

# MOUNT AVENUE AREA MASTERPLAN

## WORKING DRAFT

### 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

