

Urban Design

With the reduction of traffic movements along the Main Street, there is an obvious opportunity to improve the public realm in this area and promote/facilitate improvements to the Main Street where the pedestrian can now become dominant again. This could be extended to and along The Avenue towards the shopping facilities off The Avenue at Dunnes Stores/WFC site.

It is of utmost importance that the redevelopment of sites within the town centre area be carried out by multi-disciplinary design teams that include an architect, a conservation architect, and a structural engineer as well as the other relevant technical supports necessary to bring projects within the town centre through the entire system from pre-planning to a completed building(s).

There seems to be development opportunities in the Rafter Street/Pearse Street/Pettitt's supermarket (including associated car parks) area. There is a large and unsightly telecom building on Rafter Street. A town centre location may not be the most suitable for the telecom building, which could easily be accommodated elsewhere in the town. Furthermore, a strong building is required in place of the old RIC barracks to bring definition and enclosure to Rafter Street - a three storey precedence is established in this area of the town.

The lane to the rear of Pettitt's car park, which links to Eire Street, could also be re-examined where it may be possible to address it more appropriately with buildings, thus making it more visually appealing and safer. A sensitive design solution would be necessary here though as the private gardens of the dwellings on Eire Street back on to this lane.

There are opportunities for redevelopment/enhancement on the Main Street and on all the side streets off the Main Street, as well as others within the town centre area. The highest standard of design will be sought where these opportunities are being availed of, and design teams will be encouraged to provide innovative contemporary design solutions that enhance and enliven Gorey town centre from visual, social and economic perspectives.

There are significant opportunities for development on the commercial and mixed use lands to the west of the area. The provision of a link road/street through this area is of significant importance for the area, and the town. This new street would link the Monument with the train station, thus providing further relief on the Main Street and The Avenue.

There will be opportunities along this new street to build three storey buildings and further opportunities on any corner sites to design buildings that act as landmarks and reference points.

Services

The area is serviced by public water, public foul sewers and public storm sewers.

There is one constraint within this area regarding public services. This relates to the existing level of capacity within the Gorey Town wastewater treatment system. There is an available supply of quality public water for any development proposals in this area.

Map 11: Area 8: Town Centre

