

Market Square

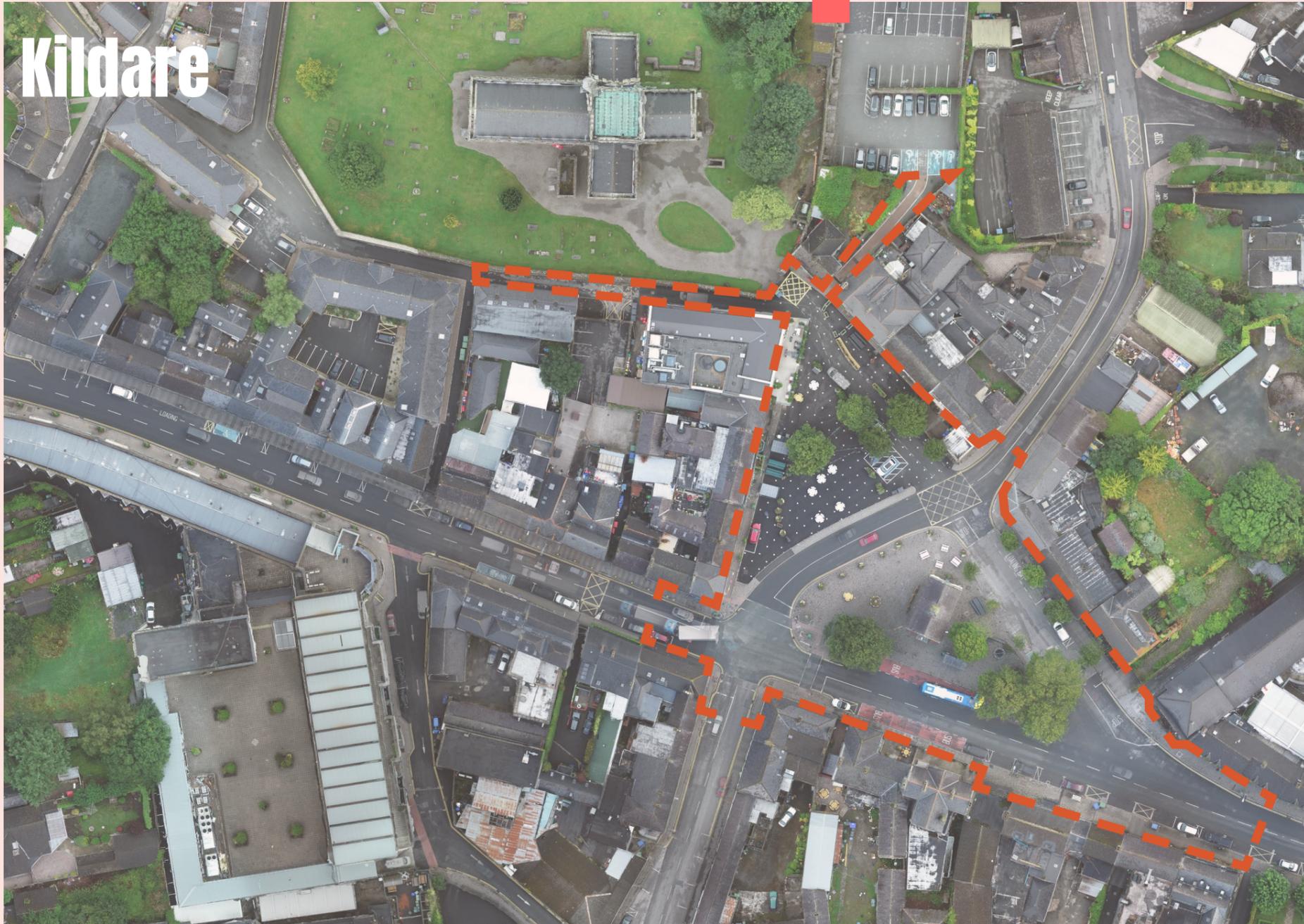




Figure 1; Extract from Kildare Town Renewal Plan - Photo from Round Tower towards Market Square

Contents

- 1. Introduction**
 - 1.1 Part 8 Planning Application
 - 1.2 Executive Summary
 - 1.3 Kildare Town Renewal Plan (TRP)
 - 1.4 Public Consultation with TRP

- 2. Context**
 - 2.1 Context and Environs
 - 2.2 Historical Context and Development
 - 2.3 Protected Structures and NIAH
 - 2.4 Accelerated Measures
 - 2.5 Site Constraints
 - 2.7 Opportunities and Constraints

- 3. Design Approach**
 - 3.1 Site Strategy Concept Development
 - 3.2 Site Proposal
 - 3.3 Proposed Traffic and Transport
 - 3.4 Proposed Landscaping
 - 3.5 Design Drawings and 3D Views

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1. Introduction

1.1 Part 8 Planning Application

This report has been prepared to accompany the draft Part 8 application for the proposed improvements to Kildare Market Square Public Realm and environs prepared by Metropolitan Workshop on behalf of Kildare County Council.

The report is to be read in conjunction with architectural drawings, landscape drawings, engineering drawings and reports as listed below.

Drawings:

- General Arrangement Landscape Layout
- Landscape Hardworks and Softworks Schedule
- Tree Survey and Constraints 1 of 2
- Proposed Public Lighting Layout
- Proposed Power Connections Layout
- Proposed Drainage Layout
- Proposed Water Supply Layout

Reports:

- Arborist Report
- Stage 1_KMS_Electrical Report
- Stage 1_Proposed Drainage Report
- Stage 1_KMS_TIA
- Stage 1_KMS_Road Safety Audit
- Architectural Heritage Impact Assessment Report
- Archaeological Impact Assessment Report
- EIA Screening Assessment Report
- AA screening Report
- Planning Report

Significant improvements to the public realm of Market Square, Kildare Town are proposed using high-quality materials and craftsmanship, comprising natural stone paving, additional tree

planting and integrated soft landscaping, bespoke fixed street furniture and street lighting to encourage a range of outdoor day and evening time activity and to provide a visually attractive setting for the buildings and attractions within the historic core of the town focusing on pedestrian connectivity, safety and accessibility and an enhanced user experience within Market Square.

The proposed Public Realm Improvement Works to Market Square, Kildare Town comprises an area of c. 6540m² and incorporates the public areas both North and South of Bride Street (R415), Church Lane (known as Firecastle Lane) extending Westward to Heffernan's Lane and the pedestrian laneway to Nugent Street carpark (rear of Top Nolans). The proposed works will affect/enhance the character of the Kildare Town Architectural Conservation Area and the Protected Structures located within the project area.

The proposed design of the Market Square redresses the balance from what was previously a vehicular dominated area to a civic space that puts people and pedestrians first, creating a flexible, attractive area capable of accommodating a range of social spaces and community events. The proposal seeks to formalise the pedestrianisation of the North side of the Square, an outcome of the accelerated measures that took place in response to Covid 19.

The proposed works comprise the following:

- Adjustments to the road network and parking arrangements.
- Re-grading Market Square, North of Bride Street, Bride Street and the Eastern roadway whereby kerbs are removed to bring the surface of the public realm to top of existing kerb levels.
- Re-grading the entrance area to Market House (Protected Structure RPS B22-42) to provide level access.
- Upgrading footpath surfaces throughout site area using high quality natural stone.

- Widening and revision of the footpath layouts along Dublin Street.

- Introduction of bollards to manage vehicular access at Church Lane (Firecastle Lane) and Market Square East.

- Repositioning of the Bus Shelter on the North side of Dublin Street to improve pedestrian movement and access around Market House.

- Consolidation of wayfinding and signage throughout the site area.

- Introduction of hard and soft landscaping (including 8 no. additional street trees) throughout Market Square.

- Introduction of bespoke street furniture, seating, lighting and bicycle parking.

