

Canal Avenue, Mullingar

A regenerative Masterplan for Canal Avenue



Find out more at www.canalavenue.ie



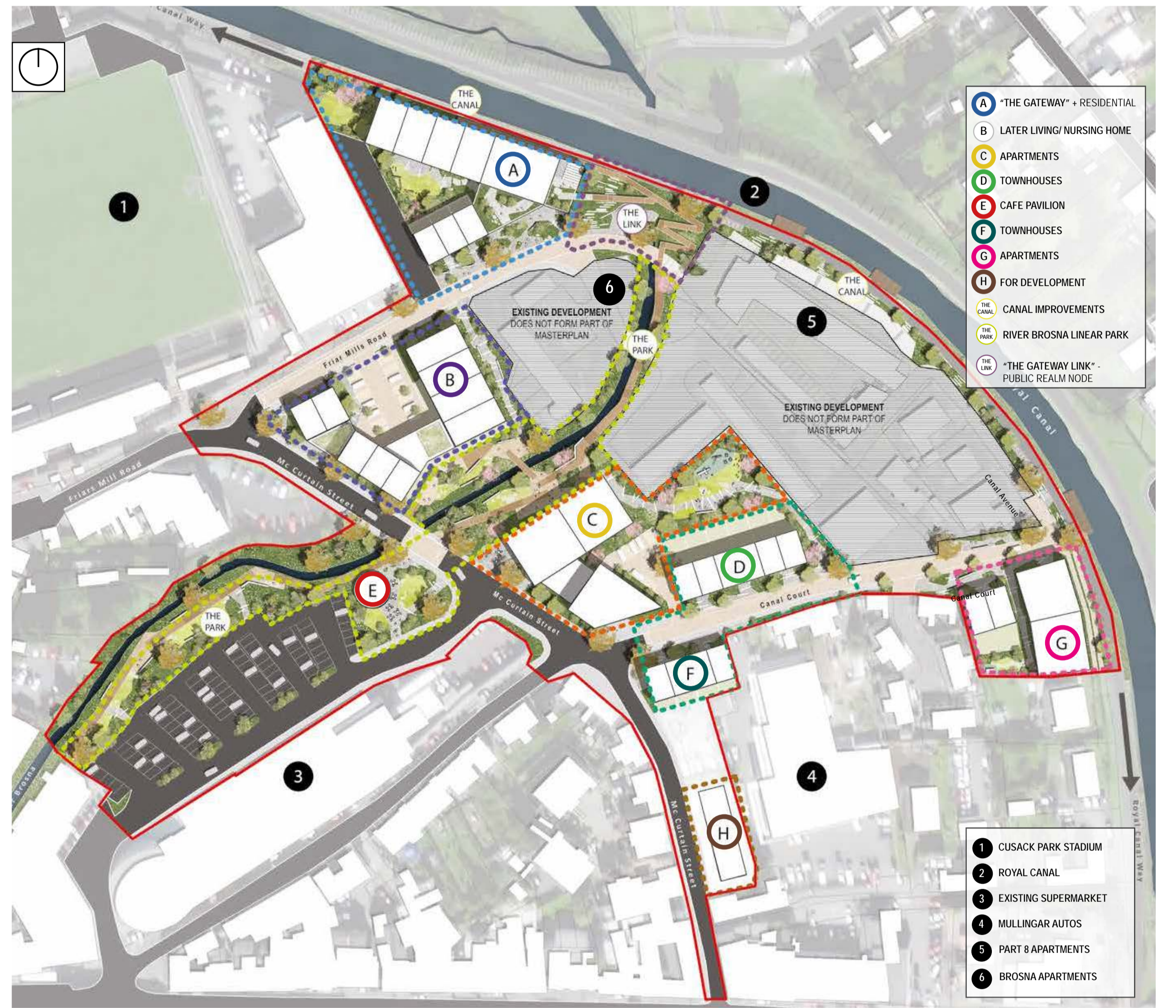
Artist impression of the Gateway Development along the Royal Canal.

