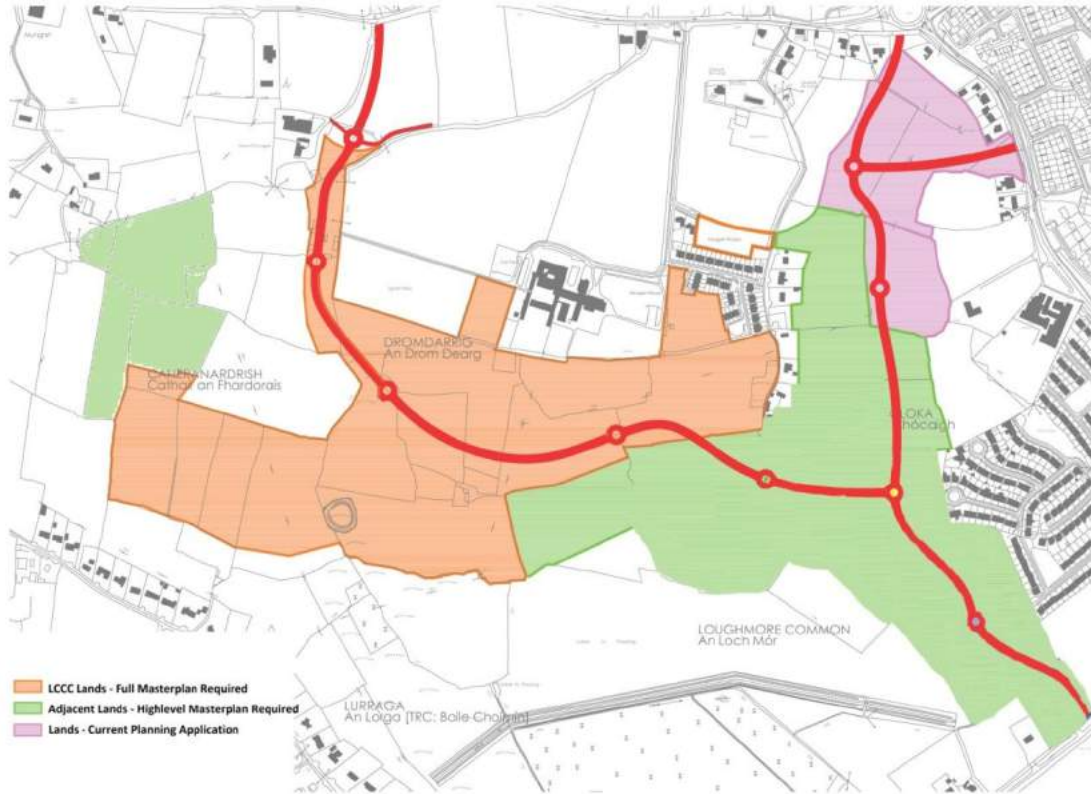




STRATEGIC MASTERPLAN AND URBAN DESIGN STRATEGY FOR MUNGRET

PRESENTATION TO COUNCILLORS (27 JUNE 2018)

THE BRIEF



1. To prepare a **high level masterplan for the residential zoned lands at Mungret**
2. To prepare a more **detailed masterplan for the LCCC lands** within the masterplan area

THE BRIEF



OBJECTIVES

1. To set a **clear framework for development** that will act as a driver for a **high quality urban development**
2. To **respond to site opportunities and constraints**
3. To **maximise the land use potential** of the site
4. To set a **clear basis and direction for detailed development proposals** for the medium and long term development
5. To **coordinate development** across the Mungret Lands
6. To **establish the location and principles for 250 homes** on the LCCC lands as part of a phased programme

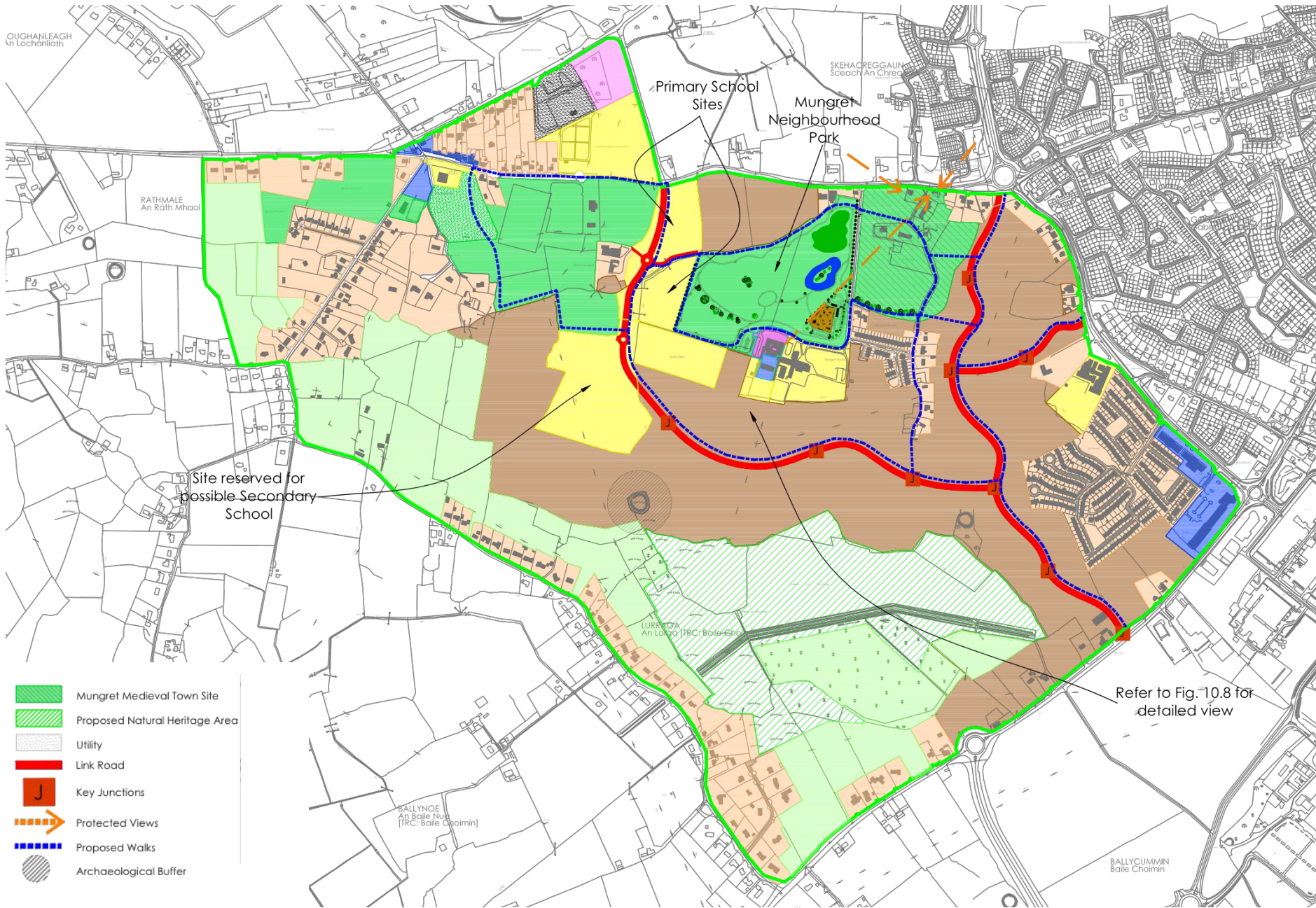
PRESENTATION

- Site understanding and context
 - Planning context
 - Opportunities and constraints
 - Planning approvals / development activity
- Early vision and site concepts
- Next steps

