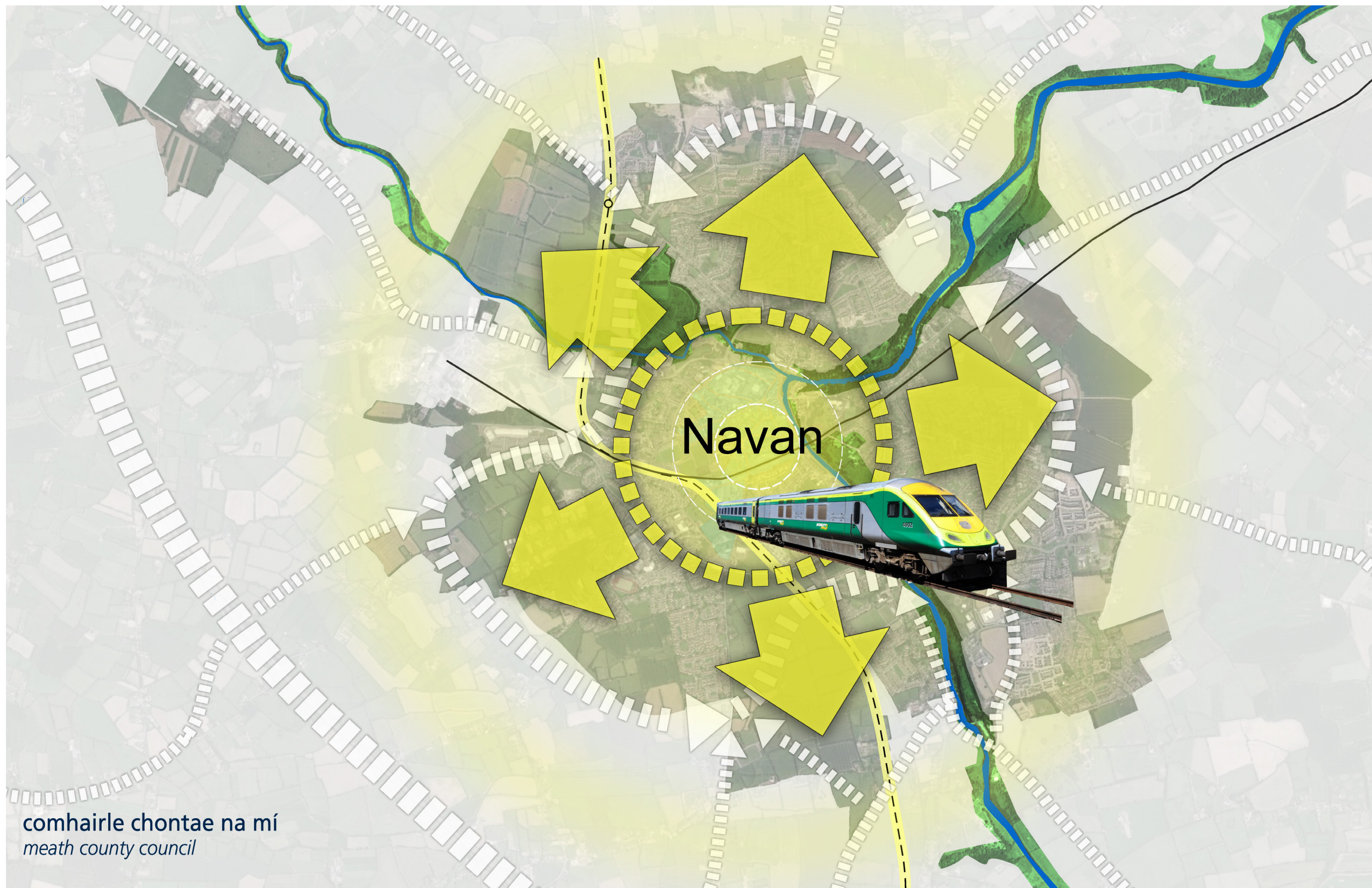


# NAVAN

2050



comhairle chontae na mí  
meath county council

This document has been prepared by:  
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**comhairle chontae na mí**  
*meath county council*



# 2050 NAVAN

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Extract Navan 2030 showing Trimgate Street

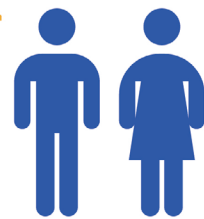






# NAVAN AT A GLANCE

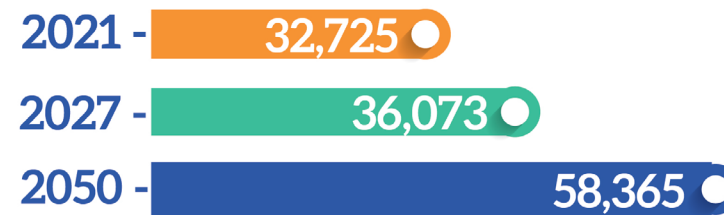
**Population  
in Navan  
2021  
32,725**



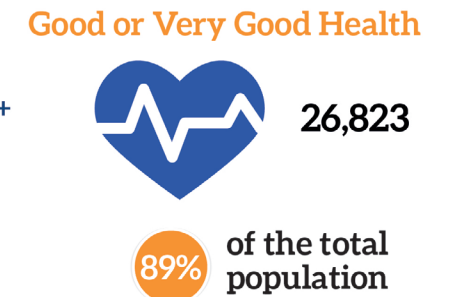
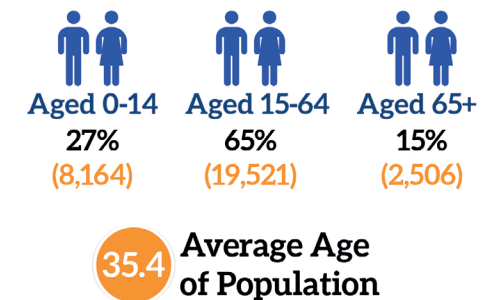
**5th Largest  
Town  
in State**

Projected Population  
Growth

**+25,643 (+78%) 2021 to 2050**

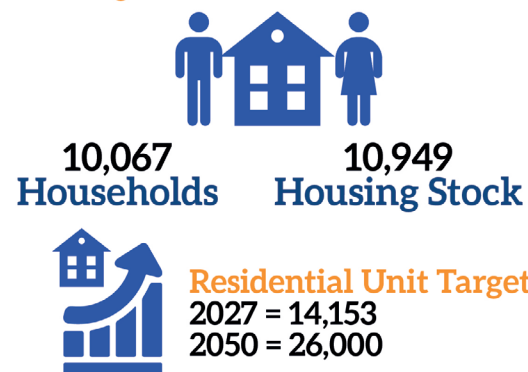


Our Community

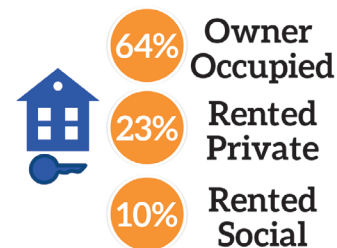


Homes & Housing

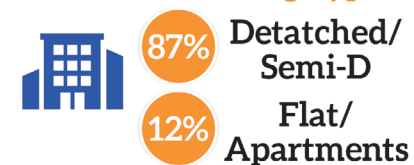
**Housing Stock & Private Households**



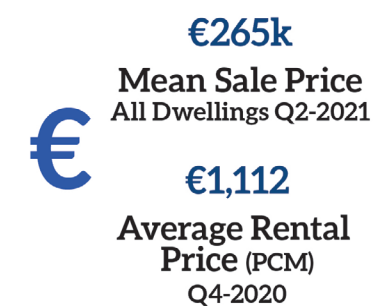
**Housing Tenure**



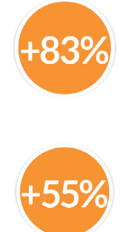
**Housing Type**



**Sales & Rental Prices  
Navan Eircode (C15)**

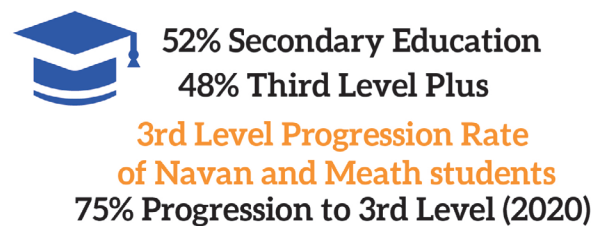


**€ Dublin  
Region v  
€ Navan (C15)**



Education

**Education Attainment (Navan Workforce)**



- Available Capacity at Primary Level
- Increased Planned Capacity for Secondary Level

Commuting and Travel



**Commuter Flows  
to and from Navan**

- Annual Private Commuter Costs to Dublin  
€12,588
- Estimated Annual Rail Cost to Dublin  
€5,172

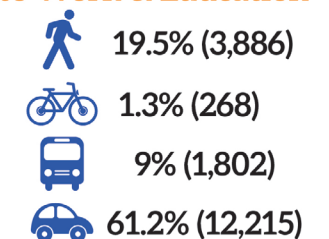


**Average Travel Time:  
Dublin Airport  
(40 minutes by Car)**



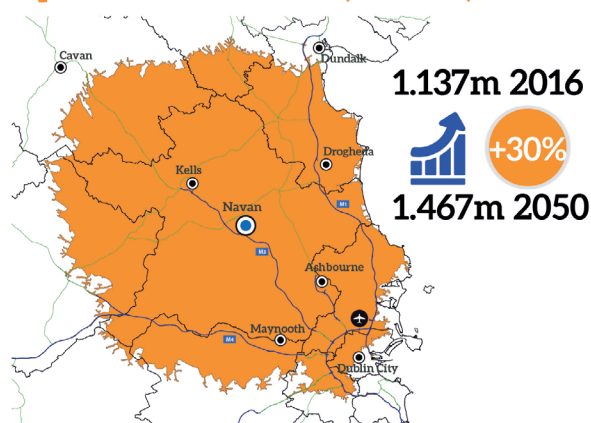
**Estimated Travel Time:  
Navan Central Rail Station  
- Connolly Station (55 minutes)**