Welcome

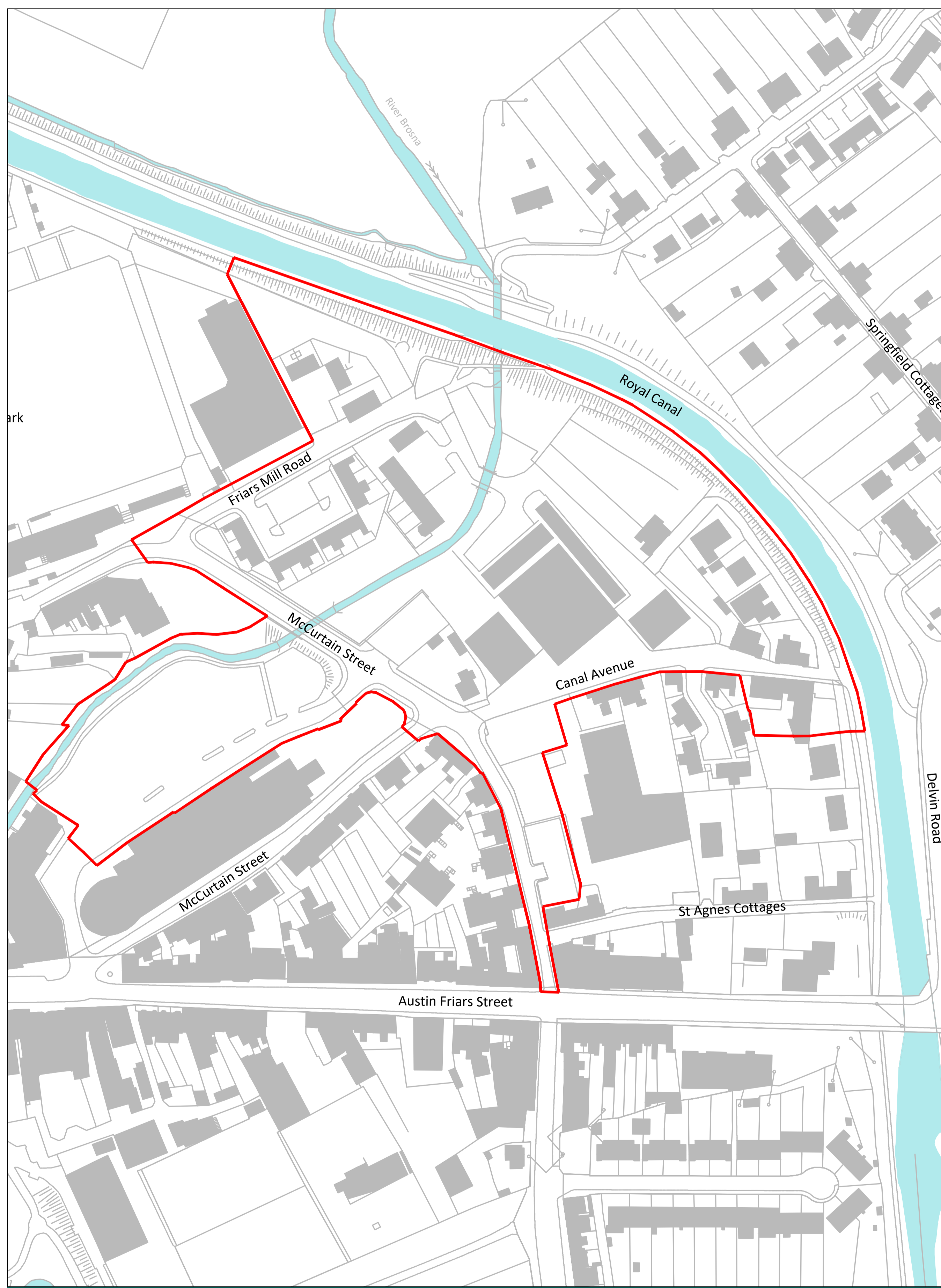
Westmeath County Council is undertaking community consultation regarding the regeneration of Canal Avenue in Mullingar.

Connecting Town, River and Canal

The Masterplan proposes a high-quality residential-led urban quarter with a mix of housing types, sizes and tenures which will be complemented by a diverse range of open space, public realm and landscaping improvements including new landmark arrival/gateway zones adjacent to the Royal Canal and a new linear park along the River Brosna to enhance connectivity with the town centre.



Proposed Masterplan



Boundary of Masterplan Area

Feedback

Your views are important to us and we welcome all feedback on the proposed Masterplan. We are currently running a short online survey and would welcome any feedback either online or in person at our Public Information Event. The deadline for survey responses is **Friday 04 August 2023 at 5pm**.

Our consultation website www.canalavenue.ie presents information on the Masterplan proposals. You can browse our plans, live chat with a member of the team, download information documents and complete an online feedback form to tell us your thoughts on the proposals.