- Provision of 6 no. Pedestrian crossings (1 no. controlled and 5 no. uncontrolled) and widening of existing 3 no. controlled crossings.

- Removal of overhead cables and services and relocation underground.

- Upgrading of carriageways, signage, road markings and drainage works including implementation of Sustainable Drainage Systems.

- Provision of all utilities, necessary services and associated site works.

1.2 Executive Summary

Overview

The archaeological, built, and cultural heritage within and surrounding Market Square is significant and lends much to the historic character of the Square. It represents the history of the town from the early medieval period onwards, with the earliest elements being the cathedral enclosure at the north-west side containing the prominent cathedral building and round tower. The proposed development design is cognisant of these heritage assets and seeks to enhance and celebrate the historic character of this location.

Site Analysis

The Part 8 proposal seeks to formalise the pedestrianisation of the North side of the Square, an outcome of the accelerated measures that took place in response to Covid 19.

The proposal has undergone Appropriate Assessment Screening under the Habitats Directive (92/43/EEC), and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, and the European Communities (Bird and Natural Habitats) Regulations 2011 – 2015. Kildare County Council has determined that the proposed development will not have a significant effect on a European Site and an Appropriate Assessment is not required. The proposal has also undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU and the relevant provisions of the Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended. Kildare County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required.



Figure 2; Sketch View by Metropolitan Workshop extracted from Kildare Town Renewal Pan

1.3 Kildare Town Renewal Plan (TRP)

In 2018 the Strategic Projects and Public Realm Team of Kildare County Council appointed an urban design consultant led by Metropolitan Workshop team to prepare a Town Renewal Plan for Kildare Town.

The Town Renewal Plan includes a masterplan and an implementation strategy for the town with several projects designed and ready to be developed to Part 8 approval stage including the regeneration of Market Square in Kildare and a revitalisation programme for the existing laneways.

Identification of the key projects in the town were informed by the Health Check and the urban design analysis as well as an extensive consultation process ranging from public events through to discussions / workshops with the Town Committee and in-house KCC project team.



Figure 3; Extract from Kildare Town Renewal Plan

1.4 Public Consultation with TRP Sept 18, 2018

Kildare County Council undertook an extensive public consultation exercise in preparation for the Town Renewal Plan in Kildare Town. This process took the form of an initial pre urban design analysis stakeholder workshop, a public consultation event organised after the analysis, then analysis and presentation of the ideas in the Town Renewal Plan to go on public display.

From the outset of the process, it was deemed critical to engage with the relevant stakeholders initially and then continuously in an open and transparent way to ensure clarity of understanding about the process. As a result, it was decided to approach the consultation in two initial stages.

- A Stakeholder Engagement Workshop
- A post Urban Design Analysis Public Consultation call for ideas event

In 2022 KCC consulted with Elected Representatives in Kildare Town and key stakeholders.

The Public Consultation Process



Photo from Public Consultation Day



Photo from Public Consultation Day



Photo from Public Consultation Day



Photo from Public Consultation Day



Photo from Public Consultation Day



Photo from initial stakeholder engagement workshop

2. Context

2.1 Context and Environs

Kildare town is in the barony of East Offaly, and gave its name to both the civil parish and the county. The town is situated on relatively high ground (c. 110m above sea level) overlooking the Curragh plain to the east at 10km equidistant from the rivers Barrow and Liffey. Within the town, ground levels slope up to two distinct high points, occupied by the Cathedral c. 112m OD and the site of the Kildare Castle c. 110m OD. To the north and south of these high points the ground slopes down to c. 90-100m OD.

The original monastic foundation evolved into a proto-urban settlement as early as the 7th century AD and, following the Anglo-Norman invasion, a borough was established in the late 12th century. The town saw a further period of prosperity in the later 18th and 19th centuries following the introduction of the turnpike road. It is arguably the oldest continuously occupied settlements in the country, in its possible origins as a pre-Christian shrine in the form of a perpetual fire dedicated to the Celtic deity, Brigid.

The proposed development is located at the heart of the historic core, in Market Square, which itself may have its origins in the early medieval period, being the possible location of the triangular market place associated with the ecclesiastical settlement.

The Kildare Town Transport Strategy was published in 2021 and aims to focus on sustainability by encouraging compact growth and a model shift away from car transport. The proposed scheme aims will align to this aim by making the market square more accessible to pedestrians and cyclists by prioritising pedestrians. Another aim of the strategy is to prioritise walking and cycling links. This proposed public realm scheme proposes additional crossing points around the square as well as widening existing crossings points to allow for greater capacity of pedestrians and cyclists.

Key

- | | |
|-------------------------------|--------------------------------|
| 1. Kildare Market Square Site | 5. St Brigid's Parish |
| 2. St Brigid's Cathedral | 6. St Brigid's Primary School |
| 3. Kildare Town Library | 7. Kildare Town Police Station |
| 4. Kildare Village | 8. HSE Primary Care Centre |



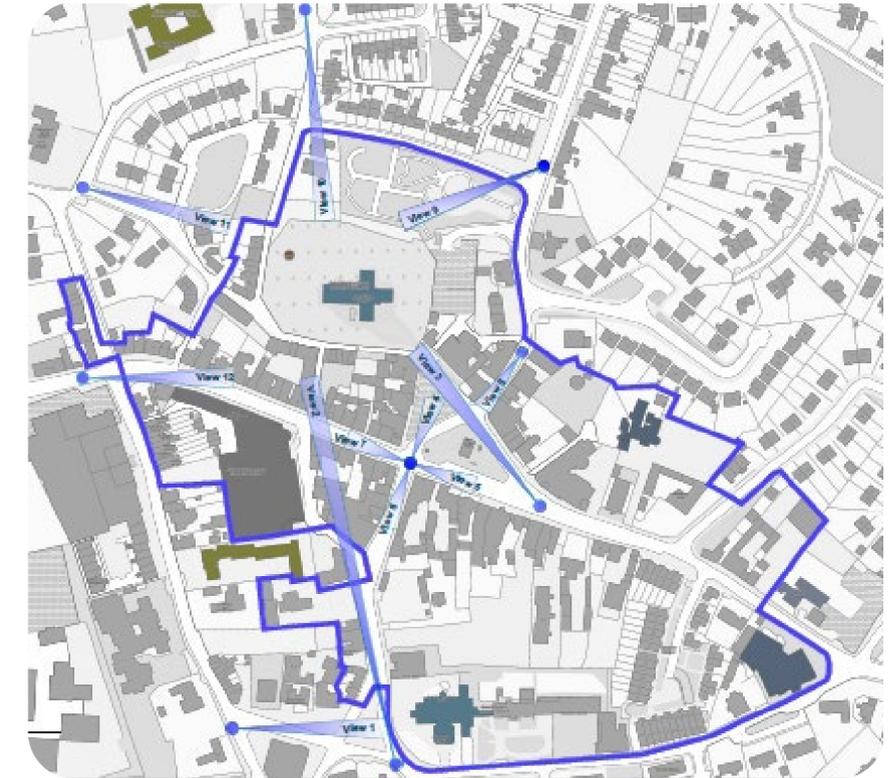
Figure 4; Kildare Market Square in context

— Site Boundary

Protected Views

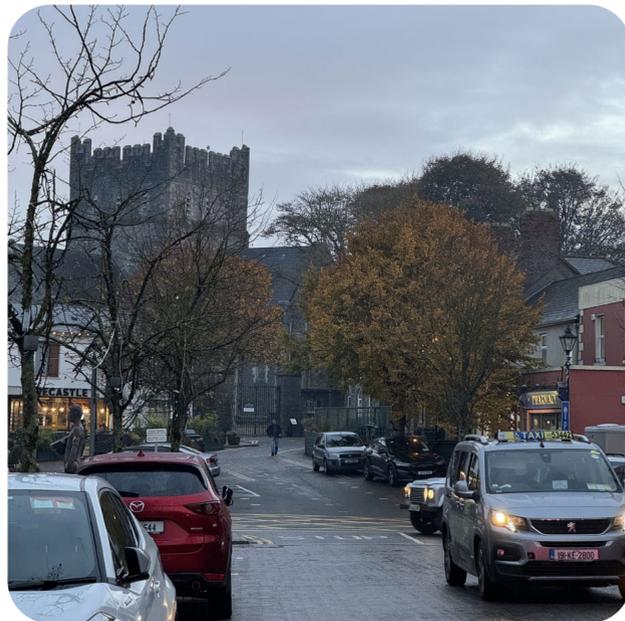
St Brigid's Cathedral and the round tower to its north-west are prominent features in the streetscape of the town, particularly in vistas within and around Market Square.

