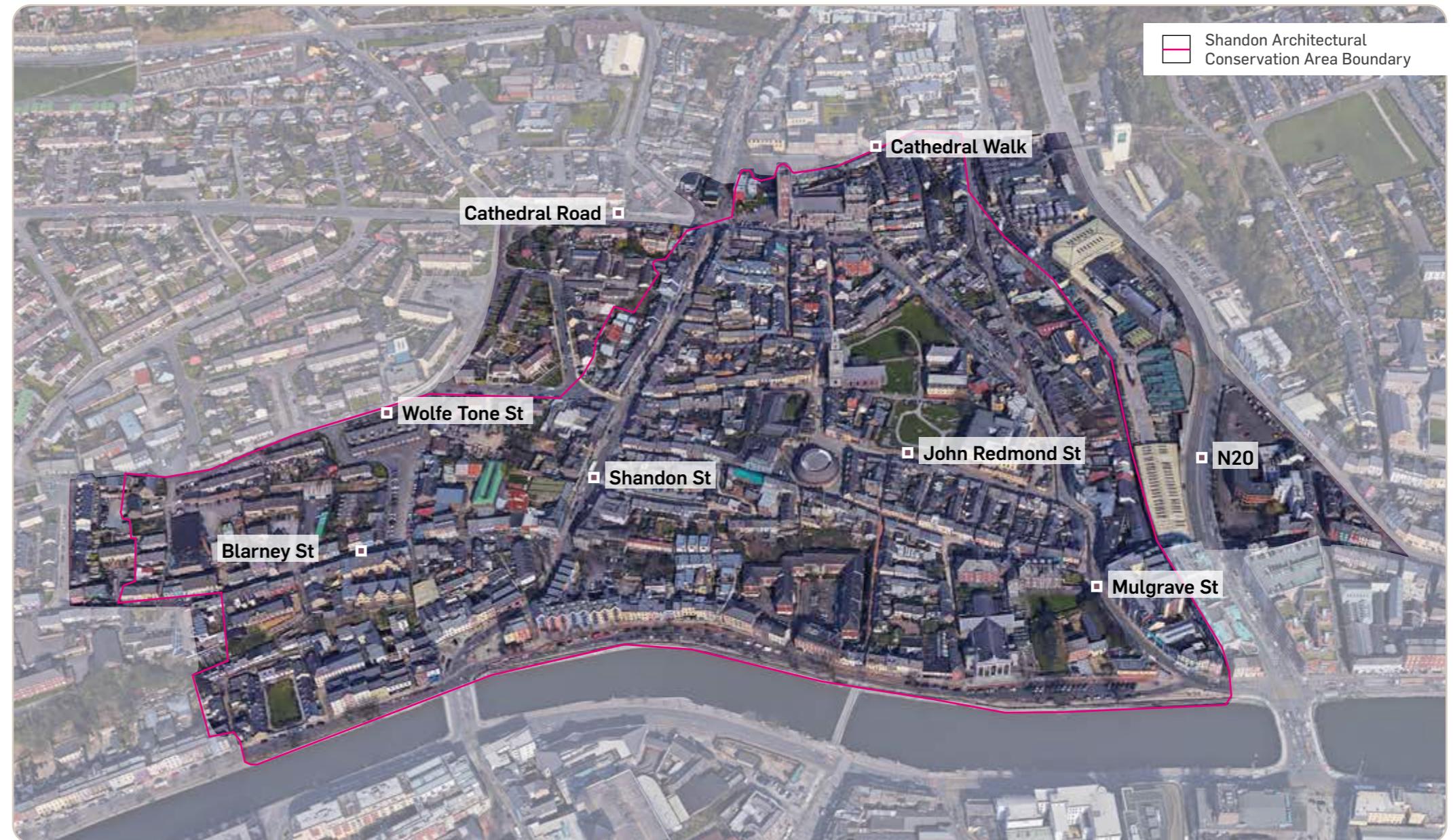


## 1.3 Description of Study Area

The IUS covers Shandon, an area of significant social, economic, cultural and religious importance. It has a distinct and unique identity which retains much of its historic urban fabric. The boundary of the project was identified as part of the Shandon Town Centre Health Check undertaken in 2022 and includes the Shandon Architectural Conservation Area (ACA), as extended to align with CSO Small Area Boundaries.

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 Leitrim 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 the Firkin Crane, the former Butter Market, Skiddy's Almshouse, and most notably, St. Anne's Church with its distinctive Italianate tower.

**Figure 1:** Aerial plan showing study area



# 1. INTRODUCTION

## 1.4 Methodology: Feedback to Priority Projects

The following briefly sets out how the feedback generated from the local community / stakeholder engagement has been whittled down to first 14 site specific and xx non-site specific projects for Shandon and secondly the three priority projects for Shandon. Not all these opportunities will initially be taken forward by CCC; the purpose for inclusion of these projects is to provide support to other organisations and social groups in applying for funding/grants that are not available to Local Authorities.



During the 'Let's Talk Shandon' engagement process, hundreds of comments from local stakeholders were gathered. These comments were mapped and reviewed against TCF Policy objectives, NEB values, and the initial baseline analysis of the area. This process led to the identification of various site-specific and non-site-specific projects to be promoted and progressed through the Urban Strategy.

The buildings and public realm/park projects identified in step 1 were then reviewed and refined through workshops and online discussions involving internal officers and the Neighbourhood Team. Projects were either removed or adjusted based on a deeper understanding of community needs and desires, their feasibility, alignment with broader council objectives, and to ensure they did not duplicate efforts of other Council departments.

### Criteria for selection

- Survey comments, submitted either via the project website or in paper form at key locations across each area
- Post-it notes and discussions at in-person engagement events.
- Key stakeholder discussions, including business and school engagement.

### Criteria for selection

- Sense-checked through discussions with internal CCC officers and workshop with NT.
- Aligned with other Council Policy/projects.
- Avoided duplicating Council resources.

### Criteria for selection

- Has strong potential for impactful revitalisation of the neighbourhood.
- Can be delivered by CCC in partnership with other organisations
- Can be delivered by any other organisation (Housing Association / Developer, Social organisation / community group)





## 2. UNDERSTANDING THE PLACE

This section starts with maps illustrating the current conditions and assets within the study area. It then highlights key features and improvement potential across various Character Areas<sup>1</sup>. This information has been collected through site visits and discussions with local stakeholders and Council officers. It concludes with a summary of how the 'Let's Talk Shandon' engagement event in Autumn 2024 and Neighbourhood Team Workshops and internal officer meetings have been instrumental in shaping the development of emerging projects for the area.



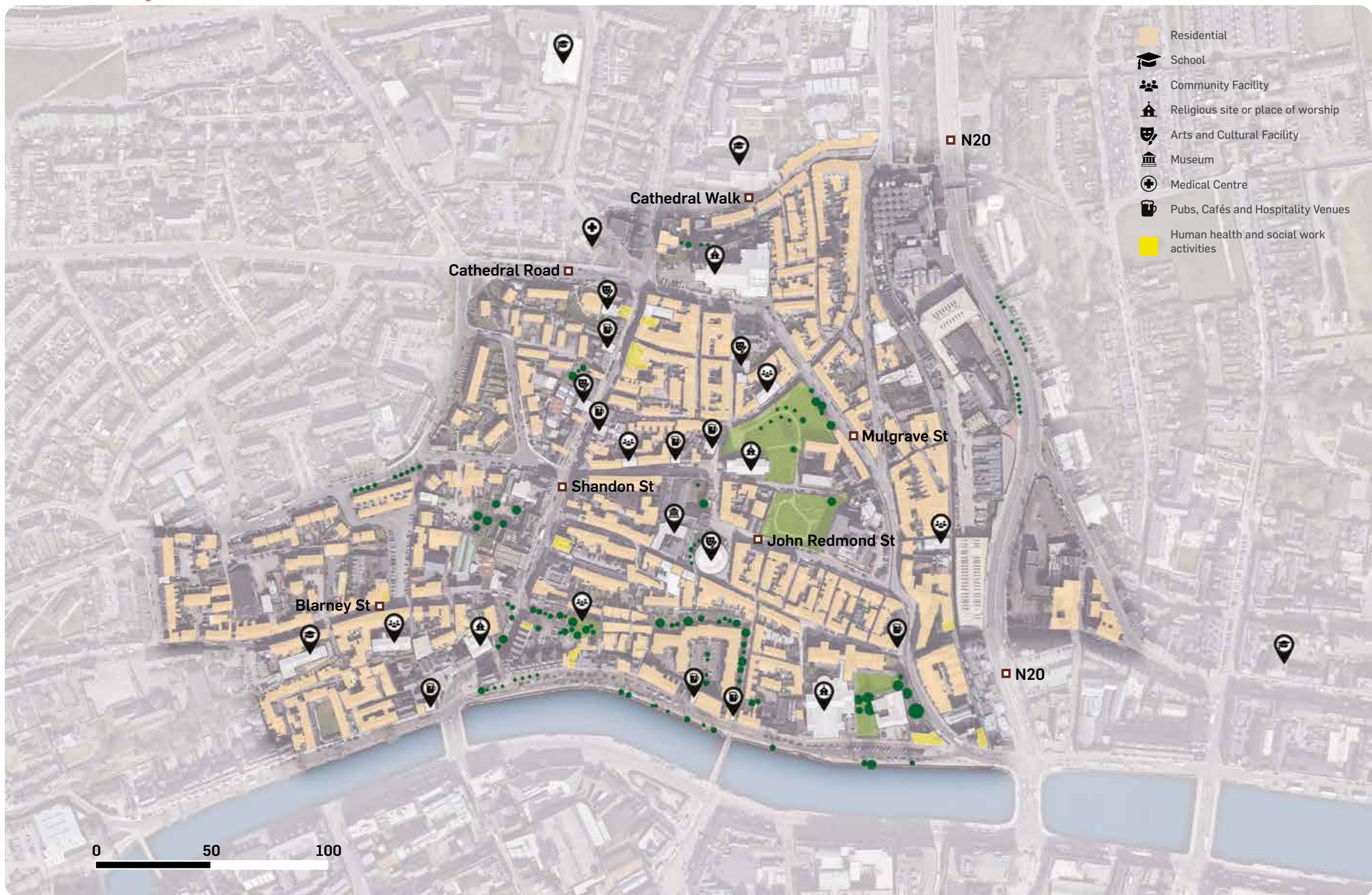
<sup>1</sup> Informed by a Heritage Character Assessment undertaken on Shandon (included as Appendix A).



## 2. UNDERSTANDING THE PLACE

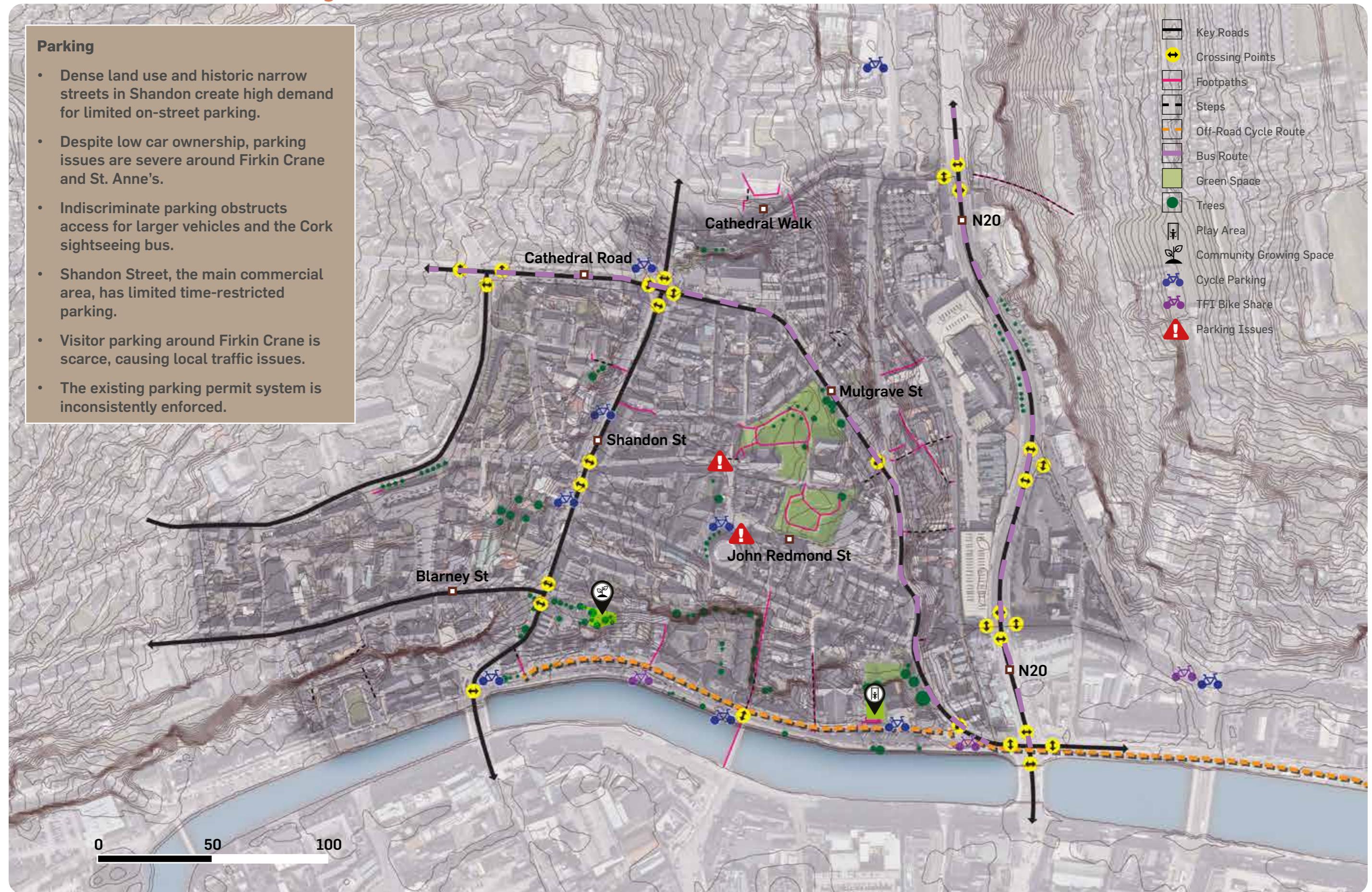
### 2.1 Community and Cultural Assets

Figure 2: Plan showing community and cultural assets of Shandon



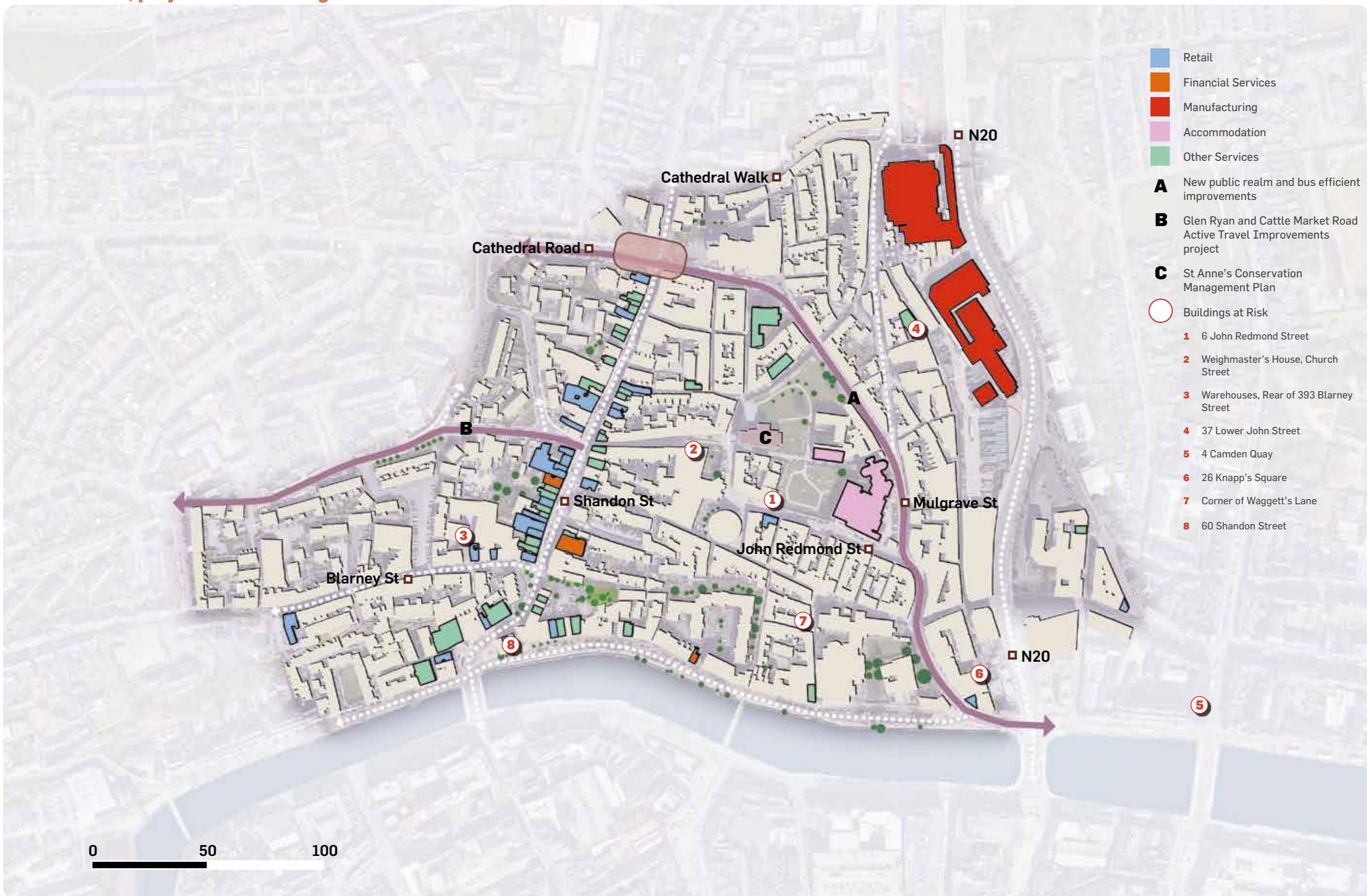
## 2. UNDERSTANDING THE PLACE

### 2.2 Sustainable Travel and Parking

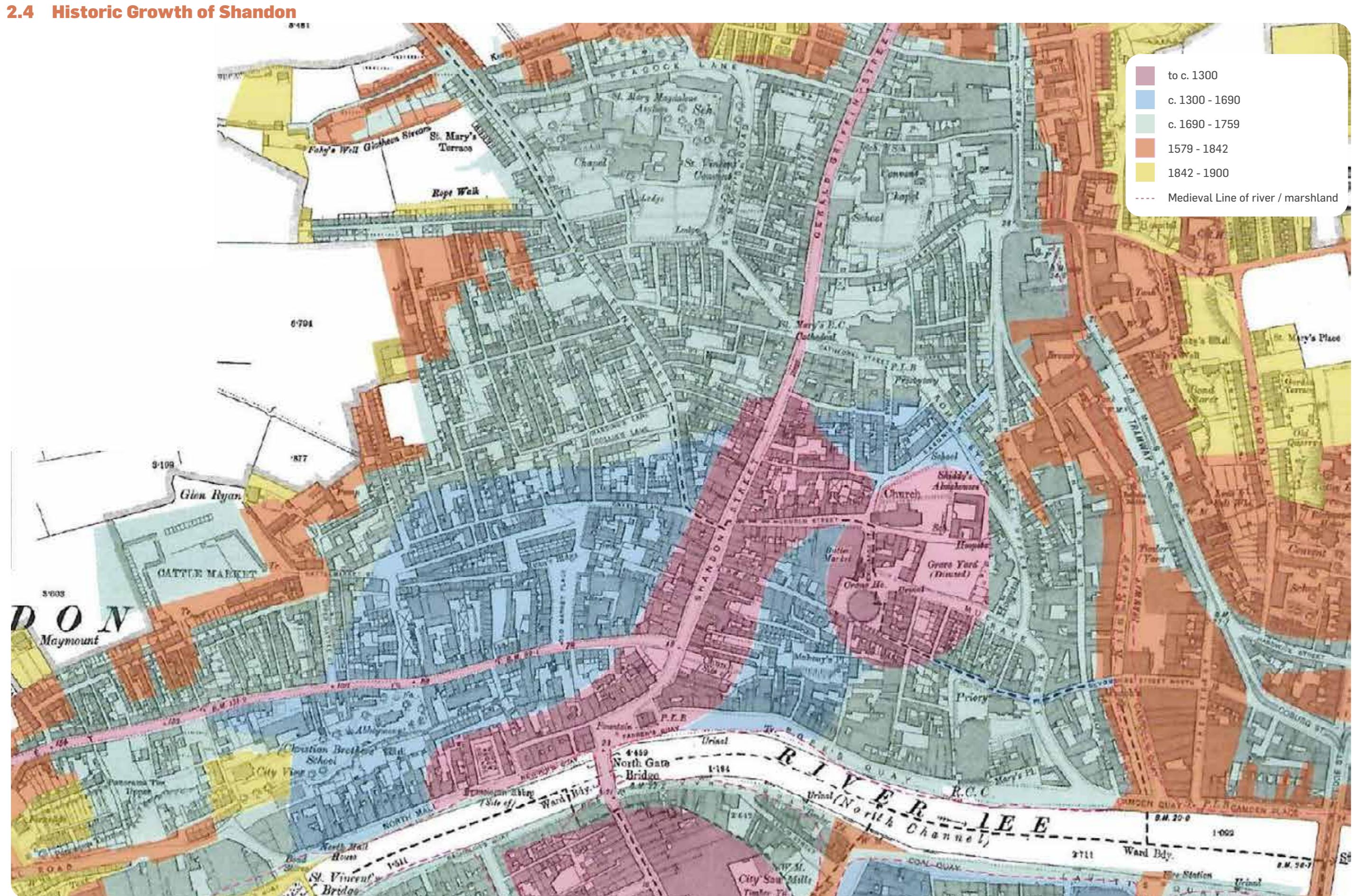


## 2. UNDERSTANDING THE PLACE

### 2.3 Land use, projects and buildings



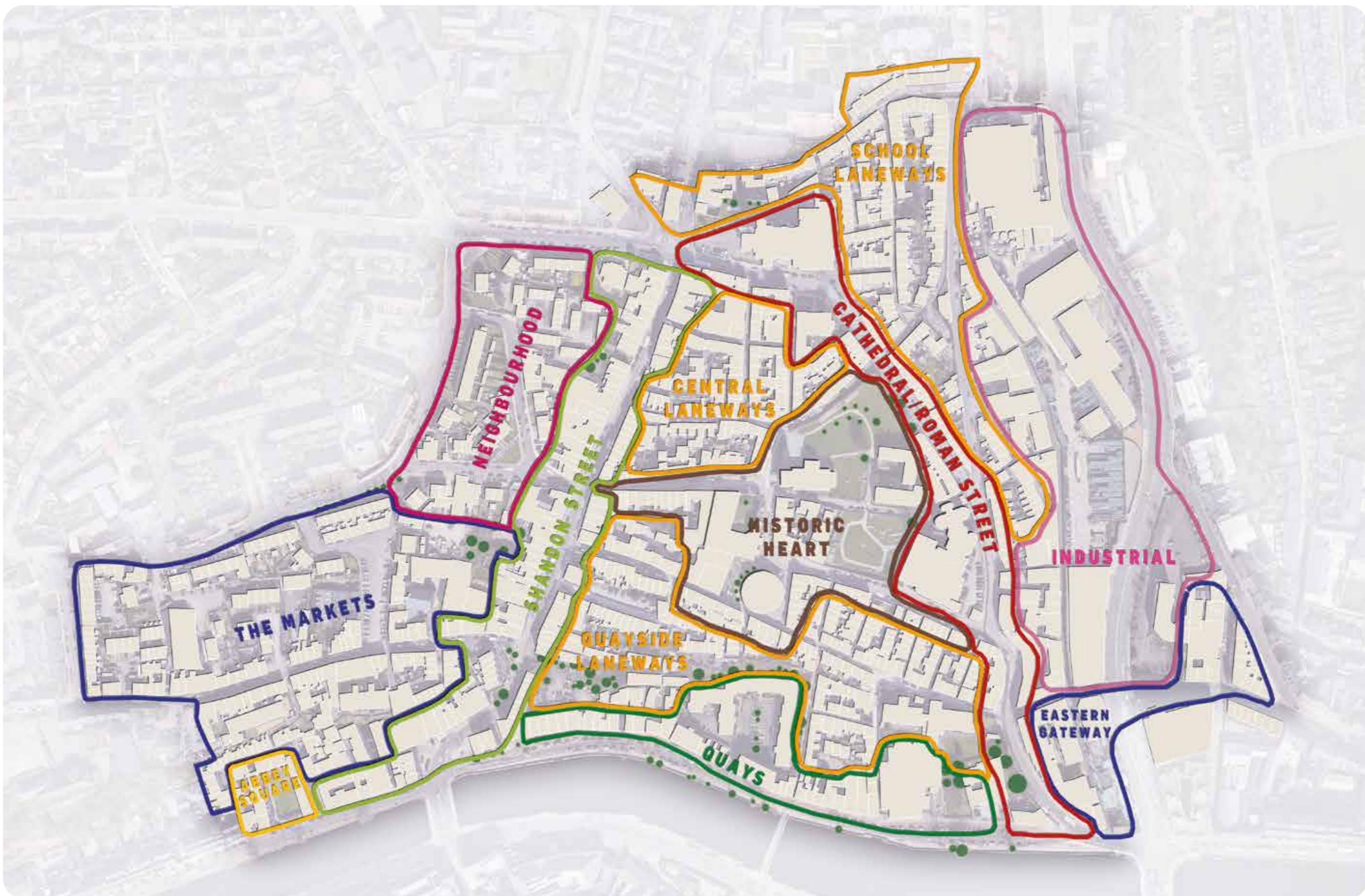
## 2. UNDERSTANDING THE PLACE



Source: Irish Historic Towns Atlas

## 2. UNDERSTANDING THE PLACE

### 2.5 Character Areas



## 2. UNDERSTANDING THE PLACE

The following character areas were identified through the Historic Character Appraisal in Appendix A. The key attributes and challenges are set out, many of which have been informed by extensive engagement with the community and key stakeholders.

### Neighbourhood

This area features early 20th-century housing that replaced tenements in the area, with houses boasting front and back gardens and wider roads. There are sheds and warehouses landlocked between Fair Street and Shandon Street, and the rears of Shandon Street houses are visible. The area is bound by a bus corridor along Cathedral Road to the north and the south by a key link onto Shandon Street.

However, there is room for improvement in connecting this area to Shandon and exploring the scope for infill development. There are several wide and inaccessible junctions along Cattle Market Avenue, impacting safe pedestrian passage to Shandon Street. This issue is due to be addressed by the Glen Ryan and Cattle Market Road Active Travel Improvements project. In addition there is a Bus Connects project proposed for Cathedral Road.

**The IUS will consider** identifying opportunity sites for housing and supporting / connecting to public realm and active travel improvements in the area.

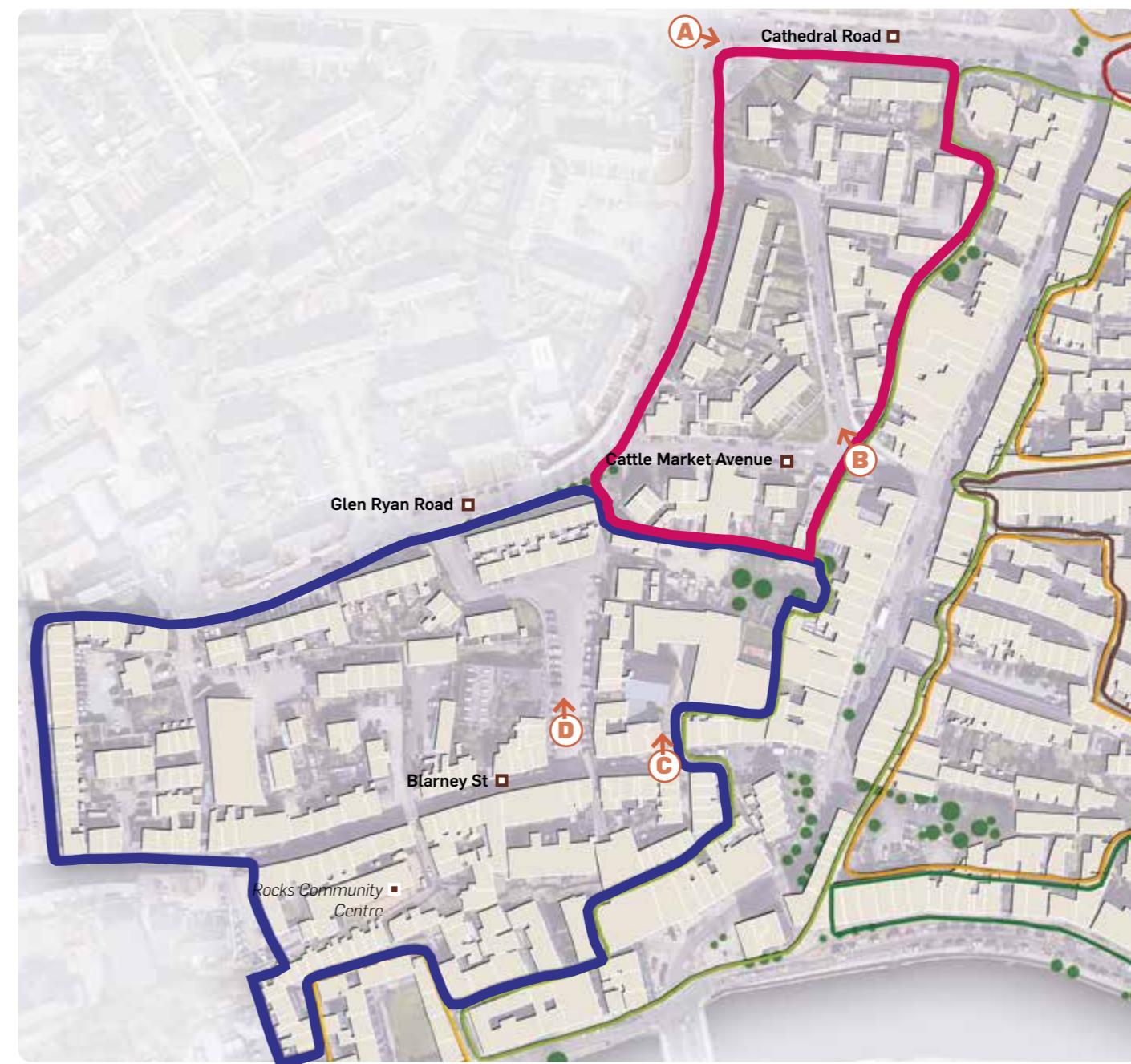


### The Markets

This area comprises housing along wide roads, interspersed with smaller laneways, a rich market and industrial heritage, warehouses, new residential developments, an active community centre in the Rocks, and scenic views to the south. There is rich history associated with the Old market place. The **Blarney Street Pollinator Path** project seeks to create a continuous habitat for pollinators like bees and butterflies in the area, principally in private garden space.

However, there are areas needing improvement, particularly in reducing the car dominance, creating spaces for children, managing traffic on Blarney Street. For instance Old Market Place is characterised by a wide irregular area of road space lined on one side by perpendicular parking with its junctioning with Blarney Street is an obstacle for pedestrians seeking to walk eastwards to Shandon Street. There is also the challenge of finding a renewed purpose for the area's industrial heritage, particularly Warehouses to the Rear of 393 Blarney Street.

**The IUS will consider** developing the amenity value of the streets and spaces particular addressing accessibility and car dominance in and around Old Market Place. Additionally, providing guidance for future development and promoting adaptive re-use projects are key priorities.



## 2. UNDERSTANDING THE PLACE

### Abbey Square

This area features a quiet residential square, set back from the road, which is unique to the area.

However, there is room for improvement in connectivity to The Markets and Shandon Street, and there has been a gradual loss of character due to inappropriate extensions. Abbey Square provides an attractive piece of urban form to the area yet lane ways that would otherwise have provided links to and from it have been gated. This also impacts general access to the riverside for areas along Blarney Street.

**The IUS will consider** making improvements to North Abbey Street to enhance its connection to Shandon Street and providing guidance on future extensions and development within the square to preserve its unique character.



### Shandon Street

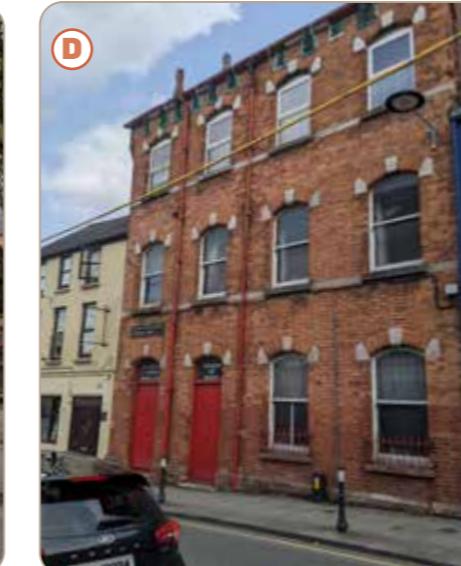
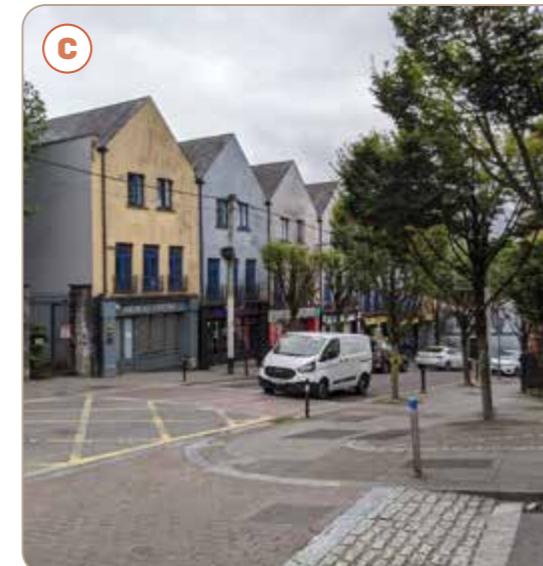
Shandon Street, an old historic route from North Gate Bridge, is a bustling central shopping street with small active businesses and new international ones adding vibrancy. It offers direct links to Shandon's historic heart and a gated community-driven growing space near its southern end. The extent of the street is defined by two gateway spaces at its junction with Cathedral Road and the North Gate Bridge, a space bound by attractive buildings and offering views of the River Lee.

However, the street faces challenges such as shop and pub closures, industrial decline, and traffic intrusion. Improvements needed include reducing car dominance, addressing dereliction and vacancy (such as the Legion of Mary building), revitalizing inactive shop fronts, managing plot amalgamation, and reducing clutter and overhead services. The conversion of ground floor units to residential use, lack of greenery, and social spots, especially at the northern end, are turning the street into a passing route rather than a community hub.

