

Dublin City Centre
City Markets
Public Realm Plan

2023

DRAFT

Markets Area Public Realm Plan

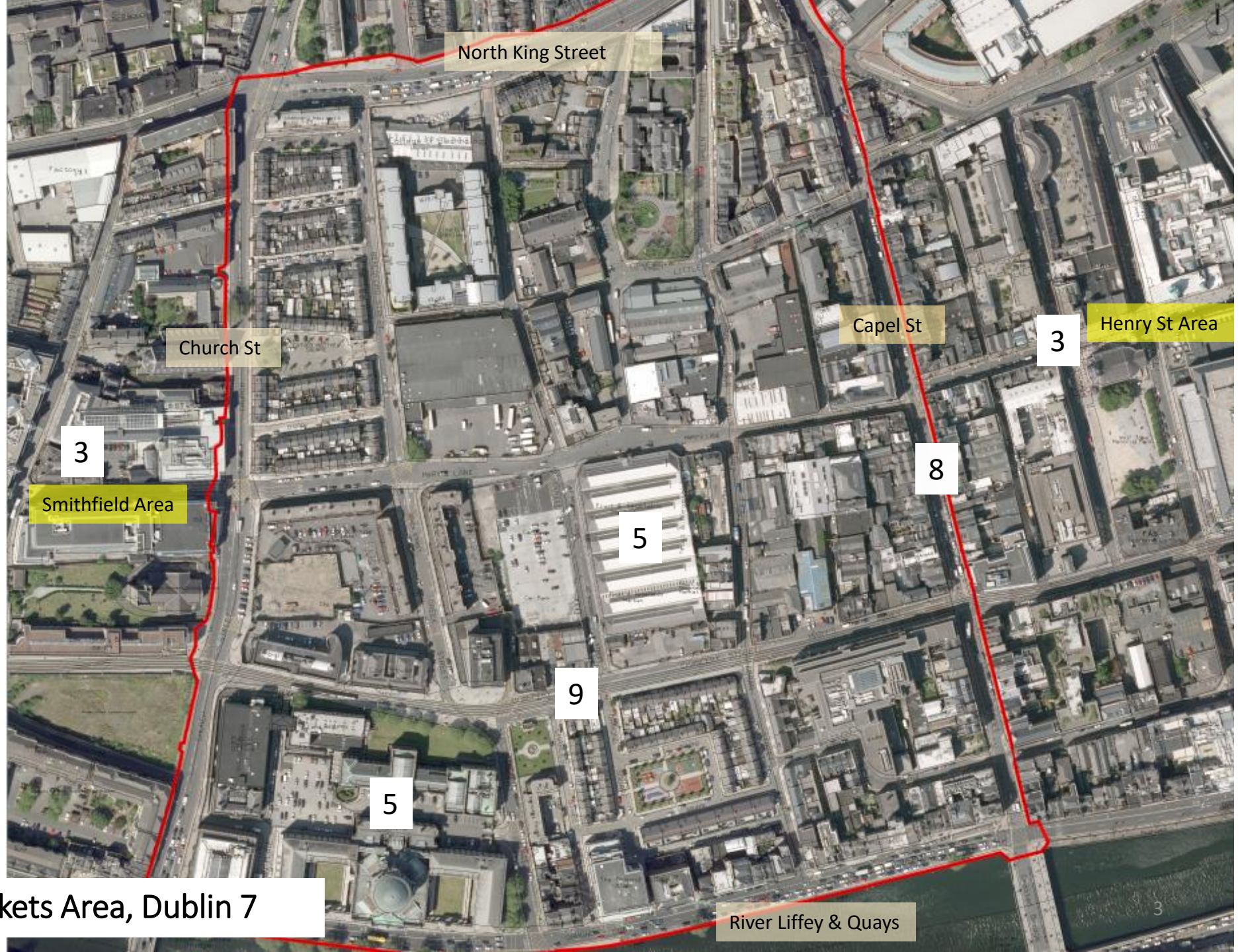
Draft | October 2023

Introduction

- The Public Realm Group have undertaken this study and plan to support the creation of a high quality public realm environment in the Markets Area. The Markets Area is adjacent to the project area of the Public Realm City Centre Masterplan.
- The Markets Area links the commercial core of Henry St & O'Connell St to the Smithfield Plaza and on to Collins Barracks. The area is currently undergoing significant change. The historic market uses are departing and the warehouse buildings are currently being redeveloped. It is important that the character of the area be protected and enhanced and a strategy be created to inform the development of the public realm by both public and private investors.
- The Draft Markets Area Public Realm Plan will identify opportunities to improve streetscapes and open spaces within the area for the benefit of local communities, businesses and visitors alike. The objectives can be delivered as a range of short, medium and long term projects. It also presents an opportunity to reimagine the Markets Area in tandem with the redevelopment and delivery of the City Markets Building by DCC. The Plan seeks to leverage investment and provide guidance for public realm improvements by DCC, NTA, OPW and private developers.
- This Plan and associated projects received URDF funding of 14 million euro last year. The recently ratified Dublin City Development Plan, 2022-2028, has designated the area a Strategic Development Regeneration Area which supports the objectives of the Plan.

The Markets Area

1. **Area:** 23.544373 Hectares.
