

## Town Centre: Neighbourhood Framework Plan

### Area Description

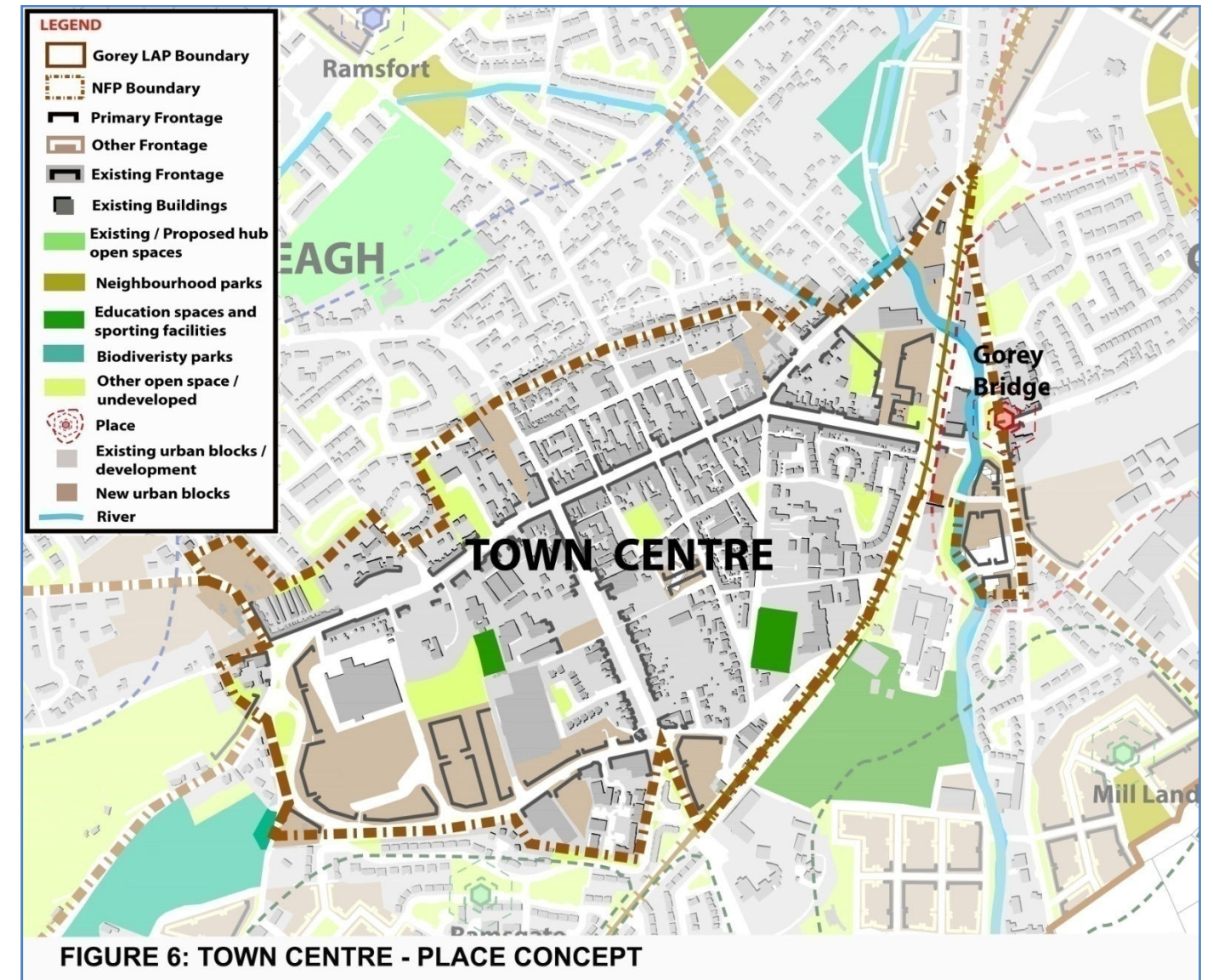
The Town Centre is the heart of Gorey. Although most of the area was developed by the end of the 19th Century as detailed in Section 3, a major expansion has occurred in recent years with the opening up of the lands to the south-west of the town centre and the development of the Paul Funge Boulevard. The area is highly mixed in use and includes retail, services and civic functions. The town centre also retains a significant residential population. (see Figure 6)

