



MOUNT AVENUE MASTERPLAN

WORKING DRAFT

NOVEMBER 2006



1. OVERALL MASTERPLAN

■ IDENTITY: Dun Dealgan motte and bailey

- The Dun Dealgan motte and bailey, a national monument, is located to the north east of the Mount Avenue lands on a local high spot, visible from the surrounding area.
- Dun Dealgan is celebrated as the focal point of the Masterplan, offering a sense of identity and address to the proposed community.
- A large Heritage Park will be created around the historical Dun Dealgan motte and bailey in order to protect the site from development and to signify its importance to the area.
- There are significant views from the Dun Dealgan area eastwards over the town and north towards Slieve Gullion and the Cooley peninsula. The Masterplan aims to preserve these views as well as views within the Masterplan linking directly to the Motte.

■ LINKAGES:

- In terms of external linkages, the Masterplan lands have good links to both Dublin and Belfast with direct access to the M1 Motorway from Castleblaney Road.
- The Western Distributor Road is the primary distributor road to provide a relief road for traffic on the western side of Dundalk and will provide access to the M1 Motorway. Secondary access roads within the Masterplan are to provide for local journeys and provide links to major routes. Minor access roads will serve the residential developments within the Masterplan area.
- The configuration of residential areas has been deliberately designed so as to afford visual linkages between open spaces and parks and interconnecting neighbourhoods.
- The Masterplan has evolved around Dun Dealgan at its centre and this is reflected in the orientation of the Masterplan, with views and routes linking directly to the Motte.
- The Masterplan has a series of green open spaces linked by pedestrian, cycle and visual routes, ultimately creating a green pedestrian and cycle circuit throughout the site.
- The Masterplan shall be developed in a manner which will provide for pedestrian links between the Masterplan area and the existing housing estates east of Mount Avenue.

- A local public bus route is proposed which will form a circuit connecting the Primary and Secondary Schools, Civic and Commercial Centre, Village Centre and Heritage Park to Dundalk town and train station.

■ MIX OF USES:

- The Masterplan for the Mount Avenue area proposes a mix of land uses to provide amenities, facilities, services and employment and enable the community to work, shop and recreate locally.
- The uses will provide for services for the community including, in particular, schools, crèches, and other education and childcare facilities.
- The Masterplan proposes a mix of uses to include:
 - Residential Areas
 - Employment-Generating Uses
 - Civic & Commercial Centre
 - Village Centre
 - Variety of Community Uses
 - Educational
 - Open Space
 - Sports Stadium and Leisure Amenities
 - Hotel / Conference Centre.

2. URBAN FORM

- The proposed Masterplan aims to create a sense of place, with buildings arranged to create and contain public spaces. Advantage has been taken of existing site features and topography to create layouts which are varied and distinct.
- Pedestrian and cycle access to childcare facilities, public transport, schools, local shops and recreational facilities have been designed to be as direct as possible. Local facilities in the Masterplan area have been clustered together at locations proposed to be served by bus, bike and pedestrian routes in a linear cluster similar to traditional high streets.
- Heights of buildings will vary across the Masterplan area. Taller buildings will generally be encouraged at key nodes, particularly near the M1 Motorway Interchange to the northwest, in the Civic and Commercial Centre and at other appropriate landmark sites.
- It is envisaged that the Civic & Commercial Centre will form a village streetscape with a Civic Square at its centre and with Dun Dealgan as its backdrop. Materials proposed in the centre would be paved streets with street furniture and landscaping creating a predominantly civic pedestrian environment.

- The density of the residential blocks is highest at the Civic & Commercial Centre and surrounding the Heritage Park with densities reducing as the Masterplan radiates from this centre. Areas proximate to the Village Centre and Primary school also have higher densities. Lower densities are proposed to the south, reflecting existing development in this area.
- The Masterplan will ensure the development of a mix of housing types within the Mount Avenue Area lands in a manner that reflects the growing diversity in housing requirements.
- The Masterplan provides for an overall residential yield of approximately 2500 dwellings.

3. CIRCULATION – ROUTEWAYS & HIERARCHIES

- The Western Distributor Road is the primary link road to provide a relief road for traffic on the western side of Dundalk, will link the Castlebaney Road and the Carrickmacross Road and will provide access to the M1 Motorway.
- The Primary Circulation Route within the Masterplan lands will link the predominantly residential area to the east with the non-residential land uses to the west in the Strategic Land Reserve. The primary route circuits the Village Centre and Primary School, the larger Civic and Commercial Centre and the Heritage Park, the Strategic Land Reserve to the west and linking with the Secondary School in the southwest.
- Secondary access roads within the Masterplan are to provide for local journeys and provide links to major routes.
- Minor access roads will serve the residential developments within the Masterplan area.

4. VIEWS, NODAL POINTS AND AMENITIES

- Dun Dealgan Motte is an important visual feature, and the Masterplan aims to celebrate this fact, defining itself as a community around this historic feature.
- There are significant views from the Dun Dealgan area eastwards over the town and north towards Slieve Gullion and the Cooley peninsula. The Masterplan aims to preserve these views as well as views within the Masterplan linking directly to the Motte.
- The lands are recognised as a Gateway to Dundalk at the northwest corner with a proposal for a feature building of height in the form of a

hotel / conference and leisure facility. This will be a visual landmark at the gateway entrance, immediately recognisable from the M1 Motorway.

- It is proposed to provide a Civic Square at the Civic & Commercial Centre to encourage pedestrian and community usage such as community events / weekend markets.
- A Major Park is proposed within the Masterplan lands, the Heritage Park at Motte of Dun Dealgan. The total Green Space within the Masterplan lands equates to 31.6 hectares.

5. LOCAL FACILITIES

- The Masterplan provides for a broad range of facilities and services for the local community including schools, local services centres, leisure and recreational facilities, childcare, community / sports stadium, playing pitches, Civic Square, Heritage Park and open space.
- A Primary school and Secondary school are proposed within the Masterplan lands. It is envisaged that the Primary School will serve the Masterplan lands and as such is located at the Village Centre, at the centre of the residential area. The Secondary School site is located in the southwest of the lands with good external access. It is expected that this will serve the wider Dundalk area as well as the Masterplan lands.
- The Civic & Commercial Centre is located adjacent to the Heritage Park to the north of the lands. This centre will include retail provision, commercial, community and leisure facilities, as well as a residential element.
- The Village Centre, located south of the Civic and Commercial Centre, is a smaller, local-needs service provider, meeting neighbourhood needs. It will cater particularly for the daily needs of nearby residents or those passing by, including uses such as doctor/dental surgery, crèche and local shop. The Primary school is also to be located here.
- Recreational / amenity uses proposed within the Masterplan lands include a community / sports stadium, playing pitches adjoining the Secondary school and open space dispersed throughout the area.
- A local public bus route is proposed which will form a circuit connecting the principle facilities within the Masterplan lands to Dundalk town centre and train station.