

MOUNT AVENUE AREA MASTERPLAN

WORKING DRAFT

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.

LEGEND:

	CIVIL AND COMMERCIAL CENTRE
	RESIDENTIAL
	SPORTS & LEISURE FACILITY
	EMPLOYMENT
	TRANSPORTATION NODE
	SCHOOL SITE
	GATEWAY HOTEL SITE
	GREEN OPEN SPACE
	HERITAGE PARKLAND
	FUTURE RESIDENTIAL BY DUNDALK TOWN COUNCIL