At the northern end, a five-arm road junction and disconnected public spaces limit amenity. The southern end suffers from illegal footway parking and a wide junction space, impacting pedestrian accessibility. The lack of focal features means there's no logical area to gather or spend time.

*Further assessment on Shandon Street has been undertaken in section 6 due to its emergence as a priority project.*

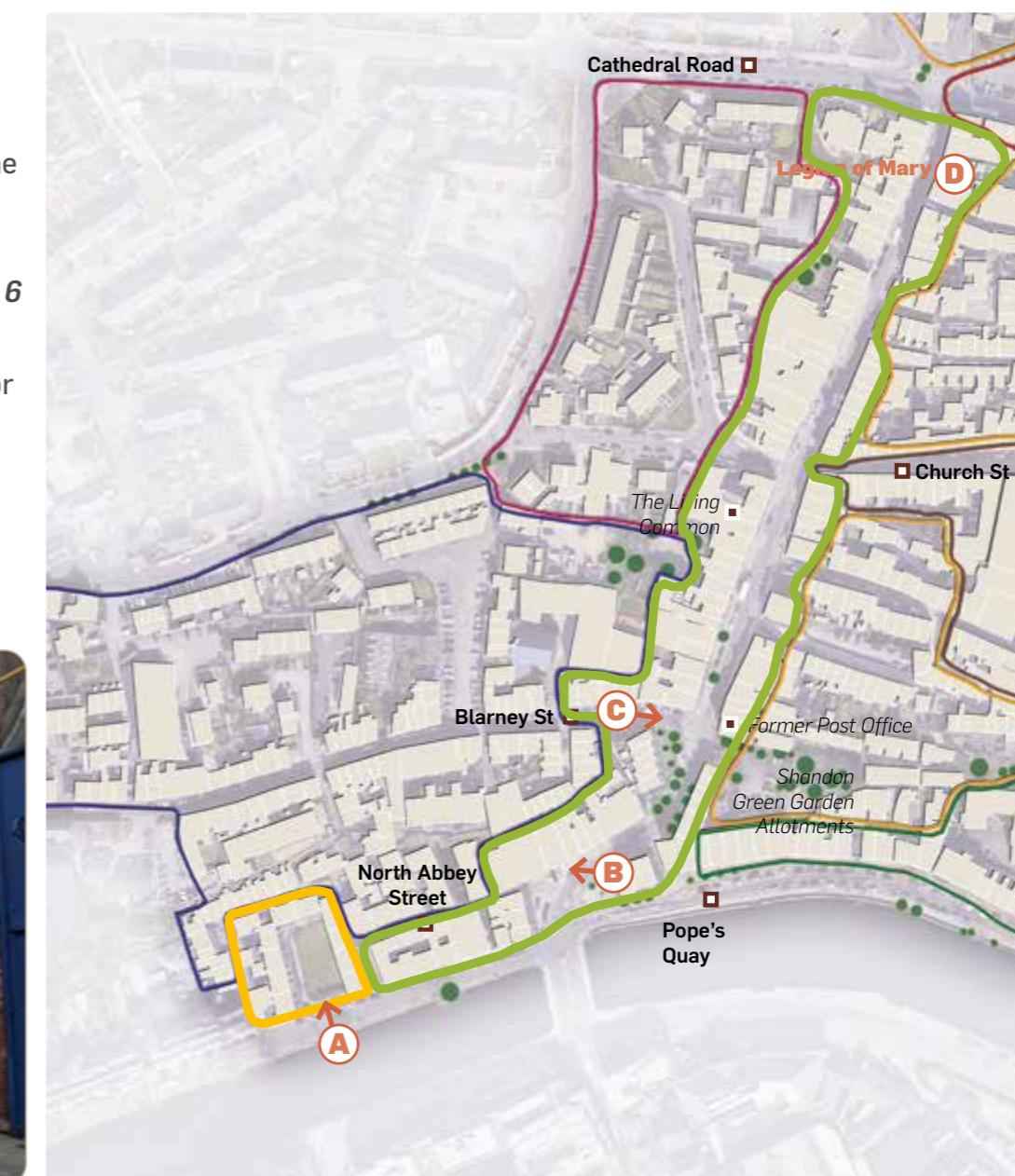
**The IUS will consider** shop front enhancements, providing incentives for small businesses to establish and remain on the street. Enhancements around greening, lighting, and to footways will also be integrated to encourage footfall throughout the day and night. Additionally, bringing community uses into derelict buildings and restoring the bottom of Shandon Street as an active public space are key priorities.



### Business Engagement

On September 13th, 2024, Shandon Street was visited to collect feedback from local business owner. Key issues that emerged included:

- anti social behaviour along North Abbey Road
- space at southern end of street lacking focal point since loss of fountain
- lack of greenery along street
- difficulty in opening and running a shop
- lack of footfall/interest in northern end of street (cost associated with applying for outdoor seating)
- dog poo, anti social behaviour and lack of lighting
- guard presence at northern end of street.



## 2. UNDERSTANDING THE PLACE



### Central Laneways

The main features of the area include its connection to Shandon Street and the historic heart, alongside modern infill development.

However, there is scope for improvement due to the loss of character from the demolition of residential and industrial warehouse structures, and the gradual loss of historic fabric such as historical material used for walls and the general streetscape. Additionally, vacancy and dereliction are prevalent issues.

**The IUS will consider** enhancing the connection to Shandon Street, providing guidance on future development, and implementing a refuse strategy. Improvements to the general streetscape of the area by re-instating historic street features such as wyndstone kerbs.



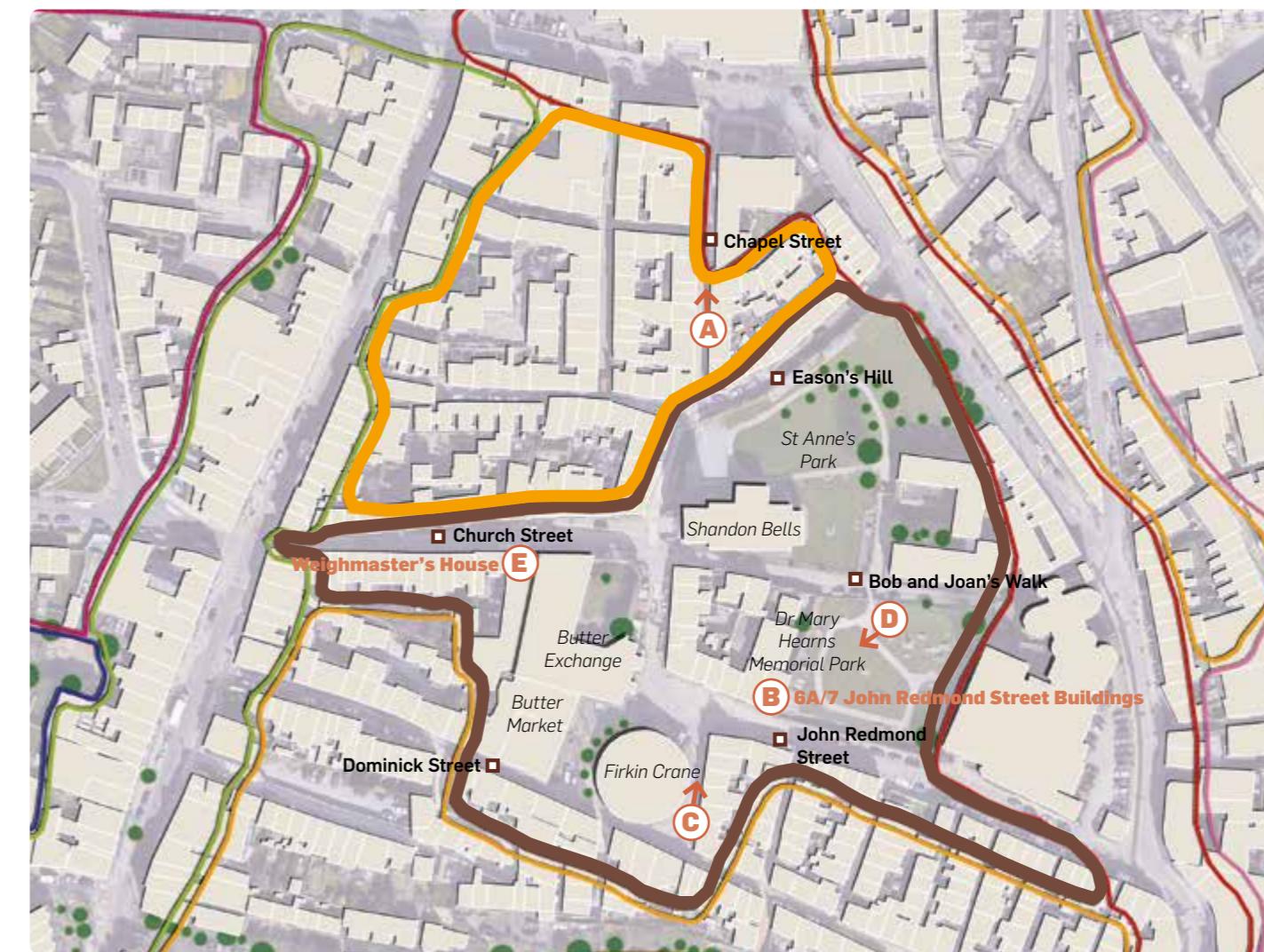
### Historic Heart

The Historic Heart of Shandon features several key attractions, including landmark buildings, the Shandon Bells, Firkin Crane, and medieval winding streets. It also includes two main green spaces: St Anne's Park and Dr. Mary Hearns Memorial Park. The proposed reuse of the prominent Butter Exchange building offers both a new focus for activity in Shandon, and the opportunity to activate several Council owned buildings in the area. These include Weighmaster's House immediately next to the Exchange and two buildings along John Redmond Street, currently of interest to Cork Community Land Trust.

There are areas for improvement, such as addressing parking within the key public realm areas adjacent to the Firkin Crane and Shandon Bells. There is also a lack of cafés, restaurants and meeting places in the area. St Anne's Park, while a calm oasis, lacks facilities to attract regular visitors, with no play areas or significant historical references to the Shandon Bells. While Dr. Mary Hearns Memorial Park suffers from anti-social behaviour, in part due to its single entry point from Bob and Joan's Walk offering limited footfall.

Although the area has many cultural venues/assets, the Shandon Street Festival, a popular cultural event, stopped a few years ago. Many residents are interested in reviving it.

**The IUS will consider** addressing these needs include enhancing heritage sites, improving accessibility, creating open spaces in surrounding laneway areas, de-cluttering the area in front of Firkin Crane and the Butter Exchange, and restoring the Weighmaster's House with it providing an active frontage to Church Street.



## 2. UNDERSTANDING THE PLACE

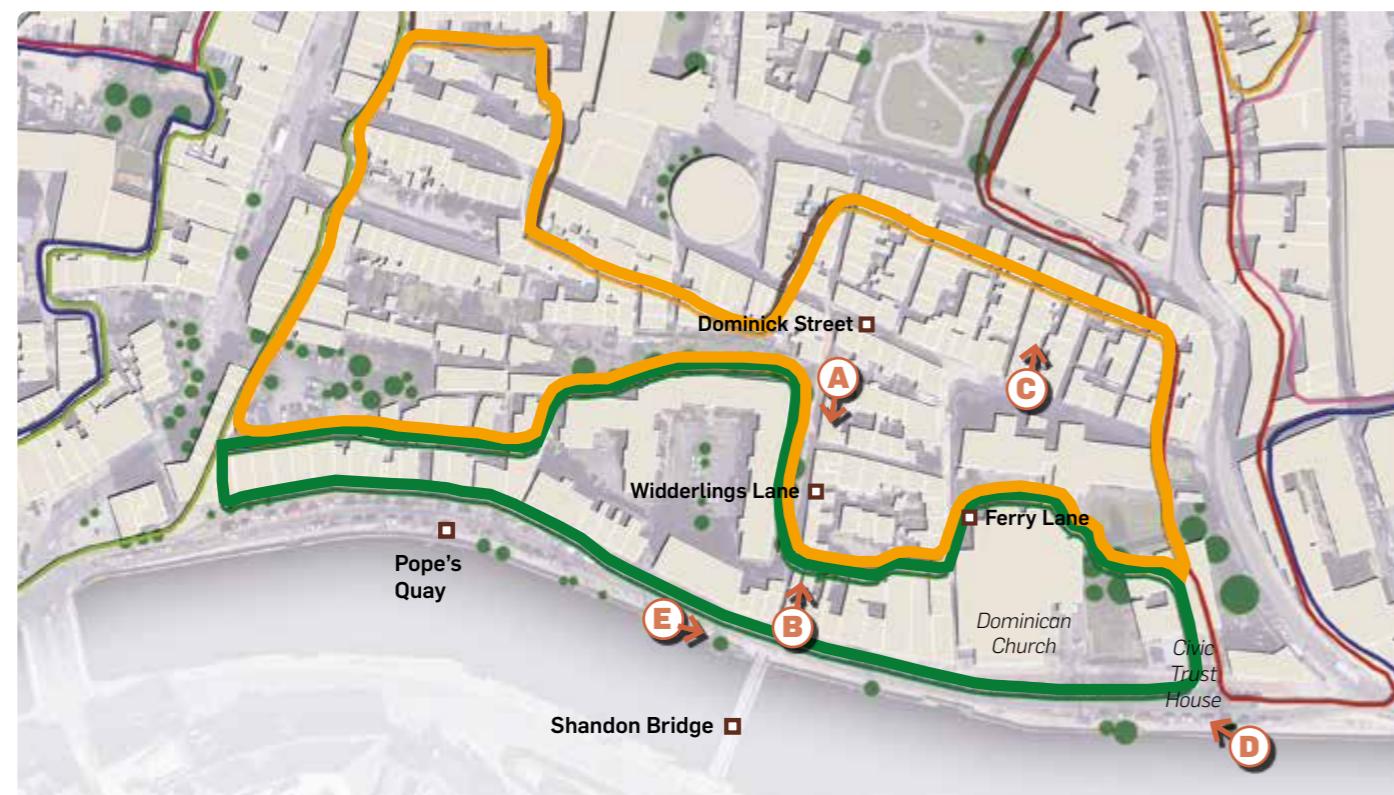
### Quayside Laneways

The area features gateways from the quays into Shandon, offering views of St Anne's and the Dominican Priory, and is known for its stone walls. Widderlings Lane, leading up from the Quay, has become a hub for mural and public art.

However, there are security and safety issues in the laneways, with anti-social behaviour like graffiti and drug use. Gating these lanes reduces evening footfall, and there is a lack of active frontage. The gradient and anti-slip surface on Widderlings Lane pose a slip hazard in wet and cold conditions.

Around Dominick Street, limited bin storage leads to bins blocking the footway. There is also a gradual loss of historic fabric and vacant plots.

**The IUS will consider** enhancing laneway surfaces and lighting to boost footfall, providing development guidelines to improve passive surveillance, and reviewing gated provisions. It also involves removing sand-cement render to restore stone walls and implementing a refuse strategy



### Night Walk

A night walk was conducted on September 12th, 2024, involving local guards and internal council officers. The route included Quayside laneways, particularly Ferry Lane identified during the engagement event as having safety and security concerns. Considering solutions around lighting and ways to encourage more activity/footfall.

### The Quays

The Quays feature a mix of new apartment buildings and older structures, maintaining a consistent scale and vibrant facade colours. Several landmark heritage buildings, including the Dominican Church and Civic Trust House, are located at the eastern end. The area connects to the south of the city via Shandon footbridge and a segregated cycle lane. It has become a popular spot for people to sit by the river, both day and night, with several cafés and bars opening near a key crossing point from the footbridge towards Widderling Lane, which links north into Shandon.

The riverbank offers a riparian habitat supporting diverse plant and animal species, with interpretative information along Pope's Quay highlighting the local wildlife.

However, improvements are needed, such as addressing vacancy and dereliction, particularly near the bottom of Ferry Lane, and realizing the potential for more active businesses with a waterfront connection.

**The IUS will consider** enhancing the connection between businesses and the waterfront, greening and public realm enhancements, reducing car dominance, and improving laneway entrances as routes into the Historic Heart.



## 2. UNDERSTANDING THE PLACE

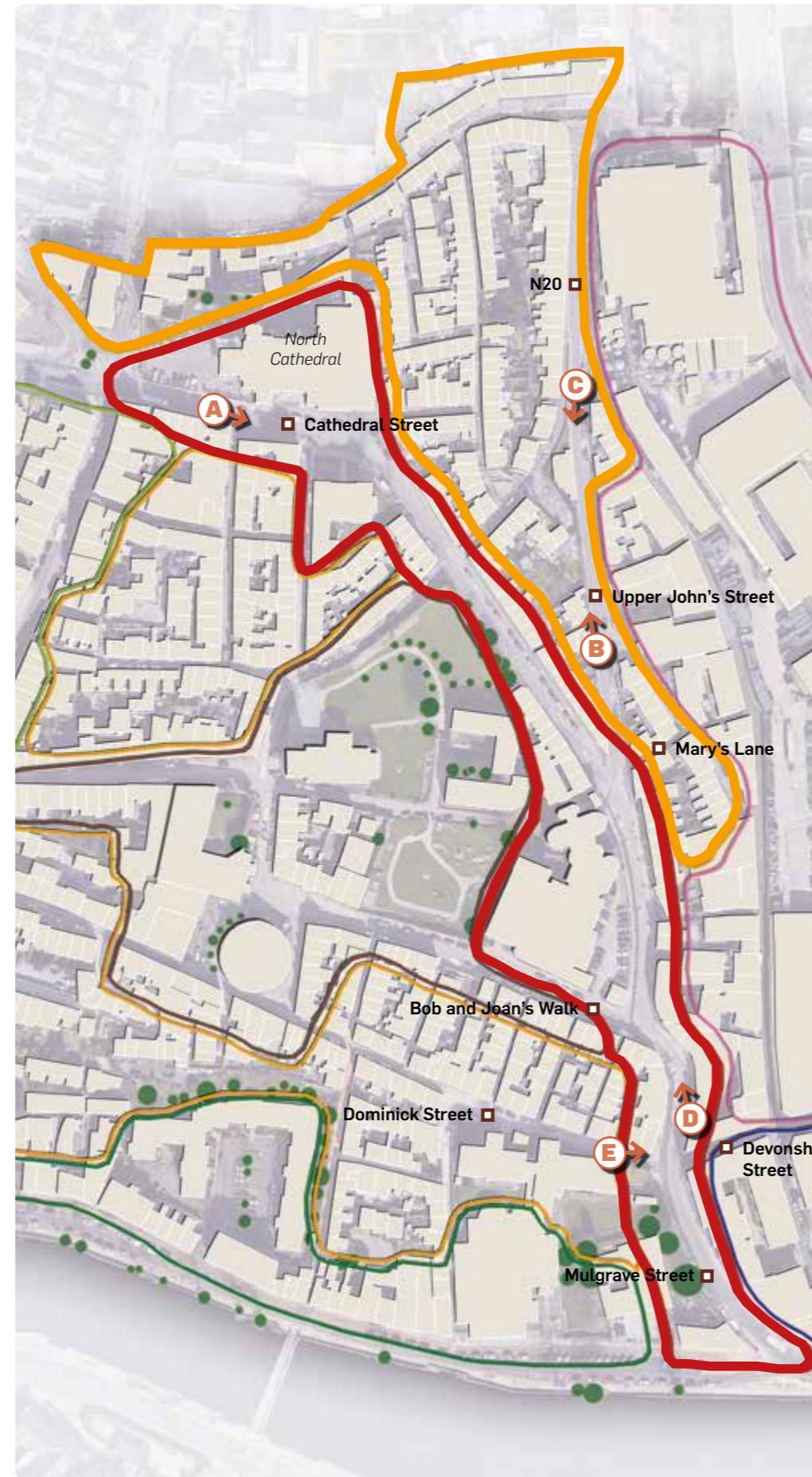


### Cathedral/ Roman Street

This area follows a winding route from the river to the Cathedral, with taller terraces on the east and ecclesiastical heritage on the west, especially around the Shandon Street and Cathedral Street junction. At the area's southern end a series of east west streets and lanes link onto it. A Bus Connects project along Cathedral and Roman Road proposes a bus gate at the Roman Street and Upper John Street junction, likely impacting vehicular movements across Shandon as drivers seek alternative routes through the historic heart of the neighbourhood.

Improvements are needed in accessibility, road safety, addressing dereliction and vacancy, reducing car dominance, and managing overhead services. The footway alongside the attractive stonewall perimeter of the Maldron Hotel is narrow and creates quite a hostile pedestrian environment. Footpaths and lanes, including Mary's Lane and Devonshire Street, which link east from Upper John Street, are stepped with resulting in few accessible pedestrian routes eastwards from Shandon. Additionally, there is only one signalized crossing point along Mulgrave Street, further restricting pedestrian movement particularly at the key desire line eastwards from the Dominick street junction. There are several wide sections of footway along the Cathedral Street that could benefit from additional planting/greenery.

**The action plan will consider** introducing new crossing points and wherever possible widening footway provision, particularly adjacent to the road's intersection with the key east-west route along Dominick and Devonshire Streets. Provide improved signage to guide visitors to the Cathedral.



### School Laneways

This area features connections to local schools and the Cathedral, pocket gardens and vacant plots, views to the east, and an active community. However, there are areas needing improvement, such as addressing vacancy and dereliction, preventing inappropriate alterations to older buildings, improving accessibility, enhancing active frontages to laneways for better security, and providing adequate bin storage. The attractive retaining stonewall on the western side of Upper John Street presents a blank inactive frontage to the road while several stretches of footway along this wall are narrow and can create a hostile pedestrian environment.

**The action plan will consider** enhancing the public realm including widening footways wherever possible, creating pocket parks, offering guidance for the adaptive reuse of smaller dwellings, and developing a comprehensive refuse strategy.



## 2. UNDERSTANDING THE PLACE

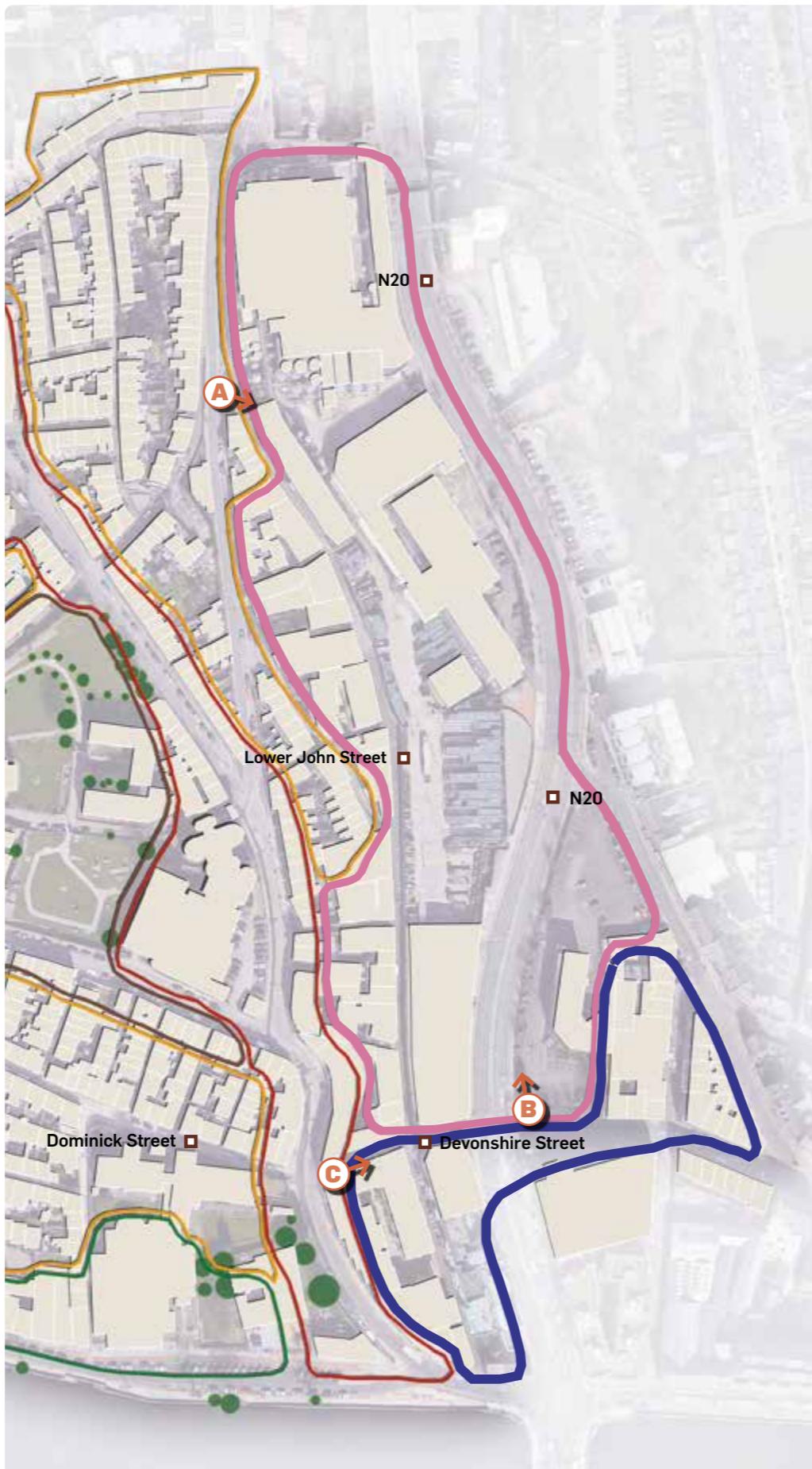


### Industrial

This area includes the walled Heineken Brewery, fenced PJ Hegarty sites, the N20, warehouses west of the brewery, and stepped laneways leading to Cathedral and Roman Street.

Improvements needed include preserving the character and preventing the demolition of industrial warehouse structures, addressing the gradual loss of historic elements like walls and kerbs, and increasing active frontages on Lower John Street. The large industrial sites and wide, high-speed roads create accessibility issues, with few links between Shandon and areas east of the N20, and inadequate pedestrian provisions.

**The action plan will consider** providing guidance for development involving industrial structures, including materials and preventing demolition, improving east-west connections in the area, and enhancing the Heineken walls facing Lower John Street.



### Eastern Gateway

The Eastern Gateway includes remnants of smaller warehouse buildings, a connection to McCurtain Street, and steep steps at the western end of Devonshire Street. It offers views of buildings on the rising land east of the N20. Modern apartment developments at the southern end of Lower John Street and the N20 have introduced ground floor active frontages.

However, the back streets off and along Lower John Street have fragmented and incoherent footway provisions, especially for the key east-west link between Shandon and McCurtain Street. Issues include damaged bollards, a lack of tactile paving, illegal parking, and narrow footways.

**The action plan will consider** improving accessibility in the area, including a safer crossing point for the N20. It aims to create a more coherent east-west link along Devonshire Street, add signage and interpretation to guide people to Shandon, and enhance the overall look and feel of this route.



# UNDERSTANDING THE PLACE



## 2.6 Engagement Process

The Draft Shandon Integrated Urban Strategy was subject to a comprehensive phase of consultation with all the identified stakeholders, representing the range of statutory, community, and political interests in the area. This consultation took place between August and September 2024. All information and feedback received has been recorded and collated by the consultant team and fully considered through a process of analysis and appraisal.

A range of in person and digital activities took place during the project, including:

- **Firkin Crane Engagement Event**
- **Neighbourhood Team Workshops**
- **School Engagement**
- **Youth Forum Engagement**
- **Internal Officer Discussions**
- **Website**
- **Survey**
- **Online elected member briefing**

### STEP 1: 'Let's Talk Shandon' Event and Survey

This event and survey allowed residents to influence and shape initial project ideas that would form the draft IUS. The public feedback provided a range of suggested actions/projects focusing on areas around the historic heart (Firkin Crane and Shandon Bells), Shandon Street, St. Anne's Park and Memorial Park, laneways leading up from the Pope's Quay, the Pope's Quay and Dominick Street. Some additional, however less frequently mentioned locations included Eason's Hill, Old Market Place and Devonshire Street. Several buildings of note emerged including Butter Exchange, Weighmasters House, buildings along John Redmond Street (6A and 7), Legion of Mary Building, Old Post Office Site along Shandon Street and several empty buildings along Dominick and Church Streets.



### STEP 2: Neighbourhood Team Workshops and Internal Office Discussions

Following the engagement event emerging actions/projects were presented to the Neighbourhood Team.

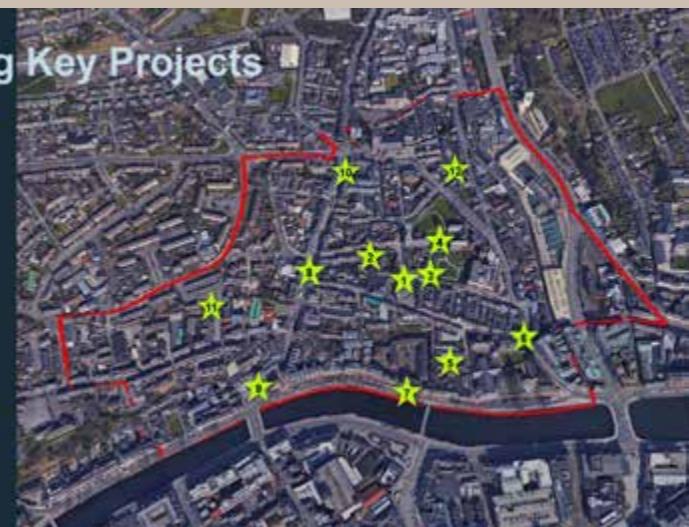
Most support was shown for projects at Weighmaster's House, a public realm project along Church Street, Exchange Street and John Redmond Street, a green space project at St Anne's and the Memorial Parks, and street project along Shandon Street. While there was significant support for projects along Widderling and Ferry Lanes, an improved east-west link along Dominick and Devonshire Street and Old Market Place.

Internal council officer discussions took place with teams from housing, green space, heritage, planning, waste management, EU/Climate, Transport, Community, Tourism and Economic Development, Property, Parks and Drainage, key feedback was recorded and helped develop the projects.



### 5. Emerging Key Projects

1. Shandon Heritage Plaza Project
2. Weighmaster's House
3. John Redmond Street Buildings
4. Revitalising Shandon's Green Spaces
5. Shandon Links Project
6. Reconnecting Shandon
7. Pope's Quay Riverfront Renaissance
8. Declutter Shandon Street
9. Southern Gateway Enhancement
10. Legion of Mary Building
11. Re-imagining Old Market Place
12. Eason's Hill Pocket Parks





### 3. VISION STATEMENT, AIMS AND OBJECTIVES

This section serves as a link between the Understanding the Place (section 2) and the IUS and priority projects (sections 4 and 5). The vision statement, guiding high level aims and objectives have evolved through initial discussions with Cork City Council, feedback in a survey completed throughout August and September and alignment to objectives and values from the Town Centre First Policy and New European Bauhaus (refer to Appendix B for information on Policy Context).



### 3. VISION STATEMENT, AIMS AND OBJECTIVES



#### Vision Statement

Shandon is a neighbourhood that cherishes its **rich heritage, cultural dynamism** and **strong community bonds**, fostering a **vibrant, attractive, welcoming** and **inclusive place** where people can live, work, learn, shop, visit, socialise, and grow old together.

#### Aims

#### Objectives

Protect the unique historic character of Shandon and revitalise its old buildings.

- Shandon's historic character should be safeguarded and actively promoted for reuse in line with best conservation practice.
- Heritage should be celebrated while adapting to modern needs to help address derelict and vacancy rates.

Shandon as a cultural city quarter with a focus on arts and culture.

- Stronger connections between existing arts and cultural venues and communities in Shandon should be fostered.
- Local artists, galleries, theatres, and cultural events should be supported to occupy vacant or derelict buildings.
- The community should be encouraged and supported in establishing a future cultural or heritage event for Shandon

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

- Safe, coherent, and well-lit footways and footpaths to the city centre should be created.
- Opportunities to consolidate and rationalise parking to address impacts on Shandon's accessibility should be sought.

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

- An environment that supports inter-generational living should be created, ensuring that residents of all ages feel included and considered.
- Residents should be able to access local services such as shops, recreational activities, and community services.

Creation of a thriving centre with more jobs and business opportunities.

- A vibrant Shandon Street should be established to attract businesses, start-ups, and job seekers.
- Local entrepreneurship and innovation should be encouraged.

Shandon as a place that visitors will be more attracted to.

- Shandon should be made a more coherent and accessible visitor experience.
- The area's unique features, history, and cultural offerings should be showcased.

Shandon as a place that is green, sustainable and takes climate change into account.

- Green spaces should be made inclusive and welcoming, providing a range of activities for the community.
- Energy-efficient infrastructure should be implemented, and greenhouse gas emissions reduced
- The potential for delivering climate-positive projects should be optimized by integrating approaches recommended in the Cork City GBI Strategy, Tree Strategy, and other good practices for sustainable development across all actions in the IUS.





## 4. INTEGRATED URBAN STRATEGY

This section presents the projects identified through the Integrated Urban Strategy (IUS) process as the most feasible and impactful for Shandon. It includes 14 site-specific projects and several non-site-specific projects across the study area, together forming an IUS for Shandon.



# 4. INTEGRATED URBAN STRATEGY



## 4.1 Integrated Urban Strategy

The Integrated Urban Strategy is presented in this section through a series of maps that build to a strategic framework plan and then a summary of each site specific project within the plan. Non-site specific projects are then listed in a table.

The following three plans show the accumulative impact of the site-specific projects through enhanced destinations, links and spaces.



### Key Destination Projects

Reinvigorating the existing destinations / character areas of Shandon Street and the Historic Heart of Shandon through the re-use of key buildings and enhancement to key spaces around historic assets in the area. Creating a range of enjoyable, green, inclusive and attractive destinations for locals and visitors.

**Key projects:** Re-imagining Shandon Street; Shandon Heritage Plaza Project; Revitalising Shandon's Green Spaces; Butter Market and Weighmaster's House

### Link/Connection Projects

Enhance the coherence, safety, comfort and convenience of links and connections to the enhanced destinations within Shandon.

**Key projects:** Reconnecting Shandon; Enhancing Quayside Laneways; Rejuvenating Old Market Place

### Peripheral Public Realm Enhancements

Creating more attractive, liveable residential areas in Shandon by turning existing road or hard landscaped space into green and useable public realm and / or pocket parks.

