

VARIATION NO. 2 OF THE DUNDALK AND ENVIRONS DEVELOPMENT PLAN 2009-2015

DUNDALK WEST URBAN VISION

ASHLING PARK PILOT SCHEME

To change the land use zoning objective for the parcel of land delineated on Map 1 and contained within the Mount Avenue / Castletown development area of the Dundalk and Environs Development Plan 2009-2015 from RAO, Recreation, Amenity and Open Space: To provide for the provision of public parks, open spaces, amenity and recreational facilities to RES 1 Residential: To protect and improve existing residential amenities and to provide for infill and new residential developments.

The purpose of the proposed land use zoning variation is to facilitate the proposed physical and social regeneration of Cox's Demesne and surrounding areas of Dundalk in a holistic and comprehensive way. The guiding vision of the proposed regeneration is to create a new community for Cox's Demesne and surrounding areas which is based on the principles of sustainability as they are detailed in national and regional policy guidance.

A range of measures are proposed in order to achieve the vision. They include the following elements;

- The integration of land use and transportation by developing lands in the area on a sequential basis with those lands closest to the town centre being developed first
- A strong emphasis on public transport
- The facilitation of walking and cycling modes of transport
- Promotion of strategies to establish links to programmes in adjoining areas
- Provision of appropriate, affordable and quality housing which will afford easy access to local social, educational, medical, retail and other facilities
- Provision of new local amenities, facilities and services including physical improvements which will benefit the entire community in everyday activities
- Creation of a new neighbourhood centre for Cox's Demesne which will act as a social, cultural and recreational hub for the area
- Supporting new programmes in employment, education, training, health, community development, security and safety, youth and family services, sports, arts and culture.
- Delivery of high quality design and construction of new mixed tenure dwellings incorporating high standards of environmental performance which will be sustainable, lifelong and future proofed

- Delivery of energy efficient buildings including the promotion of the use of alternative energy sources and incorporating passive and active solar design

A key aspect of the proposed regeneration is the delivery of a pilot scheme located in Ashling Park in the north east of the Dundalk West Urban Vision area. This pilot project will include the following elements;

- Community Centre
- Community Garden
- Allotments
- Playground
- Trim Trail
- Sheltered Accommodation, housing and ancillary parking and landscaping.

Dundalk Town Council and Louth County Council are inviting submissions or observations regarding the proposed variation of the Dundalk & Environs Development Plan 2009-2015. The period of consultation will take place from Wednesday 13th March 2013 to Wednesday 10th April 2013.