There are a number of important views within the Architectural Conservation Area which are vital to protect and enhance, to ensure the unique built heritage setting of the town is protected. The views that warrant protection comprise a collection of landmark buildings that are defining features in the landscape which make the town legible. Shorter significant views are in the intimate space of Market Square.



— Architectural Conservation Area

Figure 5; Protected Views, 2023-2029 Appendix C Statement of Character



View 3 of the Cathedral and round tower from the south-eastern corner of Market

View 4 into Market Square from the junction of Bride Street and Dublin Street

View 5 from within Market Square at the junction of Bride Street and Claregate Street



View 6 of St Brigid's Church from Bride Street at Market Square

View 7 from Bride Street towards Claregate Street

View 8 from the northern approach to Market Square from Bride Street

2.2 Historical Context and Development

Town History

The town is an example of an early ecclesiastical monastic site which developed into an Anglo-Norman market town. It is mainly associated with St Brigid, probably a Christianised version of a Celtic goddess, who is said to have established a monastery there in the late 5th or early 6th centuries.

The name Cell Dara (church of the oak tree), recorded in an annalist's entry for 520 AD, refers to an oak that is thought to have marked a pagan shrine and the same explanation has been applied to the tradition of a perpetual sacred fire recorded here by Giraldus Cambrensis in the 12th century (Andrews et al., 1996). According to legend, St Brigid instituted the perpetual fire at Kildare for the use of pilgrims and travellers, and the tradition was continued after her death.

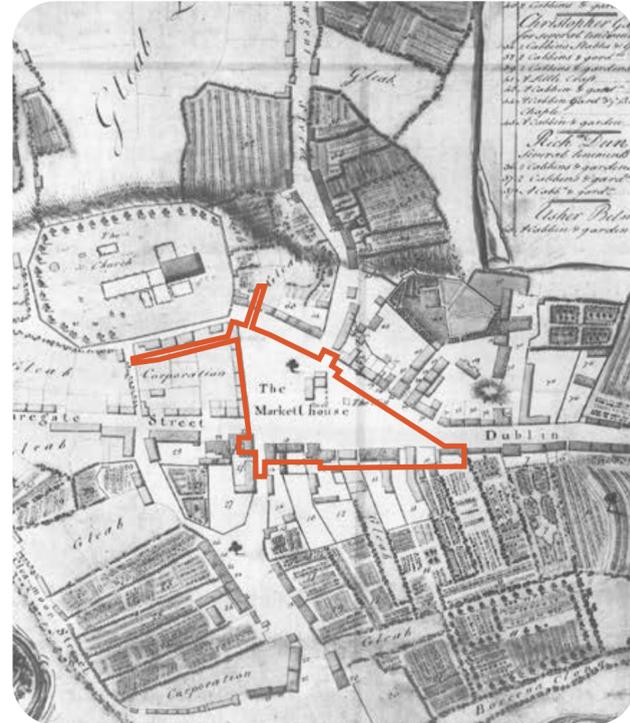
She is said to have approached the King of Leinster seeking land for her abbey. In return for curing a deformity, he agreed to give as much land as her cloak would cover, which according to legend, spread out to cover the entire Curragh.

Refer to Architectural Heritage Impact Assessment Report and Archaeological Impact Assessment Report for further information.

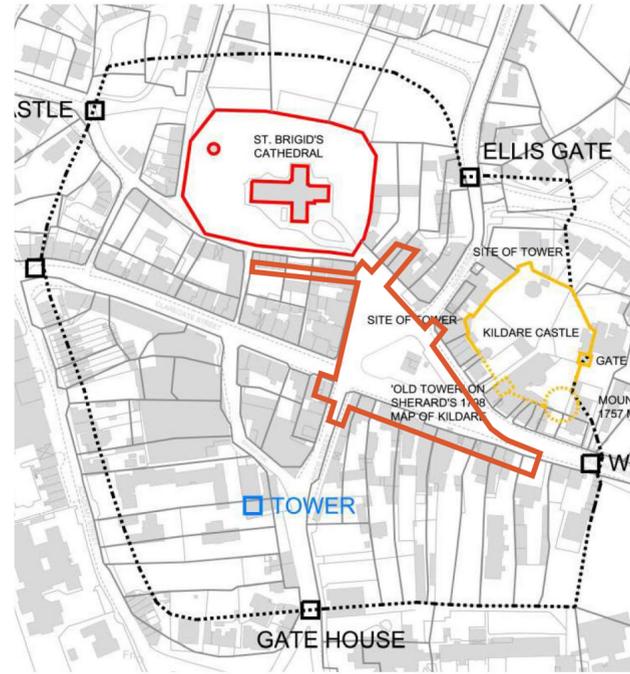
The proposed development is located within the RMP zone of notification for the Historic Town of Kildare (RMP KD022-029001), at the heart of the early medieval settlement.



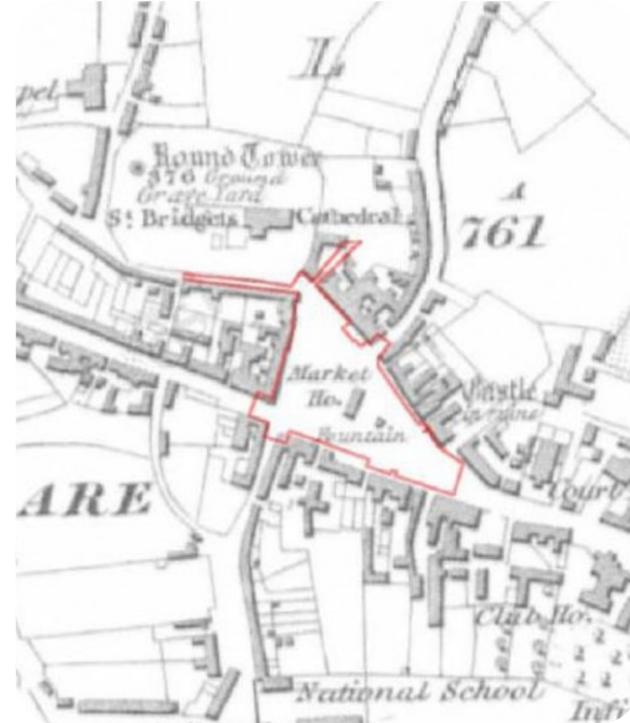
Figure 7; Postcard, Kildare Market Square - Kildare Co. Library, Local Studies Collection, original photograph's date unknown, approximately 19th century



John Rocque's plan of Kildare Town, 1757
Extract from Kildare Town ACA Statement of Character, 2023



Medieval Borough, date unknown
Extract from Kildare Town ACA Statement Of Character, 2023



Ordnance Survey first edition six-inch map, 1836
Extract from Kildare Town ACA Statement of Character, 2023



View from Bride Street looking Southward, date unknown
Extract from A Kildare Town CA Statement of Character, 2023



View from Dublin Rd. looking North towards Cathedral, date unknown
Extract from Kildare Town ACA Statement of Character, 2023



View from Dublin Rd. towards Hartes Bar, date unknown
Extract from Kildare Town Statement of Character, 2023

— Site Boundary

Ecclesiastical Settlement Characteristics

Curvilinear ecclesiastical settlements originating in the early medieval period in Ireland commonly include an inner and outer curvilinear enclosure (or more), with a church, burial ground and other ecclesiastical structures and features (for example, the round tower and high crosses) located within the inner enclosure. The inner enclosure was reserved for sacred activities and all commercial, industrial and domestic activity took place in the outer enclosure(s).