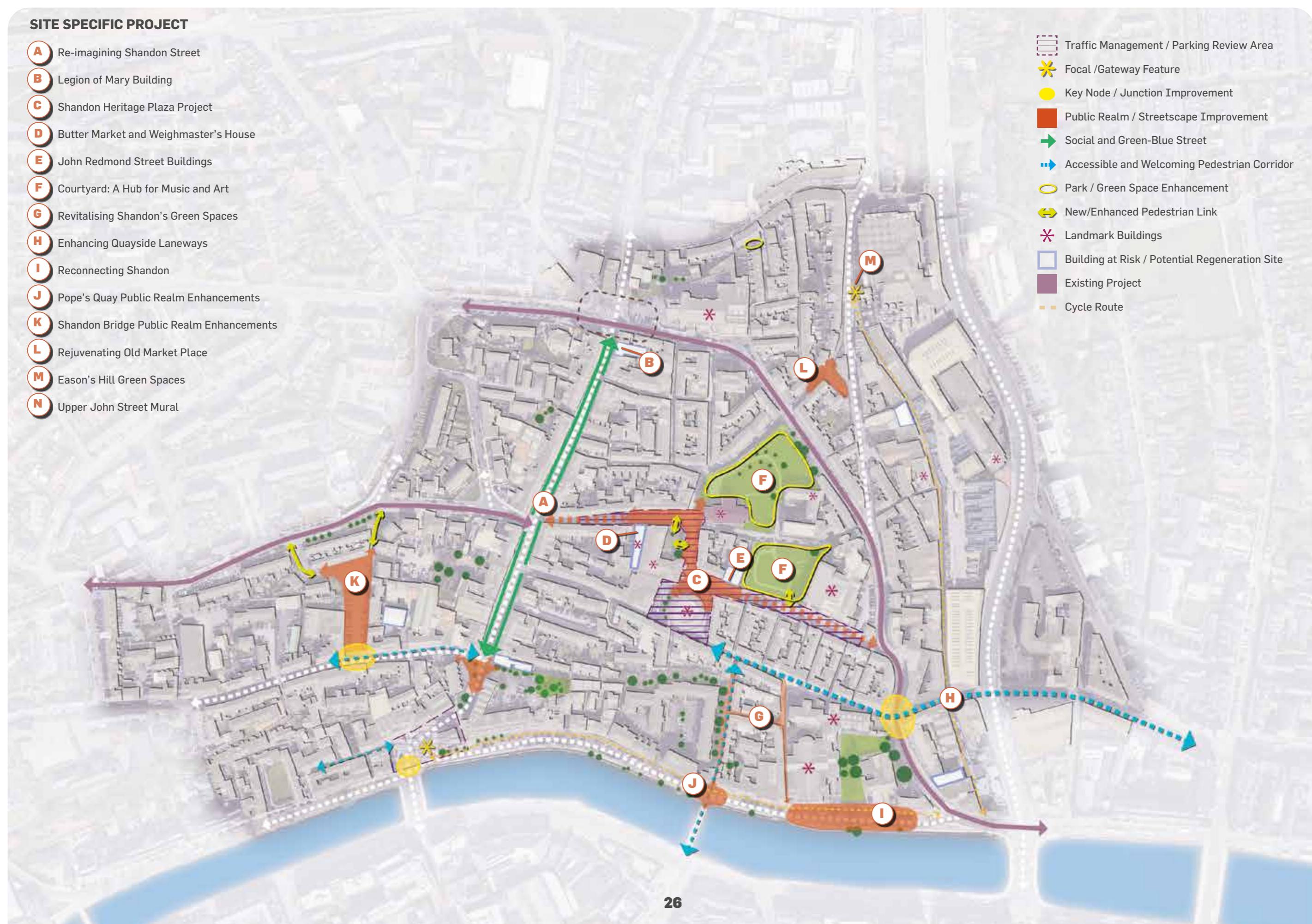
**Key projects:** Rejuvenating Old Market Place; Eason's Hill Green Spaces; Dominican Church Public Realm Enhancements



# 4. INTEGRATED URBAN STRATEGY



Figure 5: Integrated Urban Strategy for Shandon



# 4. INTEGRATED URBAN STRATEGY

## 4.2 Shandon Street Character Area Projects

### A. Re-imagining Shandon Street

**Junction Public Realm Improvements:** Identify opportunities to influence positive interventions and outcomes associated with the Bus Connects Project including the junction of Cathedral Road and Shandon Street.

**Rest Spots:** Add new rest spots along Shandon Street to enhance accessibility and inclusivity, integrating seating within wide footways or considering parklets.

**Focal Point:** Reintroduce a focal point at the southern end of Shandon Street, such as public art, to attract attention from across the river.

**Greening Initiatives:** Implement tree planting, planter units, rain gardens, and hanging baskets/window boxes to create a greener, more inviting shopping environment.

**Northern Gateway Mural:** Create a mural on the northern gable end of Walsh's Pharmacy to celebrate the street's heritage, involving local artists and school children.

**Pedestrian Experience:** Improve by removing unnecessary signage poles, bollards, and street clutter.

**Parking Strategy:** Develop a coherent parking strategy for the southern end of Shandon Street, considering the needs of O'Connor's Funeral Homes.

**Pocket Park:** Transform the corner of Blarney Street into a tiered pocket park with seating and planting, and consider additional green areas along Blarney and Shandon Streets.

**Vehicular Entry Adjustments:** Reduce the entry width to the parking area near garden allotments to create space for seating and planting, and tighten the vehicular entry onto Shandon Street to encourage slower speeds.

**Enhanced Links:** Improve connections between Abbey Square housing area and Shandon Street by opening up existing laneways and enhancing passive surveillance along North Abbey Street.

**Junction Improvement:** Redesign the junction to create a narrower crossing point at the southern end of Shandon Street, reallocating road space to footway space adjacent to ground floor units on the western edge.

### B. Legion of Mary Building

Explore options and delivery mechanisms for the reuse of this significant and well placed heritage building with benefit for the local community.

-  Traffic Management / Parking Review Area
-  Focal /Gateway Feature
-  Key Junction Improvement
-  Public Realm / Streetscape Improvement
-  Social and Green-Blue Street
-  Accessible and Welcoming Pedestrian Corridor
-  Park / Green Space Enhancement
-  New/Enhanced Pedestrian Link
-  Landmark Buildings
-  Building at Risk / Potential Regeneration Site
-  Existing Project
-  Cycle Route



# 4. INTEGRATED URBAN STRATEGY

## 4.3 Historic Heart Character Area Projects

### C. Shandon Heritage Plaza Project

**Public Awareness:** Ensure suitable display of community noticeboard information within the plaza.

**Urban Plaza:** Enhance the area between Church Street and Redmond Street with public realm improvements, greening, and place-making measures, designing out inappropriate/illegal parking to create a pedestrian-friendly urban plaza.

**Transport and Mobility Strategy:** Undertake and deliver a transport and mobility strategy, including parking, to address current mobility issues and optimise the strong potential for enhancement of this historically significant public space in tandem with other identified projects in the area.

**Community Engagement:** Engage the local community and businesses to revive the annual Street Festival and consider a Community Big Eat event along Church Street to celebrate local cuisines and cultures.

### D. Butter Market and Weighmaster's House

Explore the restoration and reuse of the Weighmasters House on Church Street, seeking uses that complement future plans for a enterprise centre in the Butter Market building.

### E. John Redmond Street Buildings

Support efforts by Cork Community Landtrust (CCLT) to restore buildings at 6a and 7 John Redmond Street with a view to developing the CCLT Model for the wider benefit of the Shandon Area including the provision of community use with a potential link from the memorial park to John Redmond Street. Engage with the Community and Voluntary groups throughout this process.

### F. Revitalising Shandon's Green Spaces

**Nature Play Areas:** Introduce new nature play areas to encourage community and visitor use.

**Community Growing Spaces:** Develop spaces for community gardening and growing.

**Sensitive Planting:** Implement sensitive planting to enhance the parks' natural beauty.

**New Pedestrian Link:** Creation of a new access point from John Redmond Street to enhance permeability and legibility of the area and park.



**Regular Upkeep:** Ensure regular maintenance of park gateways and boundaries.

**New Pedestrian Access:** Create a new pedestrian access point to the Memorial Park from John Redmond Street, considering archaeological sensitivities.

By the Firkin Crane should be more of a square, outdoor seating, planters, café, connecting through to the courtyard of the Butter Market.

- Traffic Management / Parking Review Area
- Focal /Gateway Feature
- Key Node / Junction Improvement
- Public Realm / Streetscape Improvement
- Social and Green-Blue Street
- Accessible and Welcoming Pedestrian Corridor
- Park / Green Space Enhancement
- New/Enhanced Pedestrian Link
- Landmark Buildings
- Building at Risk / Potential Regeneration Site
- Existing Project
- Cycle Route

# 4. INTEGRATED URBAN STRATEGY

## 4.4 Connection / Link Projects

### G. Enhancing Quayside Laneways

#### CHARACTER AREA: QUAYSIDE LANEWAYS

**Lighting and Safety:** Improve lighting, amenities, and safety of lanes off Pope's Quay, especially Ferry Lane.

**Non-Slip Surfacing:** Replace terracotta mono-block surfacing on Widderling Lane with non-slip materials.

**Murals and Outdoor Gallery:** Identify walls or surfaces for additional murals, collaborating with local art collectives to create an outdoor gallery.

**Building Reuse:** Work with heritage and derelict buildings teams to explore opportunities to bring buildings at the southern end of Ferry Lane into use.

**Restoration of Stone Walls:** Remove cement render to reinstate stone rubble walls.

"The Old Market Place Square could be turned into a no parking area and with more work done to it it could be restored to its former glory."

"Widderlings Lane, the gateway to Shandon, needs its beautiful red cobbles upgraded."

### H. Reconnecting Shandon

#### CHARACTER AREA: QUAYSIDE LANEWAYS, EASTERN GATEWAY, CATHEDRAL / ROMAN STREET AND INDUSTRIAL

**Wayfinding Measures:** Explore opportunities to add value to the existing wayfinding strategy in terms of strengthening the east west connection in a historically sensitive way.

**Pedestrian Crossing:** Install a new pedestrian crossing near the Dominick Street/Mulgrave Street junction to improve east-west movement, and explore expanding the footway to create a public space with planting and seating.

**Pedestrian and Cycle Improvements:** Explore opportunities pedestrian and cycle enhancements along the Roman Road to Mulgrave Road corridor as part of a transport and mobility strategy for the area.

**Devonshire Street Enhancements:** Improve the link between Devonshire Street and Mulgrave Street with new ramped access and consolidated parking.

**Place-making Measures:** Collaborate with local artists to introduce place-making measures at the western end of Devonshire Street, including colourful murals and planting to create a vibrant entry point into Shandon.

"Improve spaces along Eason's Hill"

### 4.5 Additional Public Realm / Pocket Park Projects

### I. Pope's Quay Public Realm Enhancements

#### CHARACTER AREA: QUAYS

**Consolidate Parking:** Improve the wide stretch of Pope's Quay by consolidating parking.

**Add Seating and Greenery:** Enhance the area with additional seating and greenery.

**Public Art and Feature Lighting:** Incorporate public art or feature lighting to celebrate the historic and architectural significance of the buildings.

**Gated Play Area:** Explore options for enhancing use of the gated play area adjacent to the entrance to the Church.

### J. Shandon Bridge Public Realm Enhancements

#### CHARACTER AREA: QUAYS

**Introduce Greenery:** Add more greenery, rain gardens, and tree planting.

**Improve Surface Materials:** Upgrade surface materials for a better aesthetic and functionality.

**Remove Road Markings and Traffic Wands:** Clear unnecessary road markings and traffic wands.

**Create Outdoor Seating:** Explore opportunities to create outdoor seating space by reducing or consolidating parking.

"I'd like pedestrian crossings at the bottom of Mulgrave road/popes Quay and at the bottom of Dominick Street/ Mulgrave road."

### K. Rejuvenating Old Market Place

#### CHARACTER AREA: MARKETS

**Public Art and Greenery:** Enhance Old Market Place with public art, permeable street surfaces, rain gardens, greenery, and consolidated parking. Incorporate historical references through interpretative signage and public realm design. Introduce pollinator planting to extend the Blarney Street Pollinator corridor.

**Pedestrian Accessibility:** Improve pedestrian links between Cattle Market Avenue and the north-eastern corner of Old Market Place by widening footpaths and adding a new ramped link. Identify additional accessibility measures to integrate with current proposals for the Glen Ryan Road/Cattle Market Avenue corridor.

**Safer Junctions and Streets:** Review junctions and movement corridors in the area with a view to the identification of improvements to safety and placemaking in accordance with best practise considering additional wayfinding for the local Rock Community Centre.

**Reuse of Industrial Buildings:** Work with the derelict building team to explore reusing former industrial buildings on the infill site behind 393 Blarney Street.

### L. Eason's Hill Green Spaces

#### CHARACTER AREA: SCHOOL LANEWAYS

Options for the transformation of existing hard landscaped areas along Eason's Hill into greener, community-focused spaces with new play equipment, rain gardens, seating, vertical gardens/planting, and tree planting should be considered.

### M. Upper John Street Mural

#### CHARACTER AREA: INDUSTRIAL

Commission a new community mural for the blank wall along Upper John Street, adjacent to the Heineken Plant.



# 4. INTEGRATED URBAN STRATEGY

## 4.6 Non-Site Specific Projects

The following provides a table listing Shandon-wide actions, many of which are non-site/area specific.

### PROJECT OBJECTIVES

-  Heritage
-  Nice Place to Live
-  Culture
-  Employment

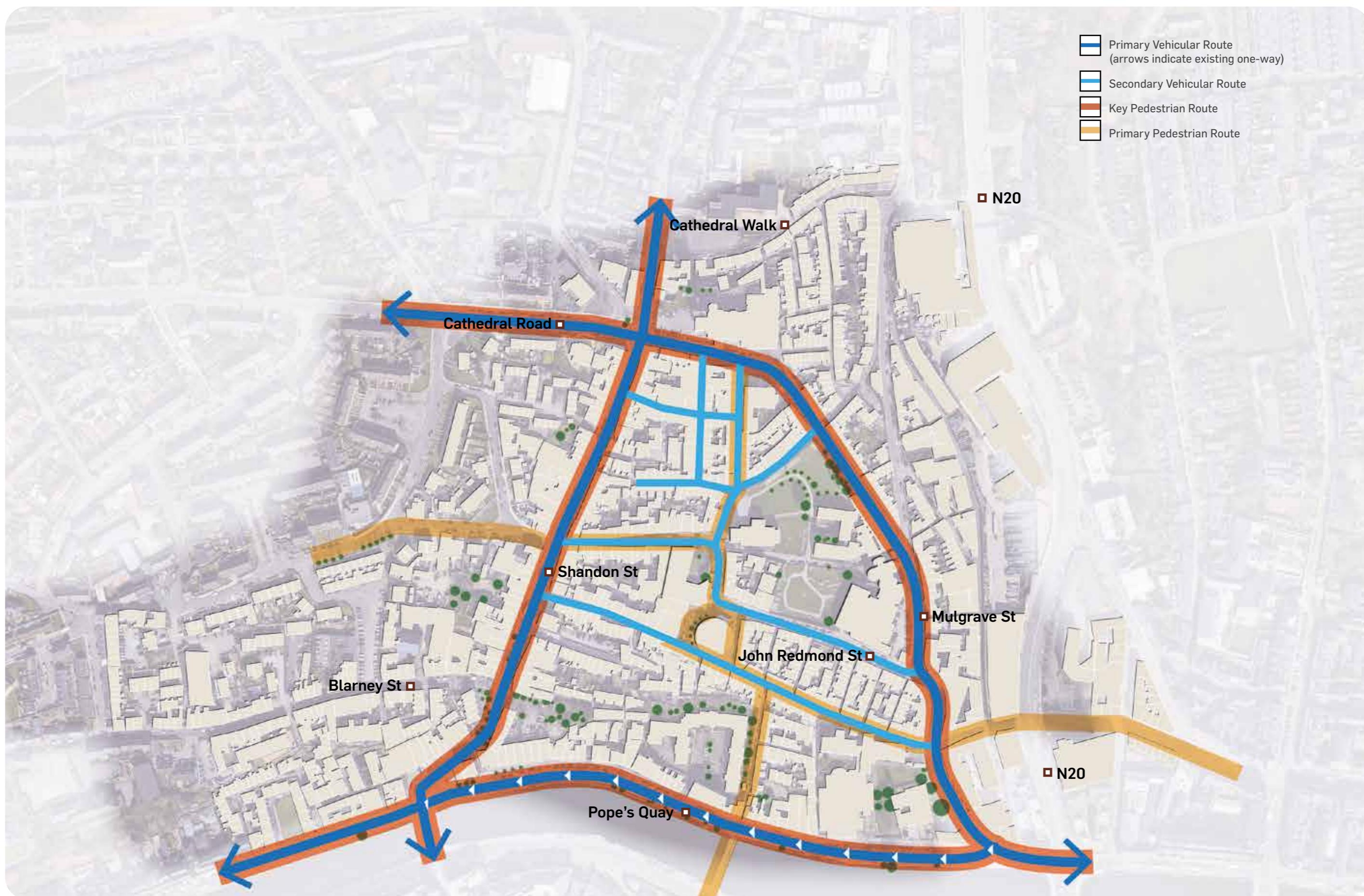
-  Visitor Destination
-  Easy to Move Around
-  Greenery

Opportunity Name	Opportunity Description (including the description of some indicative measures to address issues identified, further analysis and optioneering would be required)	Key Aim	Supporting Aim	Project Partners
Heritage Guidance	<p>In addition to the forthcoming city wide Architectural Conservation Area Guidance Document, the development of supplementary heritage led guidance and/or best practise pilots, to promote and support best conservation practise in Shandon for owners and developers including in relation to the following:</p> <ul style="list-style-type: none"> <li>• Sensitive streetscape enhancement</li> <li>• Understanding and conservation of built heritage fabric and appropriate materials</li> <li>• Appropriate heritage led methodologies for the reuse or adaptive reuse of heritage buildings</li> <li>• Heritage wayfinding to complement the existing wayfinding strategy for Shandon to include sensitive historic street features, lighting furniture and heritage trail signage</li> <li>• Heritage Shopfront guidance.</li> </ul>			CCC
Transport and Mobility Strategy	Undertake and deliver a transport and mobility strategy, including parking, to address current mobility issues and optimise the strong potential for enhancement of this historically significant public space in tandem with other identified projects in the area.			Bus Connects
Parking Provision Changes	Protect residential parking and deter inappropriate parking through alterations to existing parking provision in the area, considering more permit or 24 hour ticketed parking.			
Playful Culture Trail	Seek opportunities to build upon the culture trail in Shandon, potentially adding new venues.			CCC: Butter Museum:Shandon Bells and Tower
Irish Language Network	Consider developing Shandon into an Irish Language Network area with bilingual signage and Irish language events.			CCC: Foras na Gaeilge; Irish Department of Media, Tourism, Arts, Culture, Sport; the Gaeltacht
Outdoor Seating for Businesses	Explore ways to provide outdoor seating for businesses in Shandon, incentivising them to set up such spaces.			CCC: Local businesses
Street Cleaning	Review and enhance street cleaning arrangements, particularly during peak tourist times.			

## 4. INTEGRATED URBAN STRATEGY



Figure 7: Plan showing a future movement hierarchy / mobility strategy for Shandon



# 4. INTEGRATED URBAN STRATEGY



## PROJECT OBJECTIVES

He	Heritage	VD	Visitor Destination
NPL	Nice Place to Live	EMA	Easy to Move Around
Cu	Culture	Gr	Greenery
Em	Employment		

Opportunity Name	Opportunity Description (including the description of some indicative measures to address issues identified, further analysis and optioneering would be required)	Key Aim	Supporting Aim	Project Partners
Tidying Electrical Cables	Explore ways to maximise opportunities for tidying up or undergrounding cables as part of any future major infrastructural projects.	NPL	He	CCC
Repair and Enhance Day	Promote a 'Repair and Enhance Shandon' day for community members to repair and paint buildings, potentially using grant funding, and support business property owners in maintaining their frontages.	NPL	VD	CCC: Neighbourhood Team
Cycle Repair Sessions	Liaise with Cork Community Bikes and Cycle Scene to arrange regular cycle repair and up-skill sessions within the community.	EMA	Em	
Swift Boxes Initiative	Distribute leaflets to identify residents willing to introduce new swift boxes and nests on their property, identify buildings of an appropriate height with blanks facades/gable ends.	Gr	NPL	



## 5. IMPLEMENTATION AND PHASING PLAN

This section outlines an Implementation and Phasing plan for the site and non-site specific projects set out in section 4. Projects have been set out in order of priority and given an indicative delivery time frame with suggestions of potential delivery partners and mechanisms also included.



# 5. IMPLEMENTATION AND PHASING PLAN

## 5.1 Strategy Delivery Summary

Successful delivery of the Strategy requires a flexible, collaborative, and committed approach from public and private stakeholders.

Early resource gathering is crucial to identify and enable the delivery of “Quick Wins”, which can demonstrate the benefits of the strategy and building community confidence. For example, visible improvements along Shandon Street and key routes, including a new piece of public art, can generate local and wider interest/participation. While prestigious and aspirational medium to long-term projects will further encourage investment.

Essential mechanisms like funding, responsibilities, coordination, and cooperation must be in place for effective delivery. The local community and businesses, in collaboration with the Local Authority, are central to implementing the Integrated Urban Strategy for Shandon. A multi-layered governance structure, with active involvement from the Neighbourhood Team, will support the Strategy's execution, engaging key stakeholders over time. Public sector leadership, particularly from Cork City Council, is vital.

The following implementation and phasing plan sets out a selection of key projects that can provide an immediate impact as well as establish an exciting long term vision for the area. Both helping to address Shandon's economic, social, and environmental challenges, while driving positive change by leveraging its historical assets, attractive location, and strong community.

## 5.2 Potential Phased Projects

The Implementation and Phasing plan outlines how the identified 'key projects' could be implemented and delivered through the RIBA/RIAI Stages over the short, medium, and long term, also highlighting any “Quick Wins” (6-12 month delivery). The list below includes the site and non-site specific projects outlined in section 4 setting them out in order of priority, a priority driven by deliverability and the need to create a framework for positive continual change. They have also been influenced by the feedback from an exhibition held in October 2024 where attendees were asked which projects should be of **top, high** and **medium** priority. Projects in order of priority are listed below:

1. xxx

THIS PRIORITY LISTING IS  
STILL TO BE COMPLETED

# 5. IMPLEMENTATION AND PHASING PLAN

## 5.3 Phasing Plan

The following phasing plan sets out an indicative priority list for the potential projects emerging from the IUS. This prioritisation as well as the funding potential and perceived project complexity have informed an indicative phasing timeline for each of the projects.

As the table on this and the next page illustrate there are a number of projects that have been identified as having a 'Short Term' (<3 years) delivery potential, these include xxx. The delivery of projects that are either more complex, of low priority or with limited funding potential have been set to a long term timeframe. Initial investigations and exploration could start in the medium or short term, but the longer term is seen as more realistic for their implementation and completion.

<b>PRIORITY</b>	Design / Funding
Higher or Medium	Construction
<b>PHASING</b>	Quick Win project
Quick wins = 0 - 12 months	
Short-term = 12 - 36 months	
Medium-term = 3 - 7 years	
Long-term = 7 - 12 years	
<b>INDICATIVE COSTING</b>	
Higher, Medium or Lower	

Key Potential Project	Project Type	PHASING				IMPLEMENTATION		
		Priority Level	Short Term	Medium Term	Long Term	"Quick Win" Potential	Indicative Costing	Potential Funding
1 Butter Market and Weighmaster's House	Historic Building							
2 Re-imagining Shandon Street	Public Realm / Economic and Social Support							
3 Revitalising Shandon's Green Spaces	Green Space / Parks							
4 Legion of Mary Building	Historic Building							
5 Rejuvenating Old Market Place	Public Realm / Street							
6 John Redmonds Buildings	Historic Building							
7 Reconnecting Shandon	Public Realm / Traffic Management							
8 Quayside Laneway Enhancements	Public Realm / Street							
9 Shandon Heritage Plaza Project	Public Realm / Traffic Management							
10 Eason's Hill Pocket Parks	Public Realm							
11 Public Realm Enhancements around Dominican Church	Public Realm / Street							

THIS PRIORITY LISTING IS  
STILL TO BE COMPLETED

# 5. IMPLEMENTATION AND PHASING PLAN



PRIORITY	INDICATIVE COSTING
Higher or Medium	Higher, Medium or Lower
PHASING	Design / Funding
Quick wins = 0 - 12 months	Construction
Short-term = 12 - 36 months	Quick Win project
Medium-term = 3 - 7 years	
Long-term = 7 - 12 years	

Key Potential Project	Project Type	PHASING				IMPLEMENTATION		
		Priority Level	Short Term	Medium Term	Long Term	“Quick Win” Potential	Indicative Costing	Potential Funding
12 Shandon Bridge Public Realm Enhancements	Public Realm / Street							
13 Upper John Street Mural	Artwork							
14 Development Guidelines and Strategies	Guidance / Policy							
15 Transport and Mobility Strategy	Guidance / Policy							
16 Parking Provision Changes	Traffic Management							
17 Playful Culture Trail	Initiative							
18 Irish Language Network	Initiative							
19 Outdoor Seating for Businesses	Guidance / Policy							
20 Street Cleaning								
21 Tidying Electrical Cables								
22 Repair and Enhance Day	Initiative							
23 Cycle Repair Sessions	Initiative							
24 Swift Boxes Initiative	Initiative							

THIS PRIORITY LISTING IS  
NOT PRIORITISED



# 5. IMPLEMENTATION AND PHASING PLAN

## 5.5 Funding Sources

### Living City Initiative (LCI)

The LCI is a tax incentive scheme in Ireland aimed at revitalizing historic inner-city areas. Here are the key points:

**Purpose:** The initiative encourages the refurbishment and conversion of residential and commercial properties in designated Special Regeneration Areas (SRAs) in cities like Cork, Dublin, Galway, Kilkenny, Limerick, and Waterford .

#### Tax Relief:

- Owner-Occupier Residential Relief: Tax relief for homeowners refurbishing their properties.
- Rented Residential Relief: Tax relief for landlords refurbishing rental properties.
- Commercial Relief: Accelerated capital allowances for refurbishing or converting commercial properties.

**Eligibility:** Properties must be located within designated SRAs. Residential properties must have been built before 1915 (this does not apply to commercial properties). The minimum cost of works must be €5,000.

**Duration:** The scheme runs until December 31, 2027. Only works carried out within this period are eligible for relief .

**Application:** Applications can be made online or via postal mail, depending on the type of relief being claimed.

### Vacant Property Refurbishment Grant

The Vacant Property Refurbishment Grant in Ireland is designed to help turn vacant houses or buildings into permanent homes or rental properties. Here are the key points:

**Grant Amount:** Up to €50,000 for refurbishing a vacant property. An additional €20,000 is available for properties that are derelict, bringing the total possible grant to €70,000.

**Eligibility:** The property must have been vacant for at least 2 years. It must have been built before 2008. Applicants must have proof of ownership or be actively negotiating to buy the property.

**Usage:** The grant can be used for properties intended to be the applicant's principal private residence or for rental purposes. It covers various refurbishment works, including structural repairs and modernization.

**Application Process:** Applications are managed by local authorities. Applicants need to provide quotations for the proposed works and other supporting documentation.

**Additional Support:** There is also a grant available for expert conservation advice if refurbishing a traditional farmhouse. This grant aims to reduce the number of vacant properties and support housing availability in Ireland.

### Artists Workspace Capital Scheme

The Artists Workspace Capital Scheme in Ireland is designed to support the development and improvement of workspaces for visual artists. Here are the key points:

**Purpose:** The scheme aims to provide high-quality working environments for visual artists by funding the development, refurbishment, and maintenance of artist workspaces .

**Funding:** Grants of up to €50,000 are available for workspace costs, including light, heat, rent, administration, and artist development costs. Up to 20% of the grant can be used for essential repairs and maintenance.

**Eligibility:** Workspaces must be located in the Republic of Ireland and dedicated to supporting professional visual artists. They must accommodate at least four professional visual artists working on-site. Applications are welcome from groups, organizations, and collectives with an established workspace.

**Application Process:** Applications must be submitted through the Arts Council's Online Services site. The scheme particularly welcomes applications that promote equality, diversity, and inclusion.

**Additional Support:** The Arts Council provides assistance for applicants with disabilities or access requirements.

### Architectural Conservation Area (ACA) Grant

The Architectural Conservation Area (ACA) Grant in Cork is designed to support the preservation of historic buildings within the city's 42 ACAs. Administered by Cork City Council, the grant assists property owners with external conservation works, such as repairing windows, doors, roofs, chimneys, gutters, railings, and shop fronts.

The scheme aims to:

**Encourage Good Custodianship:** Promote responsible maintenance of historic buildings.

**Support Best Conservation Practices:**

Ensure repairs are carried out using appropriate methods and materials .

The grant is available to both domestic and non-domestic property owners within the ACAs.

### Bus Connects Cork

The BusConnects Cork project, funded by the National Transport Authority (NTA), involves a €600 million investment to transform public transport in Cork. This includes creating 12 Sustainable Transport Corridors with 75 km of bus lanes and 54 km of cycling and walking infrastructure1. The project aims to improve bus journey times, increase public transport usage, and support sustainable urban development, aligning with the Cork Metropolitan Area Transport Strategy



# 6. IMPLEMENTATION AND PHASING PLAN

## Minor Flood Mitigation Works and Coastal Protection Scheme

The Minor Flood Mitigation Works and Coastal Protection Scheme is designed to support smaller-scale flood and coastal protection projects in Ireland. Key points include:

**Funding Limit:** Projects can receive up to 90% of their total cost covered, with a maximum funding limit of €750,000 per project.

**Project Scope:** The scheme targets minor flood mitigation works and coastal protection measures, addressing localized flooding issues and protecting vulnerable coastal areas.

**Eligibility:** Local authorities can apply for funding to implement these projects, which aim to enhance community resilience against flooding and coastal erosion.

## Built Heritage Investment Scheme (BHIS)

The Built Heritage Investment Scheme (BHIS) is a government grant program aimed at supporting the conservation and repair of historic structures in Ireland. Here are the key details:

**Purpose:** The scheme helps owners and custodians of historic buildings maintain and conserve these important structures, contributing to the vitality of cities, towns, villages, and the countryside.

**Funding Amount:** Grants range from €2,500 to €50,000, covering up to 80% of the total project cost.

**Eligibility:** Funding is available for:

- Protected structures listed on the Record of Protected Structures within their local authority area.
- Proposed protected structures.
- Structures in Architectural Conservation Areas (ACAs).
- Vernacular buildings and historic shop fronts

**Application Process:** Applications are submitted through local authorities. The window for applications typically opens in the summer, with successful applicants notified in January of the following year.

**Additional Support:** The scheme runs alongside the Historic Structures Fund (HSF), which supports larger-scale conservation works.

## Transportation Alternatives Program (TAP)

The Transportation Alternatives Program (TAP) offers significant funding potential for Cork, particularly in enhancing active travel and sustainable transport infrastructure. Here are the key details:

**Funding Scope:** TAP funds a variety of projects, including pedestrian and bicycle facilities, safe routes to school projects, and recreational trails. The program builds on the legacy of the Transportation Enhancements and Safe Routes to Schools programs, providing opportunities for local projects that support additional transportation options.

**Eligibility:** Local governments, regional transportation authorities, transit agencies, and natural resource or public land agencies can apply for TAP funding. Projects must be related to surface transportation and aim to improve non-motorized transportation infrastructure.

### **Potential Impact for Cork:**

- Active Travel:** TAP funding can support the development of new cycling and walking paths, enhancing connectivity and safety for pedestrians and cyclists in Cork.
- Safe Routes to School:** Schools in Cork can benefit from improved infrastructure, making it safer for students to walk or bike to school.
- Recreational Trails:** The development of recreational trails can promote outdoor activities and improve the quality of life for residents.

**Application Process:** Applicants must submit detailed project proposals, including project scope, budget, and expected outcomes. The selection process is competitive, with projects evaluated based on their potential impact, feasibility, and alignment with TAP goals.





## 6. PRIORITY PROJECTS

This section delves into further analysis and design work for three of the priority projects in Shandon: a building (Butter Market and Weighmaster's House), a street (Shandon Street), and a green space (St. Anne's Park / Dr Mary Hearns Memorial Park). A concise analysis and design process has been conducted to develop a concept design, complete with graphical context, to effectively illustrate the potential of each project.



# 6. PRIORITY PROJECTS



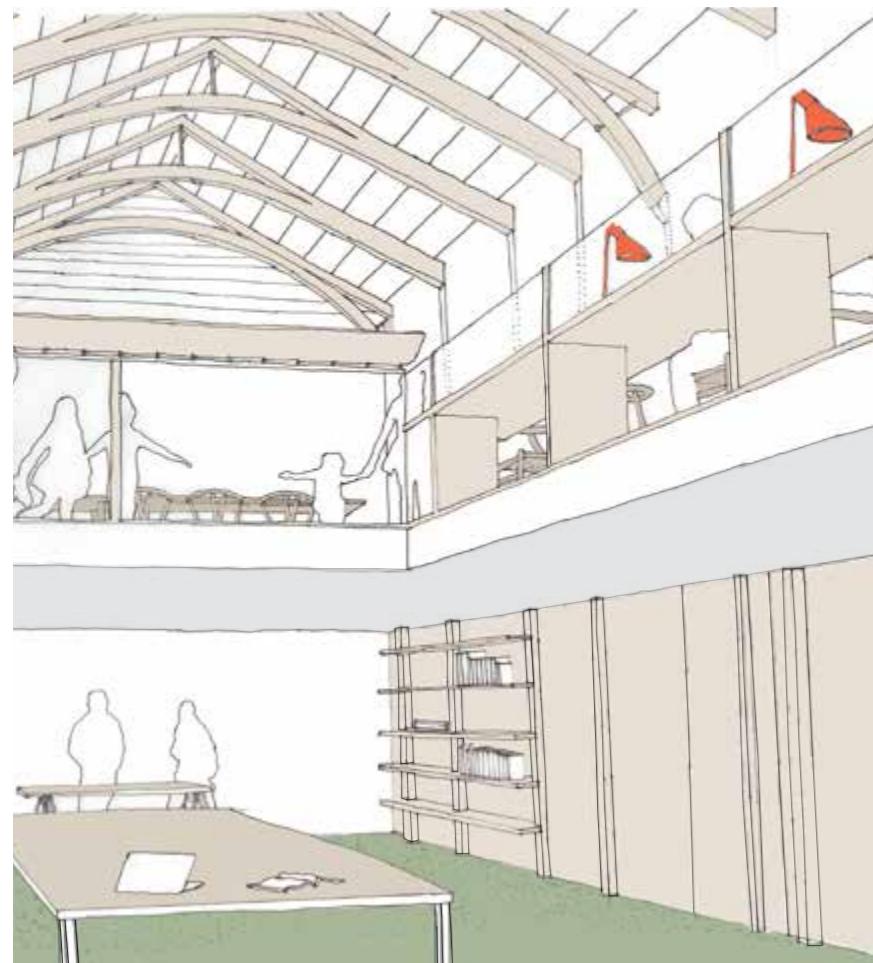
## 6.1 Priority Project Summary

### Butter Market and Weighmasters House

Bringing the Buttermarket and Weighmaster's House back into active use using a best practice minimum intervention conservation approach, with the Weighmasters providing a versatile and multifunctional but purposeful and accessible community space to complement the permitted enterprise centre for the Butter Exchange.