2. **Boundaries :** River Liffey (South) North King Street (North), Capel St (East) & Church Street (West)
3. **Location:** Adjacent to shopping quarter of Mary St / Henry Street & the Smithfield quarter.
4. **Urban Grain:** Large blocks with warehouse units & undeveloped blocks. Small residential units and large apartment complexes.
5. **Visitor Focal Points:** Fruit & Vegetable Market, Four Courts Building,
6. **Traffic movements:** Related to the market uses which are relocating.
7. **Supported** by commercial uses on Capel St.
8. **Transport:** LUAS Red Line, public transport.



1.1 Aerial Photo of City Markets Area, Dublin 7

- **Dublin City Public Realm Strategy, 2012**
- **Dublin City Centre Public Realm Masterplan, 2016**
- **Dublin City Development Plan 2022-2028**
- **Strategic Development Regeneration Area, 13**



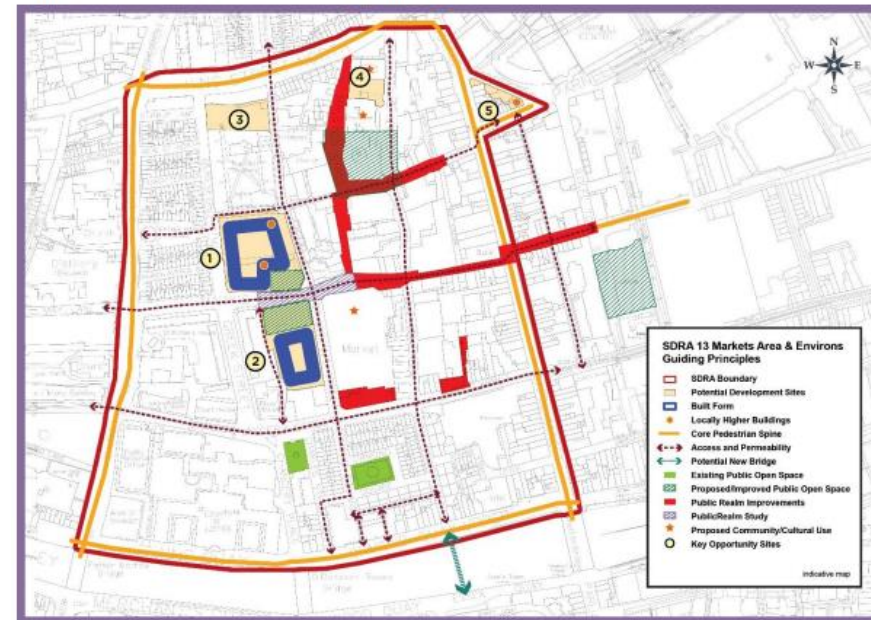
The guiding principles for SDRA 13 are as follows: Urban Structure

- To realise the potential of the Fruit and Vegetable Market building as an iconic architectural, cultural and community centrepiece for a revitalised Markets area.
- To facilitate the wholesale regeneration of the public realm and pedestrian environment as identified in the Guiding Principles Map, and encourage development that contributes to the activation and upgrade of these spaces.
- To encourage the regeneration of the Markets area as a key component of the western expansion of the North Inner City core connecting the Henry/Mary St. area with Smithfield and to facilitate improved legibility and ease of pedestrian movement between the three areas.
- To recognise the strong character and historic built fabric of the area and support the retention and reuse of existing historic buildings of merit.