www.canalavenue.ie



regen@westmeathcoco.ie



0808 1688 296



Turley, 4 Pembroke Street Upper, Dublin D02 VN24

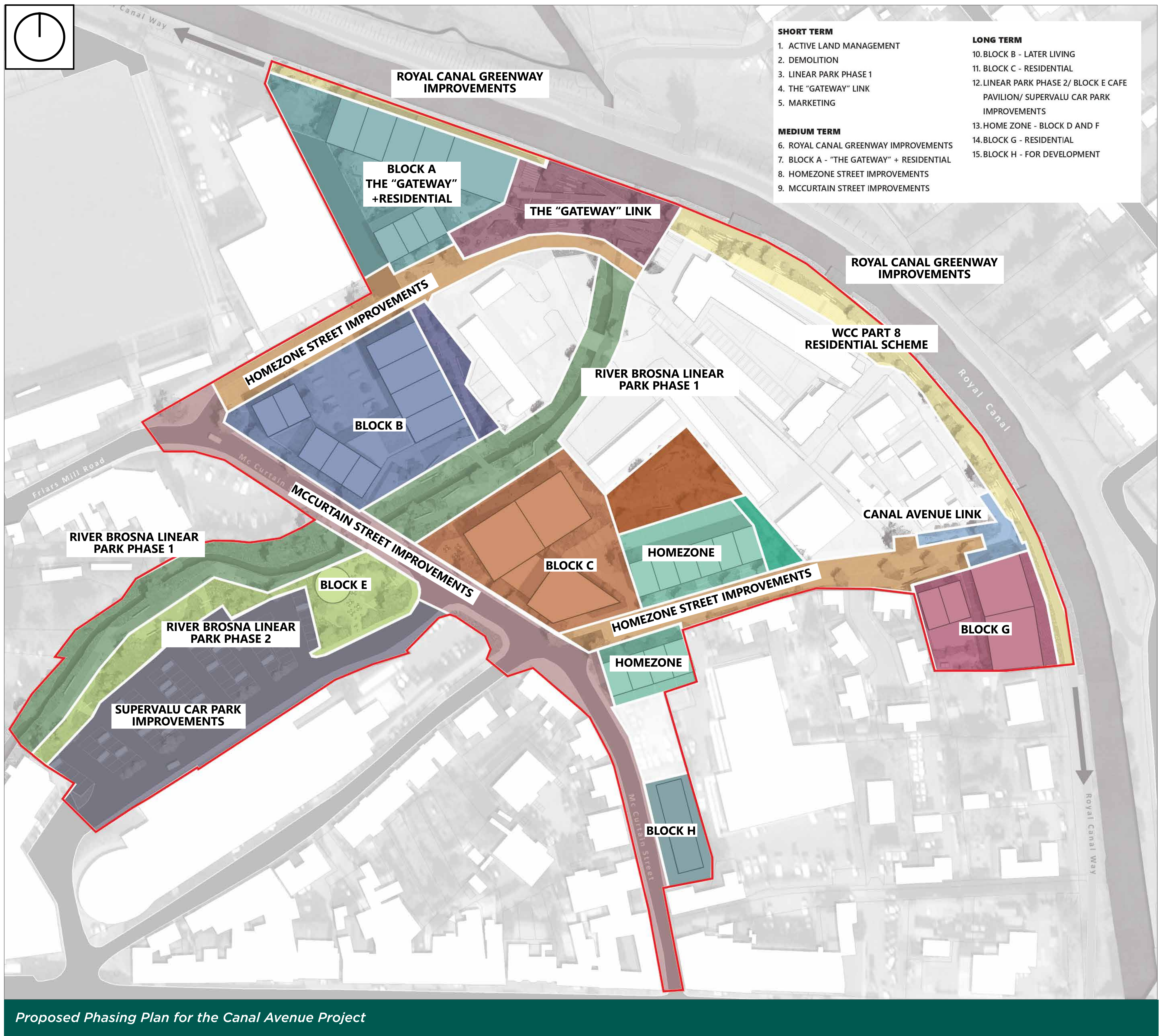
Please note the deadline for feedback is **Friday 4th August 2023 at 5pm**.

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The Site

The site, measuring approximately 1.1 hectares, comprises an underutilised strategic land reserve within the north eastern area of Mullingar Town Centre. It is primarily defined by the Royal Canal/Royal Canal Way to the north and east and by existing residential/ mixed use/ commercial/ retail properties to the south and west. Cusack Park is located adjacent the north western boundary and the River Brosna bisects the site in a north eastern to south western direction.

The site is bound by a number of roads including Canal Avenue, McCurtain Street and Friars Mill Road. Largely brownfield in nature, the subject site commands a pivotal location in close proximity to Mullingar's Town Centre with frontage along the Royal Canal which forms part of the national Galway to Dublin Greenway/ National Cycle Network.



How the masterplan will be delivered

Phasing Strategy

This project has been funded under the Urban Regeneration and Development Fund (URDF) and is part of **Project Ireland 2040**. The core objective of the Canal Avenue Masterplan is to **enable comprehensive regeneration and to encourage economic, social and community development by creating a highly sustainable and integrated mixed-use quarter in Mullingar that reconnects the town to the River Brosna and the Royal Canal.**

The Canal Avenue Masterplan will be delivered as a phased development over the short, medium and long term and whilst we anticipate Phase 1 will, subject to funding, commence in the near future - it could take a number of years to fully deliver the masterplan's vision.

The phasing schedule provides an indication of the delivery timescales for each area of the site.

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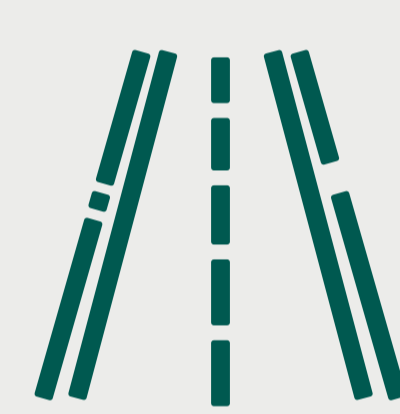
Artist impression of Canal Avenue Later Living and Nursing home area

Sustainable transport



Site Connectivity & Sustainability

The strategically placed site is also located within walking distance from local primary/national and secondary schools, the Mullingar Swimming Pool, the Mullingar Town Park and Skate Park, a range of retail, financial, legal, administrative and religious services, local sporting clubs and facilities and community and cultural uses.