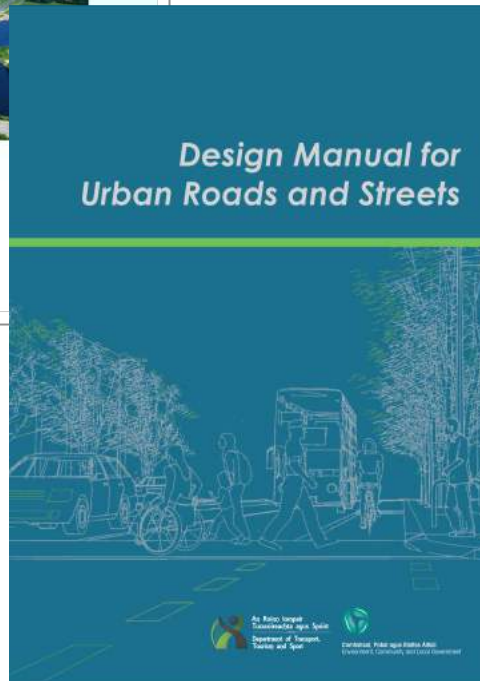
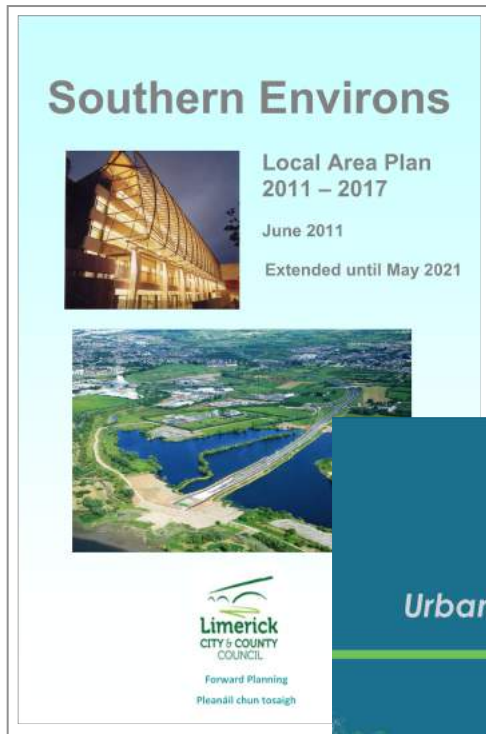


SITE UNDERSTANDING AND CONTEXT

SOUTHERN ENVIRONS LAP – MUNGRET MASTERPLAN AREA



SOUTHERN ENVIRONS LAP – MUNGRET MASTERPLAN AREA



- 122 hectares of land zoned as ‘Residential Development Area’
- Promotes a **new neighbourhood Centre at Mungret College** to serve future residential development
- **New link roads proposed to provide access to new residential areas** (designed in compliance with Design Manual for Urban Road and Streets)
- **Link roads designed to accommodate bus services**
- **Identifies pedestrian and cycle routes** through the area and in particular linking the college, abbey and village

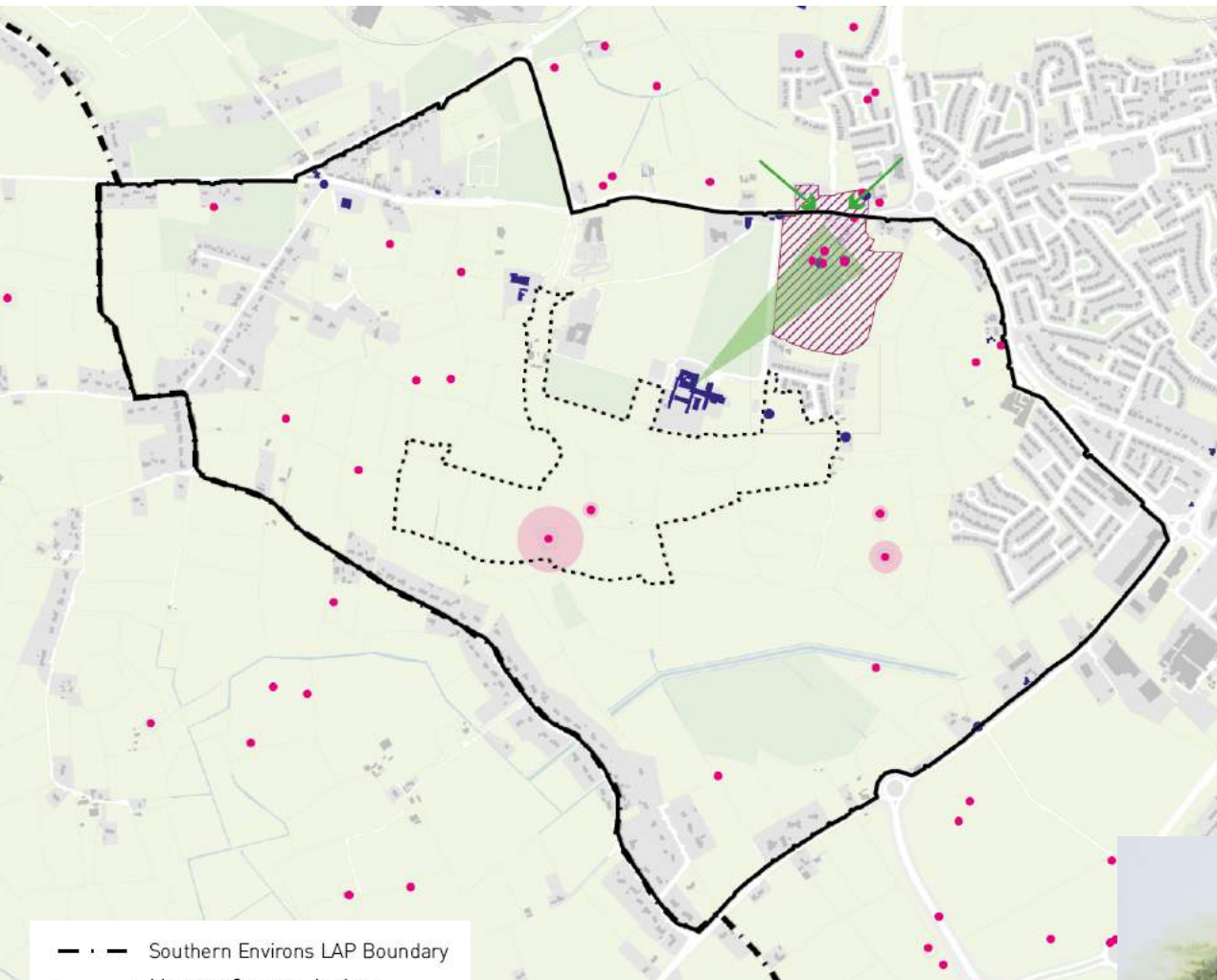
SOUTHERN ENVIRONS LAP – PROGRESS AT MUNGRET



- Two primary schools completed and secondary school on the way
- Western end of link street delivered
- Public realm improvements completed on R859 (Mungret Village to Mungret Abbey)
- Mungret Neighbourhood Park delivered
- Planning approval for 201 homes including eastern end of link street
- 106 homes under construction north of the R859 (Sli Na Manach development)