Where urban centres grew up around these ecclesiastical foundations, the lines of the original enclosures are often still visible in the street-plan of the modern town or village, as at Kildare. Quite often other characteristic features can be seen, including a holy well (commonly outside or well outside the inner enclosure), a triangular-shaped market place positioned to the east where the entrance to the monastery would have been, and radiating approach roads.

Town Defences

Traces of the curvilinear plan of the early medieval ecclesiastical settlement, formed by its enclosures (KD022-029058), can also be found in the present street pattern. It is possible that the line of one of the ecclesiastical enclosures is preserved in part of Claregate Street to the south, continuing through Market Square and along Nugent Street to the south-east. (see Figure 1)

The conjectural line of the medieval town defences (KD022-029009) may also run through the proposed development site, at the laneway running north-west past the Verger's House to the car park on the north-west side of the cathedral.

The line of the medieval walls (KD022-029009) is uncertain, though the existence of at least three gates can be established by placename and other evidence (Clare Gate to the east, Ellis Gate and White Gate) (Figure 1).



Figure 9; conjectural lines of the monastic and town wall enclosures (after HHA 2014), with proposed development site



Figure 8; Outline plan showing principal archaeological features (after Bradley et al. 1986), overlaid with proposed development site

2.3 Protected Structures and NIAH

Market House

A building on the site of the present Market House – and named ‘The Market House’ – is depicted at the centre of Market Square on Rocque’s 1757 town plan. The detached three-bay single-storey Market House that now stands in Market Square was constructed in 1817 and is a protected structure (RPS B22-42) and also included on the National Inventory of Architectural Heritage NIAH Reg. No. 11817003.

Lamp Standards

A set of four cast-iron lamp standards on the square (B22-43) is included on Kildare County Council’s Record of Protected Structures and also included on the National Inventory of Architectural Heritage (NIAH Reg. No. 11817004).

Well / Pump

A well was noted by Rocque in 1757 to the east (Dublin side) of the Market House, which is marked as a pump in 1817 and a fountain in 1836; these presumably referred to the same feature, a water source for the town’s inhabitants. A pump was used on the Market Square until the early 20th century but was eventually removed. In 1973 an ancient well was discovered on the Market Square but filled in for safety reasons. It was re-discovered in 2003 and, now restored, has become a perm permanent feature on the Market Square

A number of the structures bordering the site are also included on the RPS, NIAH, and Record of Monuments and Places. Details of all of the relevant buildings on the RPS and NIAH are included in the inventory in the Kildare Town Architectural Conservation Area Statement of Character.

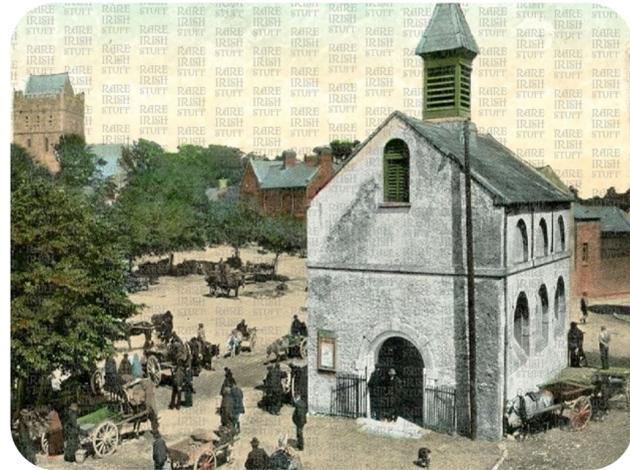
The application site is located within the Kildare Town Architectural Conservation Area. Refer to Architectural Heritage Impact Assessment Report for further information.



Market House



Image of Well Historic



Market House Historical Entrance



Image of Protected Lamp

2.4 Accelerated Measures

Adjacent figure outlines the changes that occurred on the Market Square as a result of the accelerated measures carried out in response to Covid 19.

Tactical Urbanism

As part of the Council’s response to the Covid-19 pandemic they carried out a project to provide increased space for outdoor socialising, with the aim of enhancing peoples’ experience and enjoyment of the public realm also. Introduced on a trial basis, it was a short term intervention with the potential to catalyse long term change.

This diagram highlights interventions made during this period. The Part 8 proposal seeks to formalise the pedestrianisation of the North side of the Square, an outcome of the accelerated measures that took place in response to Covid 19.

Assessing the use of space as outdoor dining and use of loose furniture during this period has helped inform the design proposal.



Figure 10; Changes that occurred on the Square as a result of the Accelerated Measures

2.5 Site Constraints

Roadways + Access

- 1 The R445 Dublin Road is a two-way carriageway which is generally 8m wide in each direction. (DMURS compliant standards are 6.5m so opportunity to reduce carriageway width)
- 2 The R415 Bride Street is a two way regional road which is approximately 6.8m wide. (DMURS compliant standards are 6.5m so opportunity to reduce carriageway width)
- 3 The Market Square Roadway is a two way carriageway which is approximately 6m wide. Although it is proposed to close this roadway to traffic other than for deliveries, traffic will have to pass through Market Square when Bride Street is temporarily closed for public events so the two way carriageway must be retained.
- 4 Loading bays for deliveries to be retained, although can be relocated slightly.
- 5 Market on the northern side of Market Sq. road. Area for market stalls to be retained and considered in design proposal.
- 6 Vehicular Access to Cathedral and down Church lane (known as Firecastle Lane) is required at certain times. Existing bollard on Firecastle to be retained.
- 7 **Sustainable Transport - Bus**
There are two bus stops located on Dublin Street. These bus stops are operated by various bus providers.
- 8 **Services**
Service Access to Substation within Market Square
- 9 **Trees**
Refer to Arborists Report for condition of trees
- 10 **Parking**
Parking to be provided adjacent to Pharmacy. (5no.)



Figure 11; Existing Site Constraints to be considered for Proposal
Please refer to Traffic and Transport Assessment and Civils report for Further Detail on roadways

Existing Tree Survey

Please refer to the Arboricultural Assessment and Impact Report for further information.

The Market Square area contains a number of mature common lime (*Tilia xeuropaea*), young & early-mature small leaved lime cultivars (*Tilia cordata* cv) with one fastigate hornbeam (*Carpinus betulus fastigiata*) and one rowan cultivar (*Sorbus aucuparia* cv). The lime trees are the most significant specimens and provide both a strong historic and sylvan presence to the centre of the town. Their condition is generally good and all have the potential for long-term retention with appropriate management.

3no. trees have been graded as low quality and value and have been proposed to be removed and replaced. A further 1no. tree is proposed to be relocated.