Parking

Parking for residents, businesses and visitors within the masterplan will align with Mullingar's Area Based Travel Assessment (ABTA), and whilst this will encourage active and public transport, provision for under croft parking will be accommodated in the proposed residential blocks and in accordance with Development Plan standards.



Public Transport

The Masterplan site is well served by public transport (including rail and bus). A number of bus services operate along Austin Friars Street which is also within walking distance of the Masterplan site. The subject site is also within 10-15 walk of Mullingar Rail Station which provides a regular rail service to Dublin and Sligo.



Strategic Road Network

The Masterplan lands, and Mullingar, are located close to the N4 National Primary Route, which is the main Dublin to Sligo Road. The N52 is also located nearby to the north east/south east which connects Mullingar to the Galway-Dublin M6 Motorway at Athlone to the southwest, and Kells, Ardee and Dundalk to the northeast.



Cycling and Walking

The Masterplan has been designed to substantially improve the active travel offering in the area, creating a safe space for cyclists and pedestrians to navigate off the Royal Canal Greenway and into Mullingar via the newly created linear park. Visitors and residents alike will benefit from this strong focus, which will see appropriate infrastructure being put place to encourage cycling and ensure that people can safely access the residential properties and amenities within the Masterplan area via bicycle and by foot alike.



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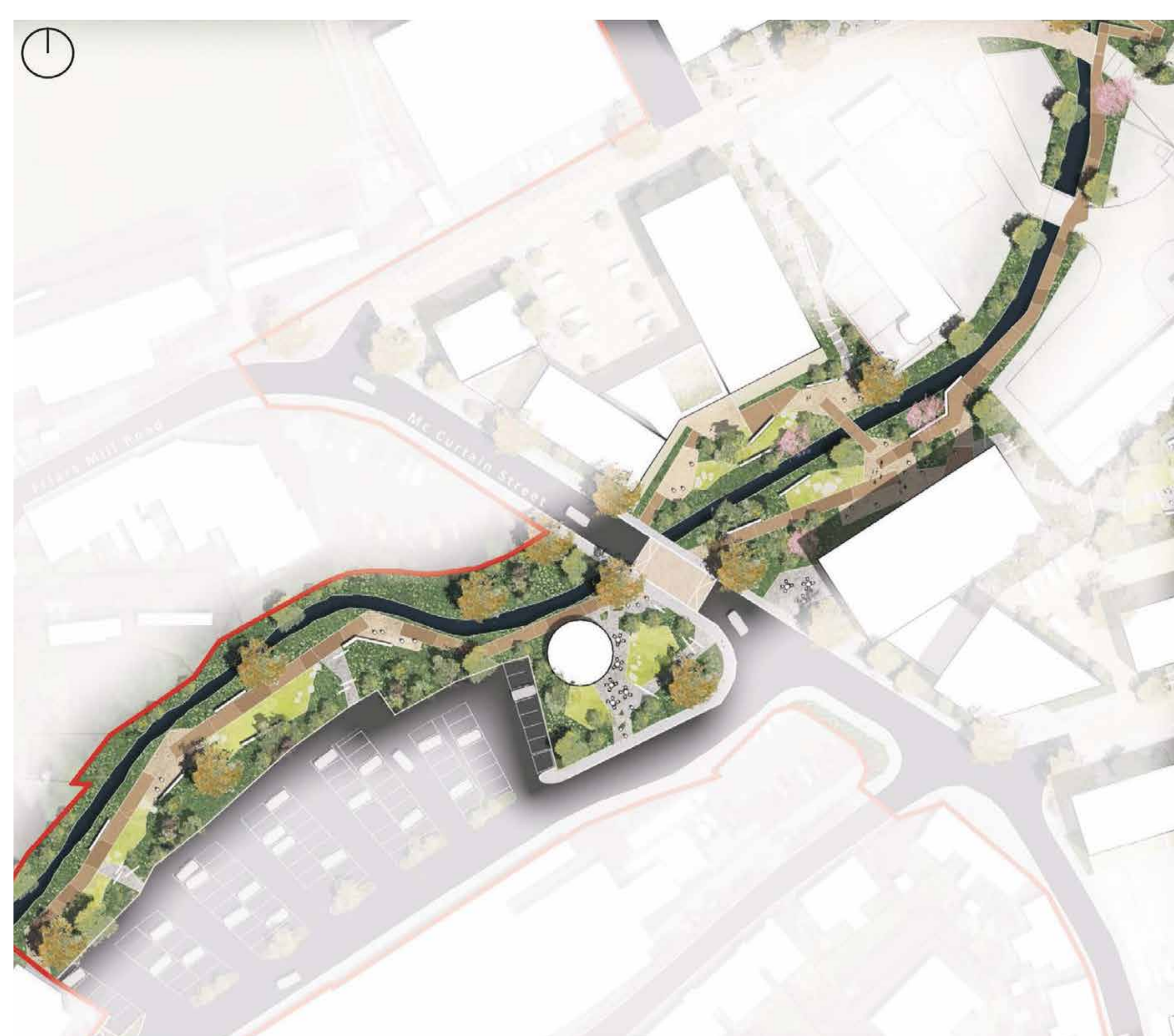
A place connecting the Royal Canal and the Town

Feedback from stakeholder and responses from the survey and prior consultation helped inform the design principles and proposals for the Canal Avenue, Regeneration Masterplan. We are excited to share how this plan will help to transform the area around Canal Avenue.