HERITAGE DESIGNATIONS + ARCHAEOLOGY



- Over 40 ringforts or enclosures within the Mungret area dating from the medieval period
- Six within the masterplan area. These are Recorded Archaeological Monuments (RMPS)
- 50m buffer required around the bi-vallate ringfort; 20m buffer around other (univallate) monuments
- Historic 'Black Walk' identified as a walking route in LAP



MUNGRET COLLEGE



SOUTHERN ENVIRONS LAP

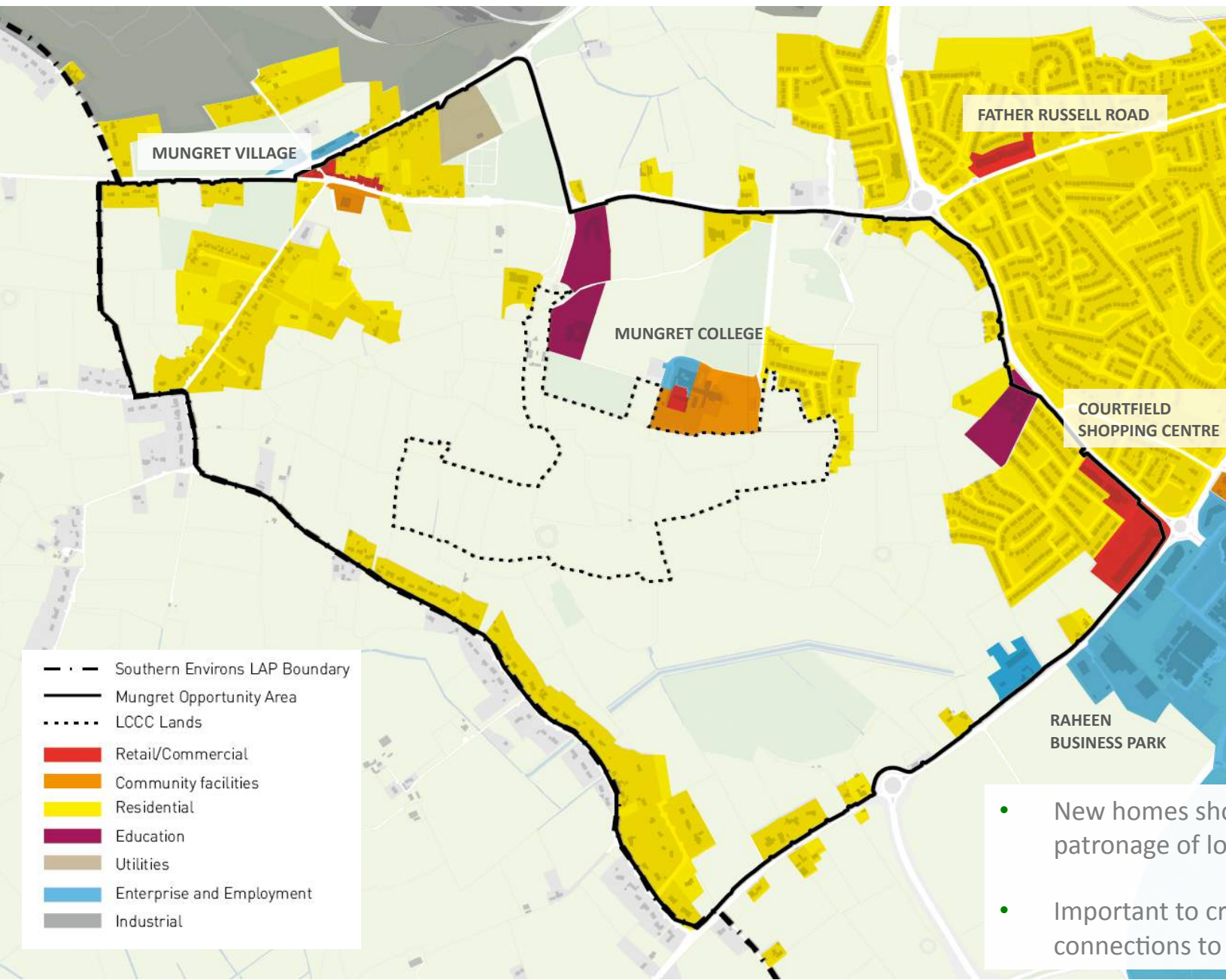
- College to serve as a **neighbourhood hub** for the area
- To include community uses convenience retail, cafes, arts and crafts and employment uses
- New **development to be sympathetic with the character** of the college complex and its setting