**Means of Travel  
to Work & Education**

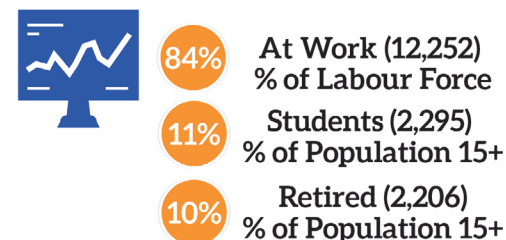


Economy & Jobs

**Population Catchment (45 mins)**



**Economic Status -  
At Work, Students & Retired**



**Land Availability -  
Commercial, Industrial  
& Retail Development**

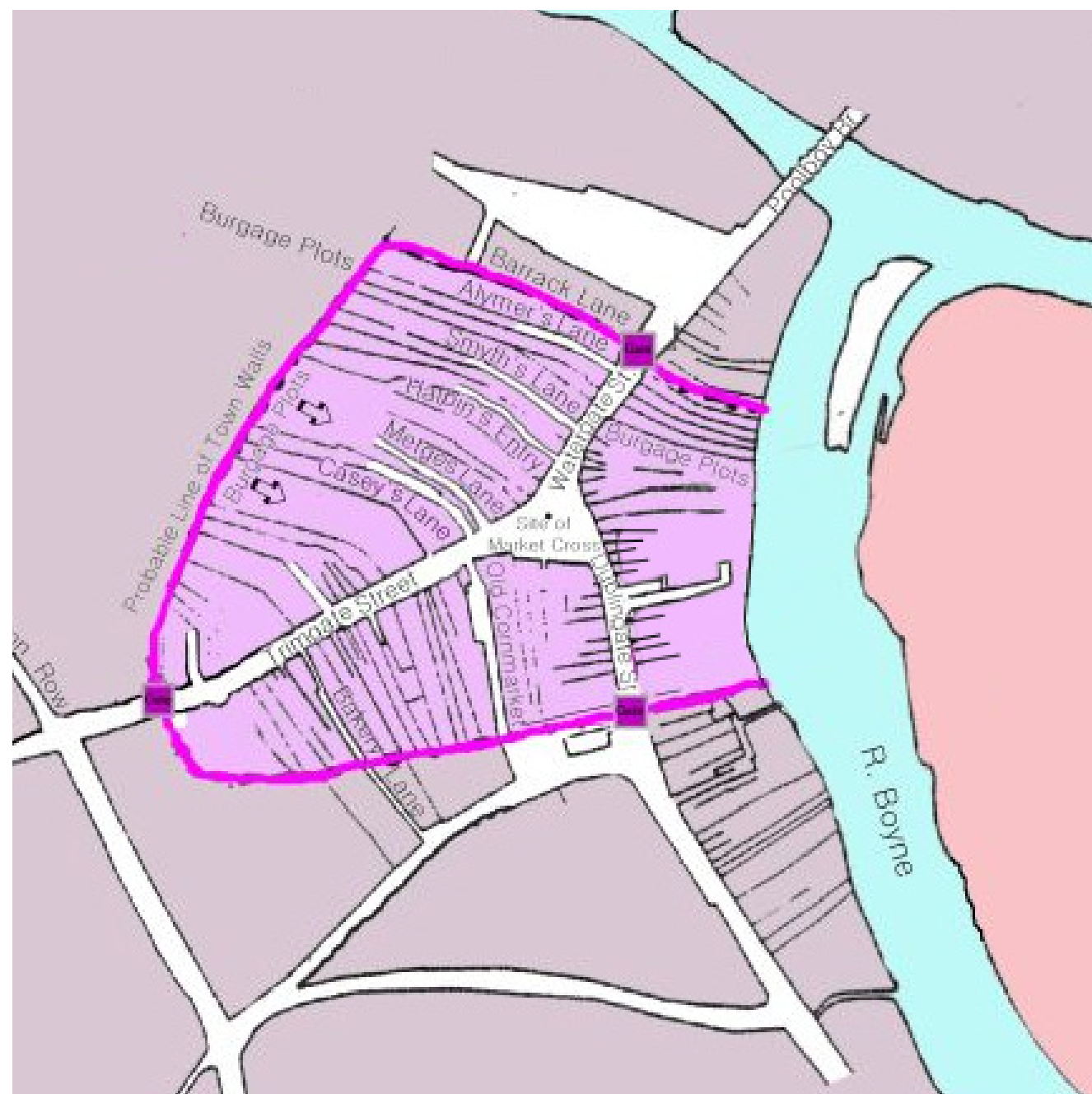
**500 Hectares of  
Packaged, Serviced and  
Strategically Located Lands**

**Top 3 Employment Sectors**



\* Unless otherwise stated, data is sourced from CSO Census 2016 [peopleandplace.ie](http://peopleandplace.ie)





Medieval Navan



Earlt 20<sup>th</sup> century Navan



# 2050 NAVAN



## 1.0 INTRODUCTION

Navan is the administrative centre and principal town of County Meath. Centrally located within the county, the town rests at the confluence of the River Boyne and Blackwater.

Navan is medieval in origin having established on the western side of the River Boyne in the late 12<sup>th</sup> century after the Norman invasion. The early town comprised three gates and three main streets including Trimgate Street, Watergate Street and Dublingate (now Ludlow Street) that converged at Market Square. The people of the town lived along the numerous narrow laneways leading from these three main streets and Navan developed as a strong market town levelling tolls of all goods coming into the town for sale.

The arrival of rail to Navan in the mid-19<sup>th</sup> century triggered substantial new investment and growth in the town and elsewhere in Meath. A branch line to Oldcastle from Drogheda and a branch line from Navan to Kingscourt were also developed. Nationalisation of the railways in 1945 led to the ending of all passenger railway services to Navan by 1958, refocusing investment into the national road network.

Today, the three original streets and Market Square remain at the heart of Navan, with many of the laneways still in use. In the late 20<sup>th</sup> century, Navan expanded considerably with new residential development extending to the north, south and east of the town centre. Rising house prices in Dublin resulted in rapid population growth in Navan without corresponding employment growth, resulting in 47% of the working population of Navan commuting out of the county by 2020. Navan is now the fifth largest town in Ireland with a population of 31,689 recorded in the 2016 census.

This Vision for Navan is a living document and sets out the strategic long-term plan for the town. The Statement highlights what differentiates Navan from other towns of its size and presents how the town can transform to become exemplary in its function as an environmentally sustainable and compact Key Town in the region through progressive forward planning and appropriate investment.







# 2050 NAVAN

## 2.0 VISION

*To build an economically vibrant and environmentally sustainable town, with a distinctive and attractive public realm, and high quality of services for all.*









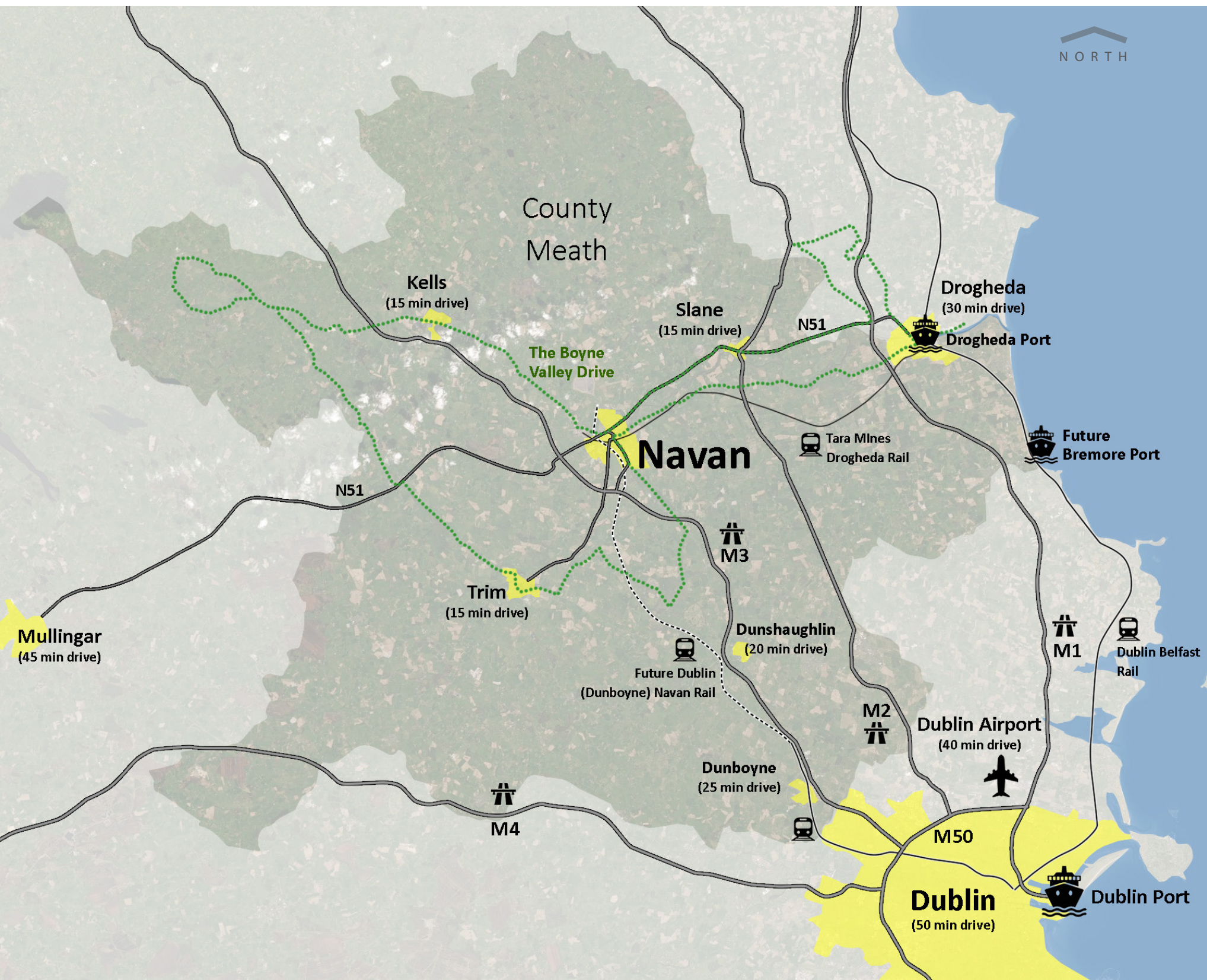
# 2050 NAVAN

## 3.0 NAVAN TODAY

Navan is the largest urban centre in County Meath and is located approximately 45km north west of Dublin City Centre. Strategically positioned off the M3 motorway, the town is connected to Dublin and surrounding regional centres via a strong national and regional road network and is 40km from Dublin Airport, the country's primary international gateway.