Design Principals

The project is guided by the following key design principles and objectives, namely:

- Deliver an exemplary town centre regeneration project with a **focus on sustainable urban living, underpinned by age friendly principles**
- Facilitate the development of a mixed-use scheme to **support Mullingar town centre**
- Enhance the amenity potential of the River Brosna and the Royal Canal and reconnect the town centre to the river and the canal
- Optimise the potential of vacant properties and underutilised lands
- Provide for the creation of a safe, permeable and well-connected urban environment that reinforces a sense of place for Canal Avenue
- Adopt best practice placemaking principles in the creation of a **lifelong neighbourhood**
- Develop building types, urban forms and public realm works with a reduced environmental footprint, that are consistent with Climate Action Policies and environmentally sustainable principles



A sketch layout of the proposed River Brosna Linear Park



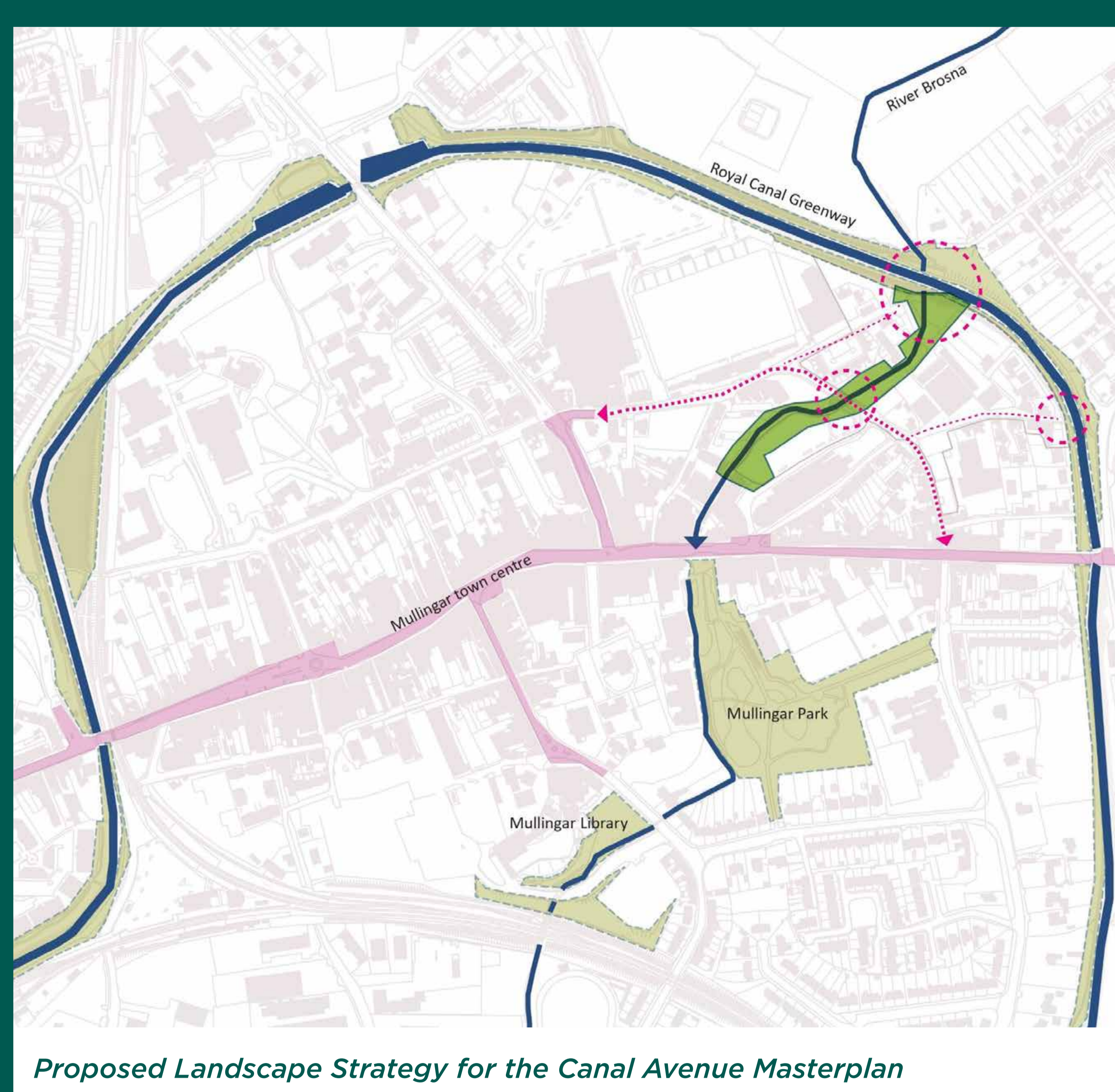
Proposed Open Space Plan for the Canal Avenue Project