- **The Markets Area is adjacent to the Public Realm Masterplan Area.**
- **Little Mary St, Mary St & Wolfe Tone Park, Phase 1 projects.**
- **Little Mary St is within the City Markets Area.**

Figure 13-13: SDRA 13 Markets Area and Environs



2. Dublin City Public Realm Policy & Guidance



Area Analysis

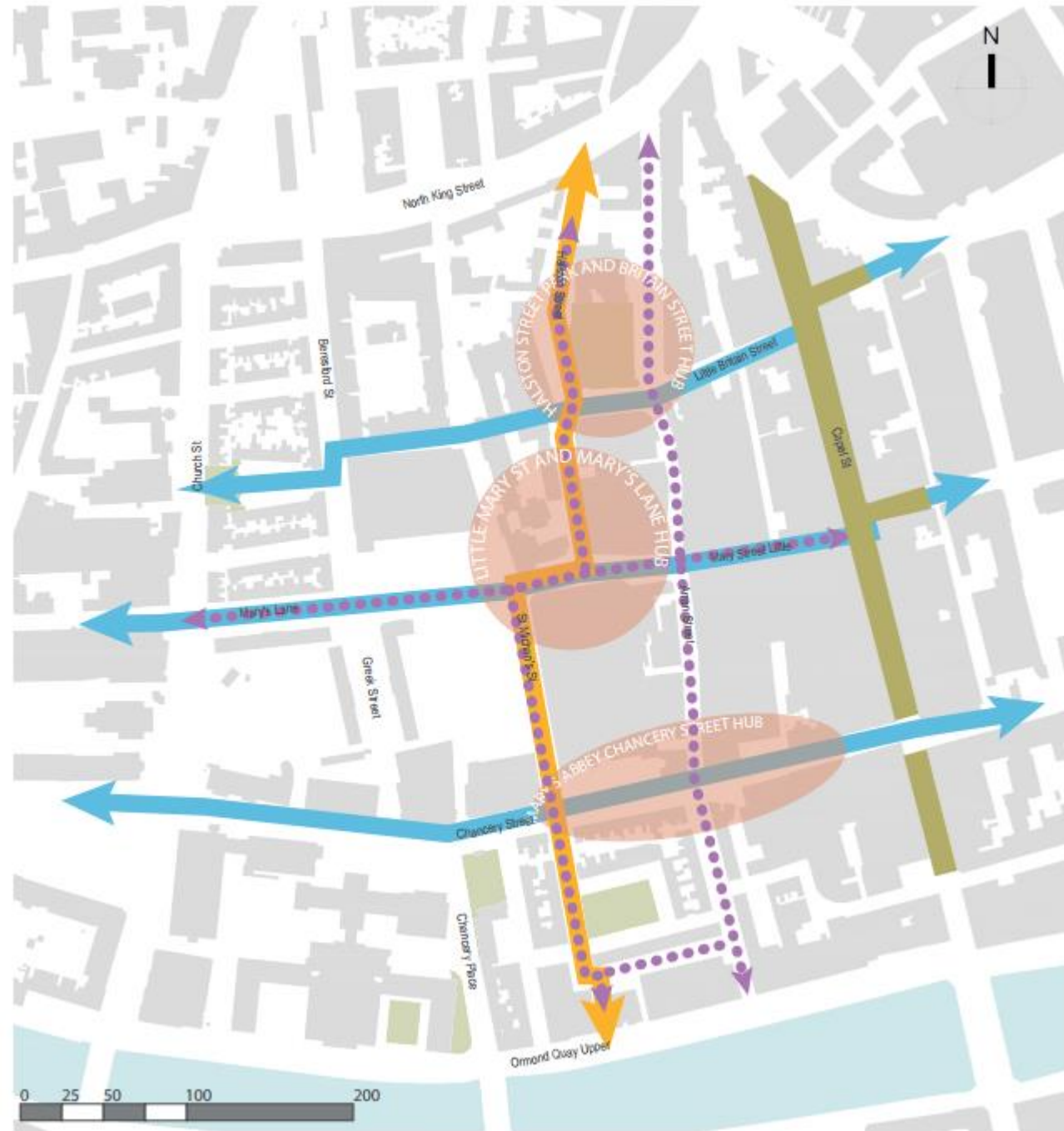
- Quiet area with heavy traffic around the periphery.
- Strong residential population and community infrastructure.
- Large volume of cultural, craft and youth groups/ organisations.
- Large number of hotel developments in progress.
- Taxi movements & deliveries required to support the hotels.
- An opportunity to leverage investment in the public realm from public transport infrastructure projects e.g Bus Connects, Grangegorman to Portobello Active Travel Route.
- Fruit & Veg Market re-development creates a food quarter to support the hotel developments, local residents and will attract visitors into the area.