WIDER CONTEXT – LAND USES

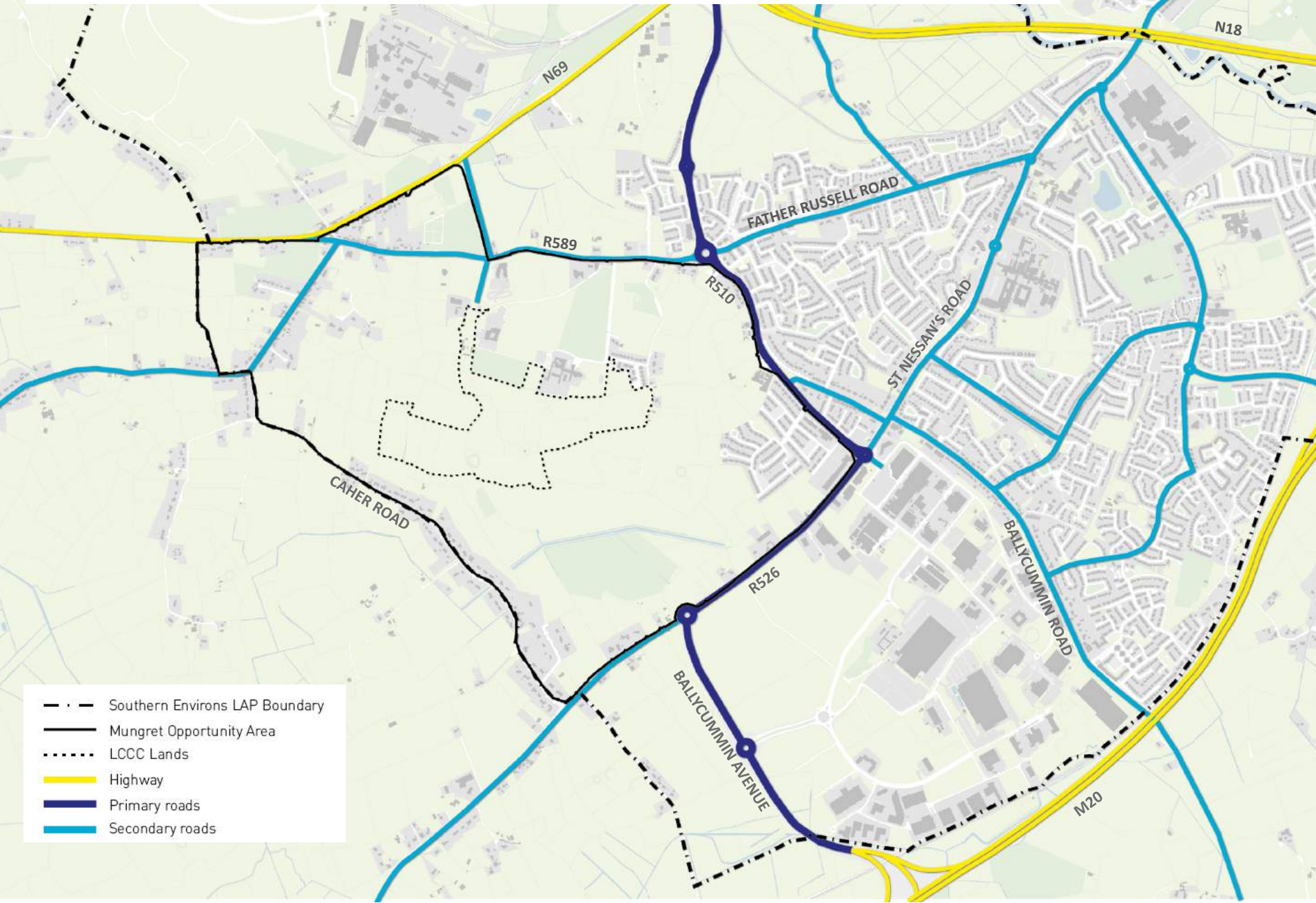
-
- The map displays various land use zones within the Mungret Opportunity Area. A large yellow area represents residential land, covering most of the central and right portions of the map. A large blue area in the bottom right represents enterprise and employment land. Several smaller patches of red (retail/commercial), orange (community facilities), purple (education), and brown (utilities) are scattered throughout the residential area. A large grey area in the top left represents industrial land. The map is bounded by a dashed line (Southern Environs LAP Boundary) and a solid line (Mungret Opportunity Area). A dotted line indicates LCCC Lands. The legend in the bottom left corner provides the key for these colors and line styles.
- - - Southern Environs LAP Boundary
 - Mungret Opportunity Area
 - LCCC Lands
 - Red: Retail/Commercial
 - Orange: Community facilities
 - Yellow: Residential
 - Purple: Education
 - Brown: Utilities
 - Blue: Enterprise and Employment
 - Grey: Industrial

WIDER CONTEXT – LAND USES

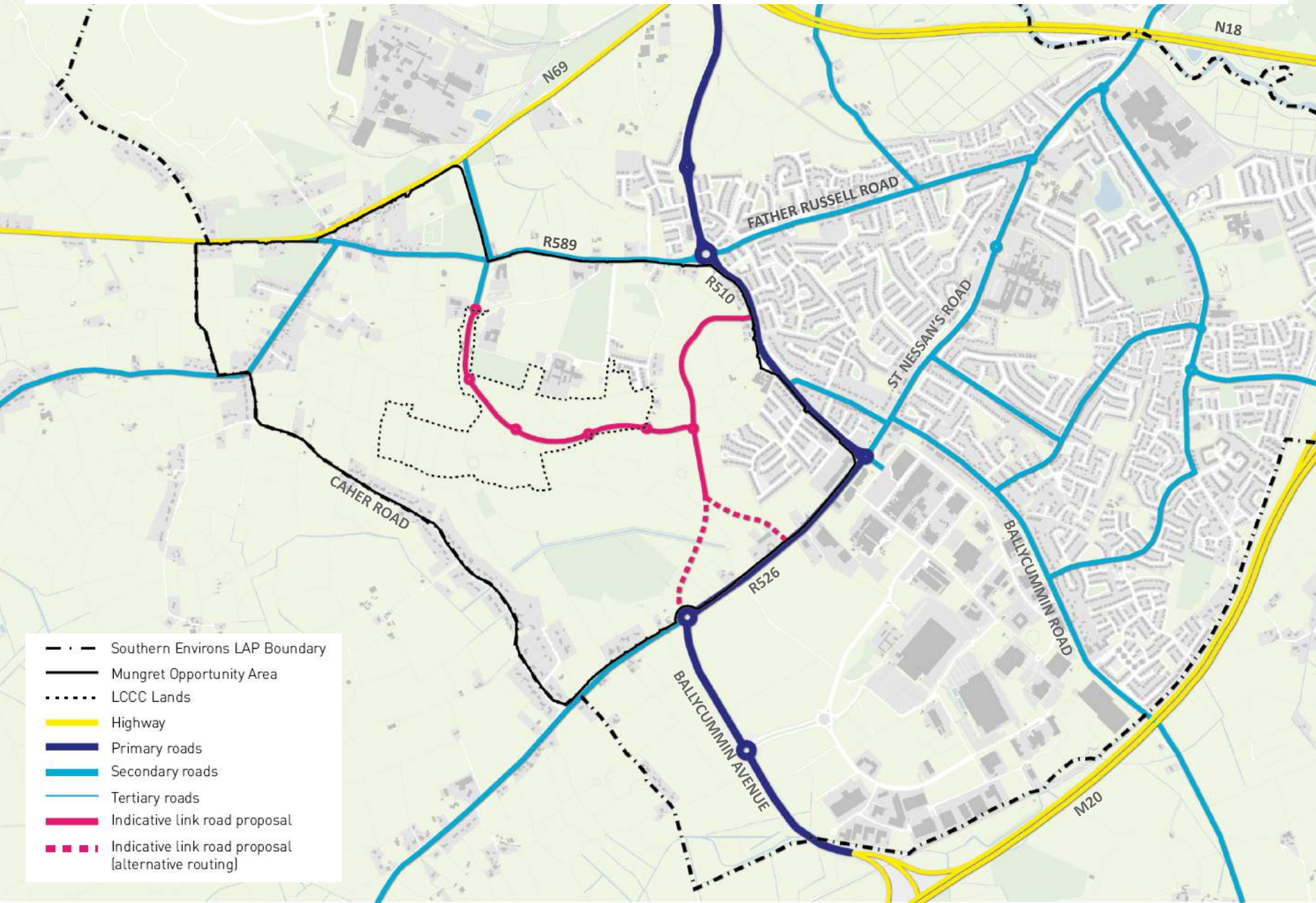


- New homes should increase patronage of local facilities
- Important to create good connections to facilitate this