### Area Analysis

The town centre's urban form is characterised by a number of elements including the Main Street and surrounding grid of streets, the fine urban grain area, comprising small plots and buildings, key focal spaces, and a sequence of enclosed views and vistas within continuous and enclosed street frontages. The town centre is relatively well connected and permeable, owing to its planned, grid structure. However, there are points at which local permeability could be improved through redevelopment. The western expansion of the town centre has delivered additional lands and floorspace to the town centre, however, additional connections are needed to improve permeability here. Formal open space is limited in the town centre. Notable tree lines are located on the Main Street. There is a concentration of protected structures in the town centre, with a number of these acting as local landmarks.

### Development Approach

The NFP is based around three concepts; 'place concept', 'route concept', and 'landscape concept' (see figures 6, 7 & 8). Key Objectives and Key Components are identified in Table 4 and Table 5 on page 9 in order to assist in the delivery of a sustainable neighbourhood. Key Development Sites are outlined in Figure 9 on page 9. The NFP should be read in conjunction with Section 3 Urban Design Strategy and Section 4 Access and Movement Strategy.



\*'Place' on legend synonymous with Local Community Space



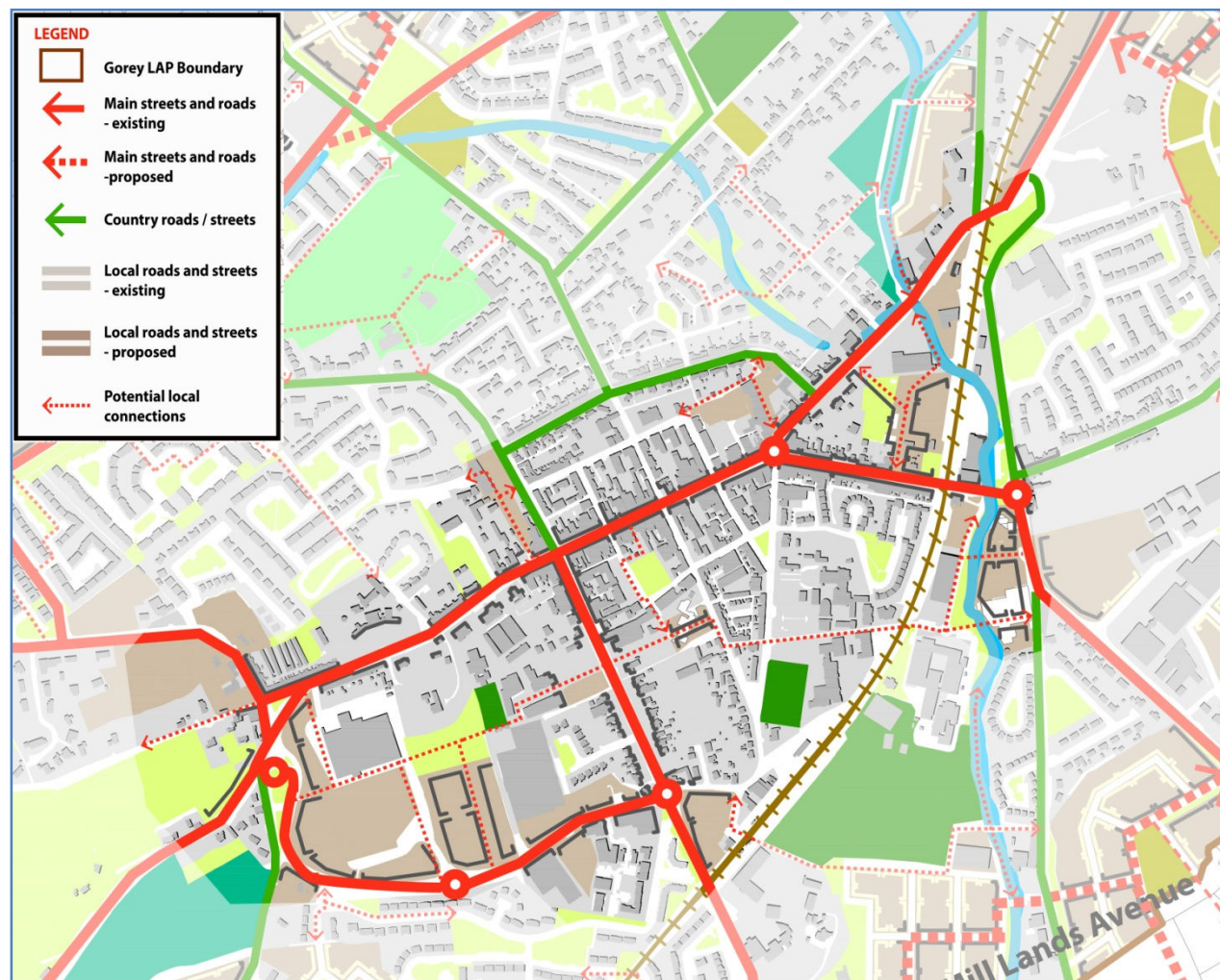


FIGURE 7: TOWN CENTRE - ROUTE CONCEPT

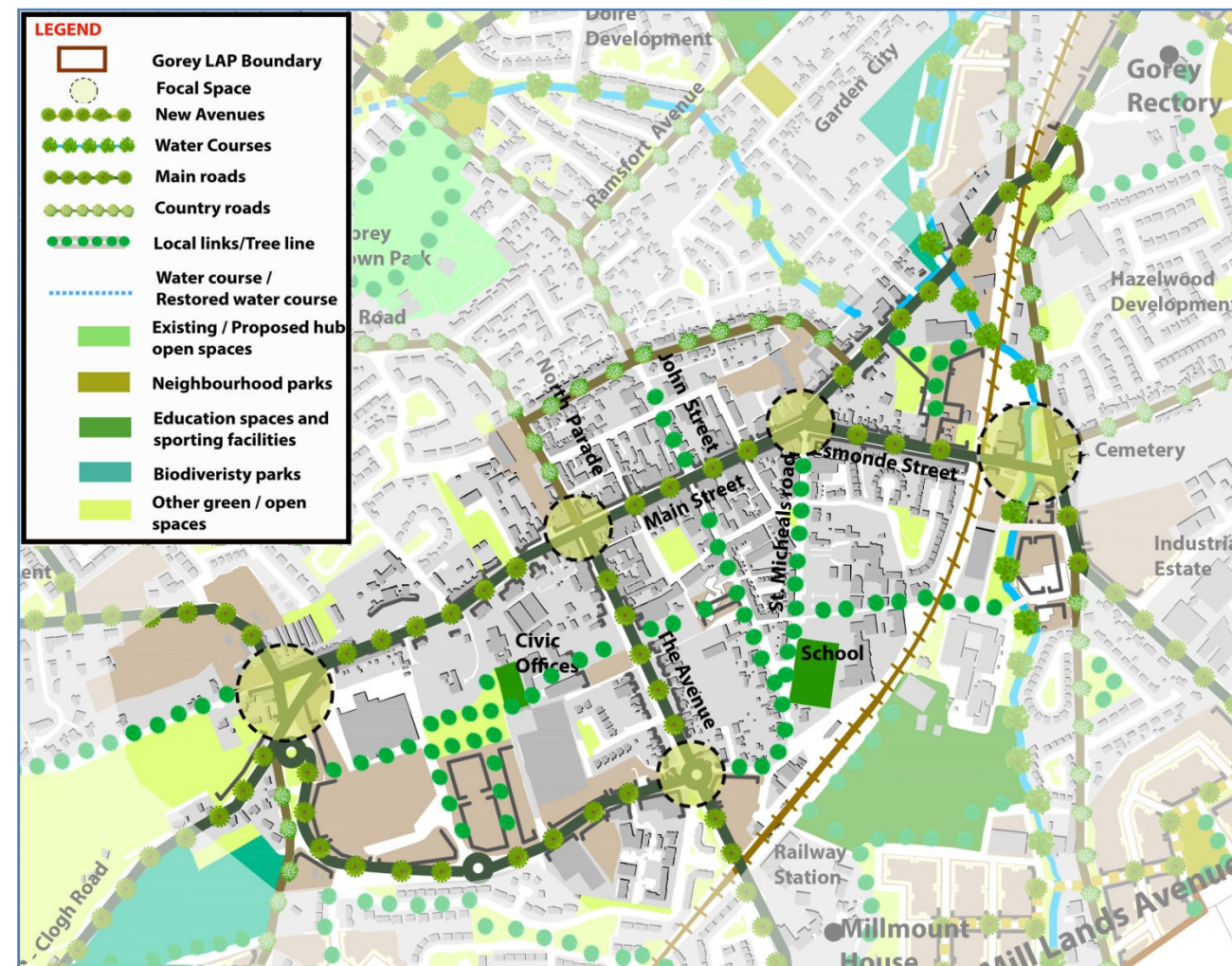