3. Overlay of All Analysis of Markets Area

Hubs to Focus Public Realm Improvements

- 
 Hubs to focus public realm improvements
 Halston St Park,
 Little Britain St Little Mary St & Mary's
 Lane Marys Abbey & Chancery St
- 
 Primary pedestrian routes / connections
 Little Mary St & Mary's Lane.
 Halston St, St Michans St, Ormond St &
 Ormond Place.
- 
 Hierarchy of streets
 East - West
- 
 North - South
- 
 Capel Street Streetscape Project



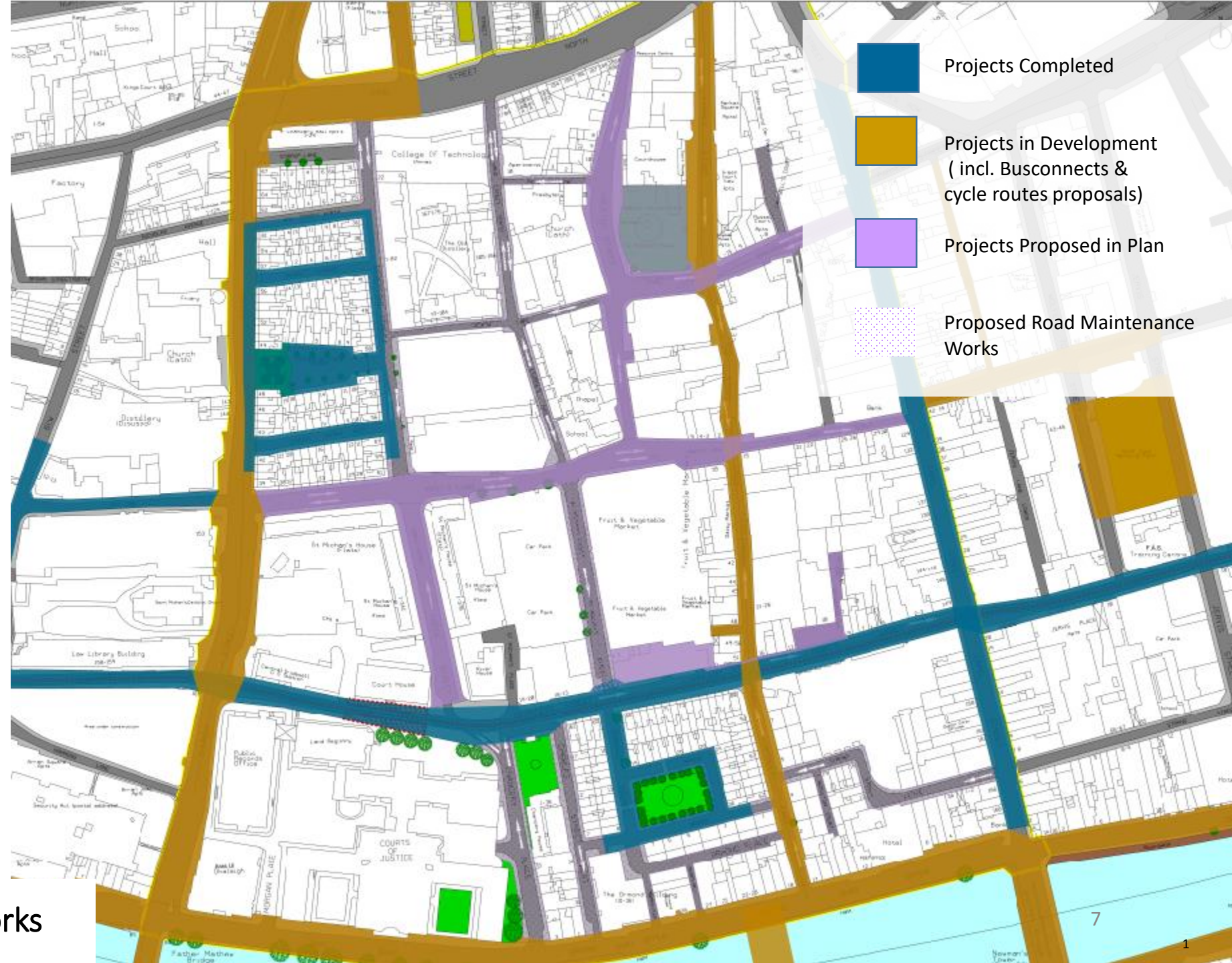
3.1 District Hubs & Principal Routes

Public Realm Projects – Completed, Progressing & Proposed

- Bus Connects Church Street