Navan offers a high-quality urban living alternative to Dublin City benefitting from immediate access to a rural landscape that is rich in both natural and built heritage while providing exceptional amenity and recreation choices that underpin a healthy lifestyle.

Building on the historic significance, its geographical position, combined with the availability of development lands, Navan today has the capacity to accommodate substantial population and employment growth. This growth can be achieved through regeneration, consolidation and high-quality development to make Navan a more sustainable town with the ability to attract indigenous and foreign investment.

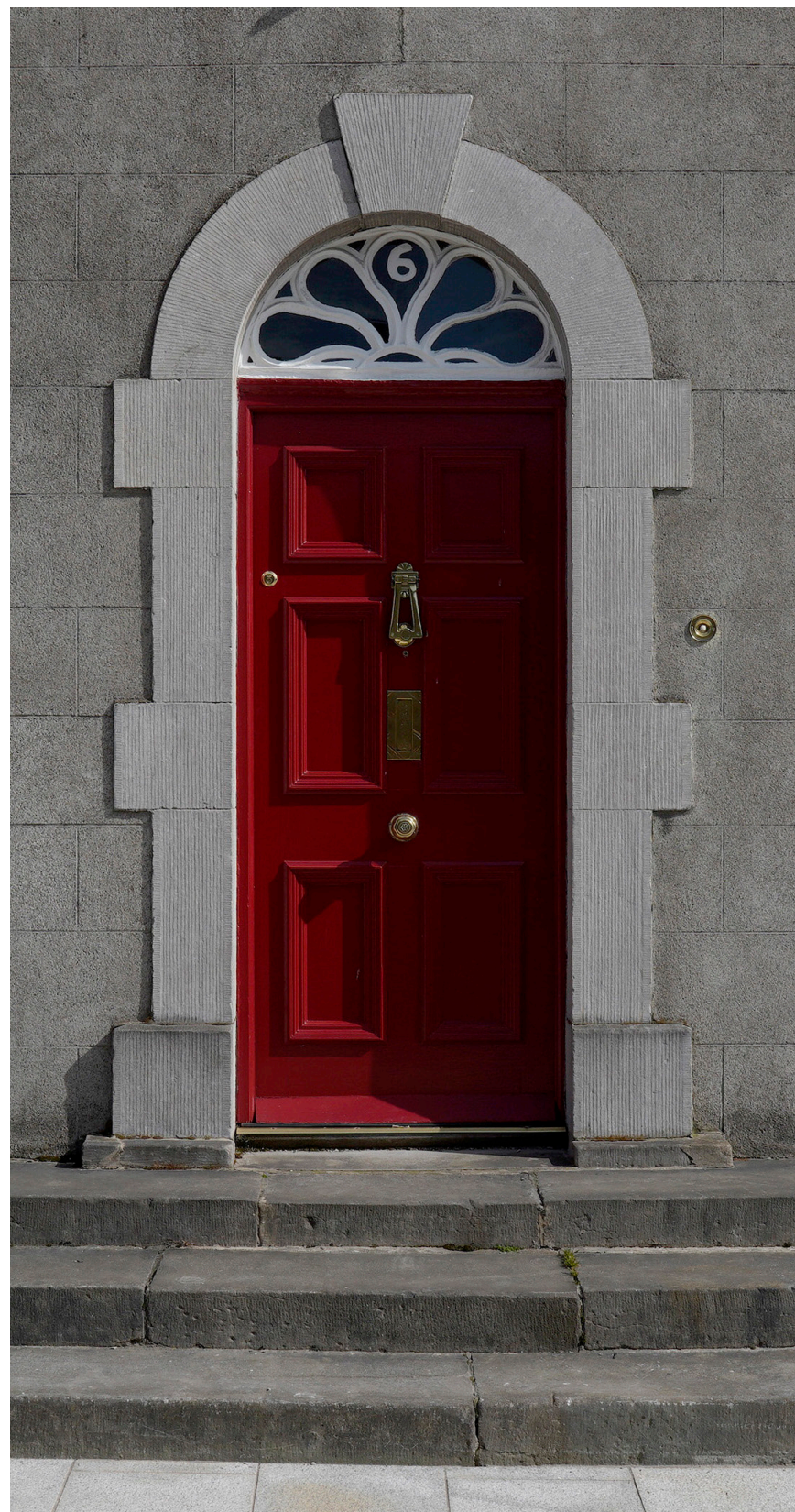








# 2050 NAVAN



## Distinct Heritage

Navan town is medieval in origin with parts of the original town walls remaining visible today. Throughout the town, there are numerous examples of architectural heritage that express the history of the town. The Poolboy Bridge, New Bridge, River Boyne Railway Bridge and Kilcarn Bridge are examples of the interface between the built and natural heritage of the town and the Blackwater Mill serves as a fine example of Navan's industrial heritage.

Conservation and integration of the town's distinct built and natural heritage provides Navan with an opportunity to position itself as an attractive place to live, but also as an authentic historical town that can offer a compelling tourism experience.

Improved public realm will emphasize the historic form of the town and enhance the experience of the visitor to the town. Navan 2030 has already started to deliver visible improvements in the public realm and streetscapes of the traditional town centre. Further regeneration plans for the town centre will see the restoration of the former St. Patrick's Classical School reinvented as a County Archive and Genealogy Research Centre with performance and study space. The reinvigoration of this part of the town will make a significant contribution to the Cultural Quarter and bring new connections between the Trim Road and Academy Street.

## Green and Social Infrastructure

The quality and abundance of natural heritage in Navan and its environs is significant. The River Boyne and River Blackwater is an important amenity and holds further amenity potential for the town, the wider county and its inhabitants with the development of the Boyne Greenway. Navan's residents currently benefit from the Ramparts, a high amenity walk and Blackwater Park, which serves as a Park, series of pitches, walking track and playground area for residents. The Hill of Tara, located in the environs of Navan also serves as a place of enjoyment for both tourists and residents in the town.

Other riverside areas in the town have potential to be a valuable amenity and resource and present a significant opportunity to create a network of green spaces in the town linking communities with amenity facilities. Acknowledging the natural heritage available, Navan and indeed Meath has not maximised the potential of these amenities for either its residents or its visitors/tourists. Further enhancement of the amenity potential and character of the towns attributes has remained substantially unrealised and poorly connected and thus far is a missed opportunity for residents and visitors to enjoy a greener, healthier and visually rich environment.

Navan has a mix of social and community facilities including schools, healthcare, childcare, community facilities, parks, playgrounds, and sporting clubs and organisations. Notwithstanding this, community facilities have not always developed in tandem with population growth and areas such as Johnstown require additional community facilities and active open space. Presently, lands for community development have been set aside in these areas to ensure communities lacking in such necessary services can look forward to receiving these facilities and amenities in the near future.

The redevelopment of Páirc Tailteann will provide a modern sports facility with multi-use possibilities for the county. This will have the capacity to host sporting events of National significance and will bring a wealth of community and economic benefits to the town.







# 2050 NAVAN

## Population & Housing

Between 2006 to 2016, the population of Navan increased by nearly 20%. Since this period, residential development has continued to steadily grow with a presently planned population growth of 36,073 by 2027.

Navan is one of the fastest growing towns in the country, with the focus of residential development having primarily taken place in the Johnstown area, the northern part of the town at Clonmagaddan and the Commons Road in the south-west. This has delivered a steady supply of housing in the midst of a national housing crisis. In addition to large housing developments, exemplary small-scale housing schemes regenerating brownfield lands have ensured there is a sufficient quantum of residential lands available in the town to facilitate the population growth.

Today, Navan has substantial blocks of residential land available to accommodate future growth in tandem with regeneration of the town centre. The town also has the benefit of the designation of the Clonmagadden Strategic Development Zone (SDZ), which will provide 1,400 residential units. This SDZ provides a residential land bank in the northern part of the town and is key to Navan's potential to accommodate a growing population.

## Employment and Retail

Navan is the largest retail centre in Meath and comprises the traditional town centre for boutique shopping, Navan Shopping Centre, Blackwater Retail Park, Navan Retail Park, Johnstown Shopping Centre and Blackcastle Shopping Centre.

The town also benefits from the presence of seven key business enterprise zones which includes the IDA Business Park in Athlumney, Mullaghboy Industrial Estate, Beechmount Home Park, and Liscarton Industrial Estate. Employment in these Business and Industrial Parks is varied and includes manufacturing, logistics, medical devices, services, and communications.

Tara Mines, located on the north western fringe of the town, is the largest zinc mine in Europe and is a major employer in the town. In 2016, 21.5% of the total jobs in the County were located in Navan, making it the principle employment centre in the County.

Notwithstanding this, retail leakage from Navan to the larger retail destinations in the Dublin region has also led to loss of revenue within the county. Disproportionate levels of commuting for employment and recreation has undermined the vitality of Navan town and the quality of life that local people might otherwise enjoy if such high-quality employment and services were available locally.

## Transport and Connectivity

Navan has experienced rapid population growth over the last two decades with intensive residential development in the eastern and northern parts of the town. A high percentage of this development has contributed to the commuter town profile of Navan where people leave home every day to travel to their place of work, most often located in Dublin.

Solutions to reduce the level of outbound commuting is fundamental to the sustainability of Navan and the investigation of alternative models of working, either through home working or local Working Hubs must be catered for to curb commuting trends.

Notwithstanding the improvements that flexible working arrangements would offer to the outbound commuter, the vast quantum of employment, healthcare and educational facilities in Dublin City means that the need for a frequent and reliable connection to the City Centre will always remain. Therefore, a modal shift to a more sustainable method of travel will be key to improving connectivity while reducing carbon emissions.