TREE CONDITION CATEGORIES

	A TREES OF HIGH VALUE AND QUALITY
	B TREES OF MODERATE VALUE AND QUALITY
	C TREES OF LOW QUALITY AND VALUE
	U TREES OF VERY LOW QUALITY AND VALUE RECOMMENDED FOR REMOVAL
	TREE CONSTRAINTS

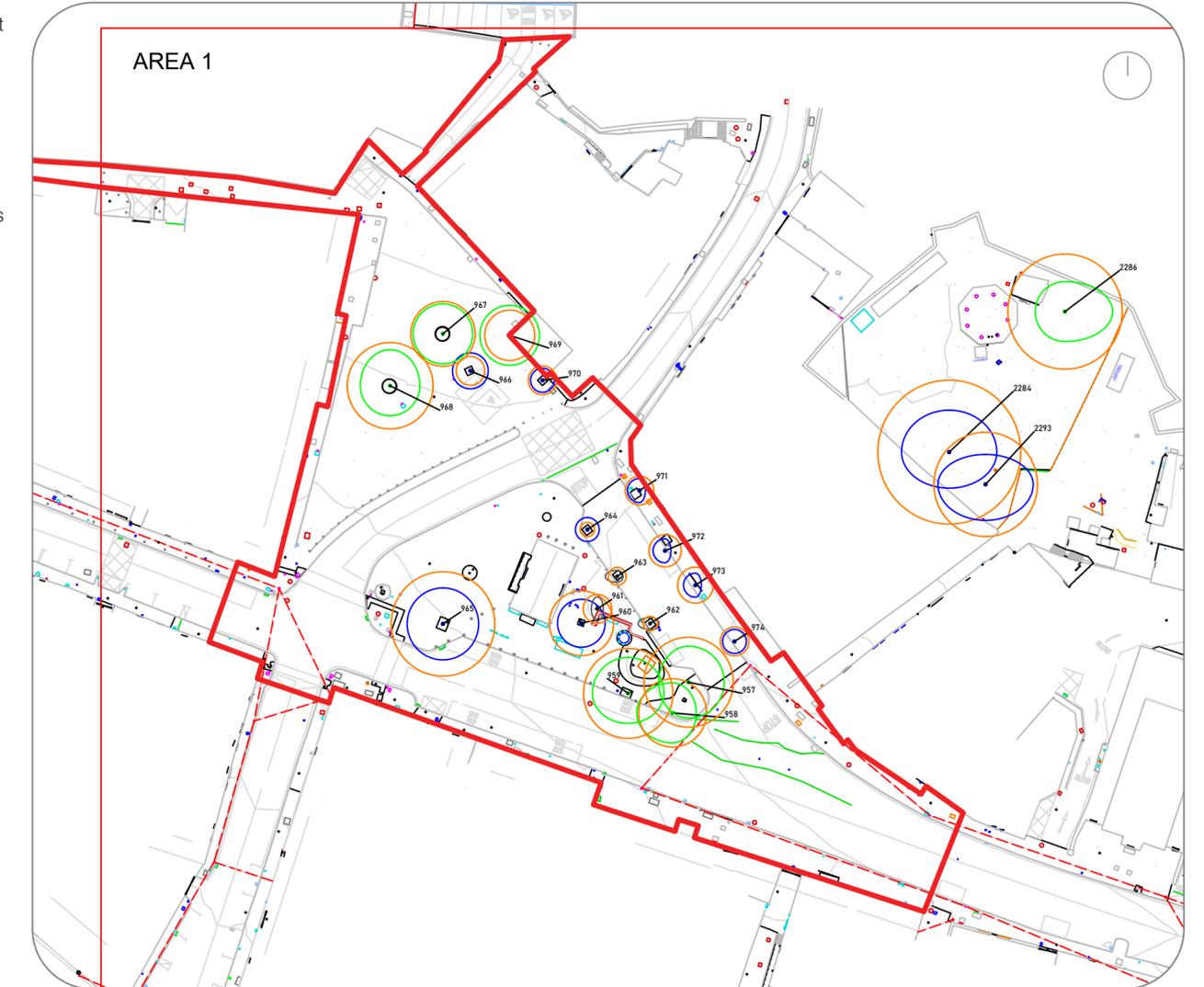


Figure 12; Existing Tree Survey Plan

2.6 Opportunities & Constraints

- 1 Opportunity to maintain an existing view up to St. Brigid's Cathedral from the South East corner of the site.
- 2 Opportunity to maintain an existing view up to Market House from Bride street, North East of site.
- 3 Opportunity to create a shared surface throughout the square, paved in high quality materials to enhance the public realm and create a large area for public activities and events
- 4 Opportunity to create a special area around the existing historic well location, below the existing tree canopies
- 5 Opportunity to reduce carriageway widths in areas and increase pedestrian priority areas

-  Site Boundary
-  Existing Well
-  Sun Path
-  Desirable Views
-  Protected Views
-  Carriageway width reduced



Figure 13; Opportunities and Constraints Diagram

3. Design Approach

3.1 Site Strategy Concept Development

Key values, principles and constraints have informed the proposed layout and outline design for the Market Square site.

- Promoting healthy, happy and safe public realm
- Incorporating shared surface throughout
- Providing seating infrastructure making inclusive public realm for all ages.
- Integrating existing features and constraints whilst improving public realm and pedestrian links.

While map and photographic evidence of the Market Square in the nineteenth and early twentieth centuries show a relatively informal open space which accommodated a variety of traders during market days, the square has evolved as a public meeting place, accommodating functions relating to public buildings and public transport, like many other such historic market places in Ireland and elsewhere. The proposed new seating is contemporary in design and materials and does not attempt to replicate details of its historic surroundings, in keeping with international best practice in the presentation of historic public spaces.

While this site has had a long historical association with public water supply as a well and the location of a water pump, there are presently no historic architectural features here. The introduction of a designed feature around the well site will draw attention to the historic significance of this historic element in a contemporary way. This will have a positive impact on the historical continuity of use of the square as the location for a public water supply.



Figure 14; Concept Development

3.2 Site Proposal

A provision of new small resting areas seeks to maintain outdoor activities established with the recent temporary interventions on the square. Successive bespoke fixed seating will encourage intimate gatherings whilst also allowing an open appropriation of the public space. These seating areas set within the larger square seek to preserve and emphasize the domestic character that is and has been an intrinsic part of the history of the place.

The new pavers are to be set along lines running Southeast to Northwest, informed by sight lines towards the Round Tower and Cathedral. This will have the visual impact of drawing the two parts of the original Market Square together and connecting them visually with the Round Tower and Cathedral, which will have a positive visual impact on the architectural heritage of the site.

Key

- 1 Fixed Seating
- 2 Open large gathering space with Market House as a backdrop
- 3 Level access to Heritage Centre
- 4 Seating area around historic well
- 5 Bus Shelter relocated
- 6 Outdoor dining zones to building forecourts
- 7 6no. parking spaces provided across site (2no. accessible parking spaces proposed) within site boundary
- 8 Cycle Parking



Figure 15; Proposed Site Plan

Please refer to Traffic and Transport Assessment for Further Details. Proposal is designed in compliance with DMURS.

Fire Fighting Access

The following is based on feedback received from KCC Senior Assistant Chief Fire Officer. Fire fighting operations for the Northern half of the Market Square could be facilitated from Bride Street as this distance is less than 45m. Fire fighting operations for Market Square East could be facilitated from Bride Street or Dublin Street as this distance is less than 45m.

In order to facilitate fire fighting operations in the Cathedral, access would be required along the route from Bride street up to the gateway. This would also facilitate access to Firecastle Lane. The access route is 3.7m wide to accommodate Fire truck. Fire truck size to be confirmed by KCC.

All of the bollards proposed to be removable. Exact bollard design to be approved by KCC.



3.3 Proposed Traffic and Transport

Please refer to Traffic and Transport Assessment for Further Details. Proposal is designed in compliance with DMURS.

Roadways + Access

Currently the Market Square Roadway is a two way dual lane carriageway which is approximately 6m wide with parking bays on either side measuring at 3m wide each. It is proposed to:

- Introduce retractable bollards at Bride Street / Market Square Road (South of Bride Street) Junction and Dublin Street / Market Square Road junction in order to close the roadway for traffic on, access for deliveries only.
- Remove parking on the Eastern side of the Market Square Roadway to extend footway to building forecourts, which allows for area for outdoor dining also.
- Provision of Loading Bays for drop-off only on Market Square Roadway.
- reduce large radii to reduce speed of vehicles
- Bollards will be retracted and open to traffic if Bride Street is temporarily closed.

