# Canal Avenue Regeneration Masterplan, Mullingar

## A masterplan to guide the comprehensive regeneration and transformation of the Canal Avenue area in Mullingar

### CLIENT & LPA

Westmeath County Council

### STATUS

Project Complete - Published Masterplan

### SERVICES

Planning, Strategic Communications, Design, Economics, Business Cases and Funding, Heritage, Sustainability, Creative Design

### Our role

- The Canal Avenue Regeneration Masterplan comprises 2.56 ha of strategically located lands representing a significant redevelopment opportunity with prime Canal frontage and unrivalled connectivity to Mullingar town centre. We were appointed by Westmeath County Council as the lead consultant of the multi-disciplinary design team.
- We managed the wider design team and led on discussions with, and presentations to, council officers and the council's Regeneration Advisory Group to progress the project.
- We co-ordinated and produced the final Regeneration Masterplan document* and also provided the following outputs: Preliminary Urban Design Options, Community Consultation and Stakeholder Consultation Report, Heritage Appraisal, Preliminary Economic Feasibility Study**, Business Case**; and a Sustainability Strategy.
- We also provided a quality assurance role by peer reviewing all inputs from the wider design team in the preparation of this co-designed masterplan.

### Results

- The €50 million Canal Avenue Regeneration Masterplan will help to inform and guide the the Mullingar Local Area Plan (LAP), and assist the Planning Authority in assessing future development proposals within the area.
- The masterplan is holistic in its approach and comprises 8 no. distinct 'Development Opportunity Sites' which are supported and enabled by a network of high-quality 'Public Realm Infrastructure' improvements and interventions.
- The masterplan will also assist Westmeath County Council to leverage additional Governmental funding, such as through the Urban Regeneration and Development Fund, to help facilitate the delivery of this highly sustainable, resilient and integrated neighbourhood.

*included inputs from WCC Officers and the wider Design Team, particularly Todd Architects, DFLA Ltd and Hegsons Design Consultancy Ltd.

**included inputs from CBRE Ireland and OCFPM Ltd

Turley