There are presently 53 express bus services in either direction between Navan and Dublin including one daily service to Dublin City University. This does not adequately serve the needs of the residents of Navan and the wider county. Accessibility and reliability of these services must be improved to encourage modal shift from private cars to public transport. High-quality public transport services will facilitate living in Navan and will also benefit the town by making it more accessible both as an employment centre and as a destination for visitors.

Locally, vehicular congestion has detracted from both the convenience and appeal of the town, and in turn, negatively impacts on access to the town, the viability of businesses in the centre, and the quality of the urban environment. The Navan 2030 Public Realm Strategy has started to change mobility patterns in Navan town centre and next phases will see the integration of local and regional bus services at Kennedy Road, reduced through traffic on Trimgate Street and Market Square and consequent increased footfall throughout the town centre. Associated public realm works will also improve the quality and character of town centre streets and spaces to produce a more pedestrian friendly and vibrant town centre.

Planning for growth of Navan must include high-quality facilities for pedestrians and cyclists to ensure increased footfall, dwell time and visitor spending that will sustain the vitality of businesses in the centre.







## 4.0 THE PRINCIPLES

The guiding principles for Navan 2050 are a statement of purpose that define how Meath County Council will shape the sustainable growth and development of the town.

By integrating long-term social, environmental and economic principles into the future planning of the town for 2050, the Council will be better placed to realise the vision for 2050.

### Compact Growth

Consolidation and optimisation of Town Centre and wider lands within the existing urban footprint with growth directed and facilitated to develop a socially and economically vibrant town with the critical mass necessary for the sustainable provision of service facilities and infrastructure.

### Population and Housing

Catering for growth of up to 58,500 by 2050 by reserving lands suitable for the development of up to 26,000 high-quality residential units within and adjoining the existing Navan development boundary.

### Quality of Life

Improvements to streets and urban spaces in the town by upgrading the pedestrian network and developing safe and high-quality areas for social interaction to be delivered as part of the Navan 2030 Public Realm Strategy and subsequent Public Realm Strategies thereafter.

### Town Centre Regeneration

Restoration of the historic townscape through the regeneration of Flowerhill, the County Hall Regeneration Project and the regeneration of historic urban area of St. Patrick's Classical School, the Old County Buildings and Academy Street.

### Transport and Connectivity

Development of electrified rail and alternative fuel bus-based infrastructure to accommodate population growth and their needs to access employment and education outside of the county, while being the primary mode of transport for workers travelling to and from Employment Centres in Navan.

### Adaptable Economy

Creating a Live-Work Community by developing a resilient and diverse economy, creating up to 18,563 jobs in Navan by 2050 through building on its tourism potential and comparative locational advantages, whilst growing multi-national, indigenous business and healthcare services.

### Low Carbon Town

Transitioning from car-based commuting to public transport, the expansion of walking and cycling infrastructure, the retrofitting of existing buildings while ensuring energy efficiency in future building development, Navan will transform to become a low carbon society by design.

### Healthcare and Education

Expansion of existing healthcare facilities from a General Hospital to the development a Hospital of a suitable scale for the Region by 2050. Development of Further Education/Lifelong Learning Centre in collaboration with local employers.







## 5.0 ACTIONS & DELIVERABLES

### Compact Growth

- Consolidation and optimisation of Navan Town Centre land uses
- Supporting the establishment of a socially and economically vibrant town
- Ensuring new residential and employment growth areas are well connected to the town centre and public transport services

### Population and Housing

- Cater for growth of up to 58,500 people by 2050
- Development of 292 hectares of residential land
- Delivery of 26,000 Residential Units
- Regeneration and redevelopment of 65 hectares of Brownfield and Infill Lands

### Quality of Life

- Creation of an Age-friendly Town and sSupporting healthy living at of all age cohorts
- Increased access to quality housing & healthcare
- Creation of places for active & passive recreation

### Town Centre Regeneration

- Completion of Town Centre Renewal Scheme
- Expansion and redevelopment of Cultural Quarter and Town Centre
- Regeneration and renewal of Flowerhill and Abbeylands

### Transport and Connectivity

- Development and electrification of Navan Dublin Rail Line
- Expansion and transition of Local Bus Service to alternative fuels fleet
- Segregated cycleways on all radial routes to Navan
- Pedestrianisation of targeted Town Centre streets and nodal points
- Delivery of strategic multi-modal routes
- Roll-out of electrified and alternative fuel vehicles
- Development of a 15-minute town
- Complementary Town Bicycle Scheme
- Re-allocation of on-street car parking to Parking Hubs

### Adaptable Economy

- Development of 500 hectares of Commercial and Industrial lands
- Enhanced Tourism Offer
- Growth of Enterprise Ireland and IDA Companies
- Entrepreneurship/Start-Up promotion and facilitation

### Low Carbon Town

- Creation of a sustainable multi-modal town
- Energy Retrofitting of public buildings and housing stock
- Decarbonisation of communities through green infrastructure
- Capitalising on the natural assets such as a Renewable Hydro Energy and Geo-thermal Resources

### Healthcare and Education

- Development of a new hospital serving the region on one of two strategic located sites in Navan
- Development of Further Education/ Lifelong Learning Centre
- Development of third level Facilities/ Outreach Centre at Dalgan Park Navan
- Centre of Excellence of Apprenticeship training for the country







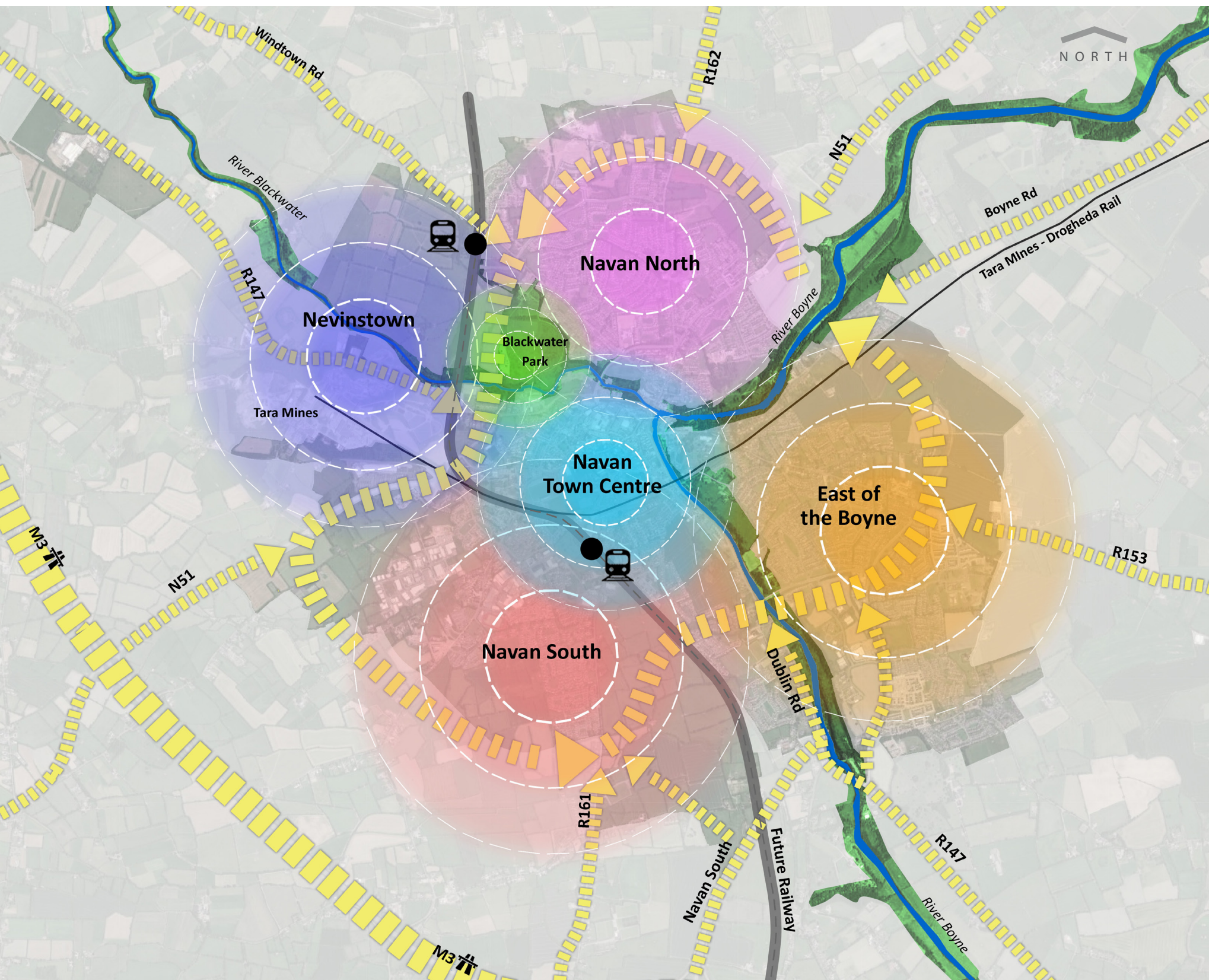
# 2050 NAVAN

## 6.0 NAVAN 2050

Implementation and delivery of the Navan 2050 Vision will be through the aforementioned actions and deliverables to create a self-sufficient and sustainable town. As the County Town and Key Town in the region, Navan needs to plan for a growing population and this growth must be accommodated in a sustainable and balanced fashion.

Key to the delivery of this Vision is the foresight and long-term planning to ensure the town will become more viable and sustainable and that the necessary steps and actions are taken over the short, medium and long term to ensure its delivery by 2050.

The following sections provide an overview of how each segment of the town will be developed through a series of actions and deliverables that will ultimately deliver the long-term vision for Navan.









## 6.1 Navan Town Centre

### The Cultural Quarter

The Cultural Quarter is home to the Solstice Arts and Cultural Centre, the County Library and future County Archive in St Patrick's Classical School. The former Meath County Council Headquarters and yard is a prime site for redevelopment due to its town centre location.

#### Physical Changes

- Redevelopment of the Council Headquarters for Office/Residential/Commercial Development.
- Restoration of the Old St. Patrick's School as a County Archive, Genealogy Research Centre and performance and study space.
- Improved pedestrian/cycle facilities.