The R415 Bride Street is a two way regional road which is approximately 6.8m wide with double yellow lines on the southern side and permanent bollards on the northern side. It is proposed to:

- Reduced carriageway width slightly to to 6.5m , meeting DMURS standards.
- reduce large radius to reduce speed of vehicles

- Road access
- Service access
- Bollards
- Site Boundary

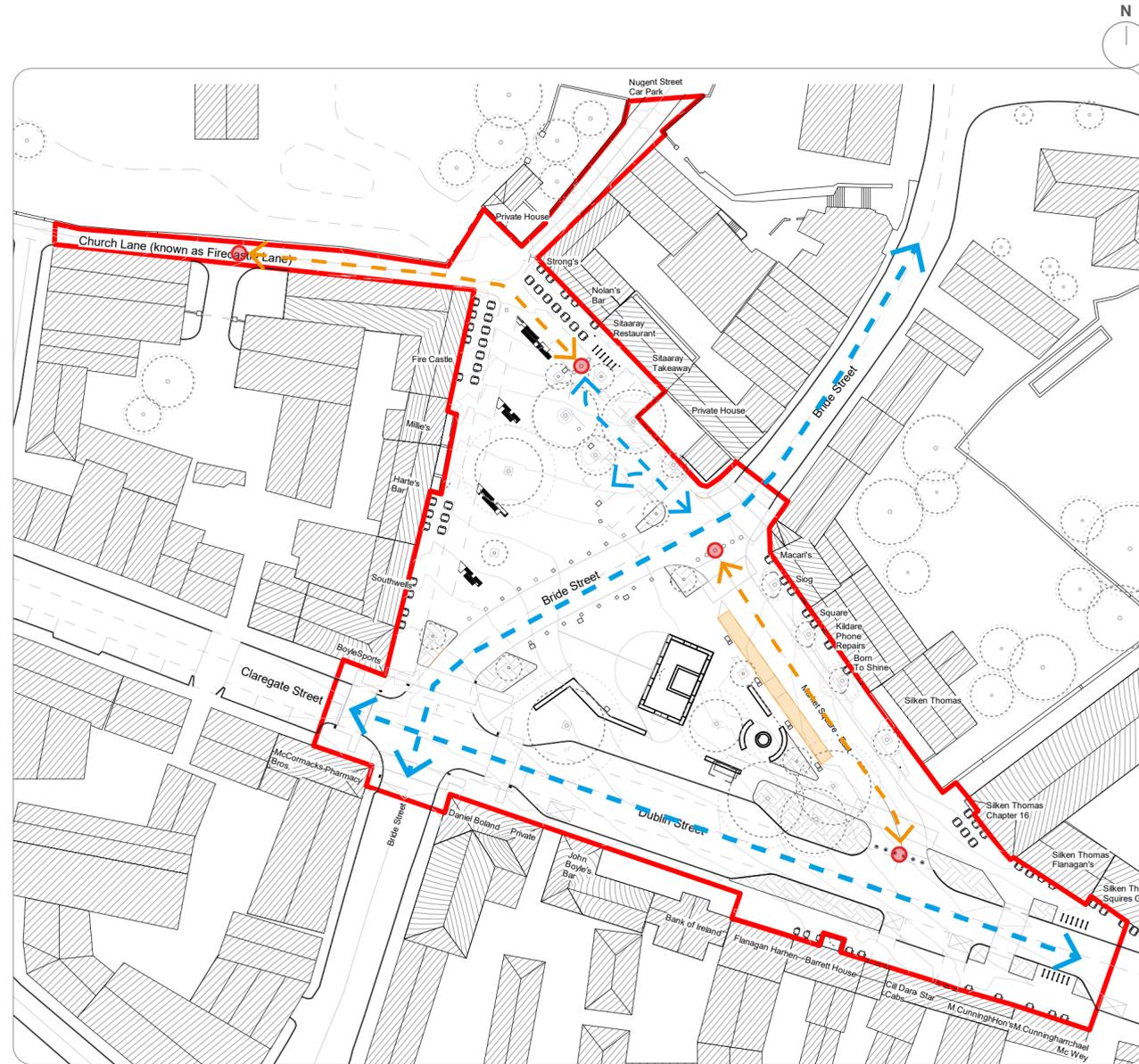


Figure 16; Proposed Site Plan Scenario 1

R445 Dublin Road is a two-way single lane carriageway which is generally 8m wide in each direction with a 2.5 m wide parking lane on the southern side. Parking bays are provided on the southern side. It is proposed to:

- Reduced carriageway width to 6.5m, meeting DMURS standards.
- Relocate bus shelter to the East slightly to create better pedestrian movement around Market House and adjust bus stop widths slightly to create more soft landscaping around existing tree roots.

Vehicular access is controlled with bollards on approach to Cathedral and down Cathedral lane (known as Firecastle lane) Parking is provided adjacent to pharmacy.

Please refer to Traffic and Transport Assessment for Further Details. Proposal is designed in compliance with DMURS.

Pedestrianisation + Crossings

New uncontrolled pedestrian crossings proposed at the Northwest, Northeast and Southeast arms of the Market Square/Bride Street junction, at the Southeast end of Market Street and on Dublin Street at the Southeast end of the site. New controlled pedestrian crossing at the Northwest arm of the Bride Street/Dublin Street junction. There is also proposed footway widening.

New uncontrolled pedestrian crossings proposed at the Northwest, Northeast and Southeast arms of the Bridge Street Junction.

Carriageway Widths Reduced

Diagram shows the existing kerb line and existing zones for parking bays and loading bays in blue. This allows a comparison between the existing and proposed carriageways, highlighting the small differences between them in terms of width of carriageways and radii.

Auto tracking analysis have been carried out with AECOM in order to identify areas where carriageways can be reduced. Some area at junctions or where parking has been removed has been identified and is proposed to be claimed for pedestrian priority / hard landscaping.

Please refer to Aecom auto tracking in accompanying tech reports. HGV movements on the proposal show areas where there are sometimes requirements of driving into the opposite lane, but this is the case with existing conditions also.

- 1 The existing radius is very large and could lead to excessive driving speeds at this location. Proposed build out would negate this.
- 2 Existing loading bay and parking bays in location where build out is proposed. Existing carriageway width of 5.8m still maintained as recommended from HGV exercises.
- 3 Build out proposed to improve pedestrian crossing, reduce large radii to reduce speed of vehicles and also to provide more protection to trees that are currently on the kerb.
- 4 Bride Street and Dublin Road reduced to 6.5m as per DMURS
- 5 Proposed junction built out to match others, improve crossings and reduce speeds coming into market square.
- 6 Area where carparking was removed on trial basis and public realm improved during Covid-19 pandemic by KCC

 Proposed pedestrian priority areas / public realm

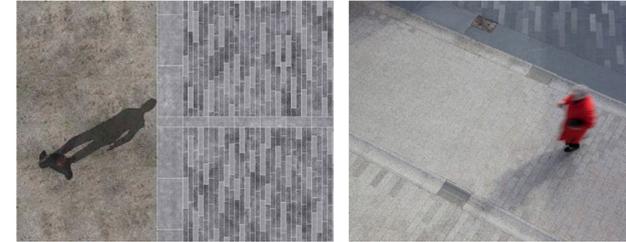


3.4 Proposed Landscaping

Hard Landscaping

Precedents:

Waterford Viking Triangle | GKMP



Turó de la Rovira | Boshch Capdeferro



HARDSCAPE

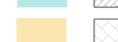
		PAVING TYPE 1 - SMALL
		PAVING TYPE 2 - MEDIUM
		PAVING TYPE 3 - LARGE
		PAVING TYPE 4 - BANDING
		PAVING TYPE 5 - TACTILE
		CHANGE IN PAVING ORIENTATION



Figure 17; Tree Retention and Removals Plan - all trees not highlighted to be retained