Open Space & The River Brosna Linear Park

Open space is at the heart of the Canal Avenue Masterplan with a particular focus on the proposed River Brosna Linear Park. The key design principles that will apply to the proposed Linear Park include the following:

- Increase green open space and use permeable materials and Sustainable Drainage System (SuDS) features where possible.
- Prioritise pedestrian movement and maximise interaction with greenspace.
- Incorporate existing habitats where possible.
- Use topography for flood control.
- Use tree and shrub plant as space-making and visual screening.
- Locate recreational uses and seating taking advantage of the best aspect and orientation best aspect and orientation.
- Introduce interactive play and recreational spaces that complement existing open space offering in Mullingar Park.

The objective for the Brosna River Linear Park, as the central open space, is to provide an accessible green spine throughout the Canal Avenue Masterplan area. This accessible linear park will connect from the Gateway Link and the Royal Canal Greenway through the Canal Avenue area and into Mullingar town, creating a permeable route into and out of the town centre.



Proposed Landscape Strategy for the Canal Avenue Masterplan

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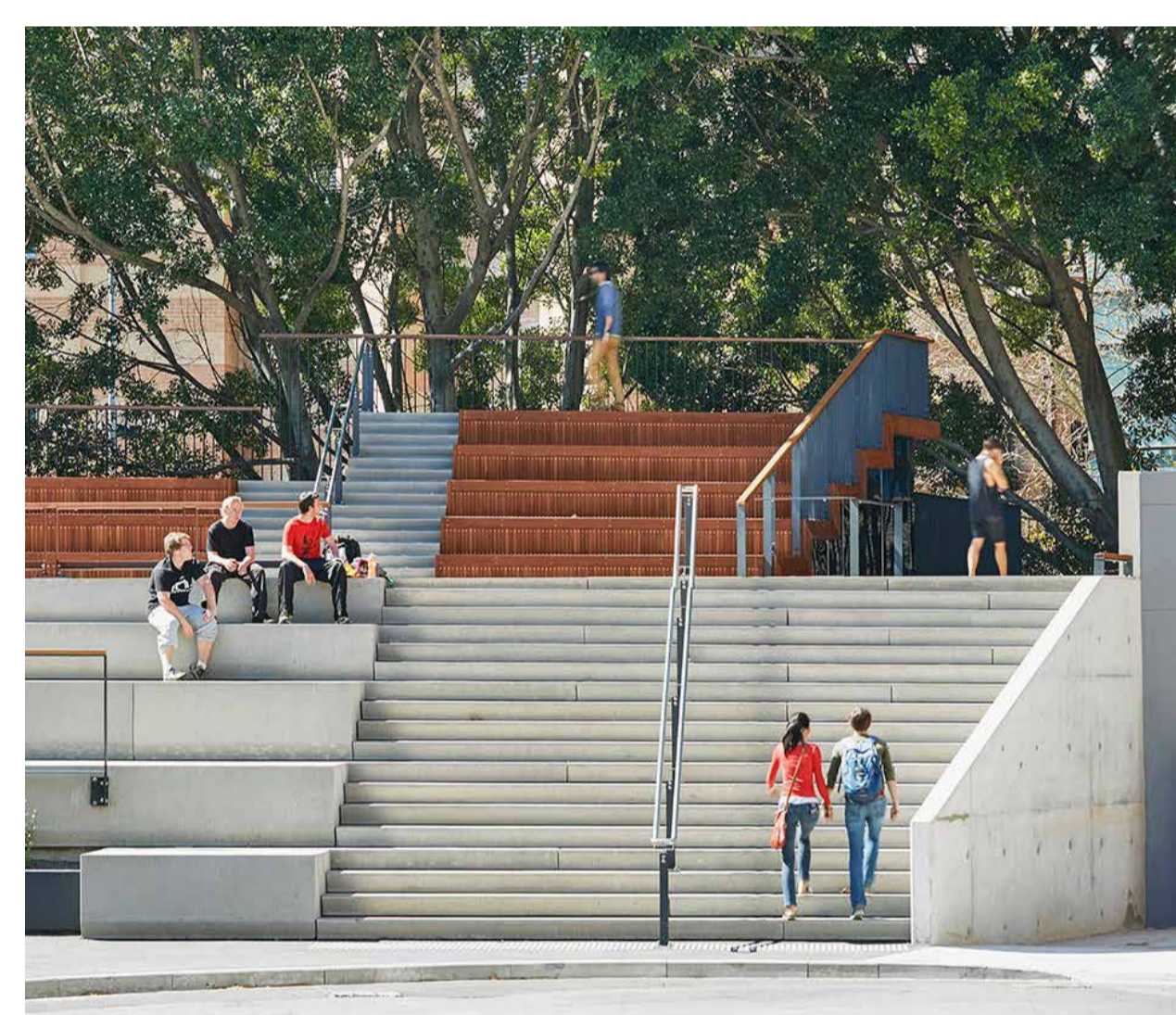
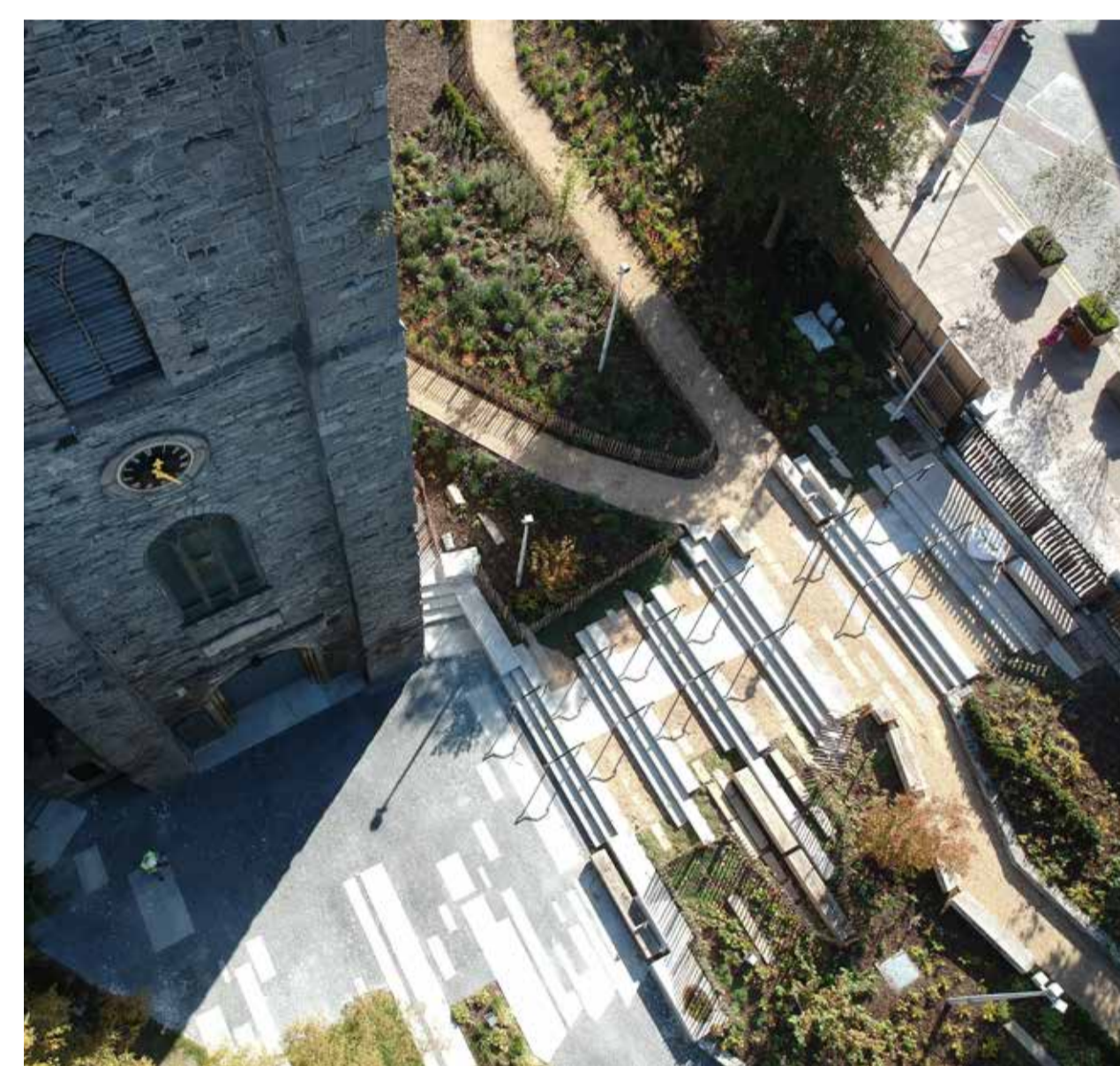


Artist impression of Canal Avenue Residential Zone

Exemplary Waterfront Living

Block A - The Gateway & Residential

The gateway link seeks to integrate the masterplan lands with the wider Mullingar area, creating a new apartment community overlooking the Royal Canal Waterfront. This area will provide a new “landing space” to link the Royal Canal Greenway with the proposed River Brosna Linear Park. The Gateway area will be fully accessible with a ramped and stepped landscaped area to provide an access route from canal level into the wider Canal Avenue area.



Typical site forms for the Block A Gateway area



Site location plan of Block A (Gateway) residential Area

Block G - Residential

Block G will serve to ‘bookend’ the Canal Avenue Regeneration area with the introduction of a Waterfront Residential development overlooking the Royal Canal, setting a positive precedent for the transformative regeneration in the wider area. This site was previously owned by the HSE and has recently been acquired by Westmeath County Council.