**Character Area:** Historic Heart

**Delivery Partners:** Recreate Shandon



### Revitalising Shandon's Green Spaces

Introducing a range of improvements to St Anne's Park and Dr Mary Hearn's Memorial Park so that it is both used on a daily basis by a broader swath of the local community and reflects and celebrate the historic and cultural significance of its setting.

**Character Area:** Historic Heart

**Delivery Partners:** St Anne's Church



### Reimagining Shandon Street

Enhancing Shandon Street through a variety of interventions that seek to reinvigorate and reimagine Shandon Street as both the social and commercial heart of Shandon, through a range of physical, social and economic measures that attract businesses and people back to the street.

**Character Area:** Shandon Street

**Delivery Partners:** Shandon Flowers, Walsh's Pharmacy



# 6. PRIORITY PROJECTS



## 6.2 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 most 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 neighborhood revitalization.

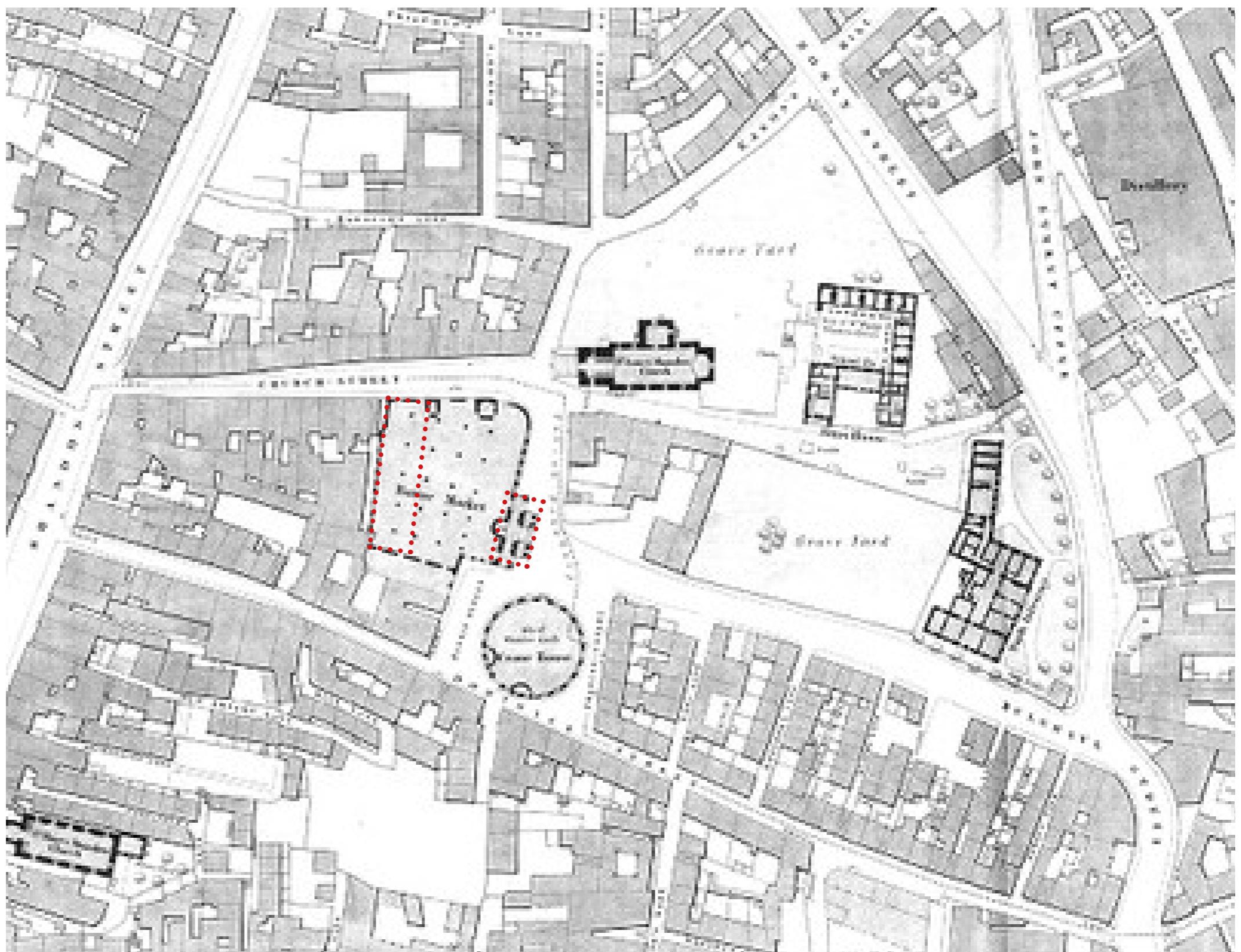
This particular project summary focuses on the aspects needed to develop the Weighmaster's House as a suitable community space to complement the permitted Enterprise Centre in the Butter Exchange, in order to ensure an overall cohesive project which maximises regenerative impact in line with the principles of 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

**Figure 9:** 1869 OS Map of Cork City extract showing Butter Market. Footprint of the Weightmaster's House and Butter Market portico highlighted in red.



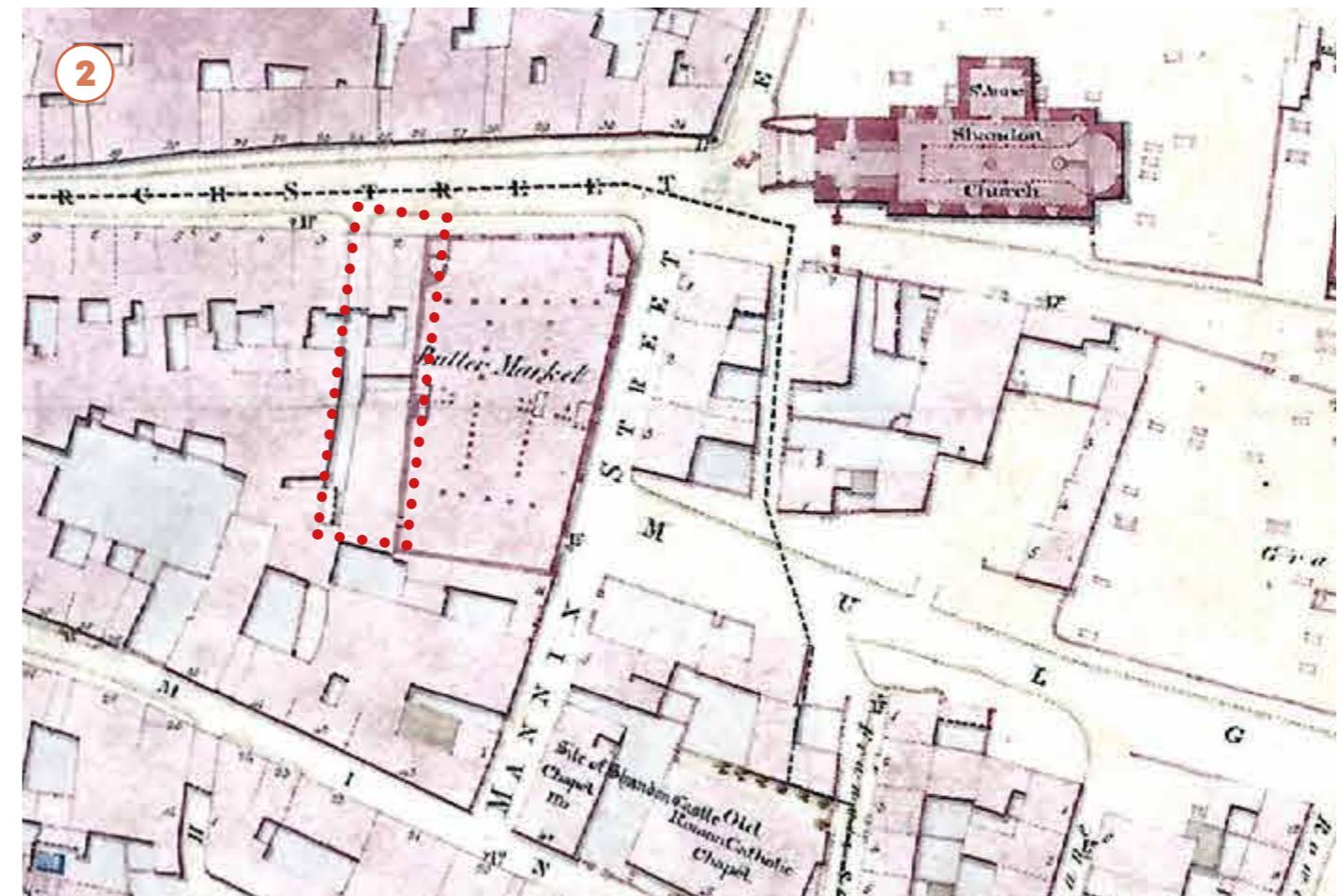


eventually closed in 1924 when it was converted into a textile factory. In 1976 the building burned, down leaving only the portico and the south and east walls. In 1984 Cork City Council purchased the site and built a craft centre around an enclosed garden inside the perimeter walls but this failed commercially 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, that plans to renovate the craft centre and turn it into a technology innovation centre.

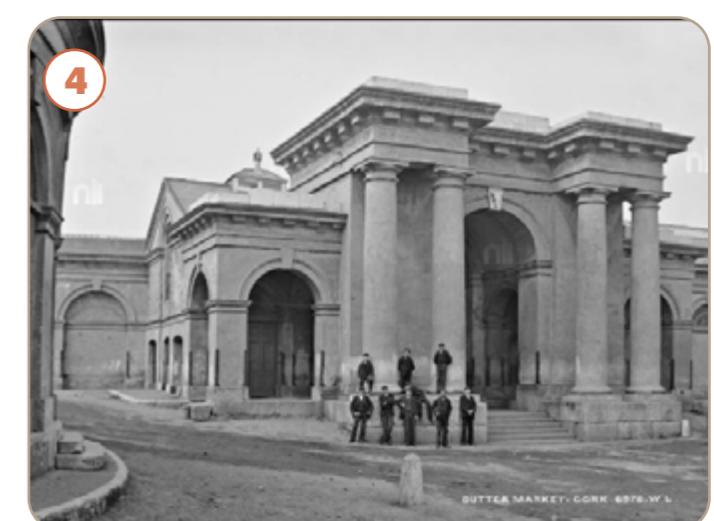
The Butter Exchange had a "Weighmaster" who checked the weights and measures to ensure that they were being honestly traded and he lived in a specially built house adjoining the Butter Exchange. This house remains extant on the site along with a covered hall at the rear which is the only portion of the 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.



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



② 1842 Map extract showing Butter Market before John Benson's addition of the portico and incorporation of Weightmaster's House



③ Historic Photograph of the interior of Butter Market, c.1900

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



# 6. PRIORITY PROJECTS



## Existing Condition

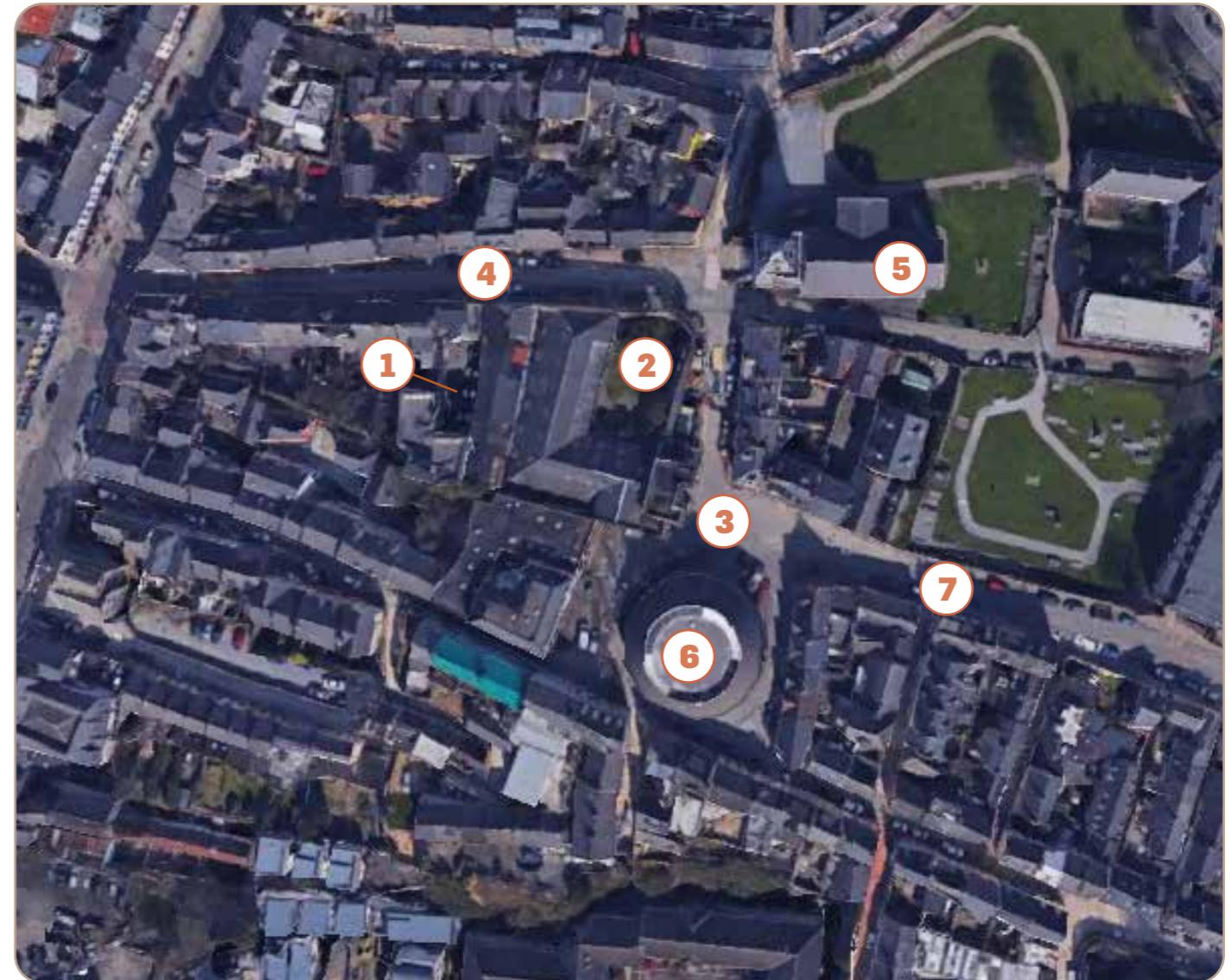
The Weighmaster's House and the Butter Market are currently vacant.

Weighmaster's house is derelict, with its frontage contributing negatively to the character of Church Street and the wider area. Despite the part-collapsed roof, much of the roof structure is considered salvageable and suited to be repairs.

The western wall of the Weighmaster's House contains covered alcoved openings with brick archways, matching the east wall of the Butter Market. The openings on the southern elevation fronting Church Street are boarded up.

Internally, a modern mezzanine addition with a part collapsed stair break up the double height space.

- 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 John Redmond Street



## Additional recommended Survey / Assessment work:

- Structural assessment of the timber beams and outline methodology for repairs and reinstatement
  - Asbestos survey
  - Bird/ Bat surveys
- Opening Up works to west wall



**Figure 10:** Plan summarising the key constraints and opportunities for Weighmaster's House



# 6. PRIORITY PROJECTS



## Proposed Use

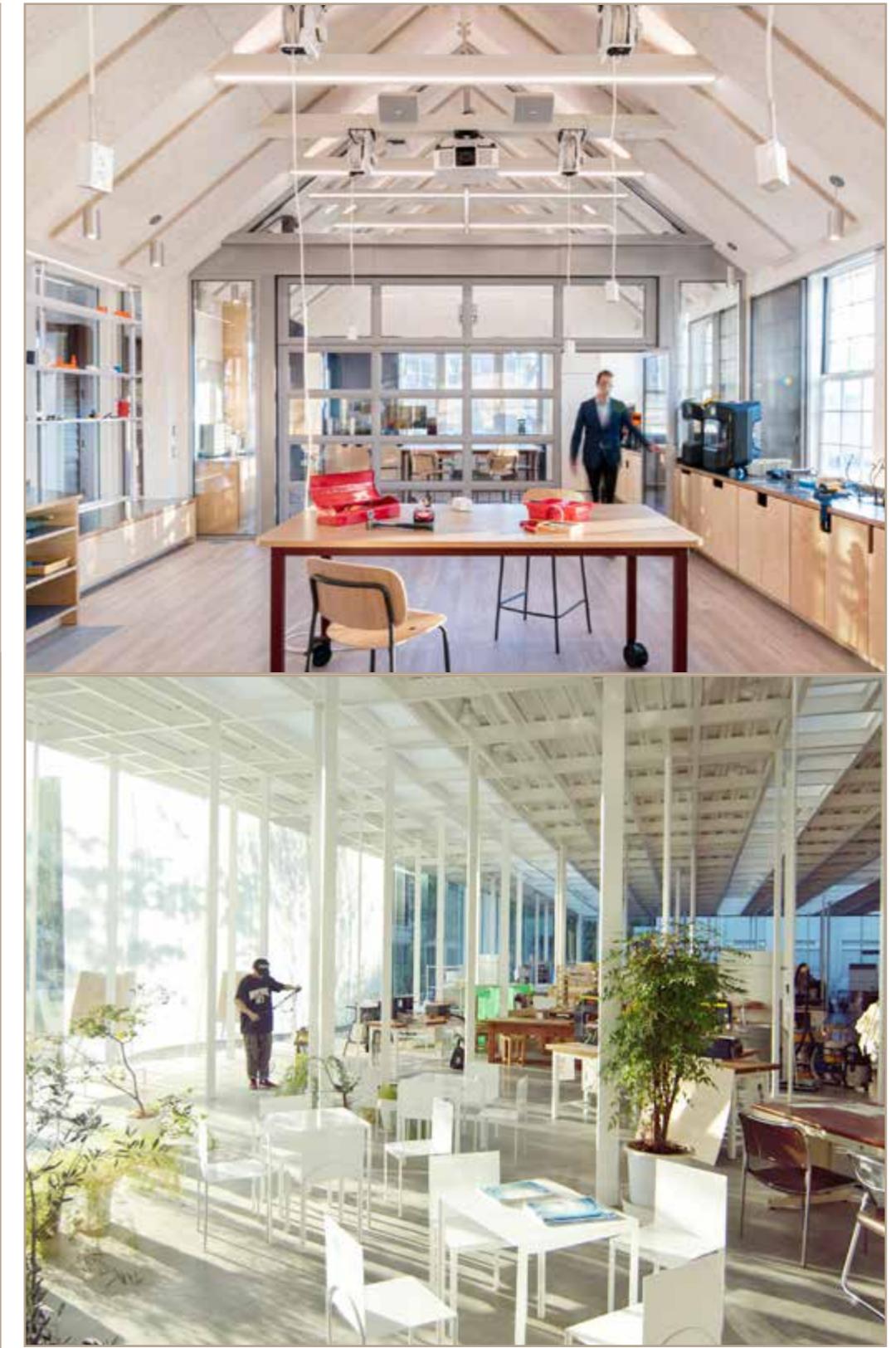
During the public consultation workshops, and at a later more focussed co-design workshop with the Neighbourhood Team, proposals emerged to develop the Weighmaster's House for a new creative hub to complement the Ed Tech Enterprise Centre permitted and planned for the Butter Exchange Complex.

This would become a significant community resource that acts as a hub for innovative 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 ensure flexibility in design within the overall design of the Weighmasters and Butter Exchange complex to maximise the opportunities for integrated as well as independent usage and operation by a range of users. With regard to the proposed space layout examples of uses might include creative space, recording studios, workdesks, meetings, events, exhibitions. The design reflects suggestions to ensure that the groundfloor is predominantly a larger more flexible space.

**Figure 12:** Kanagawa Institute of Technology Workshop, Japan, by Junya Ishigami



**Figure 11:** Maker Space Building, Mexico, by Garza Camisay Arquitectos



# 6. PRIORITY PROJECTS



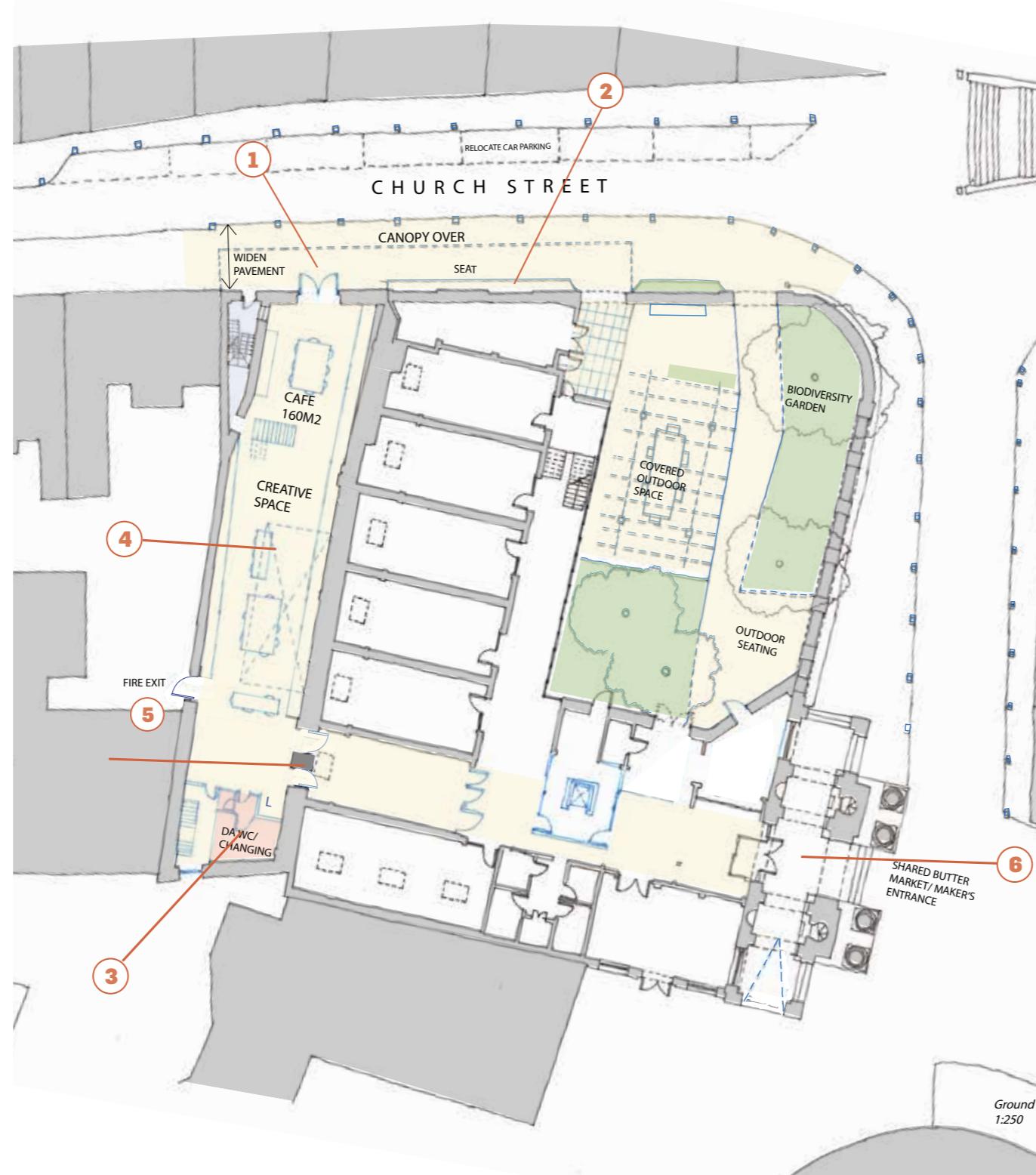
## Concept design

The concept design aims to bring the Weighmaster's House back into active use, using 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 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.

The concept design incorporates the following key design moves.

1. The frontage of Weighmasters House on Church Street will be restored, including the repair of timber sash windows on the upper floors. The gated entrance will 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. 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 1900s.
3. Service space to the rear of the Weighmaster's House providing accessible bathrooms and a lift.
4. Although the ground floor currently has steps, the feasibility of lowering the raised areas to create step-free access across the floor should be investigated.
5. Create a connection to the east of the building to interface with the Butter Exchange building, facilitating meaningful interactions between the Weightmasters 'makers' and the innovation hub users.
6. The portico of the Butter Market to serve as a shared entrance.



INDICATIVE GROUND LEVEL FLOOR PLAN

Figure 13: Plan showing a design concept for the Weighmaster's House



INDICATIVE UPPER LEVEL FLOOR PLAN



# 6. PRIORITY PROJECTS

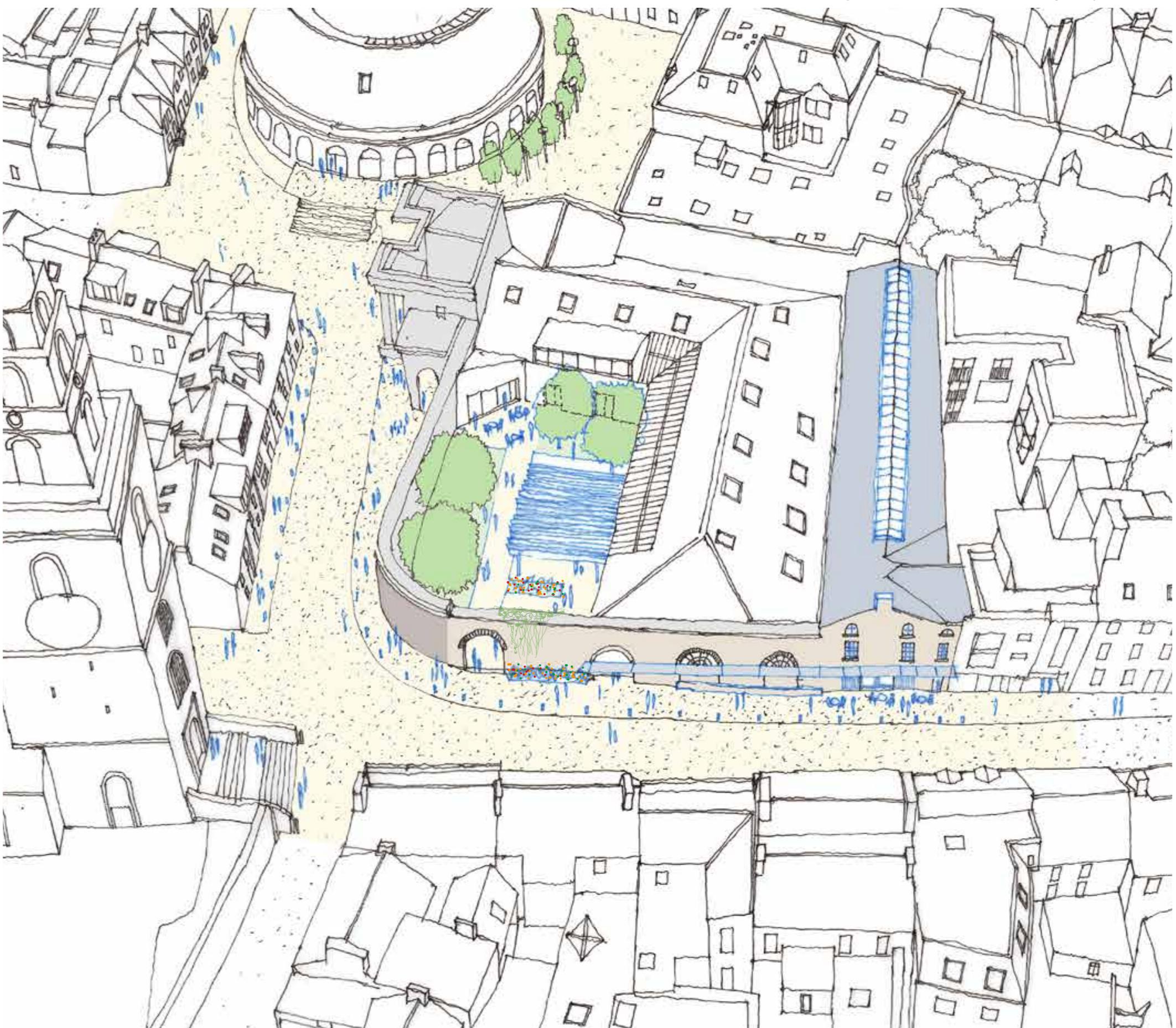
## Public Realm

The courtyard garden is proposed to be landscaped, incorporating an outdoor 'maker's' area, outdoor seating for all users, as well as green spaces where the wider Shandon community may gather.

The public realm along Church Street and Exchange Street is proposed to form part of the project, and important element in re-linking the Butter Market with the Weighmaster's House.

The northern wall of the Butter Exchange, a modern concrete reconstruction of the wall lost to the fire, is proposed to be softened with seating, green areas and the new canopy.

**Figure 14:** Sketch visual showing the public realm



# 6. PRIORITY PROJECTS



## Interior

The double height space to the rear of Weighmaster's House is proposed to be opened up, with a light mezzanine level. The ground floor is envisaged as a creative space.

The mezzanine level is envisaged as a flexible desk space, from where the ground floor will be seen.

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 restoring the boarded ceiling in-between. The historic photograph of the Butter Market will serve as a guide to restore lost fabric.

The new mezzanine will be a light structure, structurally independent from the structure of the Weighmaster's House.



# 6. PRIORITY PROJECTS



## 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 Weightmaster's House relates to the same period and its roof structure suggests Sir John Benson was also responsible for its addition to the Butter Market.

The contemporary L-shaped 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 resemblance to the Firkin Crane, also designed by John Benson, in 1855.

The Butter Market is a protected structure located within Shandon Conservation Area.

### OUTLINE STATEMENT OF SIGNIFICANCE.

The portico has technical, industrial and social significance, historically serving as the place where butter was delivered under in carts under the shelter of the portico roof. Its steps and ramped entrances balance monumentality and grandeur of entrance with functionality of a delivery entrance. The addition of the portico by Benson 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, with its deep recesses offering depth to the entrance.

### 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 to the rear of 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.

### PORICO- 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. Due to the changes in street level, the ramped step free entrance to the north and south of the portico have been lost. Gates have been installed preventing access and preventing the undercroft of the porch from being a public covered gathering place in the area. 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 reading of its exterior has been lost due to various additions and signage.



Figure 18: South Elevation- 1995



Figure 19: Butter Market, historic photo c.1900, Lawrence Collection, NLI



# 6. PRIORITY PROJECTS



## 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 in 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 retain the understanding of the north and south entrances as past carriageway access points and should retain the historic paving underneath.

- Historic photographs provide sufficient information for reinstatement of original glazing bar arrangement to the Butter Market entrance. The glazed elements should have minimal glazing bar widths and openable sections should be minimised. A carefully detailed timber or minimal steel framed glazing system is considered appropriate.

1. Sensitive detailed contemporary timber window with minimal sections
2. Crittal 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.



# 6. PRIORITY PROJECTS



## 6.3 Revitalising Shandon's Green Spaces

### Site Assessment Summary

1. Dr Mary Hearn's Memorial Park currently includes one entry point with a circular path around the scattered headstones. CCTV cameras reflect the fact that this area has been the site of anti-social behaviour.
2. Attractive railings bound St Anne's Park, while the physical siting of Shandon Bells within the park results in some restricted spaces.
3. Each park links onto Bob and Joan's Walk with separate links into St Anne's Park off Eason's Hill and Church Street, adjacent to the front entrance to the Shandon Bells.
4. Historic stone retaining wall with vegetation bounds the southern edge of the Memorial Park, running along John Redmond Street. The expansion of the old Infirmary hospital to accommodate the Maldron Hotel encroached on the original footprint of the graveyard space. This south eastern corner of the Memorial Park shows the buildings encroachment and is characterised now by tree planting.

**Figure 20:** Sequence of images showing some of the key features / issues relating to St Anne's Park and Dr Mary Hearn's Memorial Park



### Additional recommended Survey / Assessment work

- Ecological Assessment
- Archaeological survey



# 6. PRIORITY PROJECTS

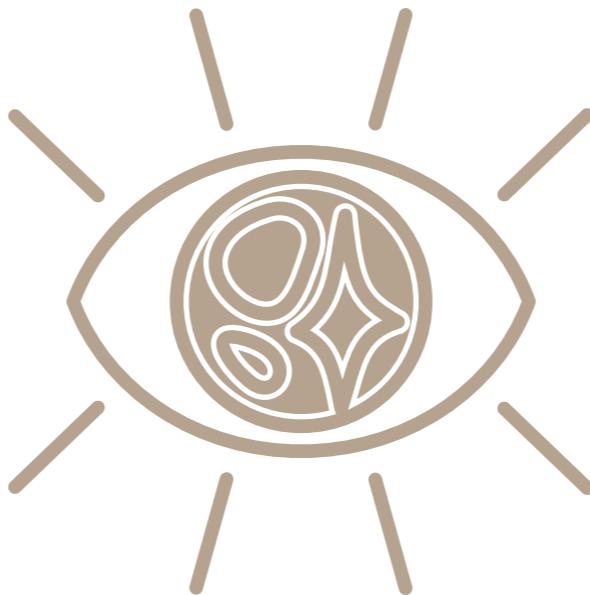


## Responding to NEB Values

**Inclusive:** Improve the ease at which pedestrians can move around the Historic Heart of Shandon, introducing a new link onto John Redmond Street from Dr Mary Hearns Memorial Park.

**Aesthetic:** Enrich and protect the heritage of each park making sure interventions are sensitively integrated through the use of natural materials, offering interpretative features, such as a visual and audio literary trail, that inform visitors and provide a nod to the history of the area.

**Sustainability:** Provide a variety of universally accessible uses within each green space to generate more activity, opportunity to socialise and enjoy nature, creating a safer, more valued asset for the local community and a space that facilitates greater biodiversity.



# 6. PRIORITY PROJECTS

## Concept design

Cork City Council's Tree Strategy supports tree planting within Shandon's parks. Expand upon the tree planting within St. Anne's park and consider community tree planting days to engage and educate people. Increasing the tree canopy cover will help reduce the urban heat island effect, cleans the air and provides natural shelters for people in extreme weather. One of the objectives in Cork City Green and Blue Infrastructure (GBI) Strategy 2022-2028 is to create biodiverse green spaces, retaining and enhancing trees. Plant native and pollinator friendly species, this responds to one of the six objectives in the All-Ireland Pollinator Plan 2021-2025.