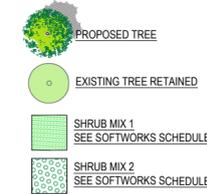
Soft Landscaping

Precedents:

Ruskin Square | J&L Gibbons



SOFTSCAPE



Shrub Mix 1						
Species	Designation	Root Type	Height mm	Spread mm	Total plants / sq.m	% Mix in Area
Nepeta 'Six Hills Giant'	Container Grown	2 Litre Pot	200-400	200-300	4	10%
Achillea millefolium 'Summer pastels'	Container Grown	2 Litre Pot	200-400	200-300	5	10%
Sarcococca hookeriana	Container Grown	2 Litre Pot	200-400	200-300	4	20%
Pittosporum tobira	Container Grown	3 Litre Pot	200-400	200-300	2	10%
Helleborus x hybridus	Container Grown	3 Litre Pot	400-600	200-300	4	10%
Molnia caerulea	Container Grown	3 Litre Pot	100-200	300	4	20%
Vinca minor 'alba'	Container Grown	2 Litre Pot	200-400	200-300	10	10%
Carex oshimensis 'Everest'	Container Grown	2 Litre Pot	200-400	200-300	4	10%

Shrub Mix 2						
Species	Designation	Root Type	Height mm	Spread mm	Total plants / sq.m	% Mix in Area
Echinops ritro 'Veitch's Blue'	Container Grown	3 Litre Pot	200-400	300-500	5	20%
Brunnera	Container Grown	2 Litre Pot	200-400	300-400	5	20%
Geum 'Princess Juliana'	Container Grown	5 Litre Pot	200-400	300-500	3	15%
Helleborus 'Spring Velvet'	Container Grown	5 Litre Pot	200-400	400-500	4	15%
Stipa tenuissima	Container Grown	3 Litre Pot	200-400	200-300	3	15%
Achillea filipendulina 'Coronation gold'	Container Grown	3 Litre Pot	100-200	300	4	15%



Figure 18: Tree Planting and Soft Landscaping Palette

3.5 Design Drawings and 3D Views





Proposed Seating



Key

- A Market House
- B Market Square - East
- C Dublin Street
- 1 Existing Well with new Water Fountain
- 2 Proposed Seating
- 3 Proposed Tree
- 4 Retained Tree
- 5 Proposed Relocation of Bus Shelter
- 6 Bus stop
- 7 Loading Bay

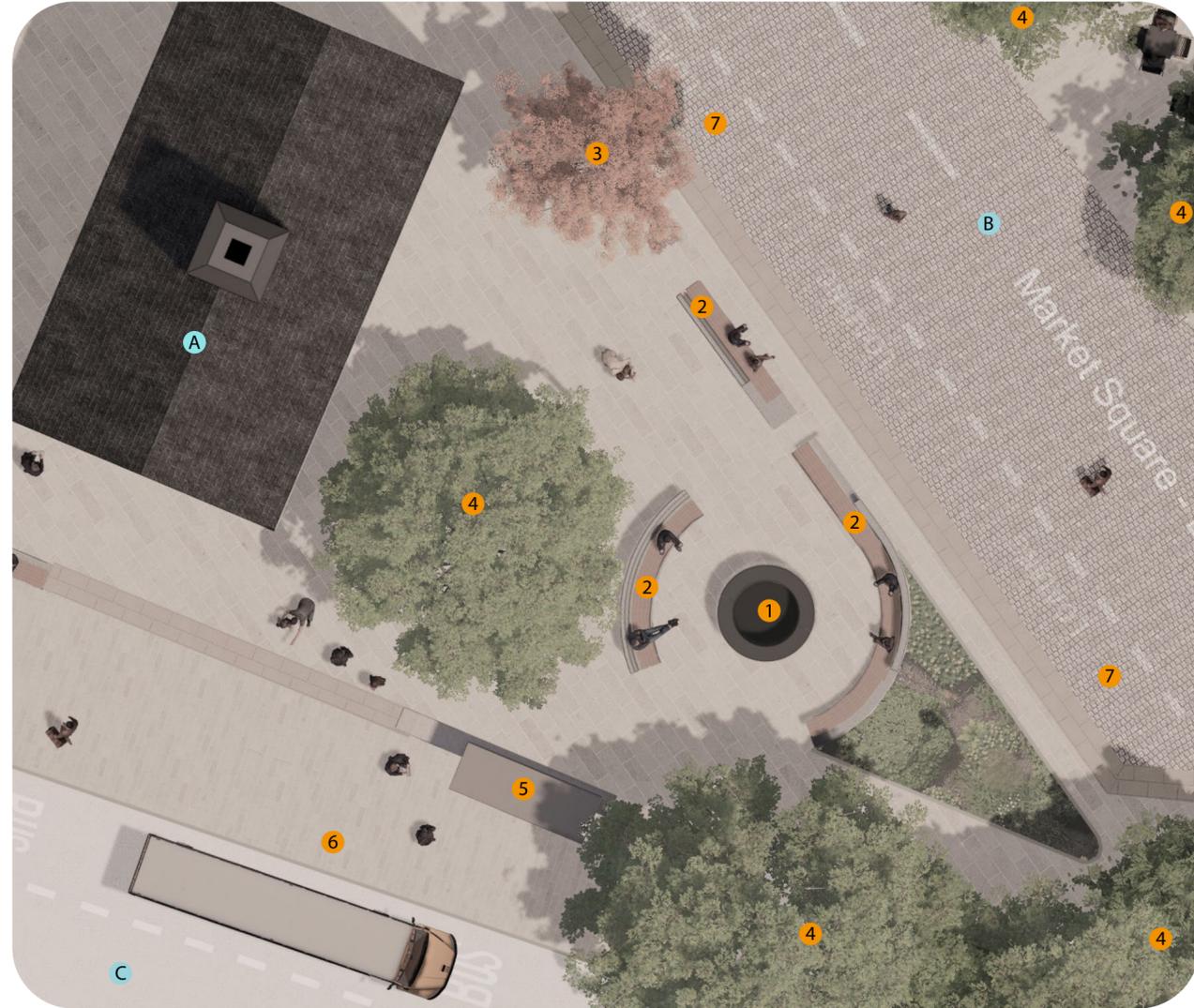
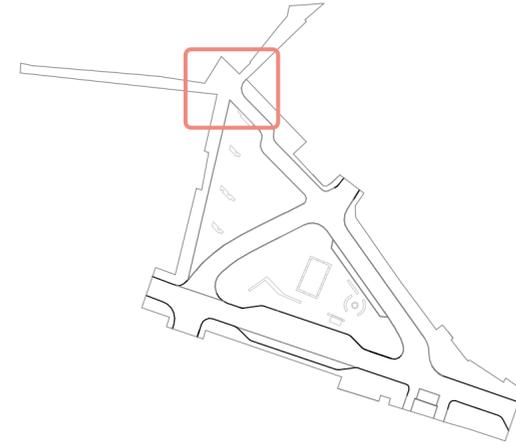


Figure 19; Proposed Seating Around Existing Well



Proposed Seating Location 1



Key

- A Firecastle
- B Private House
- C Nolan's Bar
- D Church Lane (known as Firecastle Lane)
- 1 Pedestrian Access to the Cathedral
- 2 Vehicle Access to the Cathedral
- 3 Pedestrian Laneway Access to Car Park with proposed Lighting
- 4 Proposed Seating (Location 1)
- 5 Outdoor Dining Areas
- 6 Proposed Bike Stands



Figure 20; Proposed Seating Location 1 and Entrance to Cathedral



Proposed Pedestrian Crossing



Key

- A Boyle Sports
- B Pharmacy
- C Daniel Boland
- D Dublin Street
- E Bride Street
- 1 Proposed Additional Controlled Crossing
- 2 Existing Controlled Crossing to be Widened
- 3 Proposed Tree
- 4 Proposed Soft Landscaping