Artist impression of the Block G Residential area



Site location plan for the Block G Residential Area

It is proposed that a series of residential apartments will be constructed, beginning at four-storeys closer to the river and stepping down to two and three storeys moving towards the town centre. As part of the proposals, there will be ground floor residential amenity space provided.

Additionally, a number of two-storey townhouses are proposed towards the rear of the site facing onto Canal Court. Finally, a shared open space will be provided to the rear of Block G which will include a play space for residents.

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Developing a vibrant community

Blocks D and F

Blocks D & F are designed as a Homezone and will provide a range of two-storey townhouses in the centre of the Masterplan area. Each of the townhouses will have their own door accesses from Canal Court.

The proposed Homezone will incorporate a range of street improvements including new planting/trees alongside pedestrian path upgrades. Additional corner landscaping will be provided at the junction of Canal Court and McCurtain Street.



Artist impression of the Blocks D & F Canal Avenue Home Zone areas



Site location plan for the Block D & F Home Zones



Proposed typical house types that could be utilised as part of the Home Zone areas

What is a Home Zone?

A Home Zone is defined as a residential street where people and vehicles share the whole of the street space safely, and on equal terms, where quality of life for those living in the area takes precedent.

As part of these Home Zones, a number of ground floor commercial spaces will also be delivered as part of the proposals.

Block E - Café Pavilion

Block E will create the new Café Pavilion area as part of the Canal Avenue Masterplan proposals. This will centre around a new public realm space, that will deliver a new café space along with associated outdoor seating and improvements to the riverside area. The intention is that this space will complement the River Brosna Linear Park by providing new cycling and pedestrian walkways.



Artist impression of the Block E Café Pavilion Area



Site location plan for the Block E Café Pavilion Area



Design reference material for the proposed Block E - Café Pavilion development

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Artist impression of the Block C Canal Avenue Residential area

Creating a Great Place to Live

Block B - Later Living & Nursing Home

The Later Living & Nursing Home area will aim to create accessible age-friendly accommodation as part of the wider Canal Avenue Masterplan. The Later Living homes will front onto McCurtain Street with onsite carparking designed to be centred in the middle of the site. The scheme will also feature a central green space, with new public realm space on both sides of the buildings, along with a sheltered eating area towards the rear of the development.



Site location plan for the later living and nursing home area in Block B



Artist impression of Canal Avenue Later Living and Nursing home area

Block C - Residential

Block C constitutes the main residential proposal as part of the wider Canal Avenue Masterplan area. This proposal seeks to deliver a series of five, three and two storey apartments facing along both McCurtain Street and Canal Court. The proposal also seeks to deliver a landscaped area of both open space and play space with additional on-site carparking and associated privacy landscaping around the front of the apartments. Block C may also incorporate local small scale services such as a Pharmacy to serve the immediate neighbourhood.



Site location plan for the Residential Area Block C

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Artists Images of the proposed Later Living area as part of the Canal Avenue Masterplan

Have Your Say

Following a period of early consultation in 2021, Westmeath County Council is excited to share the proposed Masterplan concept that will transform the area of Canal Avenue.

We are now undertaking a final phase of consultation with the local community to share information on the draft proposals and engage on any questions in relation to the Canal Avenue Masterplan. We've provided several ways that you can find out more about our proposals and let us know what you think.

Find out more at: www.canalavenue.ie

Our consultation website www.canalavenue.ie presents information on the Masterplan proposals. You can browse our plans, live chat with a member of the team, download information documents and complete an online feedback form to tell us your thoughts on the proposals.



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Please note the deadline for feedback is **Friday 4th August 2023 at 5pm.**

Early Engagement

Following a period of initial consultation as part of Stage 1 of the project in early 2021, the project design team has developed a Masterplan concept informed by feedback from the local community and stakeholders, in addition to national and international best practice and a robust analysis of the site and wider area.



A leaflet was printed and distributed to **3105** households and businesses in the Canal Avenue area and wider Mullingar area.



c. 200 letters issued to stakeholders electronically



Our Facebook and LinkedIn campaign reached **16,530 users** overall



An early consultation "insights" survey was hosted online at www.canalavenue.ie was live for a fortnight from **Monday 10 May – Monday 24 May 2021**



The survey received **142 responses**



Respondent Profile:

- **39% (102)** walk or cycle around the area
- **24% (63)** use the local shops
- **14% (36)** live in Mullingar
- **9% (22)** use the sports and leisure facilities
- **9% (22)** use the community facilities
- **3% (9)** work in Mullingar
- **2% (5)** own a business in the area.



A Digital Public Information Event was hosted with local residents and members of the local community on **Thursday 10 June 2021**. It was attended by **11 individuals**, with **29** registered for the session.

The consultation team also briefed a number of boundary stakeholders including; the HSE, Residents of the Brosna Apartments, Waterways Ireland & Mullingar Autos.

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