#### Redevelopment of this urban area will:

- Develop an area as a focus for Arts, Culture and Heritage in the town;
- Enhance tourism and cultural heritage opportunities;
- Restore the nationally important Old Classical School for public use;
- Improve pedestrian and cycle permeability between Railway Street, Academy Street and the town centre;
- Consolidate and connect the existing town centre and the town centre expansion area at Navan Central rail station.

### Páirc Tailteann

Páirc Tailteann is County Meath's the principal GAA Stadium. This will be redeveloped as a modern sports hub with the capacity and complimentary uses required to facilitate the hosting of sporting events of Regional and National importance.

#### Physical Changes

- Redevelopment of site to provide for 25,000-seater stadium with commercial units.
- Provision of a dedicated pedestrian and cycle route between the stadium and the future Navan Central Rail Station.
- Electrified local bus service linking wider Navan to the stadium.

#### Redevelopment of Páirc Tailteann will:

- Operate as a focal point for community and cultural events;
- Regenerate the Brews Hill area;
- Provide a multi-use stadium that is compatible with neighbouring functions;
- Create a resilient revenue-earning stadium with sustainable transport links, vehicular accessibility, parking and pedestrian access.

### Town Centre Expansion Area

The area designated to accommodate town centre expansion is a strategic parcel of 17 hectares of brownfield land zoned for Commercial/Town or Village Centre development. Currently underutilised with significant development potential, this site will accommodate town centre expansion through the development of the Navan Central Rail Station and complementary high-density commercial and residential development. The Rail Station and a Civic Plaza shall be a focal point in any development with any commercial uses being complementary and ancillary to the Core Retail Area of the town.

#### Physical Changes

- Redevelopment of brownfield lands to the south of the retail core of the town.
- Development of Navan Central Rail Station and Civic Plaza.
- Relocation of Bus Station to nearby Rail Station to create Transport Hub for town.
- High density residential development of approximately 620 residential Units.

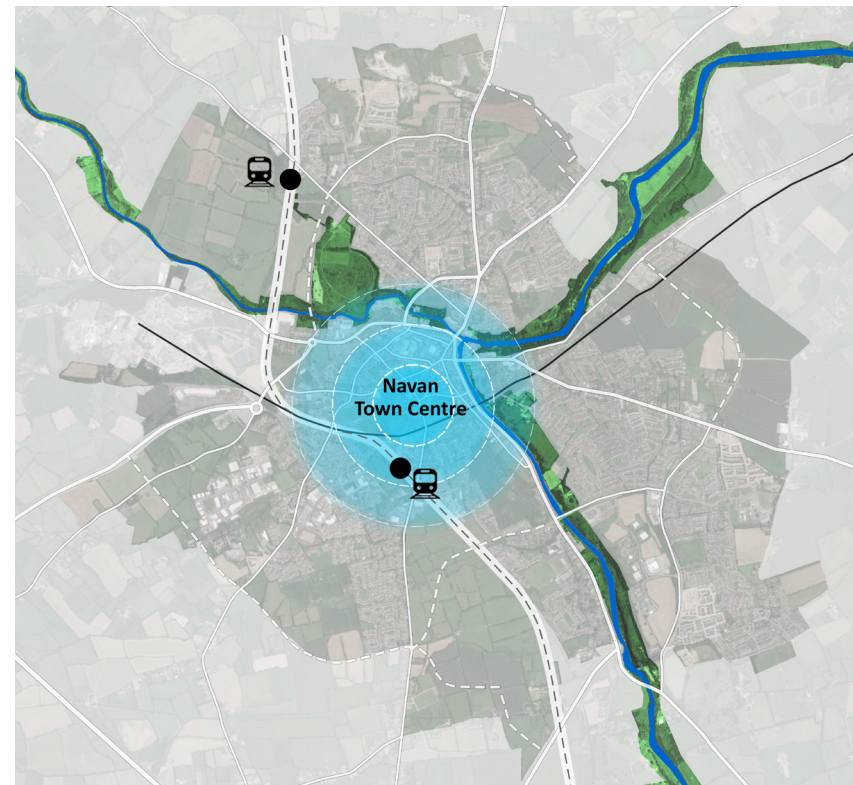
#### Development of this urban area will:

- Regenerate a significant area of underutilised land;
- Increase accessibility to centralised services in Dublin via public transport;
- Increase access to local employment opportunities and improve access to better quality jobs, skills development and career opportunities in Dublin City;
- Reverse private car commuting trends with concentration of live-work concept in Navan with improved quality of life for its resident population;
- Increase availability of high-quality residential units to support quality town centre living;
- Support the transition of Navan to a Low Carbon Economy.

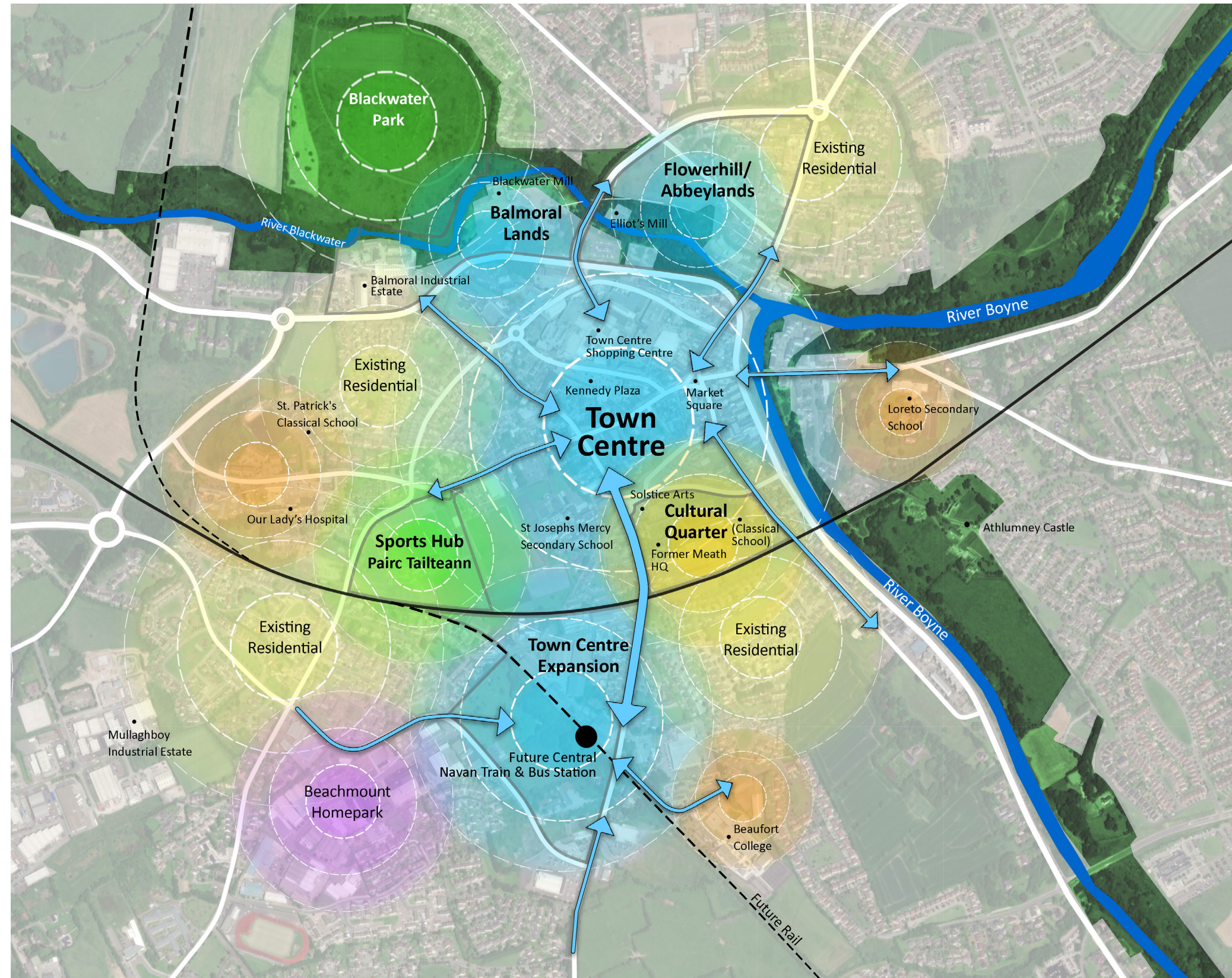


# 2050 NAVAN

## 6.1 Navan Town Centre



- Town Centre/ Mixed Use
- Community
- Residential
- Open Space/ Sports / Amenity
- Employment
- Existing roads
- Future multi-mode roads
- Railway (Tara Mines-Drogheda)
- Future railway
- Future railway station
- Key Town Centre connections
- Key Amenity Walk (Boyne)





## 6.1 Navan Town Centre

### Flowerhill / Abbeylands

The Flowerhill/Abbeylands area comprises 3.7 hectares of undeveloped lands north of the town centre. This area is the focus of targeted regeneration which has received €6.8m in funding through the URDF. The area will be redeveloped for commercial and residential development with supporting community facilities and recreational space.

#### Physical Changes

- Development of a new Urban Quarter with mixed-use development and community facilities.
- Restoration of heritage of the area through streetscape enhancement, shopfront improvements and lighting.
- Increased permeability between the recreational/open space areas, the mixed-use lands and the town centre.
- Reconnection of key assets along the River Blackwater through development of a River Park cycle/walkway.
- Redevelopment of Elliot's Mill as a significant mixed use landmark building on the edge of the Blackwater River.
- Development of a Gateway Building at the junction of the Ratholdron Road and the Inner Relief Road.
- The area will be served by an electrified local bus service enhancing connectivity between Flowerhill/Abbeylands and the wider north Navan area.

#### Development of this urban area will:

- Regenerate and renew brownfield lands in the Flowerhill area;
- Create high quality living environment through maximising the cultural heritage assets in the area;
- Recreate an age-friendly and vibrant community with a sense of pride in Flowerhill;
- Create a highly connected area between North Navan and the Town Centre as a place for active & passive recreation for residents;
- Increase pedestrian and cycle permeability from Flowerhill/Abbeylands to Town Centre and town park.