Figure 21; Proposed Pedestrian Crossing - Dublin Street / Bride Street Junction



Proposed Seating



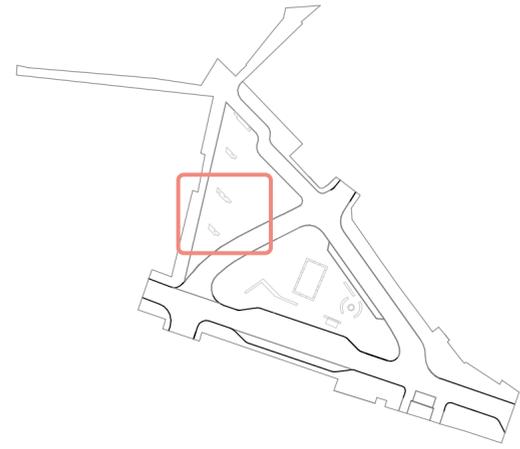
Key

- A Market House
- B Dublin Street
- C Bride Street
- 1 Proposed Tree and Soft Landscaping
- 2 Retained Tree
- 3 Proposed Seating
- 4 Bus Stop
- 5 Existing Controlled Crossing to be Widened

Figure 22; Proposed Seating Next to Market House



Proposed Seating Location 3 and 4



Key

- A Harte's Bar
- B Sothwells
- C Bride Street
- 1 Proposed Tree
- 2 Retained Tree
- 3 Proposed Seating (Location 3 and 4)
- 4 Outdoor Dining Area
- 5 Proposed Bollards and Warning Tactile Paving

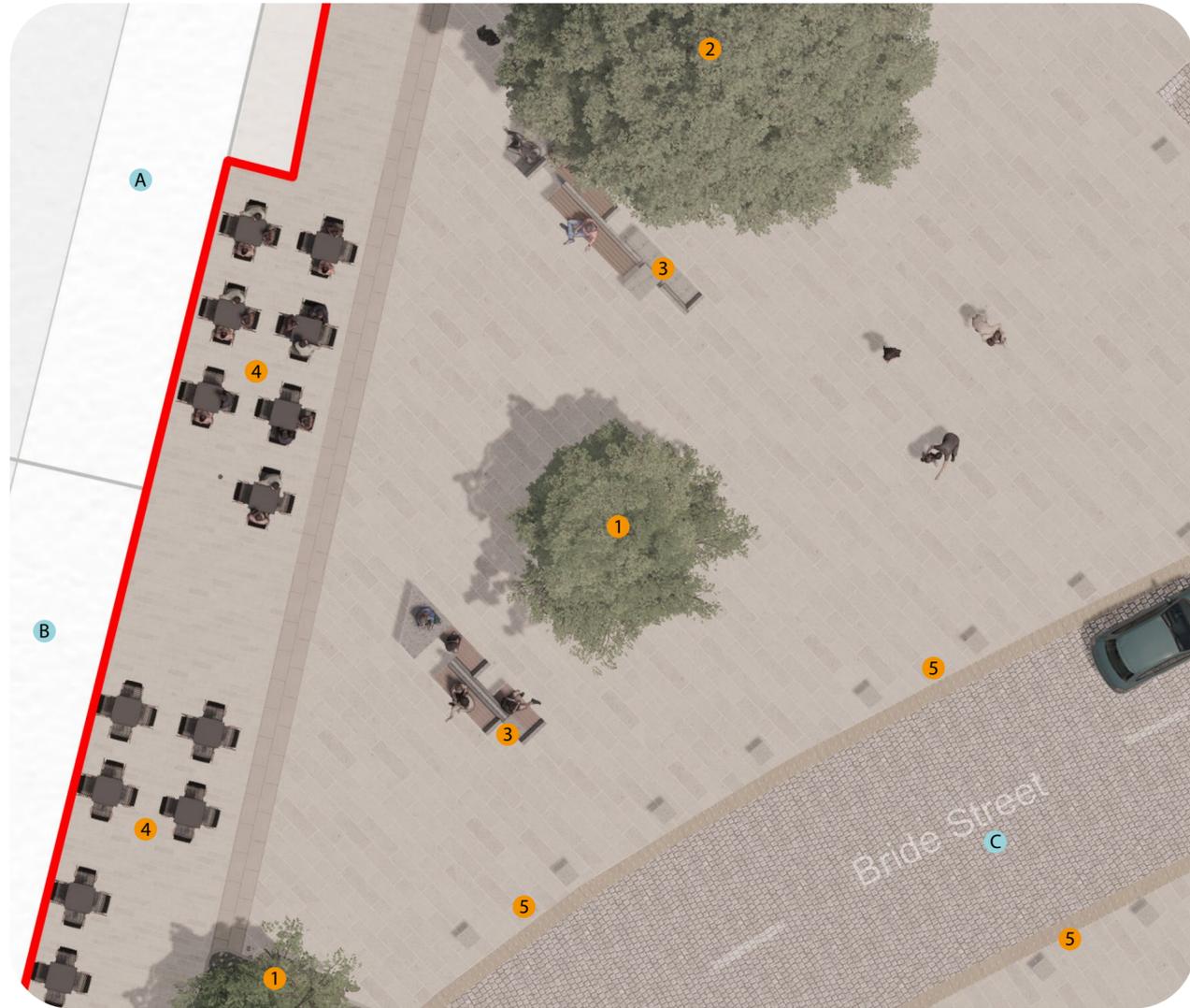
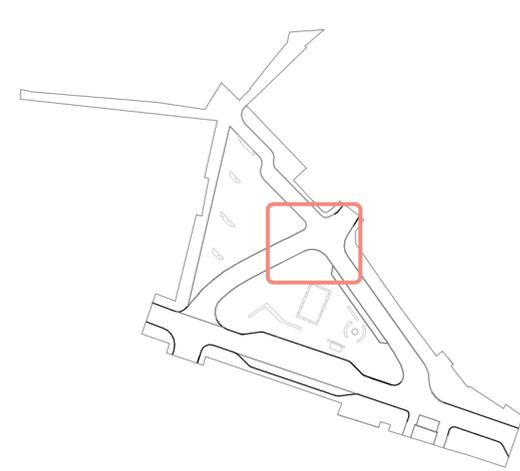


Figure 23; Proposed Seating location 3 and 4



Proposed Pedestrian Crossing and Bollards



Key

- A Private House
- B Macari's
- C Bride Street
- D Market Square - East
- 1 Proposed Additional Uncontrolled Crossing
- 2 Proposed Bollards and Warning Tactile Paving
- 3 Bollards
- 4 Proposed Tree
- 5 Retained Tree
- 6 No2. Parking Spaces and no1. Accessible Parking Space
- 7 Loading Bay



Figure 24; Proposed Pedestrian Crossing - Bride Street / Market Square East Junction

Proposed Pedestrian Crossing and Bollards



Key

- A Silken Thomas Chapter 16
- B Dublin Street
- C Market Square - East
- 1 Proposed Additional Uncontrolled Crossing
- 2 Bollards
- 3 Reduced Mouth of Carrigeway / Proposed Soft Landscaping
- 4 Proposed Soft Landscaping
- 5 Outdoor Dining Area
- 6 Accessible Parking Space
- 7 Access to Rear



Figure 25; Proposed Pedestrian Crossing and Bollards - Market Square East / Dublin Street



Figure 26; View 1 - From Bride Street / Dublin Street Junction looking Northwards





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Figure 27; View 2 - From Dublin Street / Market Square Roadway Junction



Dublin
Tower 1, Fumbally Court
Fumbally Lane
Dublin D08 PX95
Ireland

+353 (0)1 531 4889
info@metwork.ie

London
14-16 Cowcross Street
London EC1M 6DG
United Kingdom

+44 (0)20 7566 0450
info@metwork.co.uk