Provide a variety of grassland areas across both St. Anne's Park and Dr. Mary Hearn Memorial Park. A variety of planting and grassland provides a diverse range of habitats to enrich Shandon's ecosystem which responds to GBI Strategy, Nature-based Framework and Cork City Development Plan ('Wilder Spaces'). Reduced maintenance regimes also contributes to the reduction of carbon emissions and use of harmful chemicals.

Enhance the public realm, seating, wayfinding and signage within both green spaces to encourage safer and further community use, enhance the tourism experience, integrate heritage and culture to engage and educate community and visitors all of which responds to the local develop plan opportunity 'Activate Greening Projects in Cork City Centre'. In 2019 Ireland became the first country to be fully affiliated with the WHO's Global Network of Age Friendly Cities & Communities, the green spaces will be accessible by all with age friendly paths, places to sit, recreational opportunities and well lit.

1

**Biodiverse Community Garden Space:** Work closely with the community, schools and possibly link up with the Tidy Neighbourhoods Team to further build upon the existing Bee Pollinator Garden to consider creating an orchard area underplanted with an urban wildflower grassland mix to encourage further pollination. Encourages outdoor community activities centered around food growing, promotes sustainable food production, educates on nutrition & healthy living which is an objective within the Green & Blue Infrastructure Framework. Consider aiming applying to host Wild Bee Festival in Cork through the National Biodiversity Data Centre to increase community involvement and local awareness which links to GBI opportunity in the development plan to increase nature-based tourism in Cork City by 50% by 2040.



2

**Resilient & Functional Tree Planting:** Consider completing the circle of trees in front of the church and expanding upon the tree planting east of the path to create an urban forest which will encourage forest bathing which enhances wellbeing.

3

**Inclusive active space:** The central green space offers the opportunity for visitors to gather after whilst visiting the Shandon Bells and for community gatherings. A petanque court would be an ideal universally accessible activity that respects the context of the historical burial space in terms of its construction and the level of activity it facilitates. It is also been recognised locally as an activity people want to be involved in and would facilitate the residents of Skiddy's Almshouse.



Figure 21: Plan showing a design concept for St. Anne's ChPark Dr Mary Hearn's Memorial Park





The need for sub-surface interventions will be avoided where possible, however, if necessary, the interventions will 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, will

**1** **Audio literary trail:** Providing visitors and the community with classic and contemporary audio access to Corks literary artists with a trail of poetry duke boxes . These will also be interspersed with musical sensory play equipment that draws the Shandon Bells experience for people that are unable to access this popular activity. The trail helps to activate the extents of the green spaces and encourages people to explore the headstones and tombs that remain.



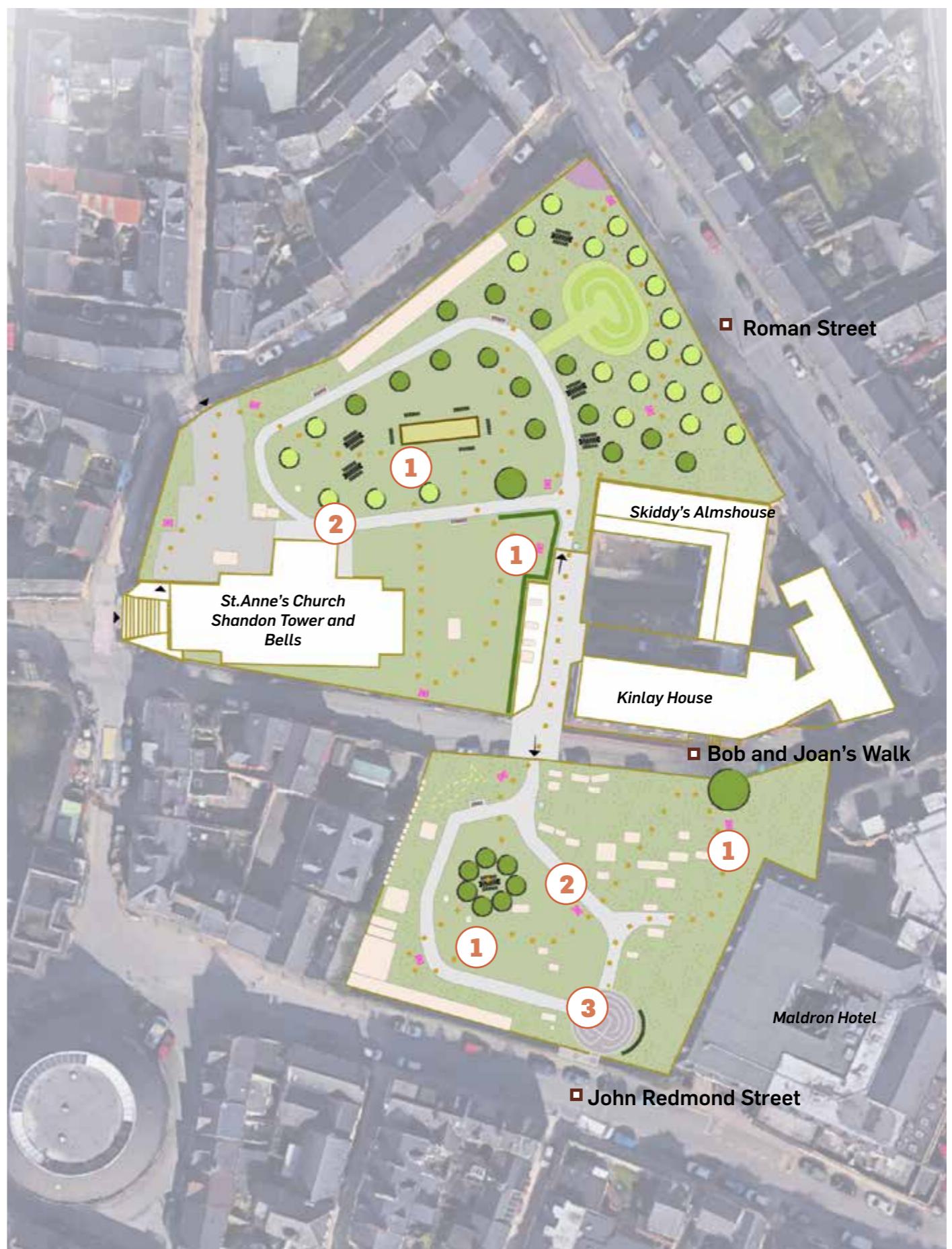
**3** **John Redmond Street link and plaza:** Provides a link north to south across the green spaces and onwards to the city centre via the laneways. The plaza provides a contemplative resting space after walking the steep gradient and climbing the new stepped access. The Shandon Tower can be viewed from the seating area and the plaza helps activate this particular area of Dr.Mary Hearn Memorial Park.



**2** **Sensitive Feature lighting and use of colour:** Encourage use into the early evenings through feature lighting along paths and around areas of seating, in addition use lighting to draw attention to key heritage features within the two parks. Develop a sensitive colour palette to re-invigorate boundary railings.



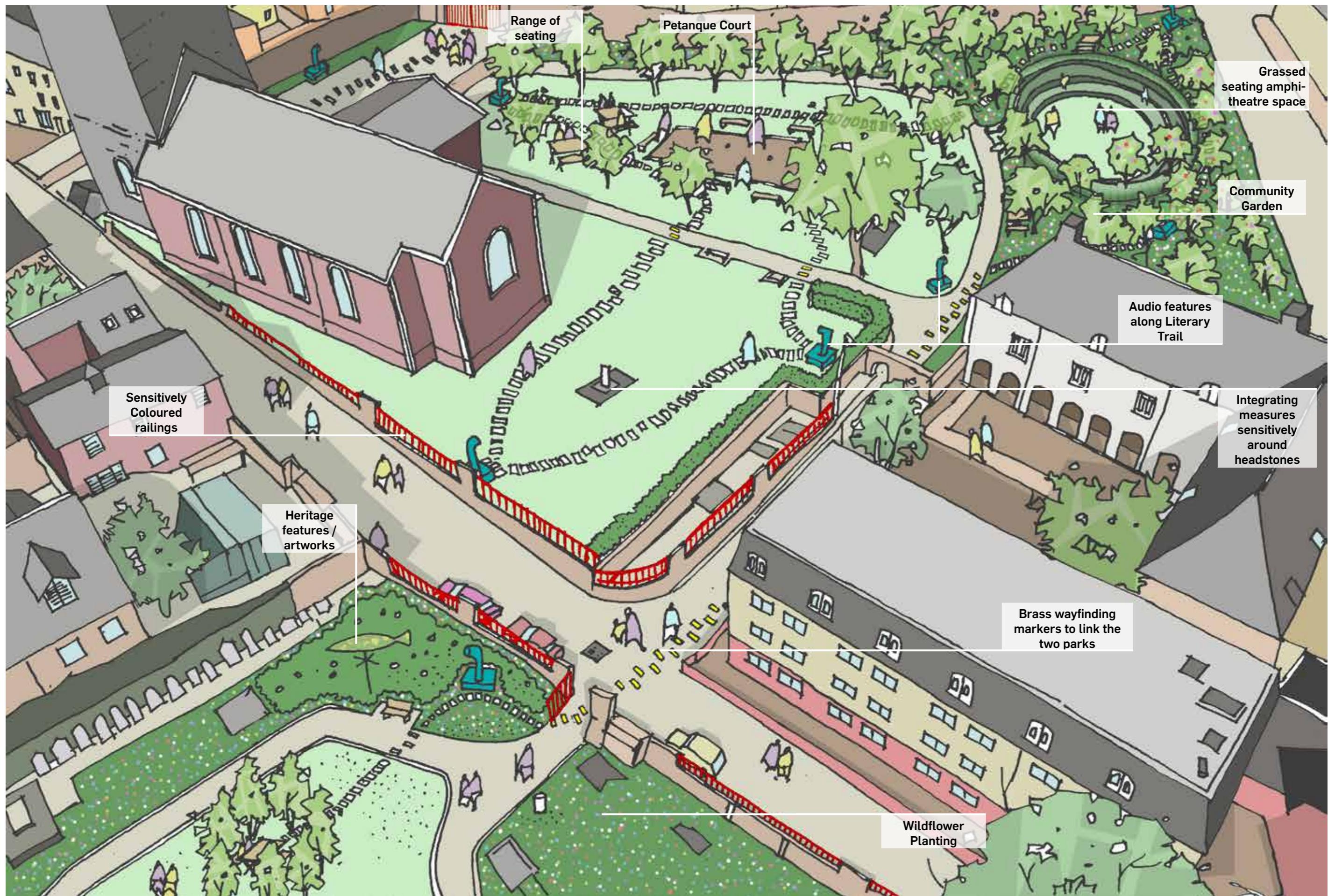
**Figure 22:** Plan showing a design concept for Dr Mary Hearn Memorial Park



## 6. PRIORITY PROJECTS



Figure 23: Sketch visual showing concept design proposals for St Anne's and Dr Mary Hearn's Memorial Parks



# 6. PRIORITY PROJECTS



## 6.4 Re-imagining Shandon Street

### Site Assessment Summary

1. Parking on footway at southern end of Shandon Street.
2. Anti-social behaviour observed along North Abbey Street at the southern end of Shandon Street.
3. Murals on gable ends of buildings and shop fronts
4. This sloping area is located at the corner of Blarney Street and currently hard landscaped with several street trees, some of which appear to be struggling. It is one of the few open spaces along Shandon Street. Opposite this space, is the entry point to a private space accessed from Shandon Street through a locked gateway, part of a stone-pillared entry that once led to church grounds but now serves as the entrance to private parking.
5. The northern half of the street lacks greenery and is cluttered with signage poles, street lighting, utility poles and bollards impacting the amount of useable footway space.
6. The Legion of Mary building sits at the northern end of the Street, it currently sits unused but could form a key catalyst for wider improvements this stretch of the street.
7. Key space at the southern end of the street is surrounded by historic buildings with an attractive aspect out towards the River Lee, but it is currently cluttered with street furniture and signage, offering little to encourage people to spend time and enjoy the space.
8. Space at the northern end of the street is currently dominated by road infrastructure with patches of footway space severed by carriageways. This space forms an important link to local schools in the area, offers views across the surrounding landscape and is fronted onto the commanding North Cathedral. There are currently plans for its improvement as part of the Bus Connects project along Cathedral / Roman Road.
9. Blank gable end fronts onto a key presents itself to those approaching Shandon Street from the north.

### Additional recommended Survey / Assessment work

- Traffic Survey
- Parking survey
- Archaeological survey
- Utility Survey
- Vehicular tracking at southern junction

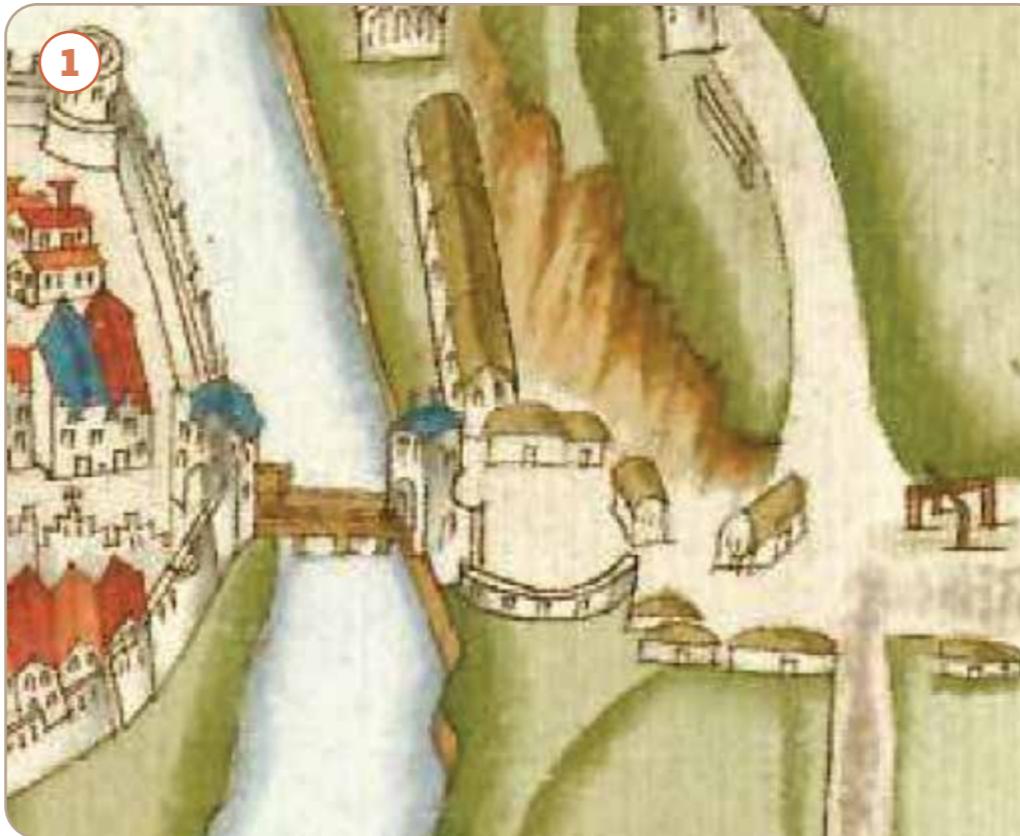


# 6. PRIORITY PROJECTS



## Phases of Historic Use

1. A space formed at the southern end of Shandon Street marking its adjacency to a key gateway into the old City across the North Gate Bridge
2. In the 19th century, any noticeable public space at the southern end of Shandon Street disappeared with development extending down Shandon Street and joining up with the North Gate Bridge crossing. At the same time, a triangular building known as the Shambles was constructed at the corner of the junction with Blarney Street.
3. The current public space at the southern end of Shandon Street was formed after a block of buildings were removed leaving just a few buildings that sat to the west of Brown's Hill. A water fountain was introduced at the centre of this new space, becoming a key gathering point.
4. The Shambles were demolished in the early 20th century, and a fenced-off grassland marked the building's footprint until new housing was constructed, resulting in the present hard landscaped space.



# 6. PRIORITY PROJECTS



## Constraints and Opportunities Plan



# 6. PRIORITY PROJECTS

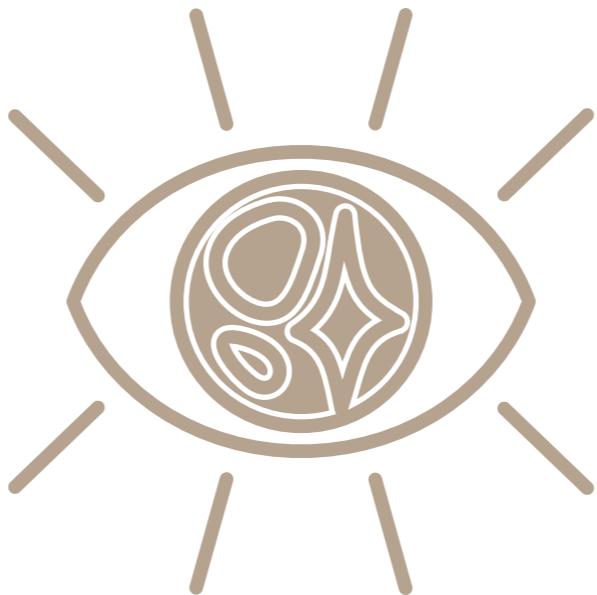


## Shaped by NEB Values

**Inclusion:** Prioritise the pedestrian experience along Shandon Street in line with the Design Manual for Urban Roads and Streets policy document, seeking opportunities to reallocate road space to footway, declutter signage/bollards and consolidate /clarify parking provision / restrictions through good design.



**Aesthetic:** Create more coherent and welcoming gateways onto Shandon Street by introducing a focal feature and highlighting the phases of changes within the southern spaces. Develop a set of guidance notes that outline palettes for material use, lighting, street furniture, and building and shop front façade treatments along Shandon Street.



**Sustainability:** Create a greener and more water resilient street, seeking to re-purpose and enhance pockets of hard landscape space along the southern end of the street with new planting / SUDs provision.



# 6. PRIORITY PROJECTS

## Concept Design Plan

**Heritage Wayfinding and Enhanced Gateways:** Explore ways to highlight the historic streets and laneways by introducing heritage wayfinding features and installing new, distinctive gates to currently closed-off laneways.

**Decluttering:** Enhance the pedestrian experience along Shandon Street by removing unnecessary or neglected signage poles, bollards, and other street clutter.

**Business Support:** Hold regular 'one-stop shop' sessions for local businesses to learn more about grants and funding support available through the Council and other organisations. Opportunity also to explore the appetite for establishing a group that can represent Shandon Street businesses or a Business Improvement District (BID) that could lead one or more projects, services or works along the street.

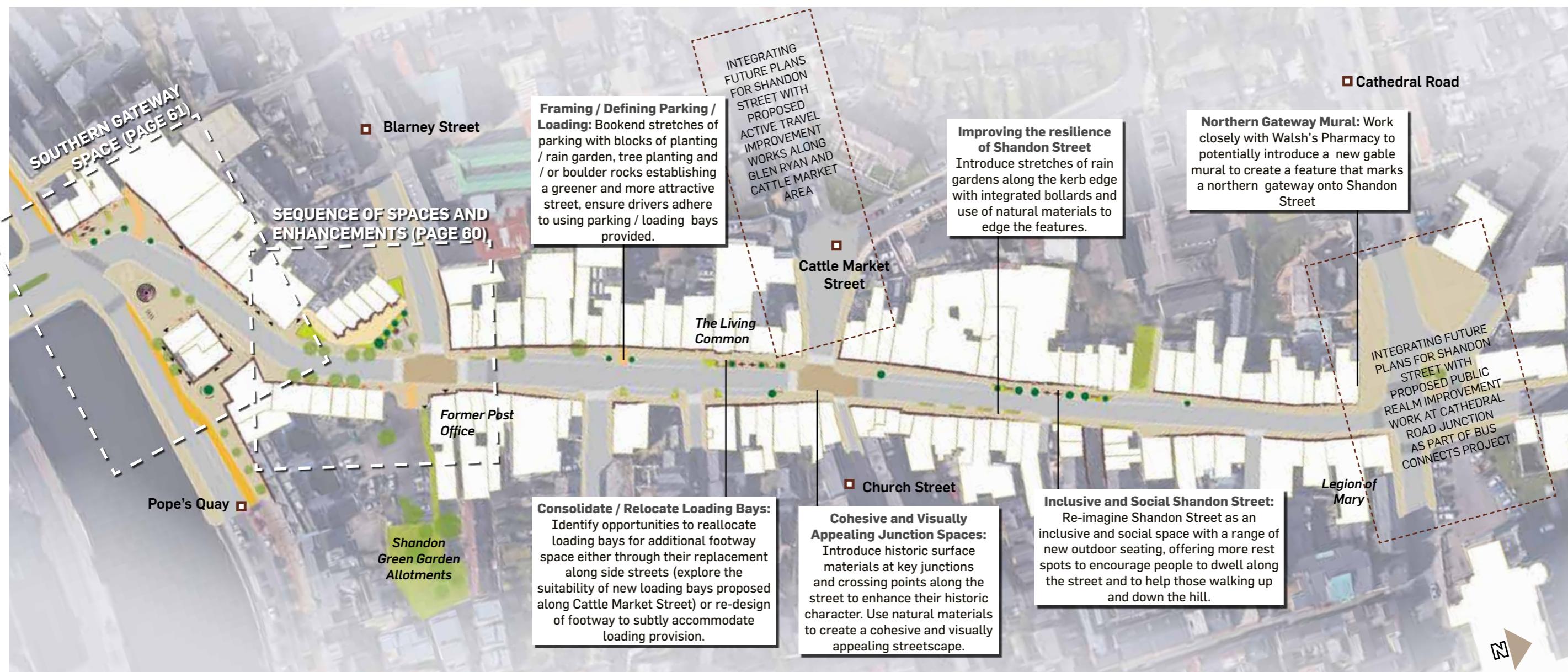
**Greening the Street:** In line with Cork City Council's Tree Strategy new street trees will be planted along the street, these will help frame parking, enhance street amenity and increase the permeable surfacing along the street, supporting Cork City Green and Blue Infrastructure (GBI) Strategy 2022-2028.

Provide retailers with a number of hanging baskets / shop front planters to help improve the general attractiveness

**Encourage Outdoor Seating:** Seek opportunities to provide space for commercial seating and incentivise local businesses to generate more activity along the street through simplified planning /regulation incentives for example. of the Street, liaise with the local florists (Shandon Flowers) to provide future plants.

**Street Banners:** Explore opportunity to add banners to streetlight polls and polls supporting utilities along the street, helping to create a visually vibrant street corridor celebrating the area's heritage and multi-cultural character

**Improve Safety:** Review the existing street lighting provision and CCTV coverage along the street to encourage its use in the evening and discourage anti-social behaviour. Review potential for more active presence of Community Drug Task Force along Shandon Street to deter drug taking activity in the area.

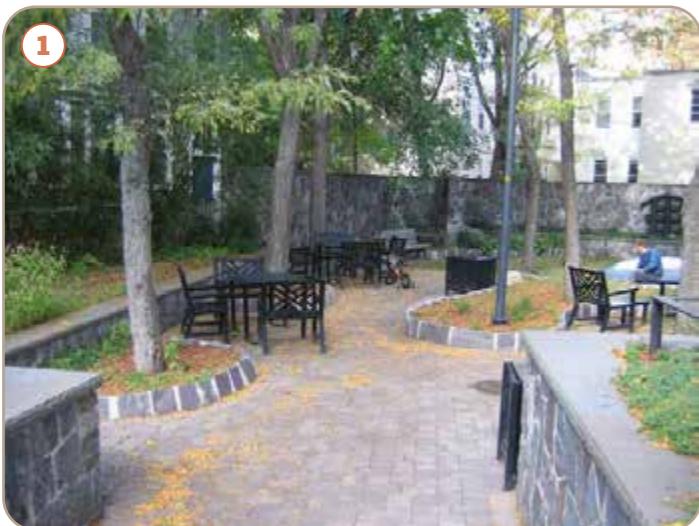


# 6. PRIORITY PROJECTS



## SEQUENCE OF SPACES AND ENHANCEMENTS

- New Pockets of Social Space:** Three new areas (a-c) connected by wide steps offer sheltered green spots for people to rest and socialise along Blarney Street/Shandon Street. The design and materiality of these spaces will consider any future works undertaken as part of the Drainage Area Plan.
- Planting and Screening:** Introduce new planting to screen residential properties and soften the edge of these new social public spaces.
- Parking Area Entry:** Narrow the vehicular entry to the parking area to 3.5 meters, creating additional space for planter seating adjacent to entrance to Allotments, consider collaborating the members of the Allotment to develop a planting plan for any new planters.
- Tree Retention:** Retain existing trees where possible to shelter, frame, and enhance new seating areas.
- Blank Corner Transformation:** Introduce extensive planting to transform a blank corner along Shandon Street. Collaborate with the adjacent Shandon Green Garden Allotments for planning and maintaining these new planted areas.
- Seating Options:** Provide a variety of seating options, including informal benches, individual seats, and picnic benches.
- Historical Interpretation:** Incorporate features into surface treatments within the new social spaces or provide a interpretation board that references the historical 'Shambles' that once occupied this space.



# 6. PRIORITY PROJECTS



## SOUTHERN GATEWAY SPACE

- 1. Focal Feature:** Introduce a new focal feature, such as public art with seating, to encourage people to linger and enjoy the space. Ensure the feature can be temporarily removed for future Drainage Area Plan works. Allocate space for an annual Christmas tree.
- 2. Junction Redesign:** Redesign the junction to create a narrower east-west crossing, reallocating road space to footway space adjacent to ground floor units on the western edge.
- 3. Greening the Entry:** Plant new trees and install raised planters to create a green corridor along Shandon Street, also helping to prevent illegal pavement parking. Combine with new uplighting to create a welcoming evening environment. Ensure vertical features do not impact the operation of O'Connor's Funeral Homes.
- 4. Commercial Seating:** Use new raised planters to frame outdoor commercial seating adjacent to The Friary.
- 5. Southern End of Brown's Hill:** Enhance Brown's Hill and the space at its southern end by incorporating new seating, planting, and feature lighting.
- 6. Road Corridor Review:** Review opportunities to narrow the road corridor to address footway pinch points where widths reduce to 1.5 meters.
- 7. Abbey Square Link:** Investigate the potential to create a link to Abbey Square to increase foot traffic along North Abbey Street. Additionally, enhance CCTV coverage to help deter anti-social behaviour.
- 8. Review of Parking:** Review parking provision and behaviour, establish a period of regular enforcement of restrictions, encourage use of parking provision south along North Mall and consider adjusting current parking provision to 15 minute limit.

**Figure 25:** Sketch plan showing indicative arrangement for southern gateway space along Shandon Street.



# 6. PRIORITY PROJECTS



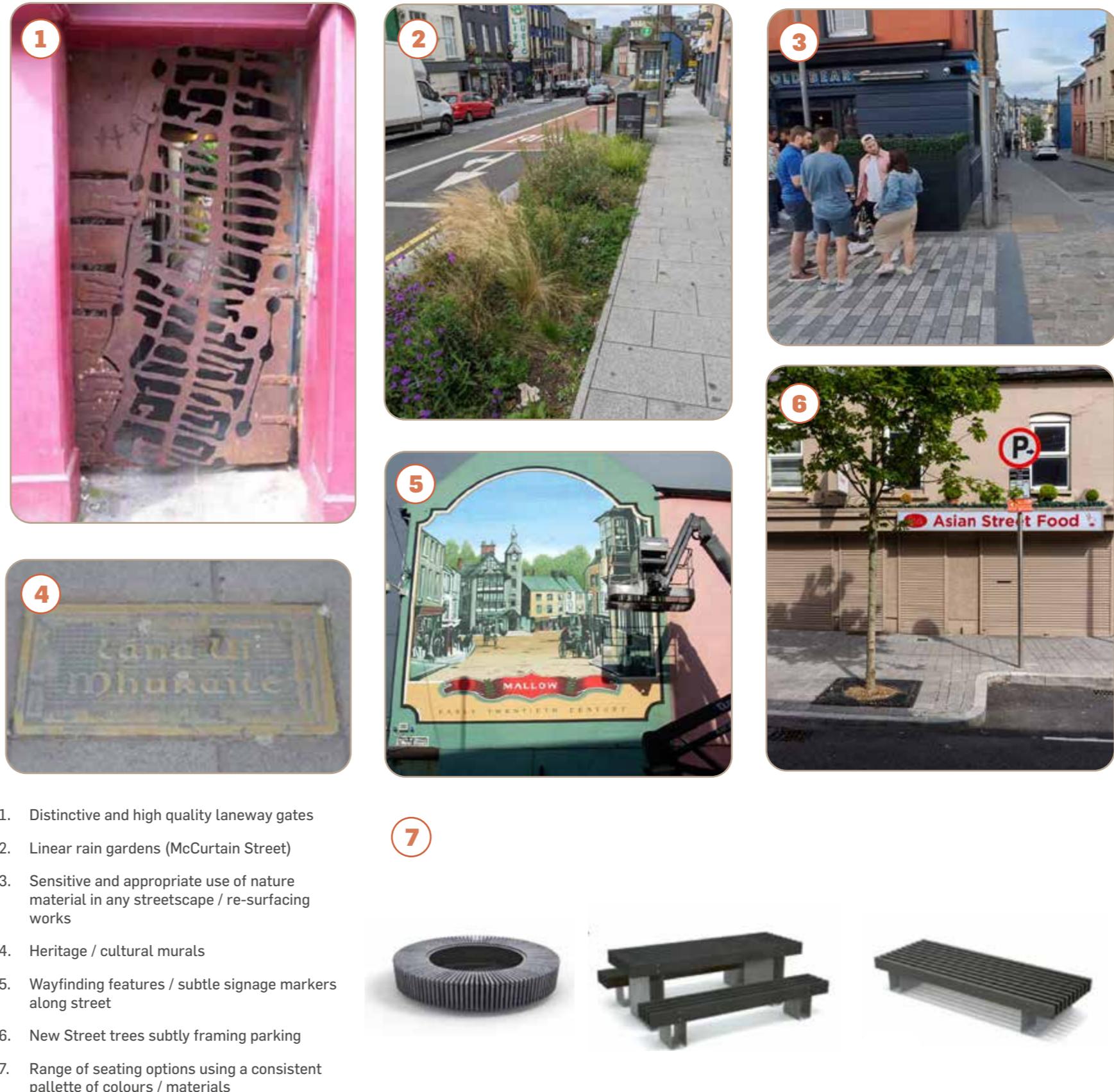
## FUTURE GUIDANCE AND CHECKLIST FOR SHANDON STREET

It is proposed that a comprehensive and site specific set of guidance for the future introduction of wayfinding, street furniture, lighting and heritage trail signage within the area building upon general guidance strategies for Shandon. It will be appropriate to use the Historic Character Assessment document to help determine fixtures and fittings appropriate to the Street. The strategy will include the following:

- A restrained palette of materials for any new seating, bollards, railings, pole lighting.
- Pavement, or wall-mounted signs relaying the history of the area, including the social and industrial history.
- Street and laneway signage
- Wayfinding markets

This will form a checklist that should be considered for any interventions along the street and be developed alongside measures to enhance property frontages along the street, which will include:

- Repair and restoration of historic shop fronts
- Supporting building owners and providing guidance for replacing plastic and metal panel shop signage with more appropriate signage
- Removal of satellites and advertisement from building fronts
- Developing a colour palette and supporting building owners in redecorating building fronts
- Supporting building owners in replacing PVC windows and rainwater goods with cast iron or aluminium goods
- Supporting business owners with providing outdoor dining areas, and providing guidance on appropriate materials and management strategies



# APPENDICES

- A. Historic Character Appraisal
- B. Policy Context
- C. Transport Note



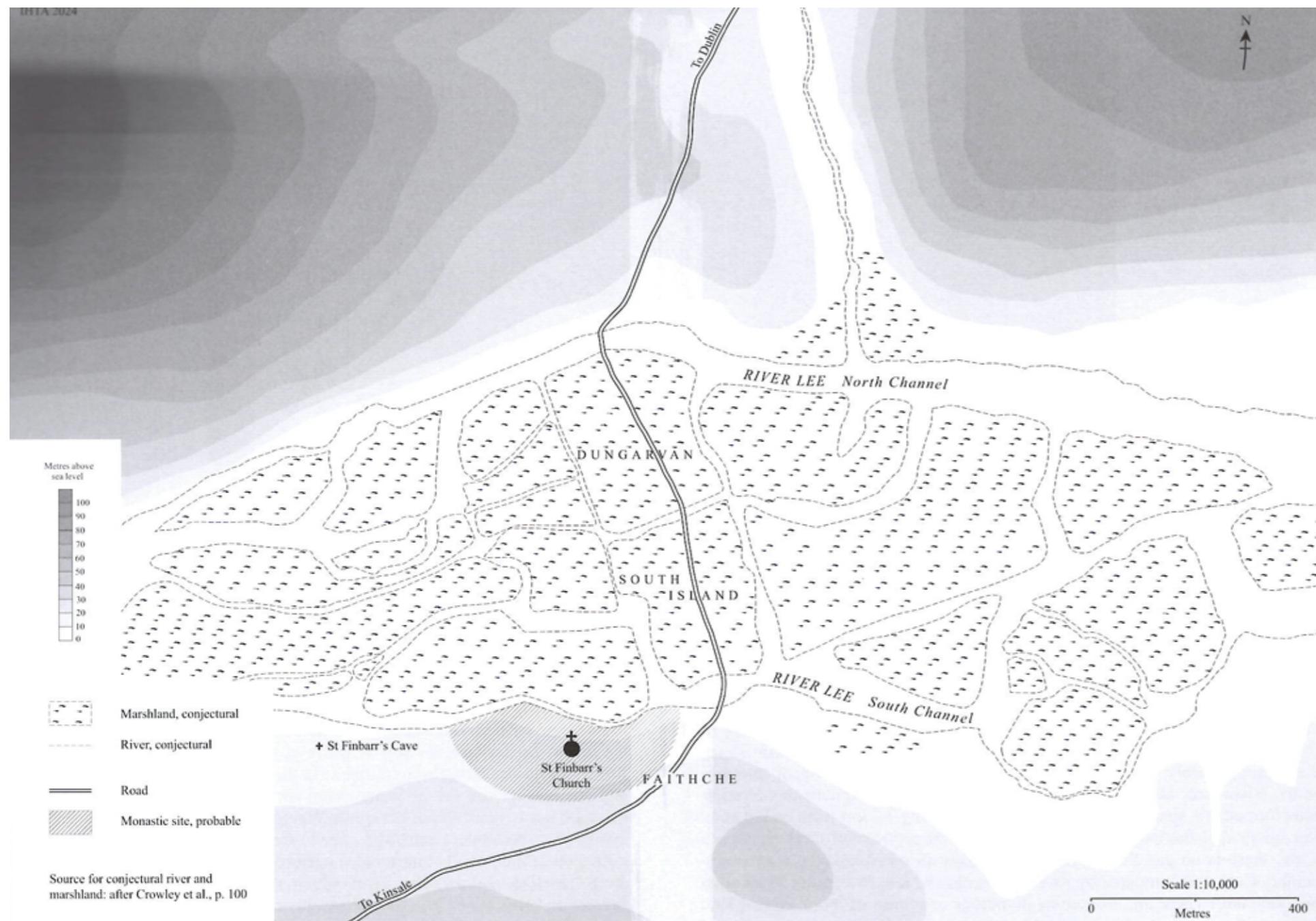
# Shandon, Cork City

## Historic Character Assessment



## Section 1

### Historical Context



Monastic Cork in the seventh century (Irish Historic Towns Atlas)

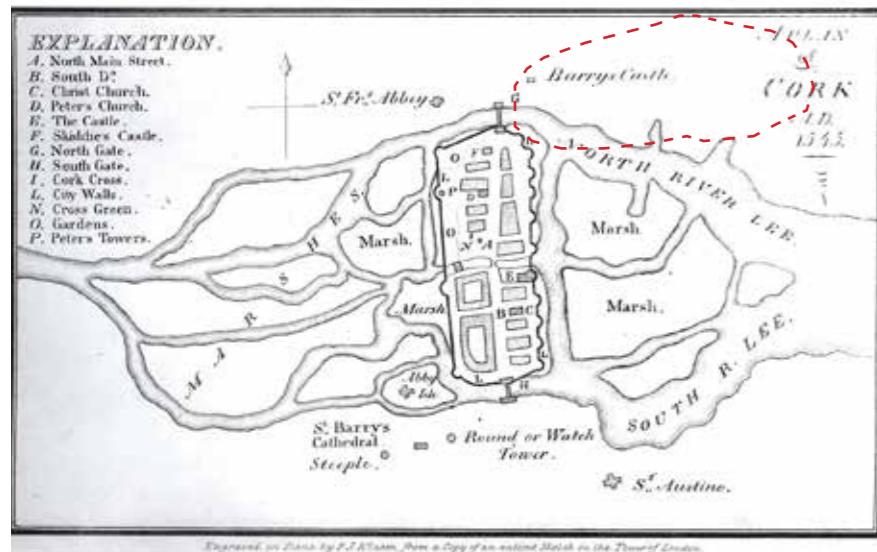
### Setting and Geology

The character of Cork City has been shaped by its position at the mouth of a large harbour on the south coast of Ireland. Since its 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 now 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 is 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 ash chalk, clay, gravel, and sand pits in the city, with numerous sand and gravel quarries in operation until the late nineteenth century.