### Balmoral Lands

Adjacent to the Abbeylands area and running along the River Blackwater, this landbank comprises of the existing Balmoral industrial estate with approx. 6.7 hectares of partially developed lands.

#### Physical Changes

- Redevelopment of Balmoral Industrial Estate to provide residential, retail, medical and office uses.
- Restoration and re-development of Blackwater Mill, a significant historical 6-storey mill building along River Blackwater.
- Provide a pedestrian bridge across the River Blackwater to link Blackwater Park and the town centre.

#### Development of this urban area will:

- Regenerate brownfield lands;
- Increase availability of residential units and support quality town centre living;
- Improve pedestrian and cycle permeability between the Balmoral lands, Flowerhill/Abbeylands and Blackwater Park.



## 6.2 Navan North

The Navan North lands are located north of the River Boyne and contain three parcels of land with a cumulative 73 hectares of significant development potential.

**Clonmagadden Strategic Development Zone (SDZ)** contains 38 hectares of greenfield lands with potential for 1,400 residential units supported by schools and associated commercial and retail space.

**Clonmagadden Lane** lands relate to a large land bank north of Navan town centre east of the Aura Leisure Centre with an area of circa 27.5 hectares zoned for residential, community, open space, and mixed use. Construction on these lands are well underway.

**Blackcastle Demense** is closest to the Town Centre and holds 8 hectares of lands for residential and high amenity development potential along the River Boyne.

### Physical Changes

- Development of 1,400 high quality residential units at Clonmagadden SDZ.
- Provision of Primary and Secondary Schools, Community Facilities, Commercial and Retail space at Clonmagadden SDZ.
- Development of 230 high-quality Residential Units at Clonmagadden Lane lands.
- Provision of 6 hectares of Community Facilities and Open Space to support community at Clonmagadden Lane.
- Development of 220 dwellings in Blackcastle Demense.
- Expansion of the Boyne Ramparts Linear Walk to the northern section side of Boyne River.
- Strategic multi-modal distributor road linking the Clonmagadden Road with the Kells Road (R147).
- Segregated Cycleway along the Ratholdren Rd. connecting area to Town Centre.
- All areas to be served by electrified Town Bus Service enhancing connectivity to Key Employment Zones in Navan and the Town Centre.

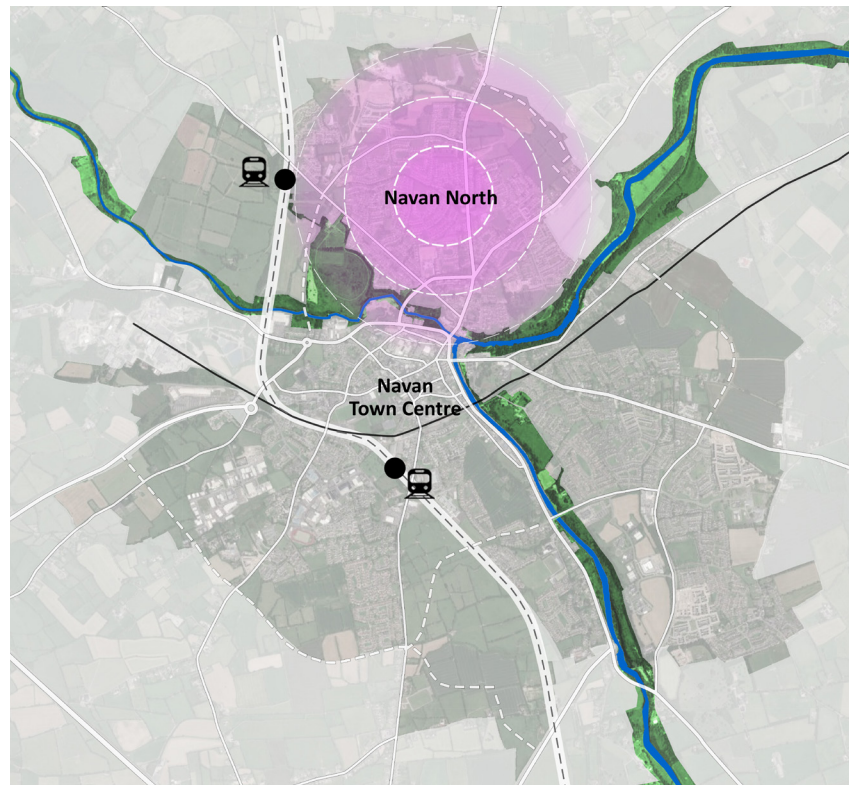
### Development of these lands will:

- Deliver over 1,800 energy efficient residential units with associated community facilities to accommodate population growth;
- Reduce private car dependency through frequent and reliable public transport options to Navan Town Centre and beyond;
- Provide amenity access to the Boyne Valley by creating an additional walkway for passive recreation;
- Enhance pedestrian and cycling infrastructure connecting Navan North to the Town Centre and wider Navan area;
- Encourage sustainable modes of transport and support the transition of the town to a Low Carbon Economy.

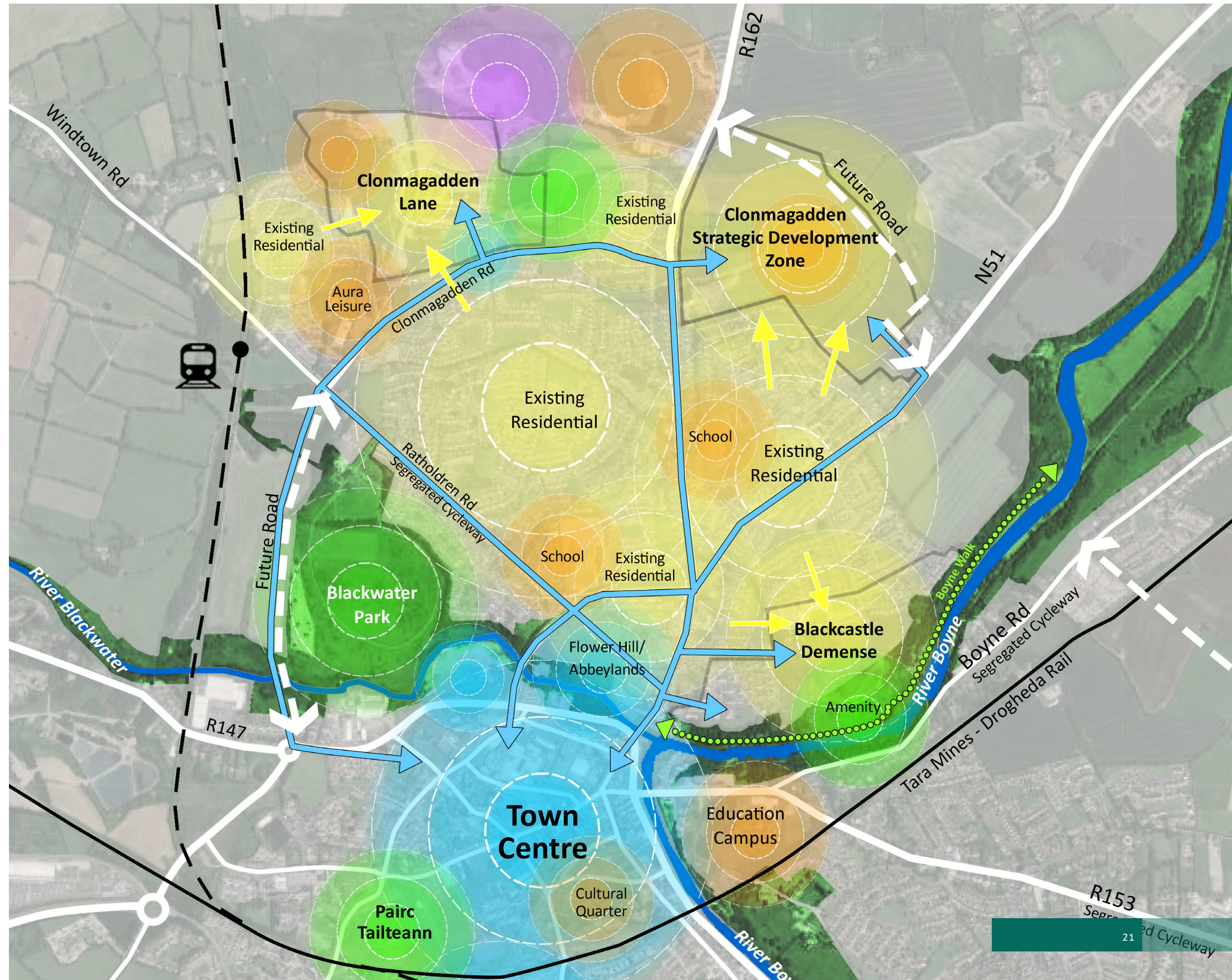


# 2050 NAVAN

## 6.2 Navan North



- Town Centre/ Mixed Use
- Community
- Residential
- Open Space/ Sports / Amenity
- Employment
- Existing roads
- Future multi-mode roads
- Railway (Tara Mines-Drogheda)
- Future railway
- Future railway station
- Key Town Centre connections
- Key Amenity Walk (Boyne)





## 6.3 East of the Boyne

The lands east of the Boyne in Navan comprise existing residential and employment lands including the IDA Industrial Park. Lands at Farganstown will be accessible following the completion of a new distributor road and these parcels of lands will be developed to realise their full residential and employment potential.

**The IDA Industrial Park** is a 37 hectare site with 27.35 hectares of Commercial and Industrial Development remaining available for development. These lands have significant potential for investment with variable plot sizes ranging from 1.8 hectares up to 11 hectares.

**The Lands at Farganstown** are a significant landbank of 130 hectares of greenfield lands with potential for 50 hectares of residential development and 44 hectares for Enterprise and Employment. These lands are newly accessible via a multi-modal distributor road linking the R153 Kentstown Road with the Boyne Road.