- Active Travel Scheme Ormond quay
- Active Travel Route Grangegorman to City Centre.

Other proposed public realm improvement projects (non-exhaustive) which may be carried out by DCC Departments.

- Footpath upgrades to other streets, e.g. Green Street, Beresford St. George's Hill, Anne St. North, Strand St. Little, Cuckoo Lane etc.
- Park at Fr. Matthew Square, TBC
- Park at Ormond Square, TBC
- Park at Chancery Street, TBC



4. Public Realm Improvement Works

Minimum Carriageway Width Study

Maintain Existing traffic flows

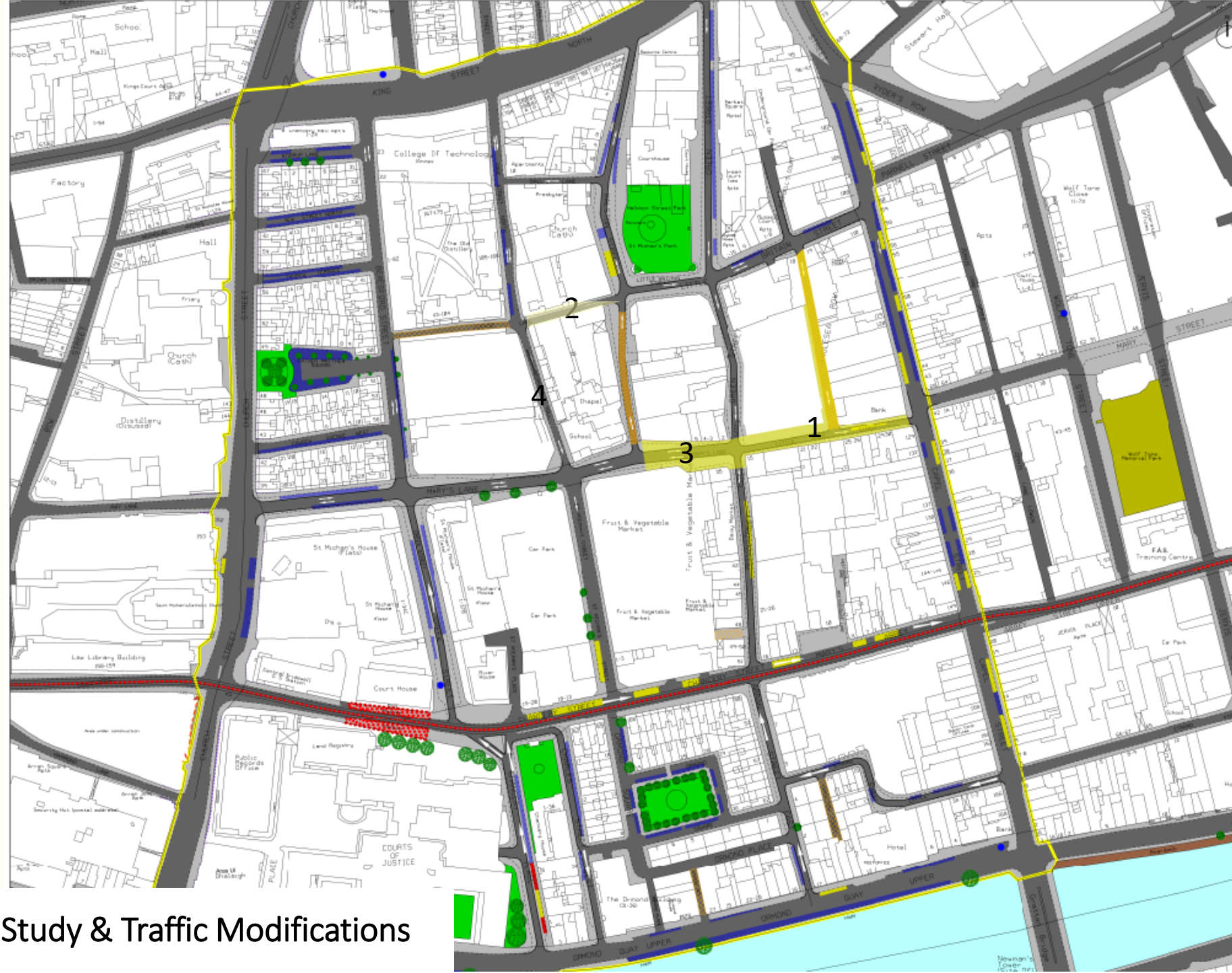
Carriageway reduced in width to 6.5m (2-way) & 3.6m (1-way traffic)