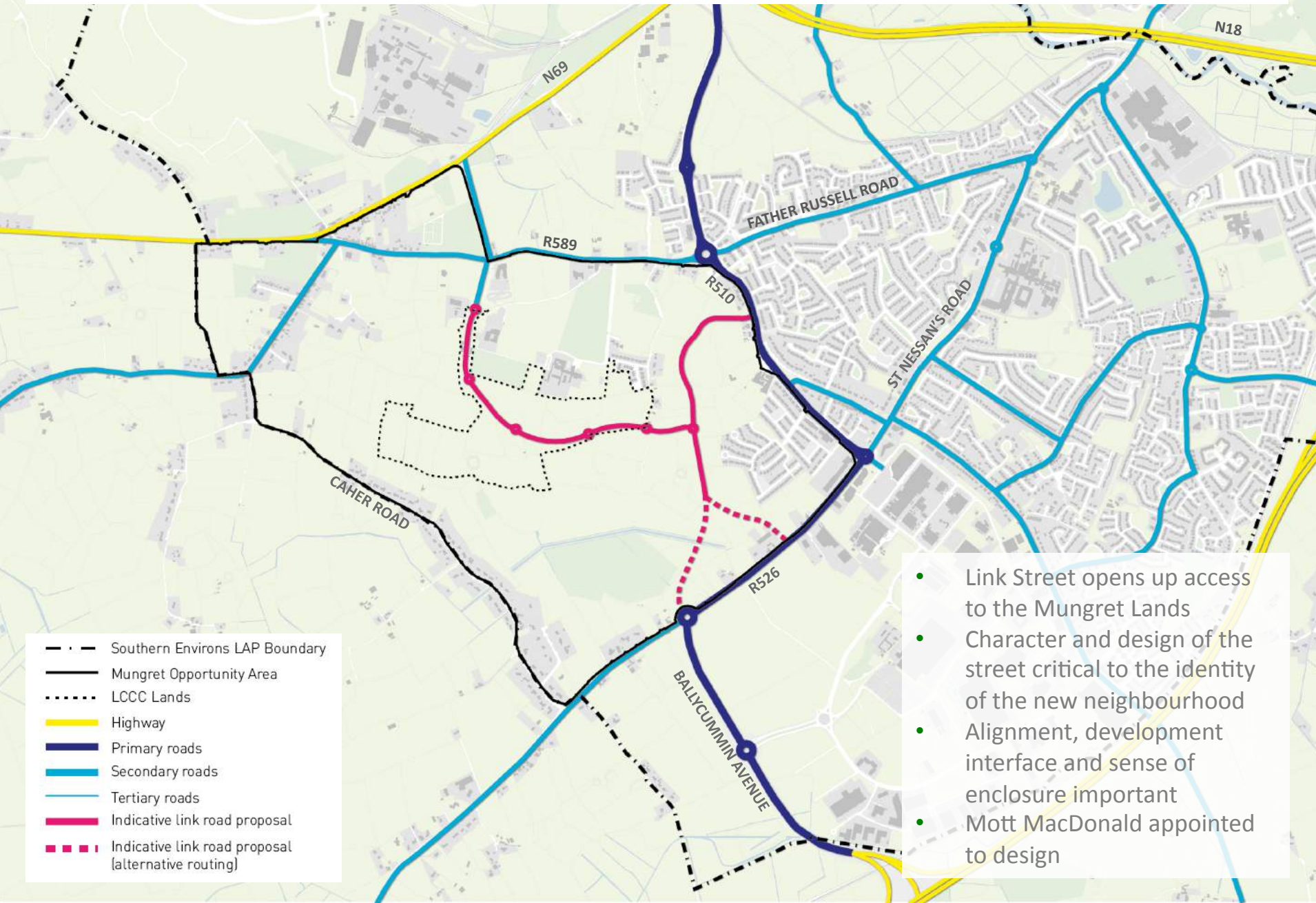
WIDER CONTEXT – VEHICULAR MOVEMENT



WIDER CONTEXT – VEHICULAR MOVEMENT + LINK STREET

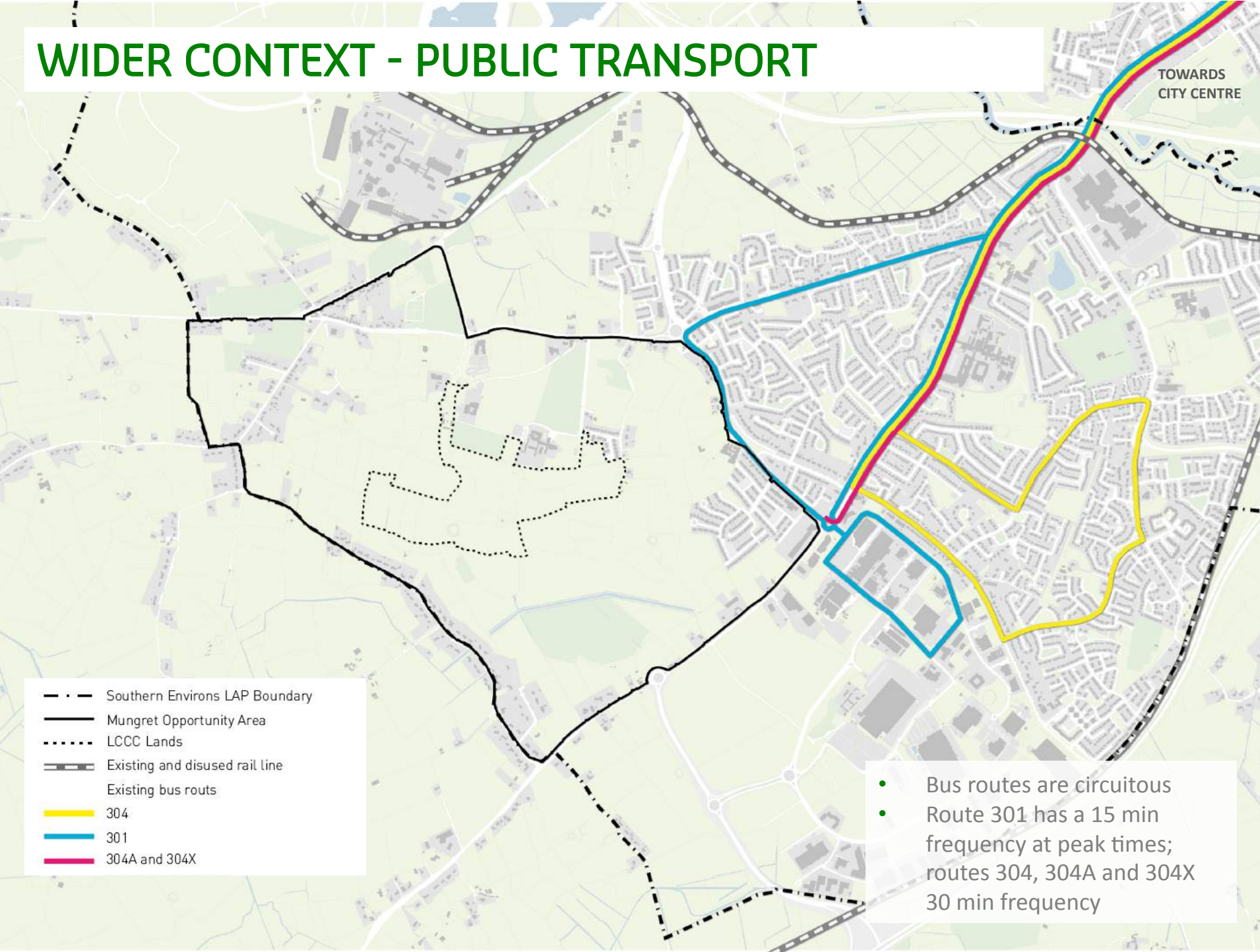


WIDER CONTEXT – VEHICULAR MOVEMENT + LINK STREET

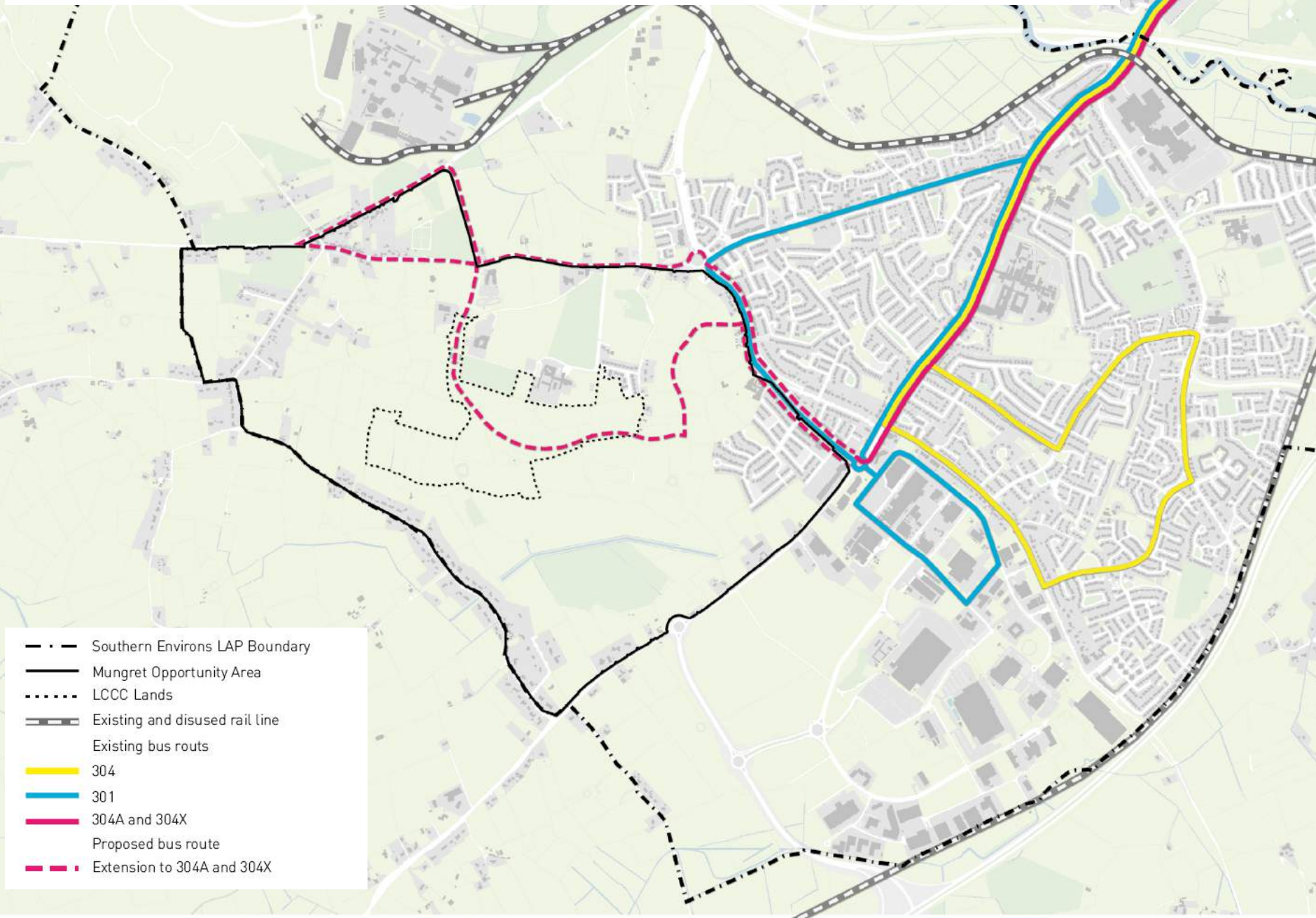


- Link Street opens up access to the Mungret Lands
- Character and design of the street critical to the identity of the new neighbourhood
- Alignment, development interface and sense of enclosure important
- Mott MacDonald appointed to design