## Section 1

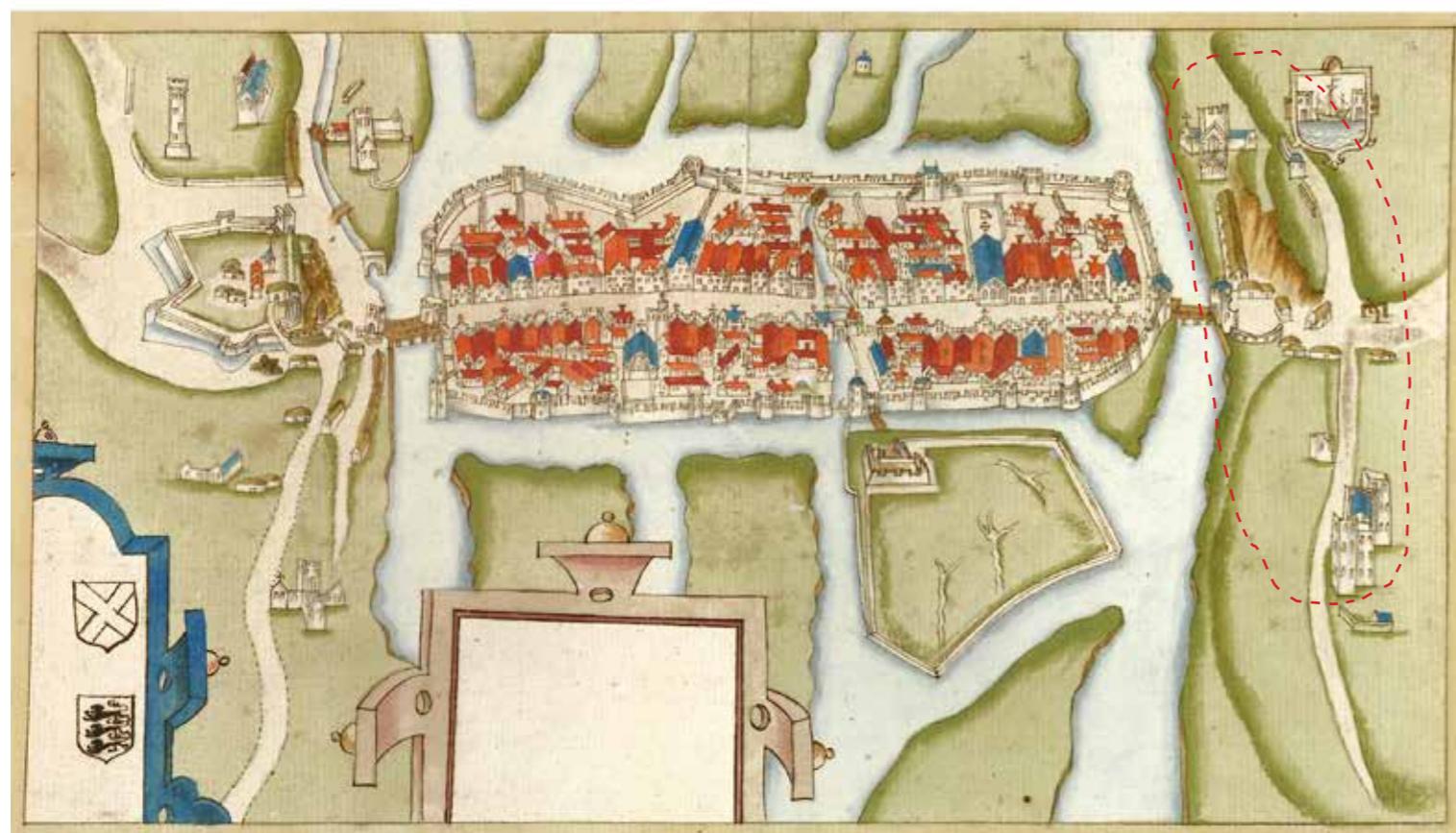
### Historical Context



Plan of Cork, 1545 (Royal Irish Academy, Irish Historic Towns Atlas)



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)

### 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 was built in the 12th century on the site of an old ringfort. Lord President of Munster resided there circa 1600 and held courts for criminal cases there.

In 1183, Philip de Prendergast established Shandon as a separate borough with its own burgesses and during the thirteenth century, suburban Shandon became economically viable. 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 political crisis and economic decline in Europe and Ireland, in the 14th and 15th centuries, the northern and southern suburbs of Cork were burned, but 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 rebels.

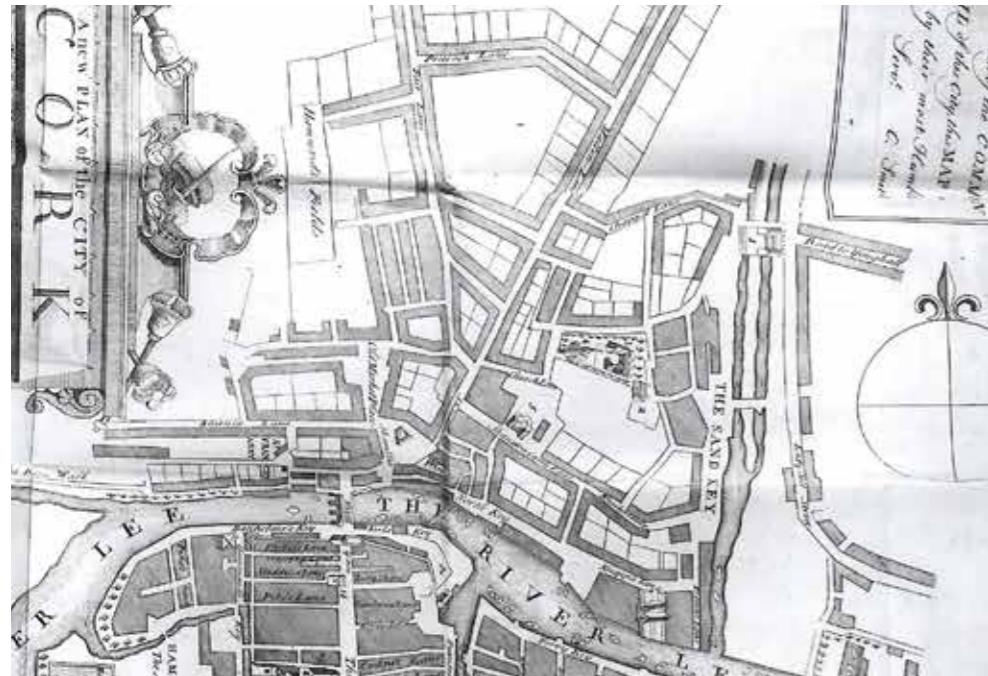
The 1545 map of Cork City shows the walled city developing in the reclaimed marshland between North Gate Bridge and South Gate Bridge. Castles and monastic settlements are located outside these main routes within the city and included St. Francis Abbey and fort, Barry's Castle now known as Shandon Castle.

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. Jean Goubet's map of Cork, also from around 1690, illustrates the town walls.

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.

## 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" and a dedicated butter market were established in Shandon in 1770. Continued growth necessitated further expansion of the market by the mid-1800s.

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

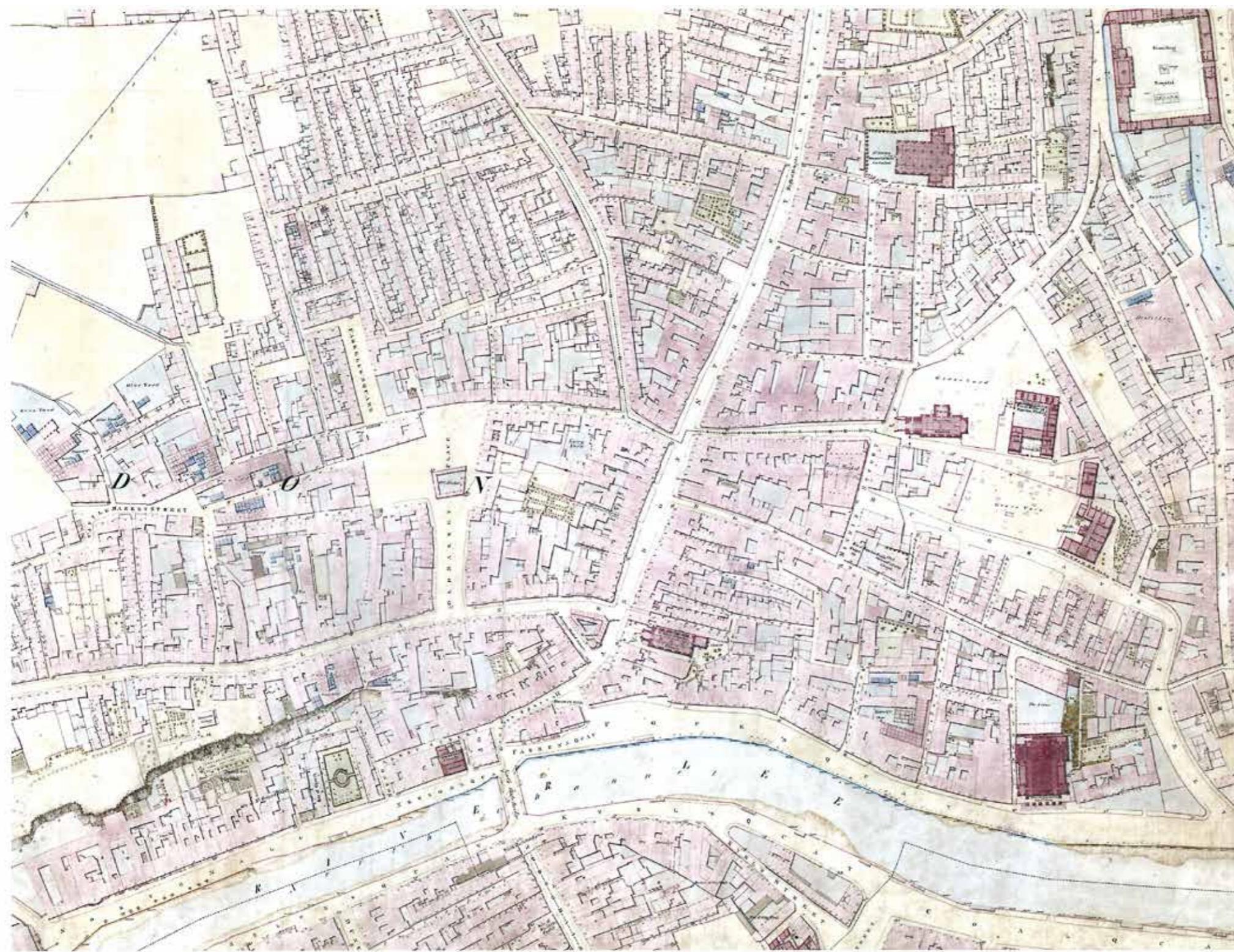
In 1715, the Green Coat Hospital charity school for poor children was built on a piece of waste ground next to St. Mary's Church graveyard. Later that year, additional land adjacent to the school was allocated for the construction of two new schools, which operated until the nineteenth century. In 1719, 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 Poor House, built after a coal tax was introduced to fund a hospital for the poor. The Poor House, opened in 1747 on Leitrim Street, later became part of the Lady's Well Brewery site. Smith's map also shows the North Infirmary, constructed between 1720 and 1744.

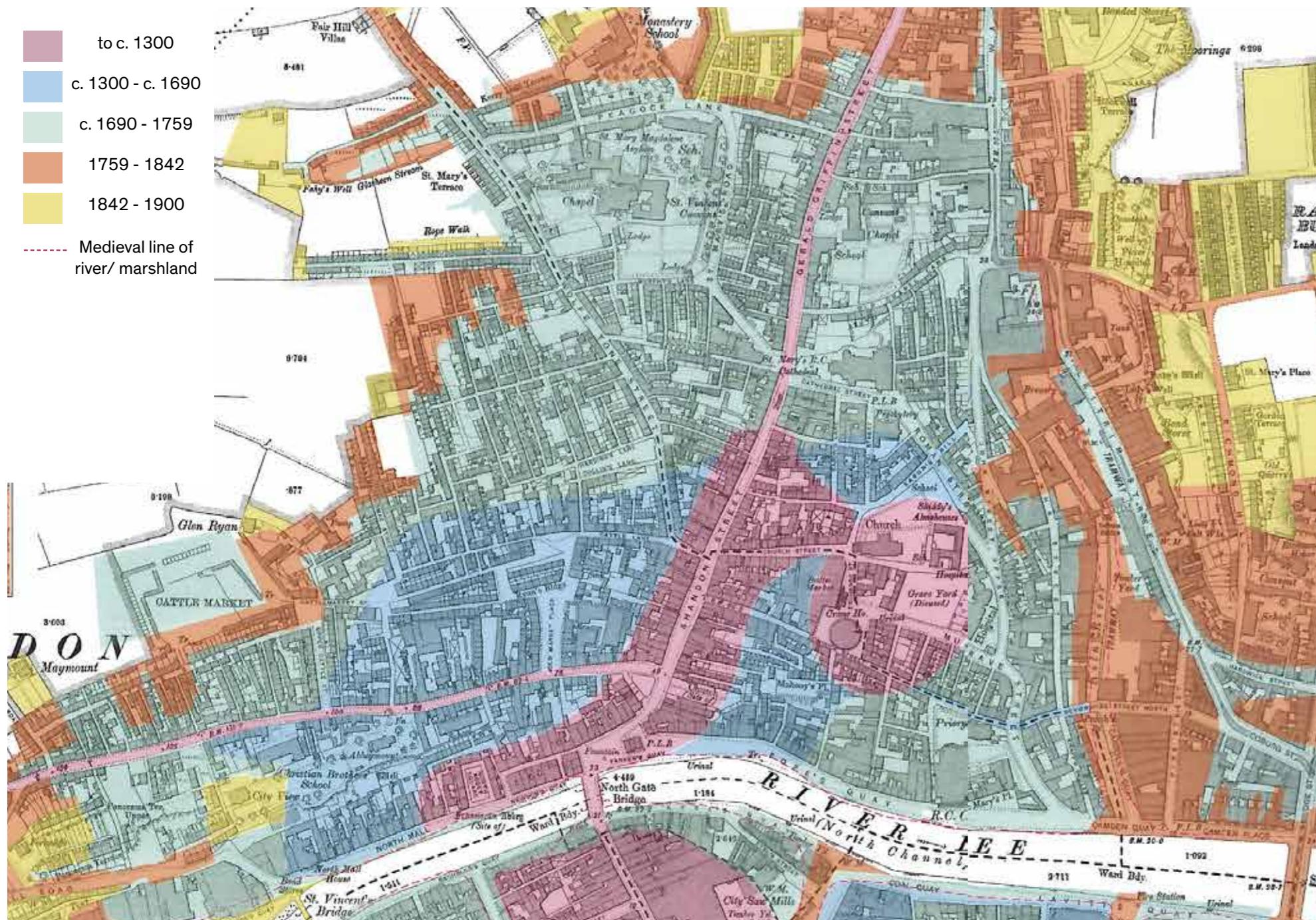
## Section 1

### Historical Context



## Section 1

### Historical Context



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

### 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.

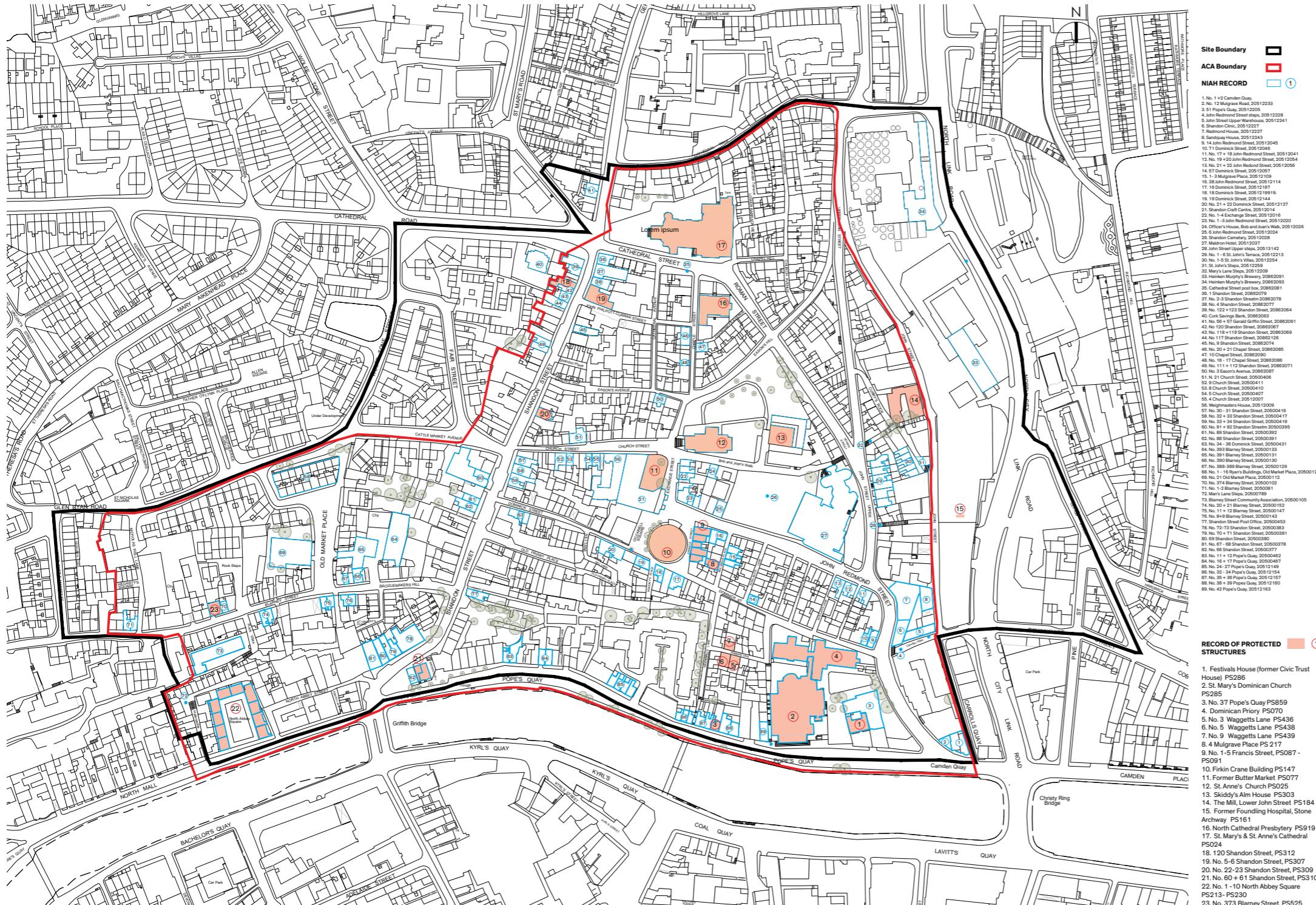
In the late 1920's, there were around 500 tenement houses just north of the cattle market along four main routes running east to west in the surrounding area - Harding's Lane, Corbett's Lane, Trimbath Lane and Skeyes Lane. In October 1930, councillors in Cork proposed a housing scheme north-west of the city in the area now known as Gurnanabreh, which included 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 in the west of Shandon Street.

The outbreak of World War Two broke the continuity of development in the early 1900's and it was well into the 1940's before development resumed again.

## Section 2

# NIAH Record/ CCC Record of Protected Structures



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 the Record of Protected Structures are a non-exhaustive list of structures of historic value in the Shandon Area. The curtilage and setting of these structures is to be preserved and enhanced.

Any development at, or around these structures, must preserve the special character 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 entire subject area has an Architectural Conservation Area (ACA) designation of Shandon Architectural Conservation Area, which offers protection to the structures not included on the NIAH/ Protected Structures record.

## Section 2

### Historic Routes



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

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

Shandon Street and Blarney Street, the main foutes from the North Gate bridge towards the towns to the west and north, have retained their primacy as the primary routes in the area to this day. They continue to serve into the 20th century as routes 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 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 by Cork Corporation of the marshy areas around the river from 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 differentiate it from other areas of Cork.

## Section 2

# Survival of 18th Century Fabric



● 18th Century Buildings

1. 50 Pope's Quay (NIAH no. 20512204)
2. 37 Pope's Quay (NIAH no. 20512158)
3. 36 Pope's Quay (NIAH no. 20512157)
4. 35 Pope's Quay (NIAH no. 20512156)
5. 34 Pope's Quay (NIAH no. 20512154)
6. 33 Pope's Quay (NIAH no. 20512153)
7. 32 Pope's Quay (NIAH no. 20512152)
8. 71 Shandon St (NIAH no. 20500382)
9. 11 Blarney Street (NIAH no. 20500146)
10. 12 Blarney Street (NIAH no. 20500147)
11. 373 Blarney Street (NIAH no. 20500101)
12. 374 Blarney Street (NIAH no. 20500102)
13. 21 Old Market Place (NIAH no. 20500112)
14. 390 Blarney Street (NIAH no. 20500130)
15. 9 Church Street (NIAH no. 20500411)
16. 4 Church Street (NIAH no. 20512007)
17. St. Anne's Church of Ireland (NIAH no. 20512027)
18. Skiddy's Alms Houses (NIAH no. 2051203)
19. 22 + 23 Shandon Street (NIAH no. 20862073)
20. 111 Shandon Street (NIAH no. 20862071)
21. 112 Shandon Street (NIAH no. 2086207C)
22. 9 Shandon Street (NIAH no. 20862074)
23. 117 Shandon Street (NIAH no. 20862126)
24. 118 Shandon Street (NIAH no. 20862069)
25. 6 Shandon Street (NIAH no. 20862075)
26. 5 Shandon Street (NIAH no. 20862076)
27. 4 Shandon Street (NIAH no. 20862077)
28. 122 Shandon Street (NIAH no. 20862065)
29. 123 Shandon Street (NIAH no. 20862064)
30. Heinken Murphy's Brewery (NIAH no. 20862093)

— 18th Century Laneways

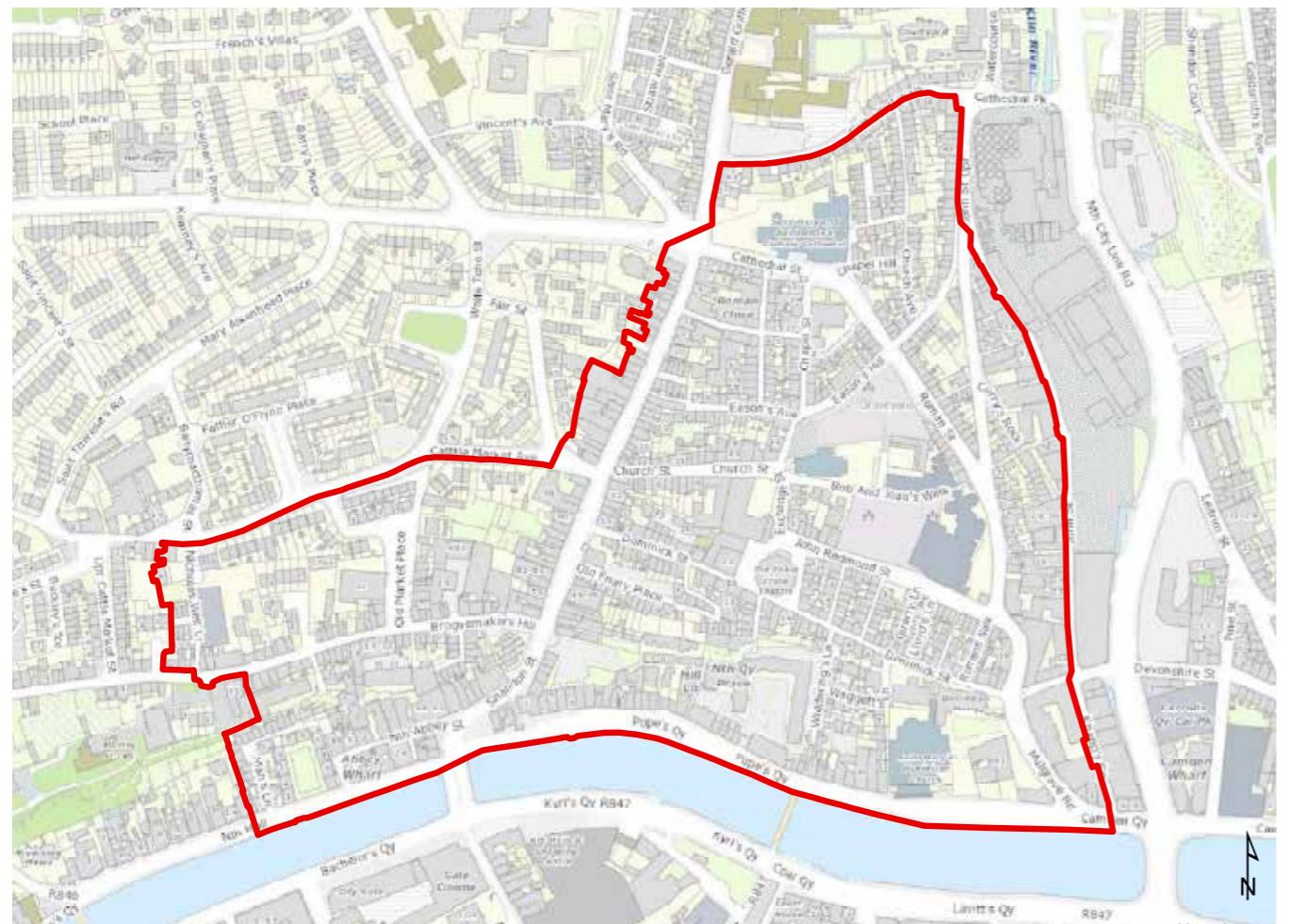
1. Waggett's Lane
2. Waggett's Lane
3. Widdering's Lane
4. Hill Lane
5. Browns Hill
6. North Abbey Street
7. Rock Villas
8. Nicholas Well Lane
9. Eason's Avenue
10. Cathedral Avenue
11. Courtney's Avenue
12. Curry's Rock
13. St. John's Villas
14. Mary's Lane
15. Mulgrave Place
16. Rowland's Lane
17. Quarry Lane
18. Lloyd's Lane
19. Moylan's Lane
20. Romans Walk.

## 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.

#### Building Typology

The dense network of streets, lanes, archways and steps, running throughout Shandon contain numerous styles of domestic architecture, though the area is better known for its important monumental historic buildings, including the Firkin Crane, former Butter Market (now the Craft Centre), Skiddy's Almshouses, St. Anne's Church, its tower perhaps the city's defining image.

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.

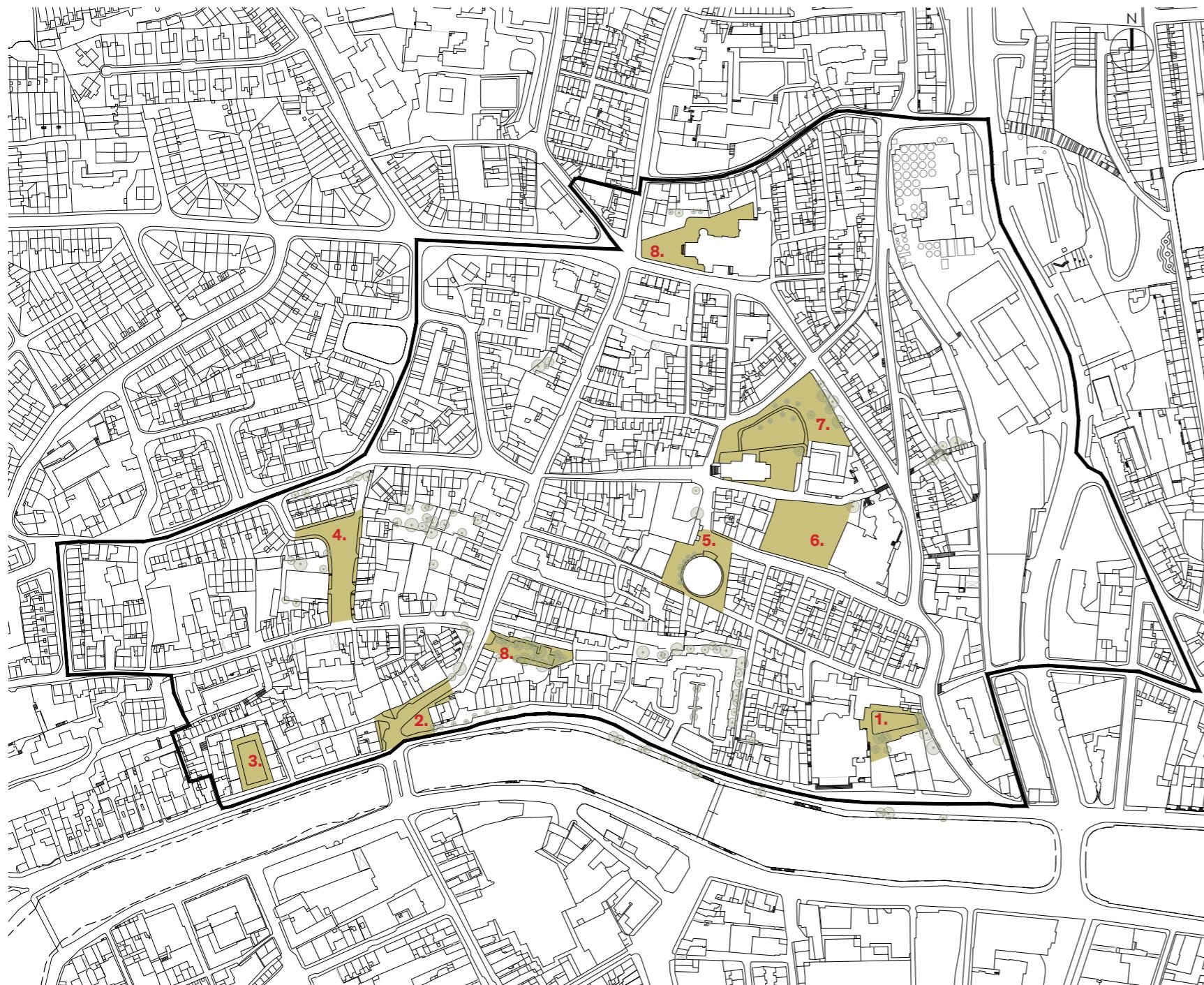
18th century gable fronted buildings are a distinctive feature of the architectural heritage of the area and are now rare outside Cork city. Early examples of these are found at the upper end of Shandon Street and a terrace of two-storey, two-bay gable fronted dwellings exist at Francis Street. There 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.

#### 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 provide 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

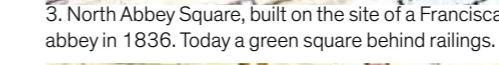
### Historic Open Spaces



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.



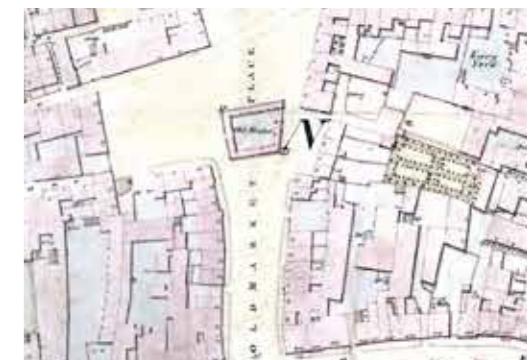
5. Butter Market- historic meeting/ open space predating the Butter Market. Today site of Firkin Crane



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



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



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



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

## Section 2

### Landmark Buildings



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.



3. Former North Infirmary Hospital, John Street Upper, 1720

The hospital expanded greatly over the years and in 1880, a yellow-brick extension was built to cater for more healthcare facilities. The hospital was closed in 1987. It remained vacant for ten years until it was repurposed as a hotel.

### Landmark Buildings

The landmark buildings in Shandon are prominent buildings, many sharing common architectural features and materials.

Prominent neo-classical buildings include St Mary's Dominican Church, the Butter Exchange and the Firkin Crane - all three built in limestone with prominent steps and colonnades.

St Anne's and the North cathedral are prominent churches in the area, focal points in prominent views across the city.

Skiddy's Almshouses and Weighmaster's house are examples of more modest rendered buildings from different periods, in residential use. Skiddy's almhouse is a recorded monument.