### Physical Changes

- Development of 1,600 high-quality residential units at Farganstown.
- Neighbourhood Centre comprising Community Facilities and Services.
- Multi-modal Distributer Road linking the R153 Kentstown Road through Fargantown onto the Boyne Road.
- Development of 44 hectares of lands with Enterprise Ireland Businesses and IDA Companies.
- Fully built-out IDA Industrial Park campus with:
  - a Centre of Excellence of Apprenticeship training for Ireland
  - Remote Working Hub Facilities
  - Enterprise Ireland and IDA Companies.
- Both sites served by electrified Town Bus Service enhancing connectivity to Key Employment Zones in Navan and the Town Centre.
- Segregated Cycleway along the R153 Kentstown Road and along the Boyne Road into Town Centre.

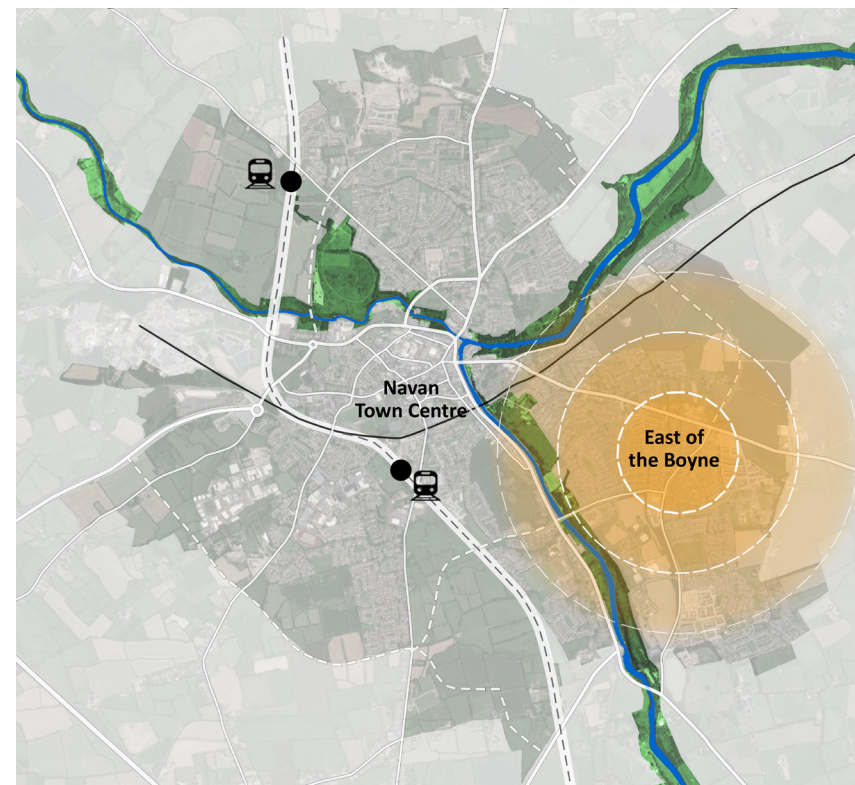
### The development of these lands will:

- Deliver energy efficient housing and associated community facilities to accommodate population growth;
- Create a live-work community by increasing local employment opportunities;
- Improve access to highly skilled jobs;
- Provide opportunities for the development of workspace/hubs for local workers;
- Reduce private car dependency through frequent and reliable public transport options to Navan Town Centre and beyond;
- Enhanced pedestrian and cycling infrastructure to the Town Centre and wider Navan area;
- Support the transition of the town to a Low Carbon Economy.

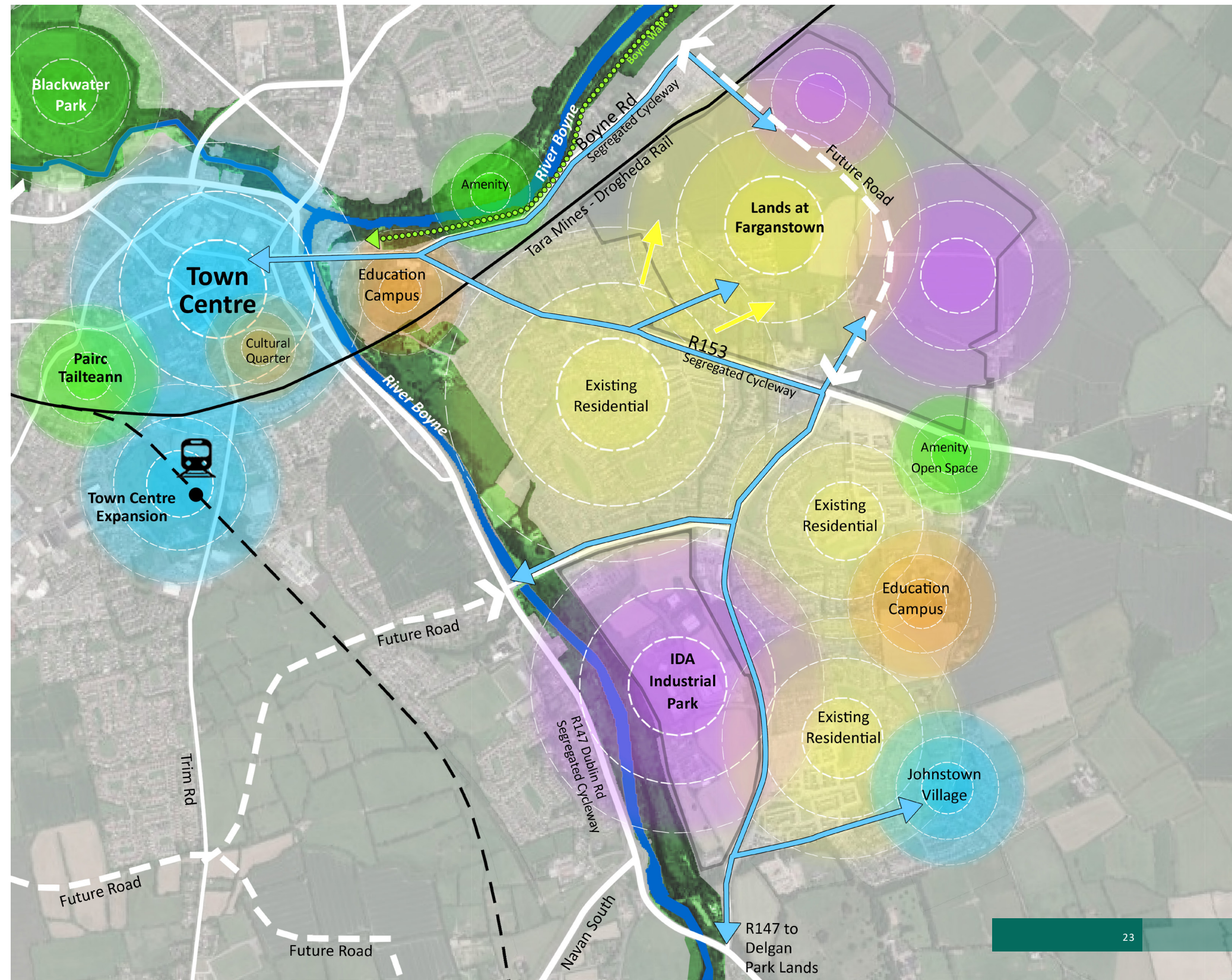


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## 6.3 East of the Boyne



- Town Centre/ Mixed Use
- Community
- Residential
- Open Space/ Sports / Amenity
- Employment
- Existing roads
- Future multi-mode roads
- Railway (Tara Mines-Drogheda)
- Future railway
- Future railway station
- Key Town Centre connections
- Key Amenity Walk (Boyne)





## 6.4 Navan South

The lands bound by the N51 Athboy Road to the R147 Dublin Road existing residential and industrial uses and holds five land parcels of development potential.

**The Trim Roads Lands** relate to 14 hectares of land bound by the Trim Road, the former Navan-Dublin Rail Alignment and lands adjoining the Swan River and are adjacent to the town centre expansion area. These lands provide 14 hectares for residential development and 6.7 hectares zoned for mixed use.

**The Trim Road Strategic Employment Lands** relates to 100 hectares of land to the south of Navan defined by the Trim Road, the Navan-Dublin Rail Alignment and lands adjoining the Borallion Road. This Strategic Employment Site can accommodate High-Ttechnology Uses/Warehousing and Distribution.

**The lands west of the Trim Road** are a significant land bank of 39.6 hectares to be developed primarily for residential uses.

**The Mullaghboy Industrial Estate Expansion** lands have potential to accommodate expansion of the existing Industrial Estate adjacent to the N51

**The Dalgan Park Lands** are located 2km from the edge of Navan on the R147 Dublin Road. These lands are home to the Columban Missionaries and include publicly accessible amenity space. The vision for Dalgan Park entails the renovation and refurbishment of Dowdstown House, the Far East Building, the Steward's House and the East Wing of the main college (Dalgan Park House) for education administration, student accommodation purposes, medical laboratories and lecture rooms. The ultimate goal is to create a legacy for the Columbans by developing 200 further acres (or all) of the Dalgan Park estate into a world class third level educational facility, including a not-for-profit international medical school.

### Physical Changes

- Development of 370 high quality residential units on the Trim Road supported by mixed use development.
- Development of 1,150 high quality residential units on lands west of the Trim Road.
- Supporting amenity space along the Swan River.
- Expansion of Mullaghboy Industrial Estate by an additional 25 hectares.
- Strategic multi-modal distributor road opening access up to the Trim Road Strategic Employment lands and linking the Trim Road to the Navan South M3 motorway access road.
- Development of a Third Level Facility/University Research and Innovation Campus at Dalgan Park as a joint initiative between Meath CocoCounty Council and an Irish University.
- Enhanced public amenity space at Dalgan Park.
- Enhanced and electrified Town Bus Service connecting Trim Road to Navan Town Centre and wider area.
- Segregated cycleway along R147 from the Town Centre to Dalgan Park and on to the Hill of Tara.