Create gains to pedestrian footways.

Accommodate all existing loading, taxi ranks & parking

Proposed Traffic Modifications

1. Implement a pedestrian zone on Little Mary St after 11am.
2. Pedestrianise Cuckoo Lane & enhanced connection to Parnell St
3. One-way traffic system on Mary's Lane.
4. One way traffic system on Georges Hill.



4.1 Minimum Carriageway Width Study & Traffic Modifications

Map of Proposed Public Realm Interventions as part of this draft Masterplan



Phase 1 projects

1. Part 8 for Mary's Lane and Little Mary St.
2. Halston St /St. Michan's Park Upgrade
3. Greek St – Street Tree Planting

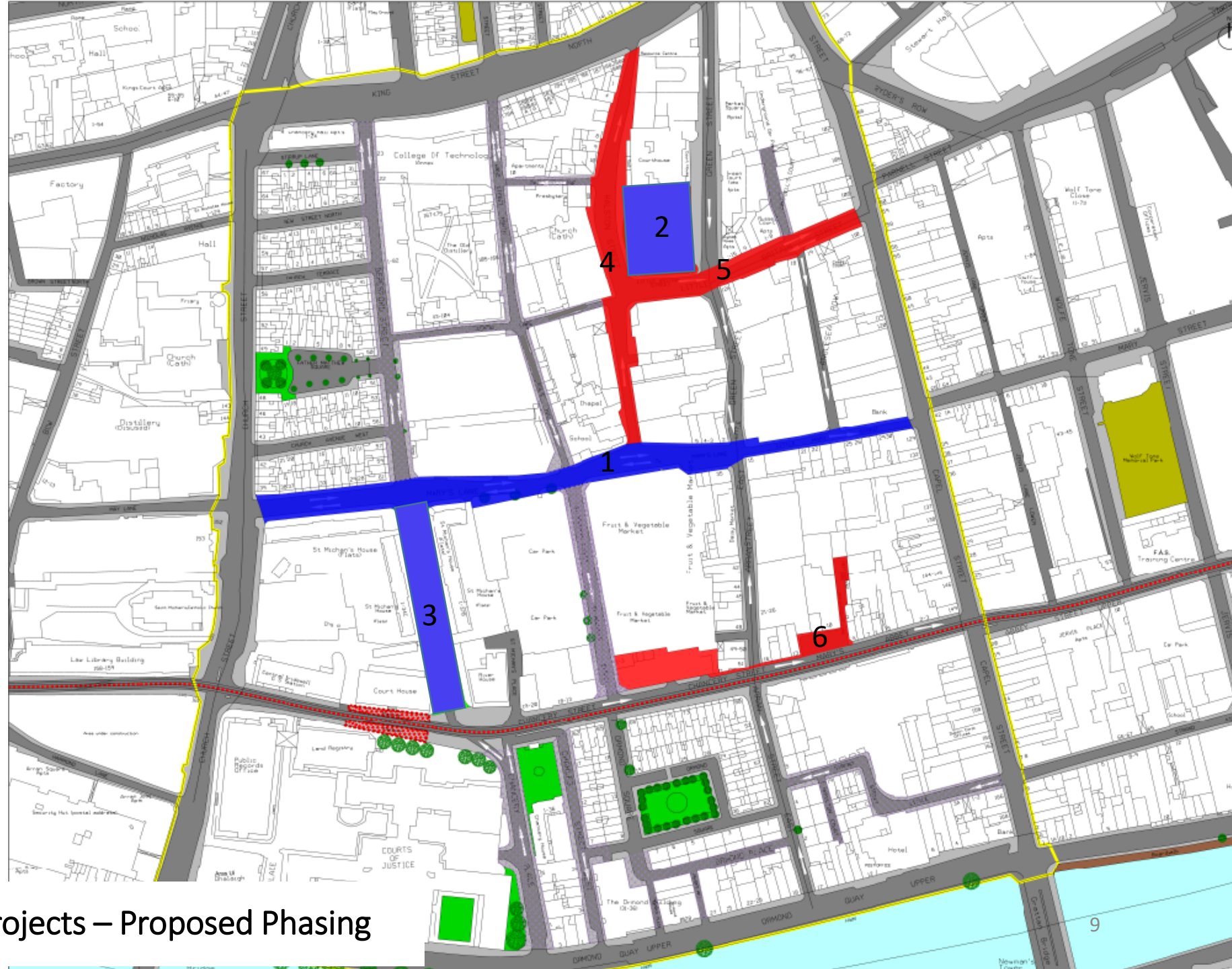


Phase 2 projects

4. Halston St. Upgrade and path widening
5. Little Britain St. enhanced pedestrian route
6. Mary's Abbey & Meeting House Lane



Additional repairs/ resurfacing etc are proposed as Road Maintenance Works



4.2 Public Realm Improvement Projects – Proposed Phasing



Proposed Trees



Existing Trees



Proposed SUDs Planting



Proposed Raised Tables



Proposed Benches











Proposed Bike Stands

- Implement a pedestrian zone on Little Mary • St after 11am.
- One-way traffic system on Marys Lane
- Potential level surface on Little Mary St to continue Mary St project across Capel St
- Plaza area at Fruit & Vegetable Markets with bicycle parking, planting & seating
- SUDs Interventions

4.3 Little Mary Street & Mary's Lane – Schematic Design Proposal (Phase 1 Project)