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 substantial institutional buildings in the area.

The landmark buildings intersperse the more modest buildings in the area, and have a relationship in their form and materiality to the more modest buildings in the area.

## Section 2

### Landmark Buildings



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.



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

Former Cork Butter Exchange market built in 1770, with an extension/ remodelling with an elaborate roman temple style portico, designed by Sir John Benson in 1849. Closed 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 Shandon Craft Centre was built within the enclosure, which operated until 2008. Now vacant.



6. Weighmaster's House.  
Church Street, 1800

Formerly the home of the weighmaster of the Cork Butter Market next door. It predates the mid-1800 Butter Market alterations, when it became part of the Butter Market with its rear hall forming part of the main weighing space, with matching timber roof structure. The building survived the Butter Market fire in 1976, and retains a large hall 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.



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 175 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 is underway.



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

Skiddy's Almshouse is the oldest inhabited building in Cork City. It was in operation until the 1960s, when it was taken over by the North Infirmary Hotel. It was due to be demolished to build new apartments, but in 1975 it was restored. In 2000, it was converted and contains 14 social housing units, which are still in operation today.



4. The Firkin Crane Centre  
O'Connell Square, 1842

Built as an extension to an earlier Butter Market, designed by Sir John Benson, and was the area in which the 'firkins' (casks) 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 works in 1980 caused extensive damage to the building, with the original roof and internal elements lost.



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. Now apartments.



10. Heineken Murphy's Brewery  
Leitrim Street, 1890

Ladywell 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. 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 the east elevation. The structure is currently in use as offices.



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 were previously built on the site (1624, 1700, 1730 and 1808). A fire in 1820 damaged the 1808 church and the present day cathedral was rebuilt, incorporating the 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. Its forecourt is used as a paid car park.

## Section 2

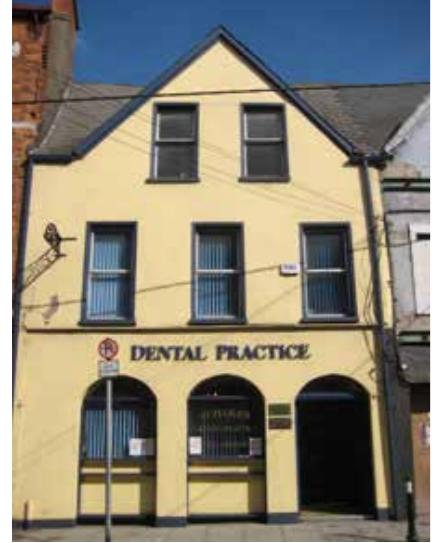
### Typologies

#### Gable Fronts

Shandon Street



118 - 20 Shandon Street (c. 1750)



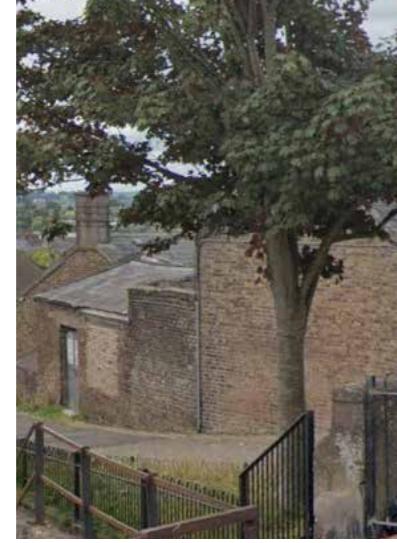
4 Shandon Street (c. 1750)

#### Artisan Dwellings

Old Market Place



118 - 20 Shandon Street (c. 1750)



Ryan's Buildings at Old Market

#### Warehouses

Industrial Heritage



Devonshire St



Lower John St

#### Laneway 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 are identified, each in its own right contributing to the character of the subject area.

All typologies share a restrained palette of materials, with render, stone and red brick facades and tiles roofs. The scale and proportion of openings and plot widths contribute to the urban scale of the area.

The typologies are not limited to the locations noted- for example, there are several substantial 18th century houses on Blarney Street which have similar qualities to the terraces along the quays.

## Section 2

# Features Particular to Shandon

### Stone Walls

Laneways



### Street Surfaces

Kerbs and Thresholds

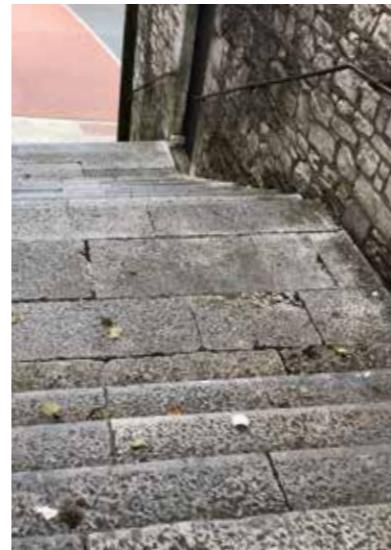


### Street Art

Murals and Wall Features



### Laneway Steps and Railings



### Shopfronts

Shandon St



Waggett's Lane



Shandon St Threshold



Widderling Lane



### Features

Streetscape and building features are part of the special character of Shandon. They add to the richness of the public realm and contribute to the personality of the area. Identifying and safeguarding these features, which are of 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. The 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.*

## Section 2

### 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 Exchange portico.

#### Weighmaster's House, Church Street



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 Brogueemaker'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 infil 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 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

###### 8.37

*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



4 Camden Quay



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. The building has a modern entrance from Upper John Street. The site is in operation as auto repairs and is currently for sale.

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 Heineken site.

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

26 Knapp's Square



4 Camden Quay is part of the terrace of mid-1800's buildings, formerly bakery and confectionary. 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.

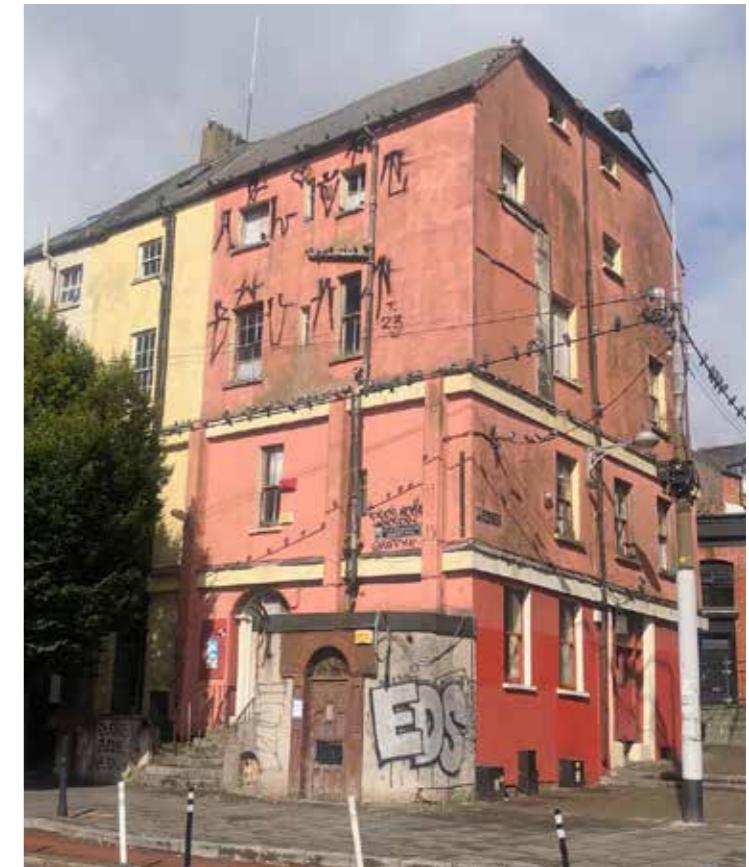
An unsympathetic side extension and poor maintenance of the east gable elevation detract from the character of the building. Its gable extends to basement level. The building is vacant.

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

26 Knapp's Square is a gable fronted warehouse building, part of 20th century industrial character of the area. It is not listed on NIAH and is not a protected structure. It is the only surviving structure of this kind on the street, which is dominated by tall apartments.

The building offers relief to this otherwise tunnel-like street, and has potential to provide some passive overlooking of the area to improve security.

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. The facade facing Shandon street has a deteriorated shopfront.

There are recent proposals to restore the building. Any refurbishment proposals, including repair works to sash windows, should be guided by conservation architect advice.

## Section 2

### Buildings Features at Risk

#### Building Features At Risk



##### Corner of Waggett's Lane

The massive wall forms part of an open yard with a side gate. Historic maps show some pre-18th development on the site however the structure likely relates to early/mid 18th century development of this area related to Ferry Quay. The wall is not listed on NIAH and is not a protected structure.

The wall is an important part of the character of Waggett's Lane. It is possibly at risk due to the lack of statutory protection. It is recommended the wall is included on the Cork City Council Record of Protected Structures.



##### 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 which have all disappeared.

Date: 15/10/2024

#### 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 a result.

#### CCC Development Plan Policy

Chapter 8 Heritage, Arts and Culture

*Individual Buildings of Character in Suburban Areas, Towns and Villages*  
8.38

*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, n.d. (Fergus O'Connor Collection, National Library of Ireland)



View showing lower Shandon Street, 2024



BUTTER MARKET - CORK 6976.W.L.



Firkin Crane Centre, 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 are closely linked to its location on the convergence of the main trading routes from Cork City, and the historic location of the Shandon Castle.

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 places or for outdoor trading. Trading was particularly important to the lower end of Shandon Street, at North Gate Bridge, at a gathering space around a cast iron fountain, and is still in the living memory of the people of Cork. The fountain has been removed and is now lost.

Due to the modest nature of the older houses in Shandon, which lack private gardens, open spaces in Shandon are particularly important for recreation and as play areas.

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.

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.

## Section 3

### Loss of Character



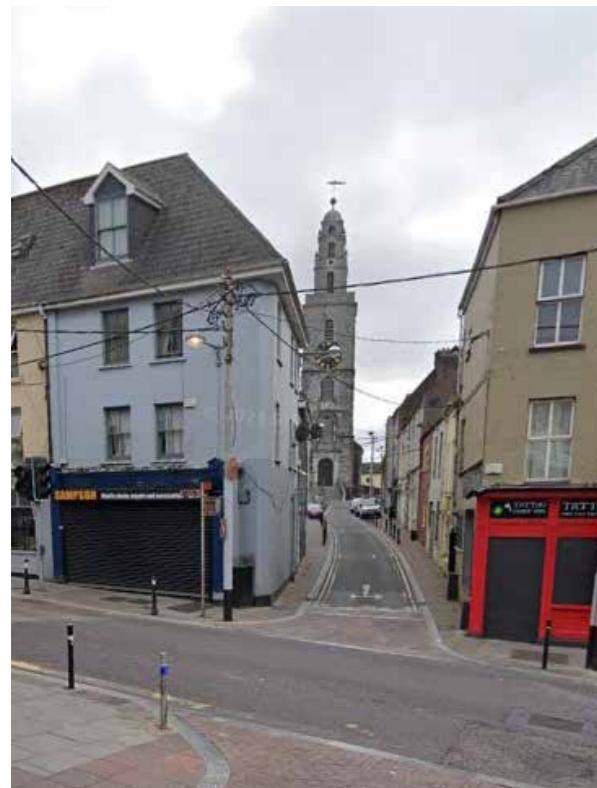
Photograph taken from Cattle Market Avenue looking towards Church Street and St. Mary's Church, Shandon, 1952 (Florence O'Donoghue Papers, National Library of Ireland)



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



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



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



View of 102 Shandon Street, 2024



Laneways: clutter of overhead cables, bins, poor surface

### Streets and Laneways

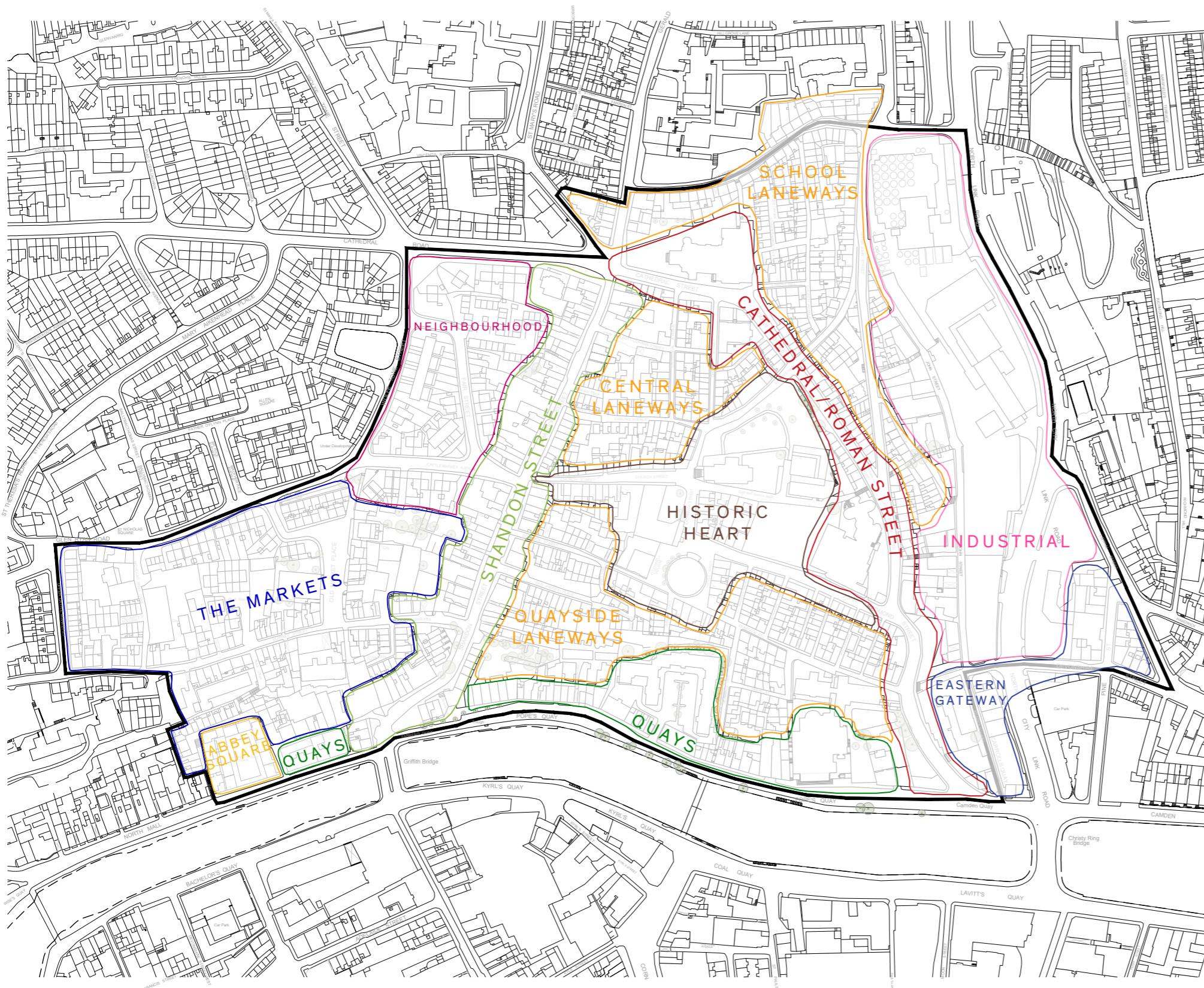
Shandon's streets and laneways have been gradually shedding their character, through demolition of historic buildings, removal of old shopfronts, burdened by the clutter of signage and overhead services.

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 and many of their houses have lost character through modern interventions and unsympathetic retrofits.

## Section 4

### Character Areas



#### Historic Heart

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

Scope for improvement: Interpretation, greening/ biodiversity, neighbourhood centre, meeting place

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

#### Cathedral/ Roman Street

Main Features: Winding route from the river to 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 north/ south route to Blackrock

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

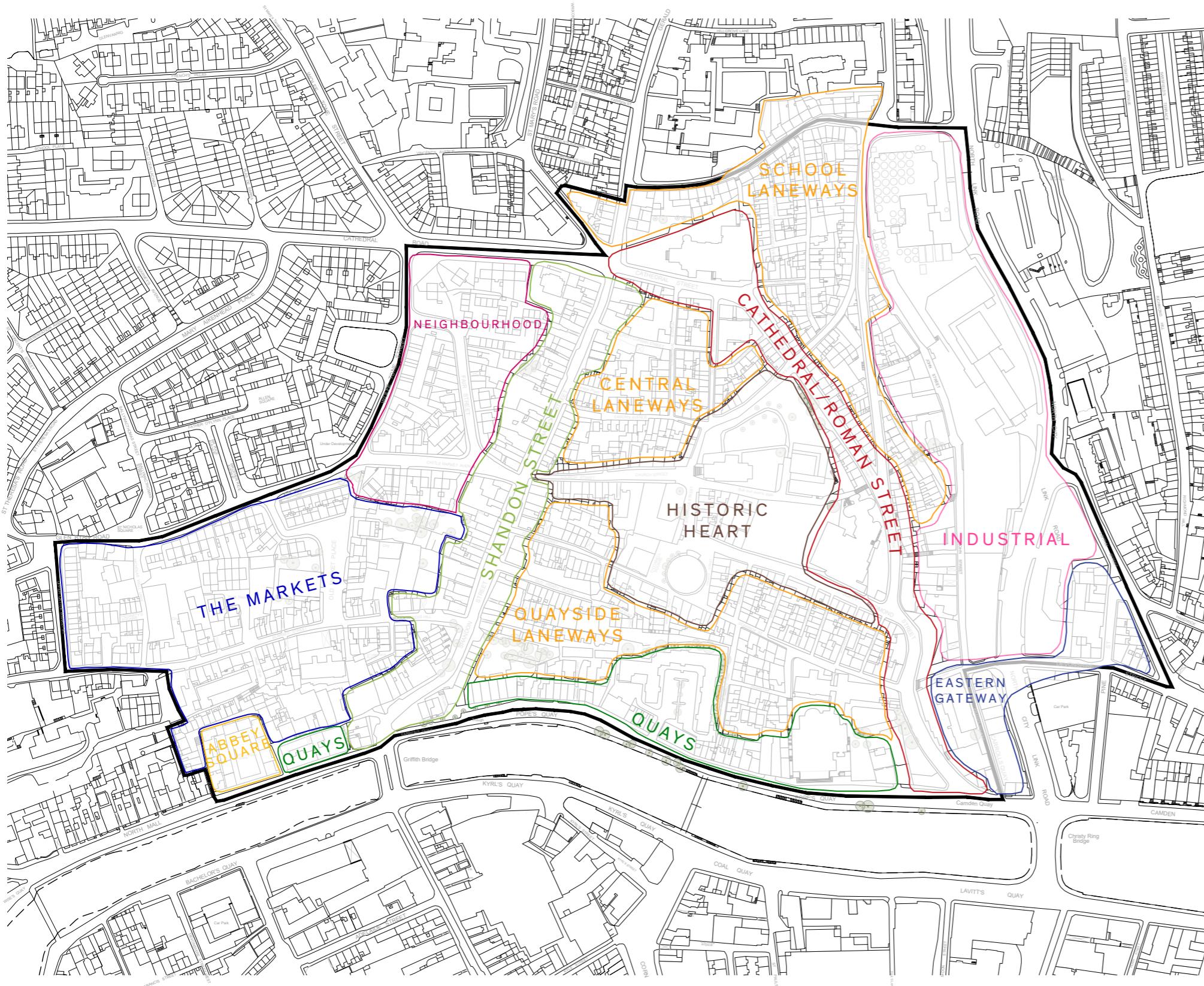
Main Features: Old historic route from North Gate Bridge, central shop street, mostly intact building plots and many surviving historic buildings, small active businesses, meeting place, vibrant mix of nationalities and ages,

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 bottom of Shandon Street 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 infil development.

## Abbey Square

Main Features: Quiet residential square, set back from the road, 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

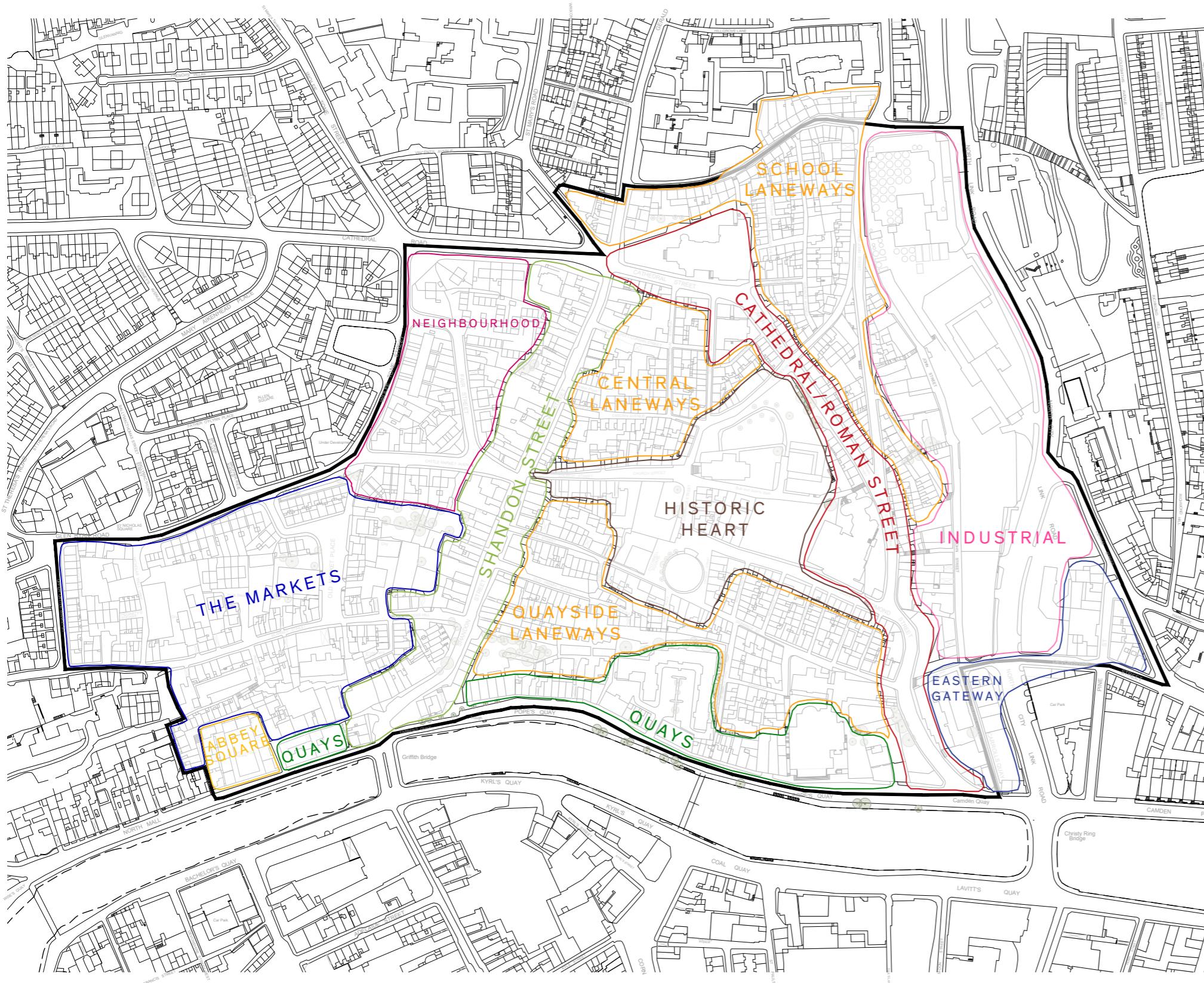
Main Features: Early 20th century housing which replaced tenements in the area, houses with front and back gardens, wider roads, sheds/ warehouses landlocked between Fair Street and Shandon St, visible backs of Shandon St houses

Scope for improvement: Connection to Shandon, scope for infil 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 backs of Shandon Street buildings.

## Section 4

### Character Areas



#### The Quays

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

#### Industrial

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

#### Eastern Gateway

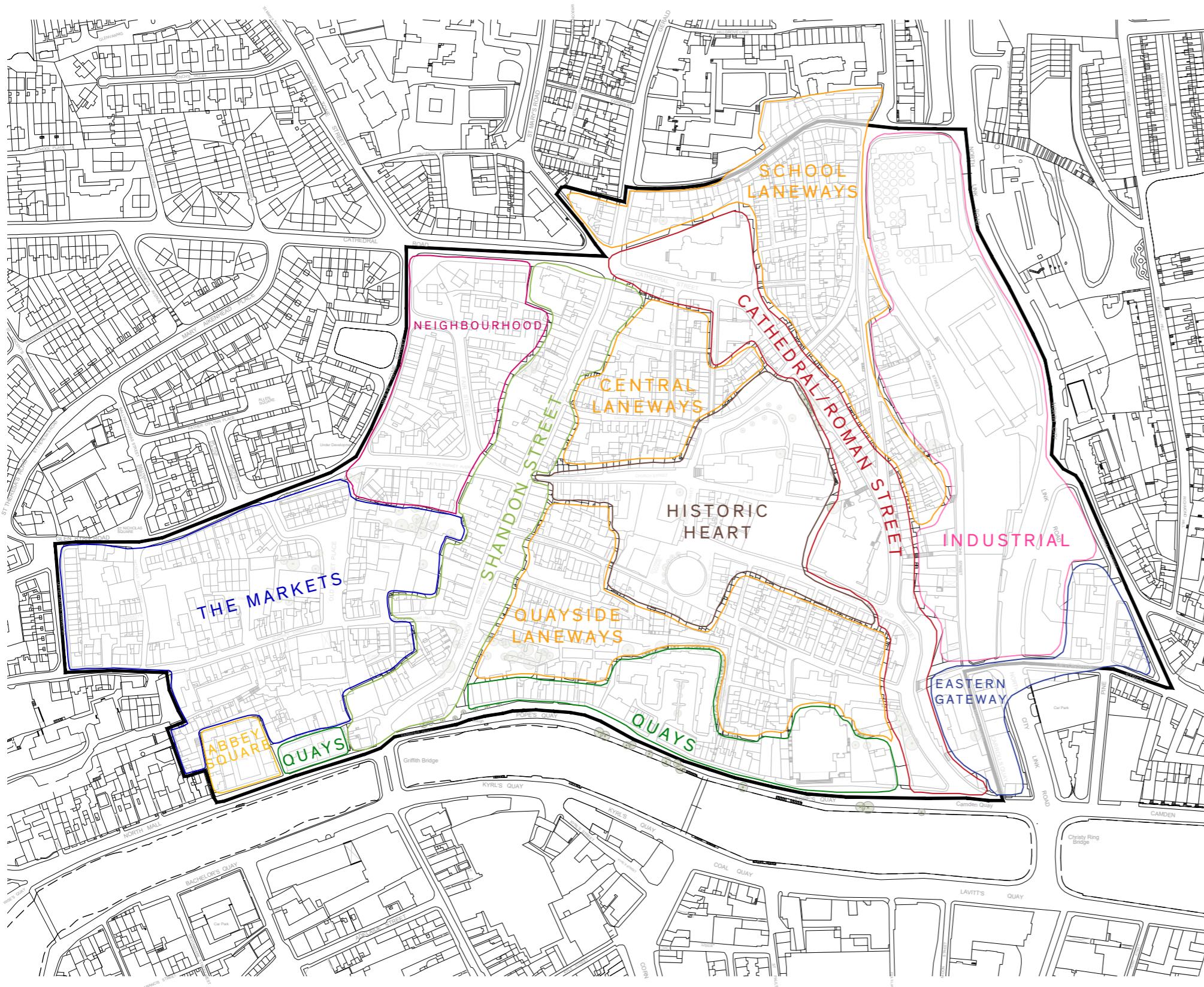
Main Features: Remains of smaller scale warehouse buildings, connection to Mc Curtain St, steep steps at the western end of Devonshire St

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.

## 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.

#### 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

#### 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

## Section 5

# 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 Leitrim 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

All future projects, public and private, should 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 heritage assets are conserved and not negatively affected by the proposed development

##### Action 2 - Record of Protected Structures

Cork City Council shall 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 which

##### Action 3 - Archaeology

All development in the area involving excavation or affecting pre-18th century fabric, shall be informed by an archaeological impact assessment.

##### Action 4 - Conservation Specialist

All planning permissions for development in the area shall 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 5 - Preventing Loss of Historic Fabric and Character

Removal of any historic fabric contributing positively to the character of the area, including its streetscapes and its individual buildings, has the potential to negatively affect the historic character of the area and shall not be permitted. Final determination on the level of contribution of the fabric to the area will be at the discretion of the CCC Architectural Conservation Officer.

Removal of materials or parts of structures for later reinstatement will inevitably result in the loss of fabric, patina and character and shall only be permitted with written permission from CCC Conservation Officer. This includes fabric which may be considered to be beyond repair.

All fabric proposed to be removed as part of planning applications shall 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 Shandon Conservation Area which may not be removed or altered without planning permission:

- 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
- Any fabric from building facades including external render, windows, chimneys, rear returns
- Roof coverings, rainwater goods
- 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 will not be permitted.

#### 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.

Adaptive re-use of existing building stock shall be prioritised and supported by Cork City Council. Any development proposing demolition of existing structures or removal of historic fabric shall require an assessment prepared by a qualified conservation architect providing a comprehensive appraisal of all existing structures on the site, their original and current use, and significance to the area.

##### Action 6 - Infill Development

Any development within the subject area will make reference to the established palette of materials, prevailing scale and existing building typologies. The scale and massing of new development shall not detract from the character of the existing streetscapes, and shall be respectful of the key views within the area.

##### Action 7 - Materials

All development in the area, including new public or private buildings and all public realm works, shall 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.

Installation of PVC windows, signage, and rainwater goods, even where replacing existing, shall not be permitted.

Installation of advertisements of any kind, or replacing/ altering existing advertisement panels, without planning permission will not be permitted.

#### Public Realm

##### Action 9 - Streetscape Enhancement

Cork City Council shall develop a strategy for the enhancement of the frontages of Shandon Street, John Redmond Street and Dominick Street, in engagement with the business owners and local stakeholders. This will include:

- Repair and restoration of historic shopfronts
- Supporting building owners and providing guidance for replacing plastic and metal panel shop signage with more appropriate signage
- Removal of satellites and advertisement from building fronts
- Developing a colour palette and supporting building owners in redecorating building fronts
- Supporting building owners in replacing PVC windows and rainwater goods with cast iron or aluminium goods
- Supporting business owners with providing outdoor dining areas, and providing guidance on appropriate materials and management strategies

##### Action 10 - Signage, Street Furniture

Cork City Council shall develop a comprehensive and site-specific strategy for a wayfinding, street furniture and heritage trail signage for the area, for each character area, taking into account safety and security, impact on residential streets, and night time economy.

It will be appropriate to use the character area mapping contained in the Historic Character Appraisal Document to determine fixtures and fittings appropriate to each one. All light fittings should be consistent with material palette in Action 9. The strategy will include the following:

- Consideration of historic routes and key views
- A restrained palette of materials for any new seating, bollards, railings, pole lighting.
- Pavement, or wall-mounted signs relaying the history of the area, including the social and industrial history.
- Street and laneway signage
- Wayfinding markers

# Appendix A

## Baseline Archaeological Assessment

# JOHN CRONIN & ASSOCIATES

ARCHAEOLOGY | CONSERVATION | HERITAGE | PLANNING

## Baseline archaeological assessment

### Integrated Urban Strategy, Shandon, Cork



*Prepared by*  
**John Cronin & Associates**  
3a Westpoint Trade Centre  
Link Road  
Ballincollig  
Cork

*On behalf of*  
**AtkinsRéalis**  
Unit 2B  
Building 2200  
Cork Airport Business Park  
Cork

**October 2024**

## Document Control Sheet

<b>Client</b>	AtkinsRéalis				
<b>Project Title</b>	Integrated Urban Strategy, Shandon, Cork City, County Cork				
<b>Document Title</b>	Archaeological Desktop Assessment				
<b>Document No.</b>	001				
<b>Document Comprises</b>	DCS	NTS	TOC	Pages	39
	Y	N	Y	Appendices	1

Rev	Status	Author(s)	Reviewed By	Approved By	Office of Origin	Issue Date
01	Draft	David Murphy, Camilla Brännström	Camilla Brännström		Cork	08/10/2024

© 2024 Cultural Resource Management and Planning Ltd. "John Cronin & Associates" is a trading name of Cultural Resource Management and Planning Ltd. All Rights Reserved. Cultural Resource Management & Planning Ltd has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. Cultural Resource Management & Planning Ltd is not responsible for any errors or omissions, or for the results obtained from the use of information outlined in this report. No part of this report may be copied or reproduced, by any means, without the written permission of Cultural Resource Management & Planning Ltd.