FIGURE 8: TOWN CENTRE - LANDSCAPE CONCEPT



Table 4 - Key Objectives	
1. To improve the existing local community spaces with particular attention given to traffic management measures, building façade design, quality of surface materials, signage, wirescape and street furniture.	2. To provide new local connections between key routes in the town centre.
3. To require more attractive, functional and permeable street and space layouts in new development, with careful attention paid to all aspects of street and space design, in accordance with the Design Manual for Urban Roads and Streets (Department of Environment, Community and Local Government, 2013).	4. To enhance the current role of the Main Street and country roads as green routes, by retaining established landscape features, adding new tree lines and pedestrian and cyclist facilities.
5. To prepare an integrated urban design and public realm strategy for the historic town centre and incorporating the Market House and Square.	6. To require the development of key development sites using robust urban block structures, with a presumption in favour of the perimeter block typology.
7. To provide detailed briefs for key development sites in the town centre (These will either be prepared by the Council or by developers in consultation with the Council).	8. Improved local community spaces at Gorey Bridge/Courtown Road/ Clonattin Road, Esmonde Street, Main Street, Main Street/The Avenue and The Monument/ McCurtain Street.
9. New/improved tree lines along the main streets and country roads/green routes.	10. New pedestrian route between Main Street, John Street and The Avenue (subject to later urban design brief).
11. New pedestrian accesses from the Avenue and McCurtain Street to the town centre expansion areas.	12. To ensure that planning applications for future development on Paul Funge Boulevard demonstrate a high quality design including a strong building edge, notwithstanding previous planning applications on the subject lands.

Table 5 - Key Components	
1. Improved local community spaces at Gorey Bridge/Courtown Road/ Clonattin Road, Esmonde Street, Main Street, Main Street/The Avenue and The Monument/ McCurtain Street.	2. New/improved tree lines along the main streets and country roads/green routes. (see Figure 8)
3. New pedestrian route between Main Street, John Street and The Avenue (subject to later urban design brief).	4. New pedestrian accesses from the Avenue and McCurtain Street to the town centre expansion areas.

### Capacity and Delivery

The NFP area comprises approximately 55 hectares. There are a number of key development sites in the town centre ranging between 0.2 and 1.9 hectares in size and totalling approximately 15 hectares (see Figure 9). These sites will be developed for a range of uses in line with the town centre zoning. It is assumed that a proportion of the development will be residential in use. These may be the subject of more detailed site briefs. Some of these sites are currently in use as surface car parks. This parking will be under-grounded as part of redevelopment or relocated as appropriate.