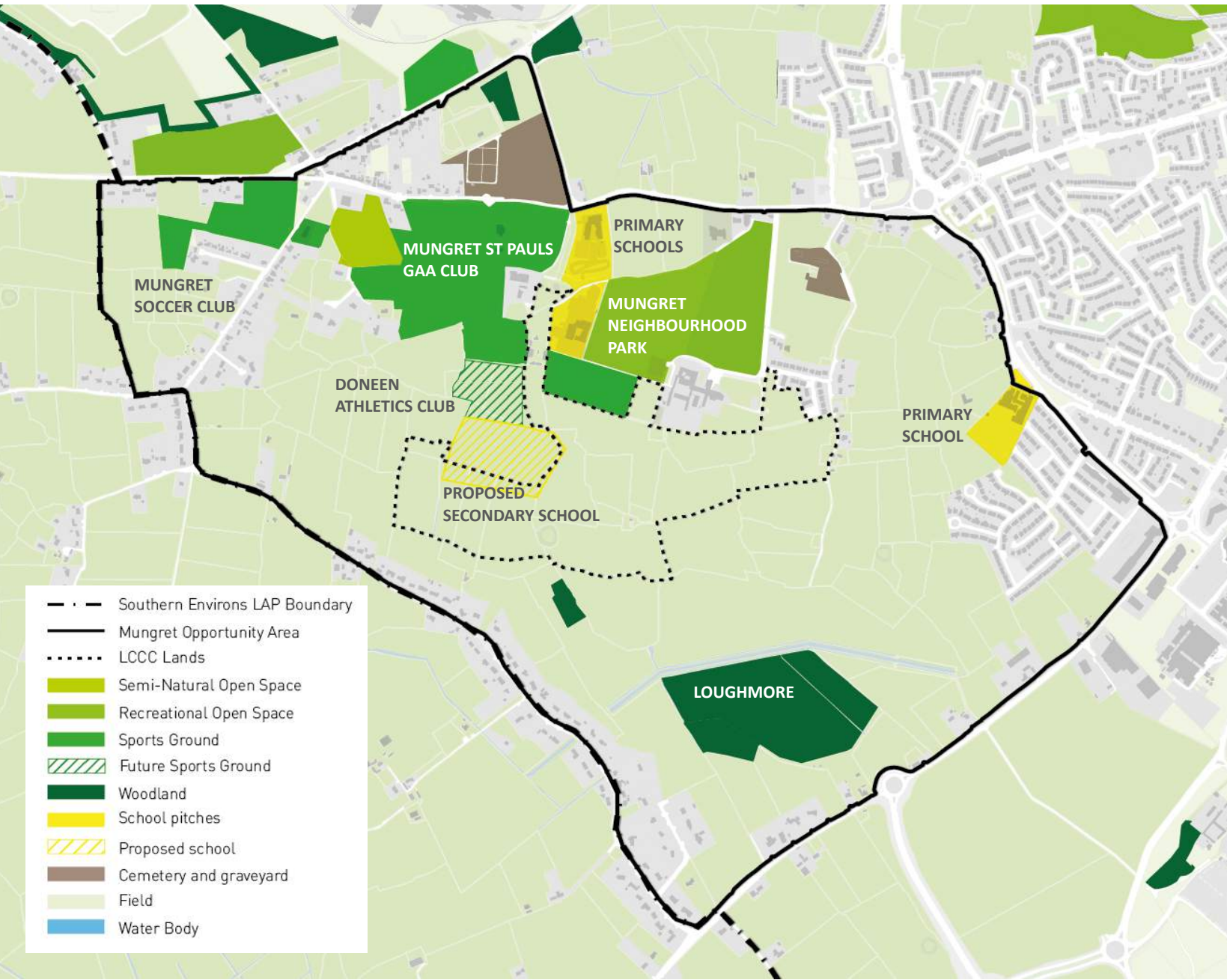
WIDER CONTEXT - PUBLIC TRANSPORT



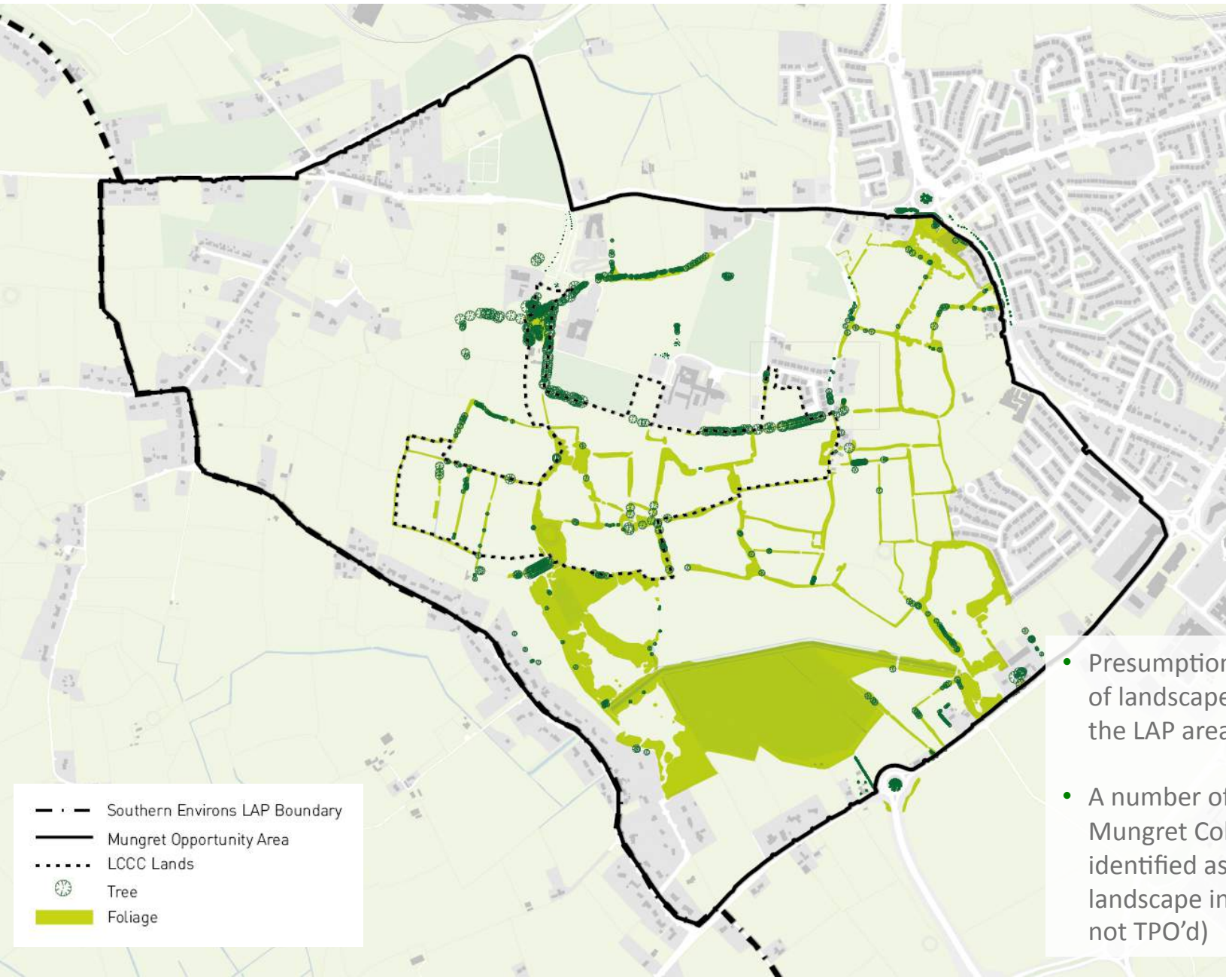
WIDER CONTEXT - PUBLIC TRANSPORT POTENTIAL



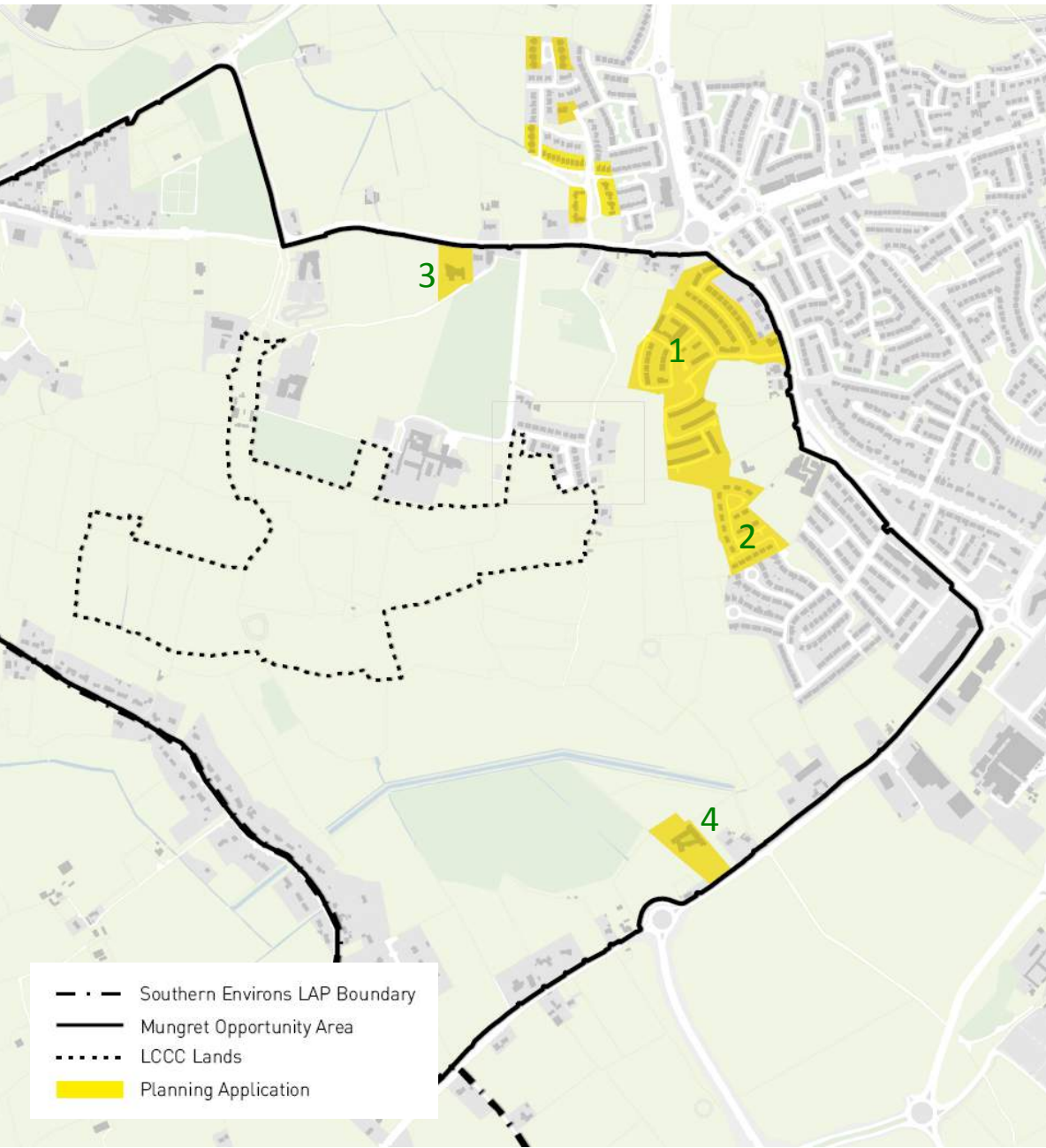
WIDER CONTEXT - OPEN SPACES



SITE CONTEXT – TREES AND HEDGEROWS



SITE CONTEXT – DEVELOPMENT CONTEXT



- There are a number of planning permissions within the Mungret masterplan area:
 1. Homeland Developments 201 homes (150 semi-detached, 8 terraced, 20 duplex and 23 apartments) together with a neighbourhood crèche
 2. Phase 4 'The Grange' 40 homes (all semi-detached)
 3. Children's respite home (5 beds) and day centre
 4. Nursing home (62 beds)
- Sli Na Manach development of 106 homes is under construction north of the R859 (17 detached, 78 semi-detached, 11 terraced)
- Residential developments / proposals generally adopt an inward looking cul de sac layout



VISION AND SITE CONCEPT



TO DELIVER an exemplar new neighbourhood with a clear identity and character that responds to the natural and historic environment and provides a great place to live



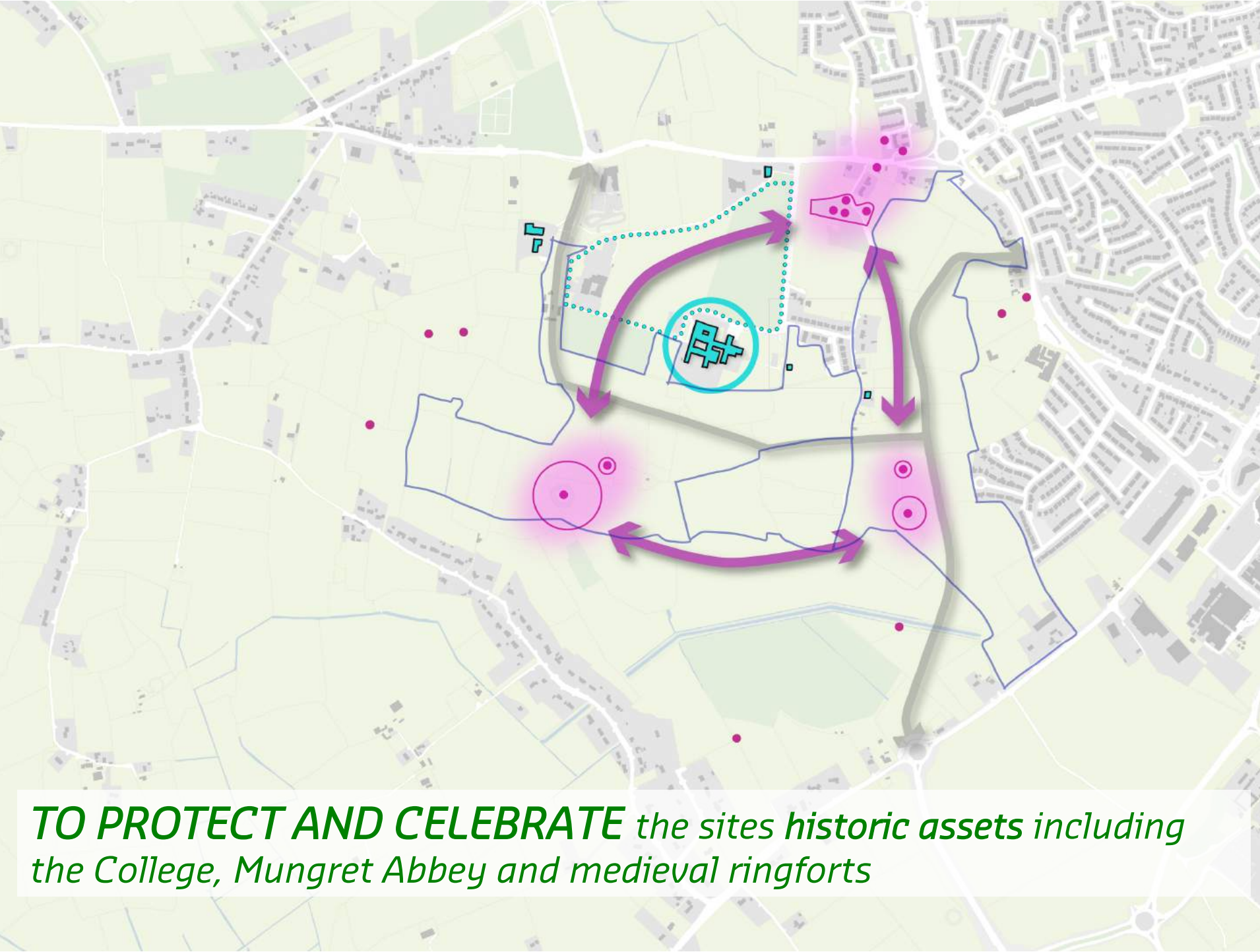
TO DELIVER a green neighbourhood that encourages healthy lifestyles, offering easy and safe access to amenities and opportunity for play, recreation and learning



TO CREATE a strong and legible structure that leads people to a mixed-use centre at Mungret College, integrates the site with the wider area and strengthens existing centres



TO GROW the existing community hub at Mungret College so that it forms a heart for the new neighbourhood and is accessible to all residents



TO PROTECT AND CELEBRATE the sites historic assets including the College, Mungret Abbey and medieval ringforts



TO EMBRACE the wider landscape and create a green framework across the site that retains the sites green assets and enhances biodiversity



TO CREATE a walkable and cycle friendly neighbourhood that provides easy access to schools and amenities through a safe and attractive network of streets and paths



TO CREATE a legible network of streets defined by new buildings and laid out as part of a clear hierarchy



TO INCORPORATE bus routes through the heart of the neighbourhood reducing the need to travel by car



***TO PROVIDE** a mix of high quality homes that give the opportunity to up or downsize within the neighbourhood*



NEXT STEPS

PROGRAMME

Preparation of masterplan (approx 6 month programme)

- Information gathering / baseline Apr / May 2018
- Vision and strategic masterplan May / June 2018
- Prepare concept masterplan and community consultation June / July 2018
- Draft masterplan and further consultation August / Sept 2018
- Final masterplan Sept / Oct 2018