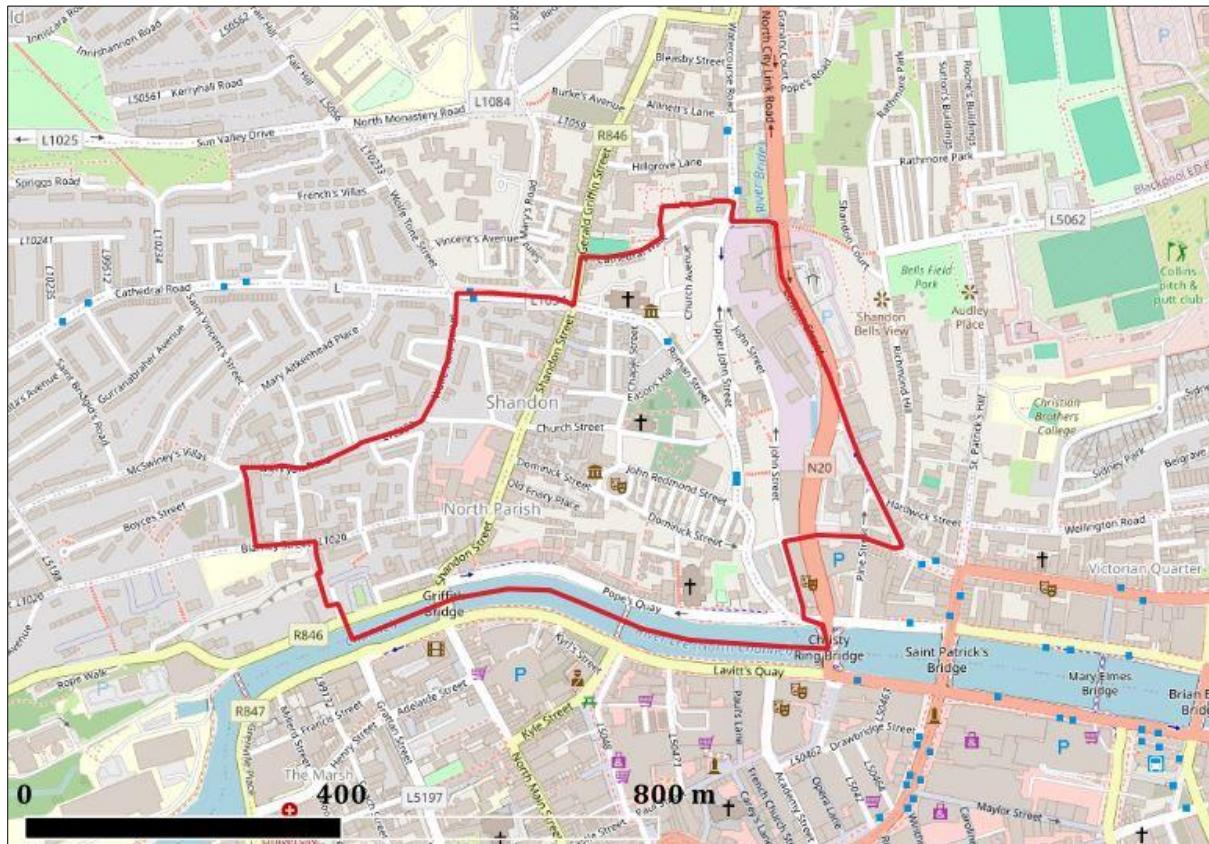
# Contents

1. <i>Introduction</i> .....	1
2. <i>Methodology</i> .....	3
3. <i>Context</i> .....	5
4. <i>Description of project area</i> .....	18
5. <i>Assessment of impact</i> .....	20
6. <i>Conclusions and recommendations</i> .....	22
7. <i>References/sources</i> .....	23
<i>Appendix: Excavations Database entries</i> .....	24

DRAFT

# 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**.

DRAFT

## 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](http://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 13<sup>th</sup>, 2023<sup>1</sup>. 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 13<sup>th</sup> 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

<sup>1</sup> <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](http://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.*

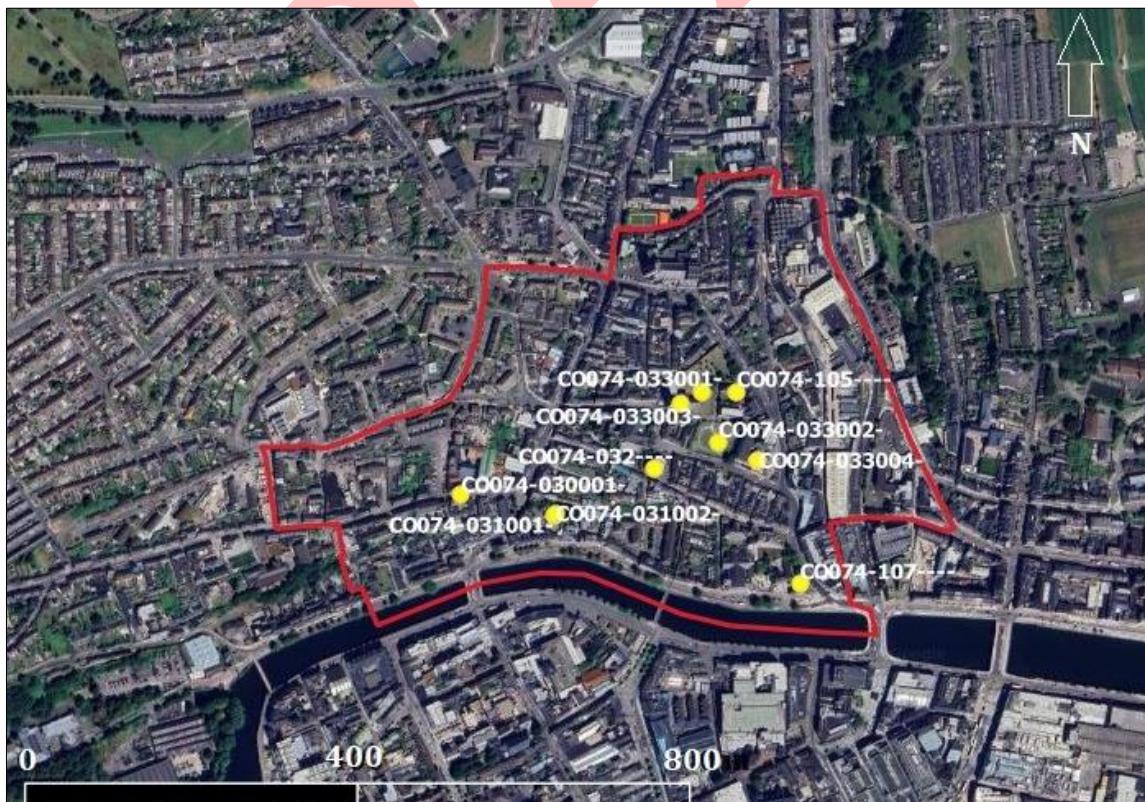
**Objective 8.10 Archaeological Management Strategy for the City:**

**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 18<sup>th</sup>-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
C0074-034001-	Historic town	Cork City	567159	571840
C0074-030001-	Castle - unclassified	Cork City	566983	572346
C0074-105----	Almshouse	Cork City	567315	572468
C0074-031001-	Graveyard	Cork City	567095	572320
C0074-031002-	Church	Cork City	567096	572322
C0074-032----	Castle - tower house	Cork City	567216	572375
C0074-033001-	Graveyard	Cork City	567274	572469
C0074-033002-	Graveyard	Cork City	567293	572407
C0074-033003-	Church	Cork City	567248	572455
C0074-033004-	Leper hospital	Cork City	567341	572385
C0074-107----	House - 18th/19th century	Cork City	567390	572234

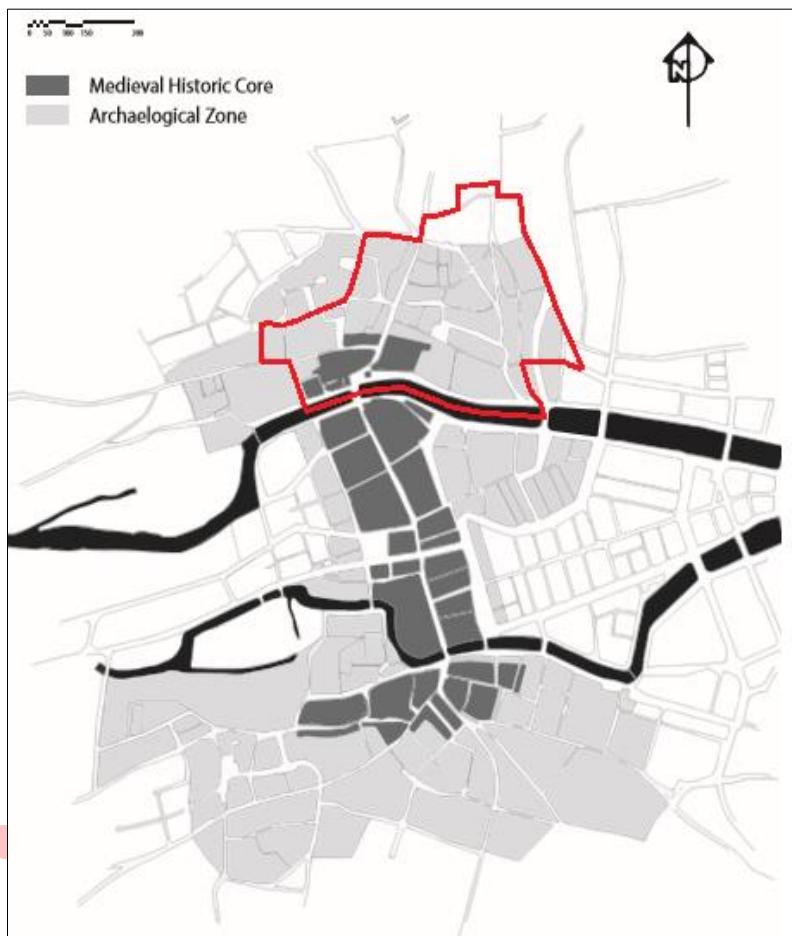


**Figure 4:** Graphic depicting recorded archaeological sites (as recorded by ASI) within the boundary of the Shandon IUS project area (yellow dots) and those outside, but in the immediate vicinity of the project area (green dots). The study area is shaded in opaque red with the IUS project boundary 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
C0074-028001-	Ritual site - holy well	Cork City	<i>circa</i> 85m to west
C0074-028002-	Religious house - Franciscan friars	Cork City	<i>circa</i> 90m to west

<b>Monument No.</b>	<b>Class</b>	<b>Townland</b>	<b>Distance from IUS boundary</b>
C0074-034002-	Town defences	Cork City	<i>circa</i> 40m to south
C0074-034003-	Castle - tower house	Cork City	<i>circa</i> 90m to south
C0074-057----	Custom house	Cork City	<i>circa</i> 80m to southwest
C0074-062----	Ritual site - holy well	Cork City	<i>circa</i> 50m to east



**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 11<sup>th</sup>-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 9<sup>th</sup> and 10<sup>th</sup> 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 18<sup>th</sup>-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 13<sup>th</sup>-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 14<sup>th</sup>-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 15<sup>th</sup>-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 16<sup>th</sup> century and into the 17<sup>th</sup> 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 18<sup>th</sup> and 20<sup>th</sup>-centuries in the Shandon area. The closed-air market was opened at the start of the 18<sup>th</sup>-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 17<sup>th</sup>-century, the eastern bank of the river remained as marshland up until the mid-18<sup>th</sup>-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 18<sup>th</sup>-century.

Extensive reclamation was undertaken by Cork Corporation of the large marshy areas east of Kiln River from the mid-18<sup>th</sup>-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 18<sup>th</sup> or 19<sup>th</sup>-century houses on Church Street. Other notable discoveries included the uncovering of portions of four 18<sup>th</sup> to 19<sup>th</sup>-century burial vaults on the western side of Bob and Joan's Walk, as well as cellars associated with 19<sup>th</sup>-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 Rover. The street pattern of the area which became largely set in the 18<sup>th</sup>-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 18<sup>th</sup>-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 18<sup>th</sup>-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 17<sup>th</sup>-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.

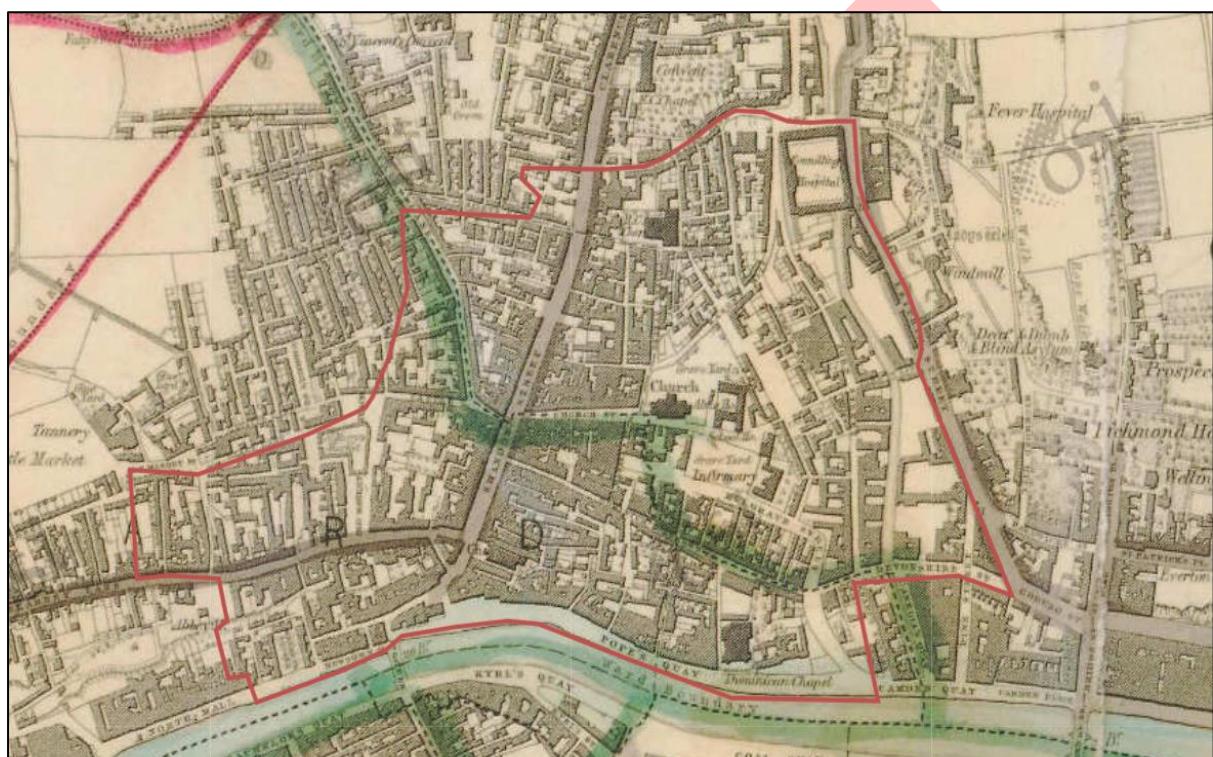


**Figure 8:** Extract from John Carty's 1726 map which the approximate extent of the project area circled in yellow



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

Into the 19<sup>th</sup>-century and the First Edition or 1:10,560 Ordnance Survey map depicts the Shandon area as an established suburb on the northside of the city. By this point urban development had extended beyond the boundary of the IUS project area, with notable development to the east in the McCurtain Street (King Street at that time) and Wellington Road areas. All the marshland which bordered the Kiln River had been reclaimed at this point and the river had been regularised within a channel. A dense area of labourer cottage-style housing had also developed to the northwest of the project area and extended northwards beyond the present-day Cathedral Road area. This area was cleared and redeveloped during Cork Corporation's social housing improvement schemes of the 1930's and 1940's. The map depicts the North Infirmary *in-situ* and operating, however, the Firkin Crane building has yet to be constructed. There is no indication of any surviving elements of Shandon Castle depicted on this map edition.



**Figure 10:** Extract from 1:10,560 Ordnance Survey map (1837-42) scheme outlined in red (Source: Government of Ireland, Historic Environment Viewer)

## 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 20<sup>th</sup>-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 18<sup>th</sup> and 19<sup>th</sup>-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 18<sup>th</sup>-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 Leitrim 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 18<sup>th</sup> and 19<sup>th</sup>-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 20<sup>th</sup>-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 17<sup>th</sup>-century, the eastern bank of the river remained as marshland up until the mid-18<sup>th</sup>-century. Extensive reclamation was undertaken by Cork Corporation of these marshy areas east of Kiln River from the mid-18<sup>th</sup>-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.

There are eleven recorded archaeological sites (as recorded by the ASI) located within the boundary of the project area. The majority of these sites are clustered around the church of St. Anne (C0074-033003-) 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** (C0074-034002-), 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 (C0074-034001-), the Shandon IUS project area as a whole 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 (C0074-032----) where the Firkin Crane Centre now stands;
- the streets surrounding St. Anne's Church (C0074-033003-) and its associated graveyards (C0074-033001-; C0074-033002-) 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 (C0074-030001-) referred to in late 12<sup>th</sup>-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 13<sup>th</sup>-century Franciscan Abbey (C0074-028002-) 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.

DRAFT

## 6. Conclusions and recommendations

### Conclusions

This baseline archaeological assessment was undertaken in order to assess the known and potential archaeological resource of the streets which encompass the proposed Shandon Integrated Urban Strategy (IUS). This assessment was compiled in order 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 as a whole 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.

## 7. References/sources

Annals of the Four Masters

<https://celt.ucc.ie/published/>

Bradley, J., Halpin, A. and King, H.A. 1985 *Urban archaeological survey - Cork City*. Unpublished report commissioned by the Office of Public Works, Dublin.

Cork City Development Plan (2022-2028)

<http://www.corkcitydevelopmentplan.ie>

Cork Heritage website – local history site

<http://corkheritage.ie>

Cork Past and Present – historic maps and sources

<http://www.corkpastandpresent.ie/>

Department of Housing, Local Government and Heritage Historic Environment Viewer.

Available at: <http://webgis.archaeology.ie/historicenvironment/>

Donnelly, J. 1971. Cork Market: Its Role in the Nineteenth Century Irish Butter Trade. 11. *South Hibernica*, 130 – 163.

Database of Irish Archaeological Excavations

<http://www.excavations.ie/>

Gilbert, J. (ed) 1889. *Register of the Abbey of St. Thomas, Dublin*. London.

Heritage Map Viewer - various interactive heritage maps

<https://heritagemaps.ie/WebApps/HeritageMaps/index.html>

National Library of Ireland. 2024. Street scene in Shandon, Cork. Available at:

<https://catalogue.nli.ie/Record/vtls000299416>

Jefferies, H. A. 1983. "Desmond: the early years, and the career of Cormac MacCarthy", *Journal of Cork Historical and Archaeological Society* 88, 81-99.

O'Brien, J.B. 1993. Population, Politics and Society in Cork, 1780 – 1900, in 'Cork History & Society', eds. O'Flanagan, P. and Buttmer, C.G. Geography Publications: Dublin.

UNESCO World Heritage Centre - World Heritage List

<https://whc.unesco.org/en/list>

## Appendix: Excavations Database entries

<b>Location</b>	<b>License No.</b>	<b>Description</b>
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>

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		<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	<p>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.</p>
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. 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>

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		<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>

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		<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	<p>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.</p>
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>

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		<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 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>

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		<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>

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		<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	<p>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</p>

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		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

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		<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.</p> <p>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>

<b>Location</b>	<b>License No.</b>	<b>Description</b>
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 <sup>2</sup> 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

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		<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>

<b>Location</b>	<b>License No.</b>	<b>Description</b>
		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 (C0074-034001-) 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 C0074-034001 (Historic town). No archaeological material was observed; the quay area has been built up with sterile imported subsoil.

DRAFT

# B. POLICY CONTEXT

The Following sets out the relevant policy relating to each objective, in particular how they draw on the key Strategic Principles set out in The Cork City Development Plan 2022 - 2028

**Heritage:** Protect the unique historic character of Shandon and revitalise it's old buildings.

**KEY OBJECTIVES:**

- Safeguard Shandon's historic character by restoring and re-purposing old buildings.
- Celebrate heritage while adapting to modern needs.

**RELEVANT POLICY**

Cork City Council's Heritage and Biodiversity Plan (2021-2026); Cork City Development Plan 2022-2028 (Architectural Conservation Areas); Architectural Heritage Guidelines for Local Authorities, Town Centre First; Places for People: National Policy of Architecture; Monuments Acts 1930-2014; Wayfinding Strategy

**Development Plan Strategic Principle/s:**

1. Enhanced built and natural heritage
2. A city of learning and culture

**Nice Place to Live:** Shandon as a more attractive and viable place to live with shops, businesses, activities and a nice environment for all ages.

**KEY OBJECTIVES:**

- Create a pleasant living environment for residents of all ages.
- Ensure access to shops, recreational activities, and community services.

**SUPPORTING TCF BY**

making Shandon a more viable and attractive places to live, work, socialize, and run businesses

**RELEVANT POLICY**

Bringing Back Homes - Manual for the reuse of existing buildings (2nd edition); Cork City Development Plan 2022-2028; + Sustainable and Compact Settlements Guidelines for Planning Authorities, 2024

**Development Plan Strategic Principle/s:**

1. A city of neighbourhoods and communities
2. A healthy, inclusive and diverse city

**Employment:** Creation of vibrant centre with more jobs and business opportunities.

**KEY OBJECTIVES:**

- Establish a dynamic neighbourhood that attracts businesses, startups, and job seekers.
- Encourage entrepreneurship and innovation.

**RELEVANT POLICY**

Cork City Development Plan 2022-2028; Night Time Economy Strategy

**Development Plan Strategic Principle/s:**

1. A strong and diverse economy
2. A resilient City

**Easy to Move Around:** Shandon as a place that is easy, safe, accessible and attractive to walk and cycle around with convenient and direct connections to the city centre.

**KEY OBJECTIVES:**

- Create pedestrian-friendly pathways, safe cycling lanes, and efficient public transport connections to the city centre.
- Prioritise safety for all, including vulnerable populations.

**RELEVANT POLICY**

Design Manual for Urban Roads and Streets policy document (DMURS); Cork City Development Plan 2022-2028; Cork Metropolitan Area Transport Study (CMATS); Wayfinding Strategy; Electric Vehicle Charging Strategy

**Development Plan Strategic Principle/s:**

1. Compact Growth
2. Sustainable and active travel

**Visitor Destination:** Shandon as a place that visitors will be more attracted to.

**KEY OBJECTIVES:**

- Enhance Shandon's appeal to tourists and visitors.
- Showcase its unique features, history, and cultural offerings.

**RELEVANT POLICY**

Cork City Arts and Cultural Infrastructure - Needs Assessment Report; City Development Plan 2022-2028; Night-time Economy Strategy; Wayfinding Strategy

**Development Plan Strategic Principle/s:**

1. A healthy, inclusive and diverse city
2. A connected City

**Culture:** Shandon as a cultural city quarter with a focus on arts and culture.

**KEY OBJECTIVES:**

- Foster a vibrant arts and culture scene within Shandon.
- Support local artists, galleries, theatres, and cultural events.

**RELEVANT POLICY**

Cork City Arts and Cultural Infrastructure- Needs Assessment Report; City Development Plan 2022-2028; Night-time Economy Strategy

**Development Plan Strategic Principle/s:** A city of learning and culture

**Green:** Shandon as a place that is green, sustainable and takes climate change into account.

**KEY OBJECTIVES:**

- Develop green spaces, promote sustainable practices, and integrate climate change considerations into urban planning.
- Implement energy-efficient infrastructure and reduce greenhouse gas emissions.

**RELEVANT POLICY**

CCC's Tree Strategy 2022; CCC Green and Blue Infrastructure Study 2022; All Ireland Pollinator Plan; Cork City Swift Project; Cork City Council's Heritage and Biodiversity Plan (2021-2026); Climate Change Action Plan, 2021 (updated May 2022); Cork City Development Plan 2022-2028;

**Development Plan Strategic Principle/s:**

1. Enhanced built and natural heritage
2. A resilient city



# B. POLICY CONTEXT

The IUS intends to support a range of city-wide policy initiatives already established to make Shandon a greener, more sustainable, pleasant and resilient neighbourhood. Some of the key policy/guidance are outlined below.

## **Green Blue Infrastructure Study (2022)**

Cork's Green and Blue Infrastructure (GBI) Study can greatly benefit the Shandon area by:

**Enhancing Connectivity:** Linking Shandon's parks and green spaces with other parts of the city through green corridors and pathways.

**Water Management:** Improving the management of local watercourses and ponds to prevent flooding and enhance water quality.

**Biodiversity Boost:** Creating habitats for local wildlife by planting native species and developing ecological networks.

**Recreational Spaces:** Expanding and improving recreational areas for residents, making Shandon a more attractive and enjoyable place to live.

## **Arts and Cultural Infrastructure: Needs Assessment Report**

The report aims to evaluate the current state of arts and cultural infrastructure in Cork City and identify future needs to support the local arts community. Key findings included:

**Existing facilities** need modernization and increased capacity.

**New spaces** needed for visual arts, theatre, and performing arts.

**Flexible spaces** for 'black box' theatre and film production facilities recommended.

The report also emphasizes collaboration with local artists and organizations and suggests repurposing vacant commercial spaces for arts use. It supports broader city development plans and historical preservation.

## **Electric Vehicle Charging Strategy**

The Electric Vehicle Charging Strategy is highly relevant to Shandon, as it aims to enhance the availability of EV charging infrastructure across Cork City, including neighbourhoods like Shandon. Key points of relevance include:

**Accessibility:** The strategy ensures that publicly accessible EV charging stations are distributed throughout the city, making it convenient for Shandon residents to charge their electric vehicles.

**Sustainability:** By promoting the use of electric vehicles, the strategy supports Shandon's environmental goals, contributing to reduced emissions and a cleaner local environment.

**Community Benefits:** Improved EV infrastructure can attract more visitors to Shandon, boosting local businesses and fostering a more vibrant community.

## **Tree Strategy**

Cork's Tree Strategy can significantly benefit the Shandon area by focusing on:

**Enhancing Green Spaces:** Increasing tree cover in parks and public spaces within Shandon.

**Biodiversity Support:** Planting diverse tree species to create ecological corridors, supporting local wildlife.

**Climate Resilience:** Adding trees to help mitigate urban heat and improve air quality.

**Community Engagement:** Involving local residents in tree planting and maintenance activities.

## **Blue Green Infrastructure (BGI) and Nature-based Solutions (NbS) Framework**

The Blue Green Infrastructure (BGI) and Nature-based Solutions (NbS) Framework is highly relevant to Shandon for several reasons:

**Flood Management:** BGI helps manage stormwater and reduce flood risks by integrating natural water management systems, which is crucial for Shandon given its urban setting.

**Enhanced Green Spaces:** Implementing NbS can increase green spaces in Shandon, improving air quality, providing recreational areas, and enhancing the overall aesthetic of the neighbourhood.

**Climate Resilience:** These solutions contribute to climate resilience by mitigating the effects of extreme weather events, such as heavy rainfall and heat waves, making Shandon more adaptable to climate change.

**Biodiversity Support:** BGI and NbS promote biodiversity by creating habitats for various species, which can enrich the local ecosystem in Shandon.

**Community Well-being:** Improved green and blue infrastructure can enhance the physical and mental well-being of Shandon residents by providing more opportunities for outdoor activities and social interaction.

## **Design Manual for Urban Roads and Streets (DMURS)**

The Design Manual for Urban Roads and Streets (DMURS) is particularly relevant to Shandon for several reasons:

**Enhanced Connectivity:** DMURS promotes highly connected streets, making it easier for Shandon residents and visitors to navigate the area on foot or by bicycle.

**Safety Improvements:** The manual emphasizes creating safe and comfortable environments for pedestrians and cyclists, which can reduce traffic accidents and enhance the overall safety of Shandon.

**Community Vitality:** By designing streets that are attractive and lively, DMURS supports the creation of vibrant public spaces in Shandon, encouraging social interaction and community engagement.

**Traffic Calming:** DMURS includes measures to calm traffic, making drivers more aware of their surroundings and reducing vehicle

# B. POLICY CONTEXT

speeds, which can improve the quality of life for Shandon residents.

**Sustainable Transportation:** The manual supports sustainable transportation options, such as walking, cycling, and public transport, aligning with Shandon's goals of reducing car dependency and promoting healthier lifestyles.

These efforts align with Cork City's broader objectives of creating sustainable, safe, and vibrant urban environments, making Shandon a key area for implementing the principles of DMURS.

## Heritage and Biodiversity Plan (2021-2026)

The Heritage and Biodiversity Plan (2021-2026) is particularly relevant to Shandon for several reasons:

**Cultural Preservation:** The plan aims to protect and promote Shandon's rich cultural heritage, including its historical buildings, local traditions, and archaeological sites.

**Biodiversity Enhancement:** By supporting the creation and maintenance of green spaces and habitats, the plan helps enhance biodiversity in Shandon, contributing to a healthier and more sustainable environment.

**Community Engagement:** The plan involves local residents and stakeholders in heritage and biodiversity projects, fostering a sense of community and shared responsibility for preserving Shandon's unique character.

**Educational Opportunities:** Through research, training, and public awareness initiatives, the plan provides educational opportunities for Shandon residents to learn about and engage with their local heritage and biodiversity.

**Economic and Tourism Benefits:** By promoting Shandon's heritage and biodiversity, the plan can attract tourists and boost the local economy, supporting businesses and creating jobs.

These efforts align with Cork City's broader goals of sustainability, cultural preservation, and community well-being, making Shandon a key area for implementing the Heritage and Biodiversity Plan.

## Drainage Area Plan

The Drainage Area Plan (DAP) is particularly relevant to Shandon for several reasons:

**Flood Mitigation:** The DAP aims to improve drainage infrastructure, which can help mitigate flooding risks in Shandon, ensuring the area remains safe and resilient.

**Environmental Protection:** By enhancing the wastewater network, the plan supports better water quality and environmental health in Shandon, contributing to a cleaner and more sustainable community.

**Infrastructure Upgrades:** The plan includes updates to the existing drainage systems, which can lead to more efficient and reliable services for residents and businesses in Shandon.

**Community Well-being:** Improved drainage infrastructure can enhance the overall quality of life in Shandon by reducing the likelihood of water-related disruptions and damages.

Future proposals for Shandon include the replacement of the combined sewage network with separate Waste Water and Rain water sewers. This is unlikely to commence until after 2030.

## Cork Metropolitan Area Transport Study (CMATS)

The Cork Metropolitan Area Transport Study (CMATS) is a comprehensive strategy designed to guide the development of transport infrastructure and services in the Cork Metropolitan Area up to 2040. Here are the key points:

**Integrated Transport Network:** CMATS aims to create an integrated transport network that

supports all modes of transport, including walking, cycling, public transport, and private vehicles.

**Public Transport Enhancement:** The strategy focuses on enhancing public transport capacity and frequency, making it a more viable and attractive option for residents.

**Sustainable Transport:** Emphasis is placed on sustainable transport solutions to reduce carbon emissions and promote environmental sustainability.

**Land Use Coordination:** CMATS coordinates land use and transport planning to ensure that development is supported by adequate transport infrastructure.

**Flexibility and Scalability:** The strategy is designed to be flexible, allowing for adjustments and scaling up of transport services as needed.

## Night Time Economy Strategy

The Night Time Economy Strategy is particularly relevant to Shandon for several reasons:

**Community Engagement:** The strategy aims to connect various groups and neighbourhoods, including Shandon, to create a cohesive and vibrant night-time environment.

**Economic Boost:** By enhancing night-time activities, the strategy can attract more visitors to Shandon, benefiting local businesses and fostering economic growth.

**Safety and Well-being:** Initiatives like the "Leave a Light On" campaign contribute to a safer night-time atmosphere, making Shandon a more welcoming place during evening hours.

**Cultural and Social Activities:** The strategy supports a range of social and cultural activities, which can enrich the community life in Shandon and provide more opportunities for residents to engage in local events.

These efforts align with the broader goals of Cork City's Night Time Economy Strategy,

ensuring that Shandon benefits from a well-managed and vibrant night-time economy.

## Wayfinding Strategy

The Wayfinding Strategy is particularly relevant to Shandon for several reasons:

**Improved Navigation:** The strategy aims to enhance signage and directional aids, making it easier for residents and visitors to navigate Shandon.

**Cultural and Historical Highlights:** By highlighting key landmarks and historical sites, the strategy can enrich the visitor experience and promote Shandon's rich heritage.

**Economic Benefits:** Better wayfinding can attract more tourists to Shandon, boosting local businesses and contributing to the area's economic vitality.

**Community Engagement:** The strategy involves input from local residents and stakeholders, ensuring that the wayfinding solutions meet the needs of those who use them most.

These efforts align with Cork City's broader goals of enhancing accessibility and promoting cultural heritage, making Shandon a key focus area for the Wayfinding Strategy.

## Climate Action Plan 2021 (updated May 2022)

The Climate Action Plan is particularly relevant to Shandon for several reasons:

**Emission Reductions:** The plan aims to achieve net-zero greenhouse gas emissions, which will directly benefit Shandon by improving air quality and reducing the local carbon footprint.

**Sustainable Infrastructure:** Initiatives such as enhancing energy efficiency in buildings and promoting renewable energy sources will lead to more sustainable infrastructure in Shandon.

**Community Resilience:** The plan includes



# B. POLICY CONTEXT

measures to protect and enhance the natural and built environment, making Shandon more resilient to climate change impacts.

**Active Transport:** Expanding the cycling network and promoting electric vehicles will provide Shandon residents with more sustainable and healthy transportation options.

**Public Engagement:** The plan emphasizes community involvement, ensuring that the voices of Shandon residents are heard and that local actions align with the community's needs and priorities.

These efforts align with Cork City's broader goals of sustainability and resilience, making Shandon a key area for implementing the Climate Action Plan.

## All Ireland Pollinator Plan

The All-Ireland Pollinator Plan (AIPP) is highly relevant to Shandon for several reasons:

**Biodiversity Enhancement:** The plan encourages the creation of pollinator-friendly habitats, which can be implemented in Shandon's parks, gardens, and public spaces to support local biodiversity.

**Community Engagement:** By involving local residents, schools, and businesses in pollinator-friendly practices, the plan fosters a sense of community and shared responsibility for the environment.

**Environmental Education:** The AIPP promotes awareness and education about the importance of pollinators, which can be integrated into local initiatives and events in Shandon.

**Sustainable Practices:** Encouraging sustainable land management practices helps maintain and improve the natural environment in Shandon, contributing to the overall health and well-being of the community.

These efforts align with Cork City's broader goals of sustainability and environmental stewardship, making Shandon a key area for implementing the All-Ireland Pollinator Plan.

## Places for People: National Policy on Architecture, published by Department of Housing, May 2022

The aim of **Objective 1** is to prioritise and support sustainable practices with respect to reuse, refurbishment and conservation of buildings as well as well-considered interventions and infill, and new buildings and places, where necessary. Carbon neutrality and built longevity, flexibility and adaptability are essential to environmental sustainability;

The aim of **Objective 2** is to deliver quality architecture and places, planned and designed with wider engagement and accessible to all, in rural area and villages, towns, cities and suburbia as an essential element of social sustainability;

The aim of **Objective 3** is to encourage leadership within the public sector and to show the importance of leadership at all governance levels and across the community of architects, architectural technologists and architectural conservation professionals in practice, education, engagement and policy/advisory/regulatory roles to support the delivery of high-quality built environment;

The aim of **Objective 4** is to promote the architecture as a continuum, inextricably linked to society's past, present and future as both an art form and a science. This objective recognises the contribution that architecture makes to the form, character and health of places, communities and livelihoods.

## Local Economic and Community Plan (LECP) 2024-2029

The Local Economic and Community Plan (LECP) 2024-2029 for Cork City outlines 122 specific actions aimed at improving the city's economic and social landscape. Here are some key highlights:

### Economic Development

- Support for local businesses and startups.
- Initiatives to attract foreign investment.
- Development of infrastructure to support economic growth.

### Employment

- Programs to enhance job skills and training.
- Initiatives to reduce unemployment, especially among youth and disadvantaged groups.

### Social Inclusion

- Projects to support marginalized communities.
- Efforts to improve access to education and healthcare.
- Initiatives to promote cultural diversity and inclusion.

### Community Well-being

- Development of community spaces and recreational facilities.
- Programs to enhance mental health and well-being.
- Initiatives to foster community engagement and participation.

### Sustainability

- Actions to promote environmental sustainability.
- Projects to improve public transportation and reduce carbon emissions.

- Initiatives to enhance green spaces and urban biodiversity<sup>1</sup>

These actions are designed to be collaborative, involving various stakeholders across the city, and will be monitored and updated every two years to ensure they meet the evolving needs of Cork City.





John McLaughlin  
Architects



Comhairle Cathrach Chorcaí  
Cork City Council

 AtkinsRéalis