	Proposed Trees		Proposed Benches
	Existing Trees		Proposed Bike Stands
	Proposed SUDs Planting		Proposed Raised Tables
			Proposed Parking
			Dublin Bikes

- Widen the footways
- Provide bicycle parking & seating
- Create a setting for St Michan's Church & Presbytery
- Support the Park

4.4 Little Britain Street & Halston St. including Park – Schematic Design Proposal (Phase 1 Project)



Perspective

4.5 Greek Street– Schematic Design Proposal (Phase 1 Project)

Conclusion

- Opportunity to prepare a public realm vision that will guide the regeneration of this rapidly developing area by agencies and private developers into a thriving area of Dublin.
- Opportunity to supplement this public realm vision with other planning guidance/instruments to ensure a more holistic development of the area, e.g. urban design and palette of materials, Suds guidance.
- Opportunity to create a pedestrian friendly and sustainable urban environment.
- Opportunity to leverage opportunities through planning gain.
- Opportunity to implement a cohesive palette of materials and green infrastructure.
- Opportunity to harness URDF funding for identify projects
- **What Are the Next Steps ?**
 1. Public Consultation on the Draft Plan, October - December 2023
 2. Preparation of Part 8 documentation for identified Phase 1 projects as needed.
 3. Commence URDF Governance Process to draw down funding.