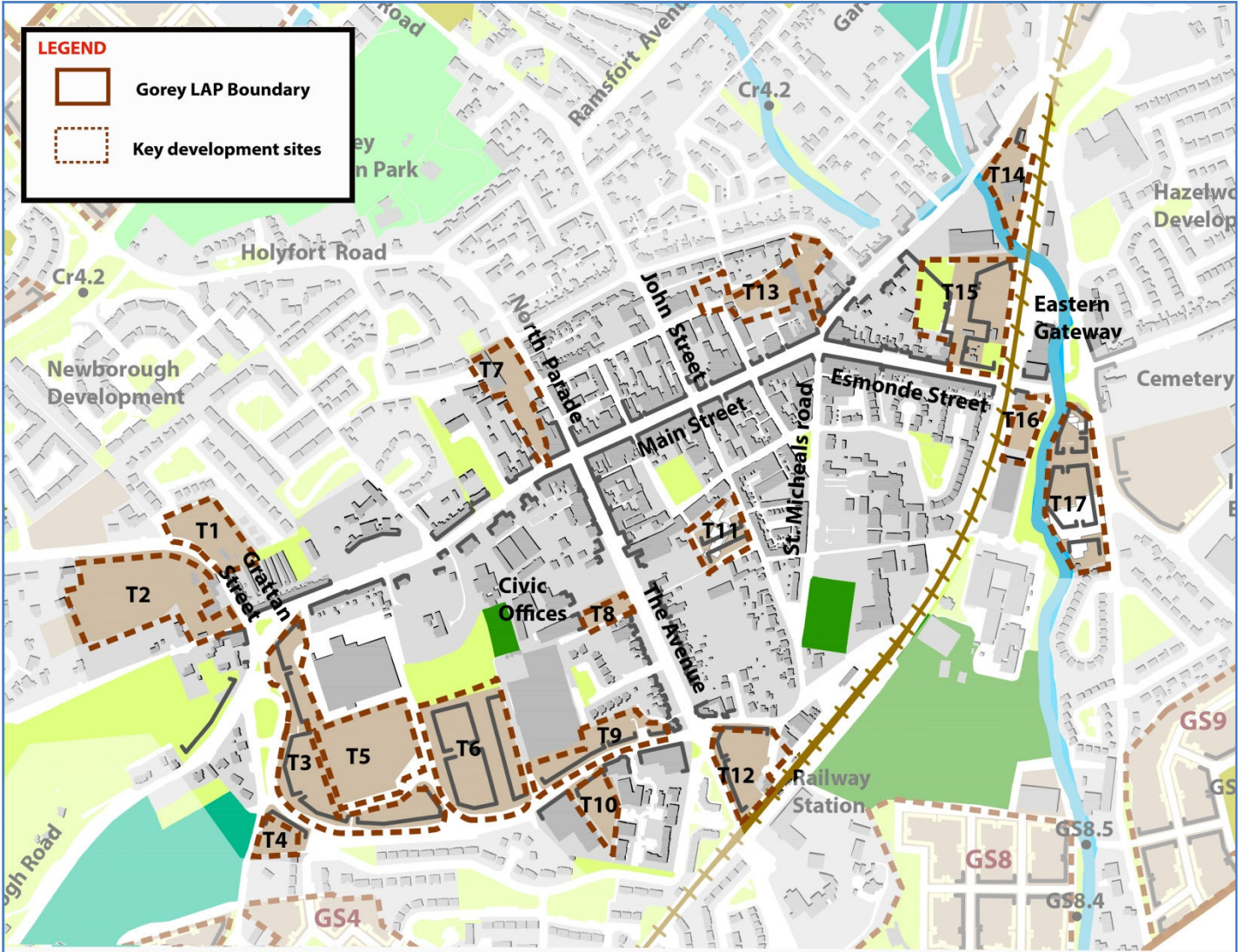


FIGURE 9: TOWN CENTRE - KEY DEVELOPMENT SITES