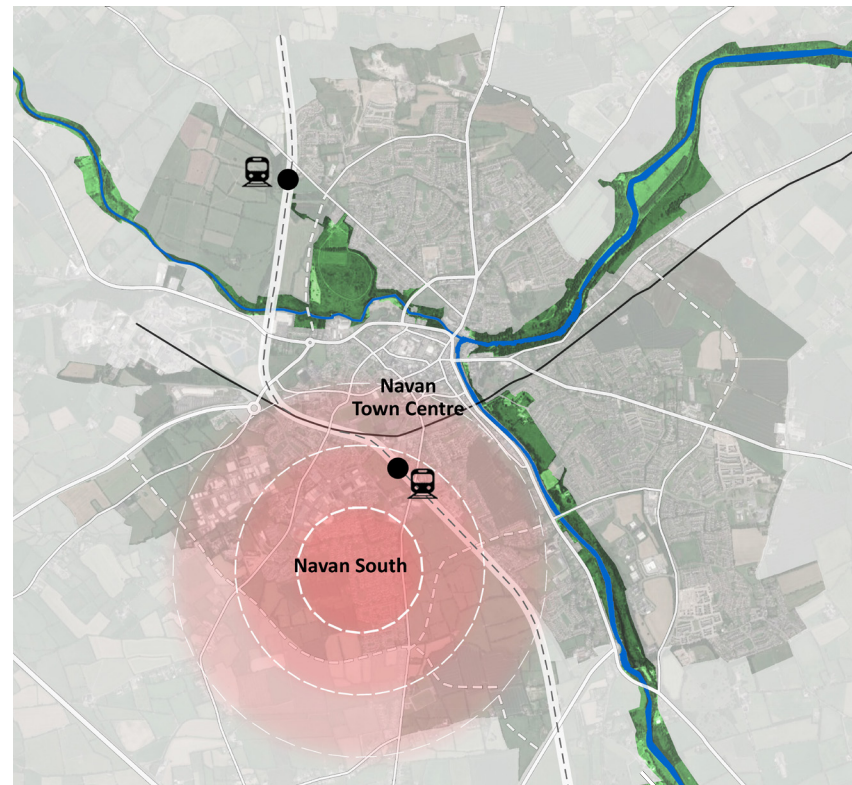
### Development of these lands will:

- Lead to the creation of high-quality jobs for the town;
- Promotion and facilitate Entrepreneurship and Start-Ups;
- Create an accessible educational campus at Dalgan Park that will attract both local and international entrants to benefit the wider North Eastern community and the Greater Dublin Area;
- Enhance pedestrian and cycling infrastructure from the Town Centre to Dalgan Park and on to the Hill of Tara;
- Enhance recreational facilities at Dalgan Park for the wider population;
- Deliver energy efficient housing and associated community facilities to accommodate population growth on the Trim Road.



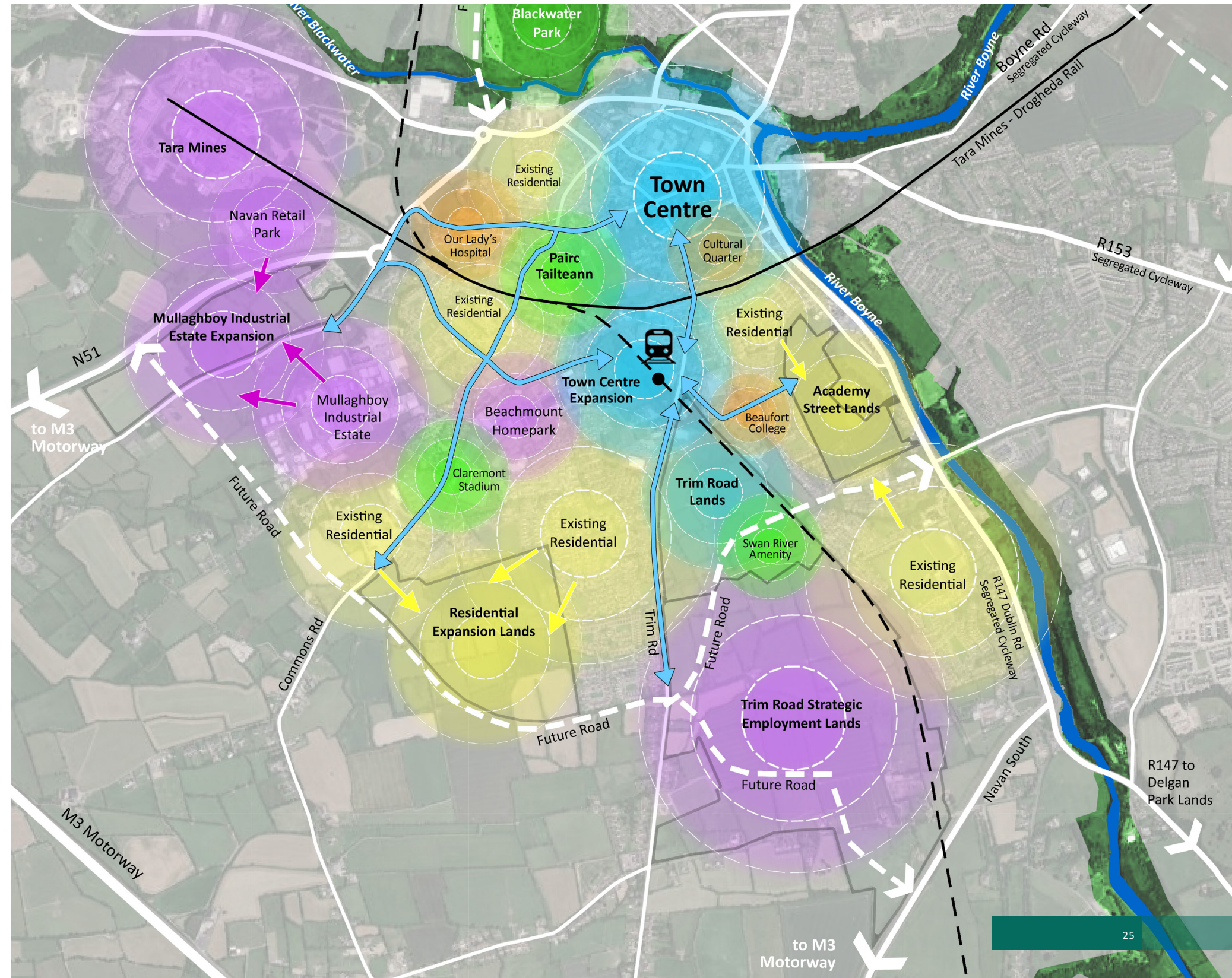
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## 6.4 Navan South



- Dalgan Park
- Town Centre/ Mixed Use
- Community
- Residential
- Open Space/ Sports / Amenity
- Employment
- Existing roads
- Future multi-mode roads
- Railway (Tara Mines-Drogheda)
- Future railway
- Future railway station
- Key Town Centre connections
- Key Amenity Walk (Boyne)

NORTH





# 2050 NAVAN

## 6.5 Nevinstown

This area, known as the Nevinstown Orebody, is in the ownership of Tara Mines and is a 100 hectare strategic land reserve. The adjacent 26 hectares is identified for high density residential development. These lands have the potential to accommodate the Navan North Rail Station and complementary high-density residential development. Blackwater Park is to the east of these lands and is a significant resource to local residents and an important leisure and recreational amenity for the town. Boliden Tara Mines are a key stakeholder in this area and collaboration will be essential to advance the redevelopment of this area.

### Physical Changes

- Provision of Navan North Train Station and associated parking.
- Development of 760 high-quality residential houses and apartments.
- Development of large Healthcare Facility and supporting development.
- Provision of public amenity space adjacent to the River Blackwater;
- Strategic multi-modal distributor road;
- Served by electrified Town Bus Service enhancing connectivity between Tara Mines area, Key Employment Zones in Navan and the Town Centre;
- Segregated Cycleway along the Ratholdren Road connecting to the Town Centre.

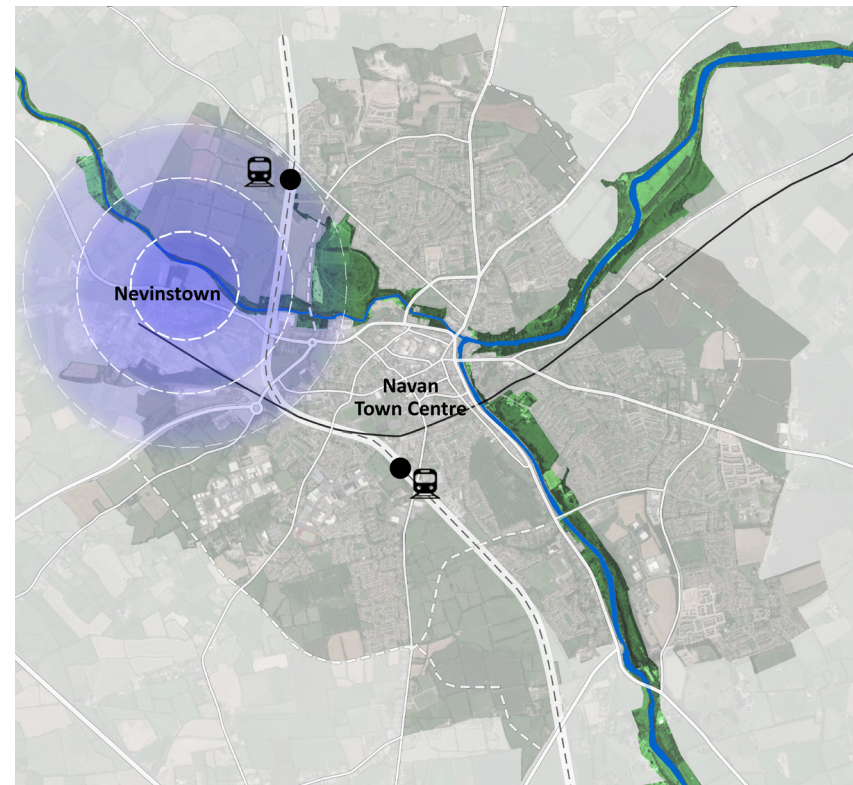
### The development of this area will:

- Increase availability of energy efficient housing and provide supporting community facilities to accommodate population growth;
- Provide access to advanced healthcare facilities locally;
- Increase access to local employment opportunities and improve access to better quality jobs, skills development and career opportunities in Dublin City;
- Reduce private car dependency through frequent and reliable public transport options to Navan Town Centre and Dublin City.
- Support the transition of the town to a Low Carbon Economy.

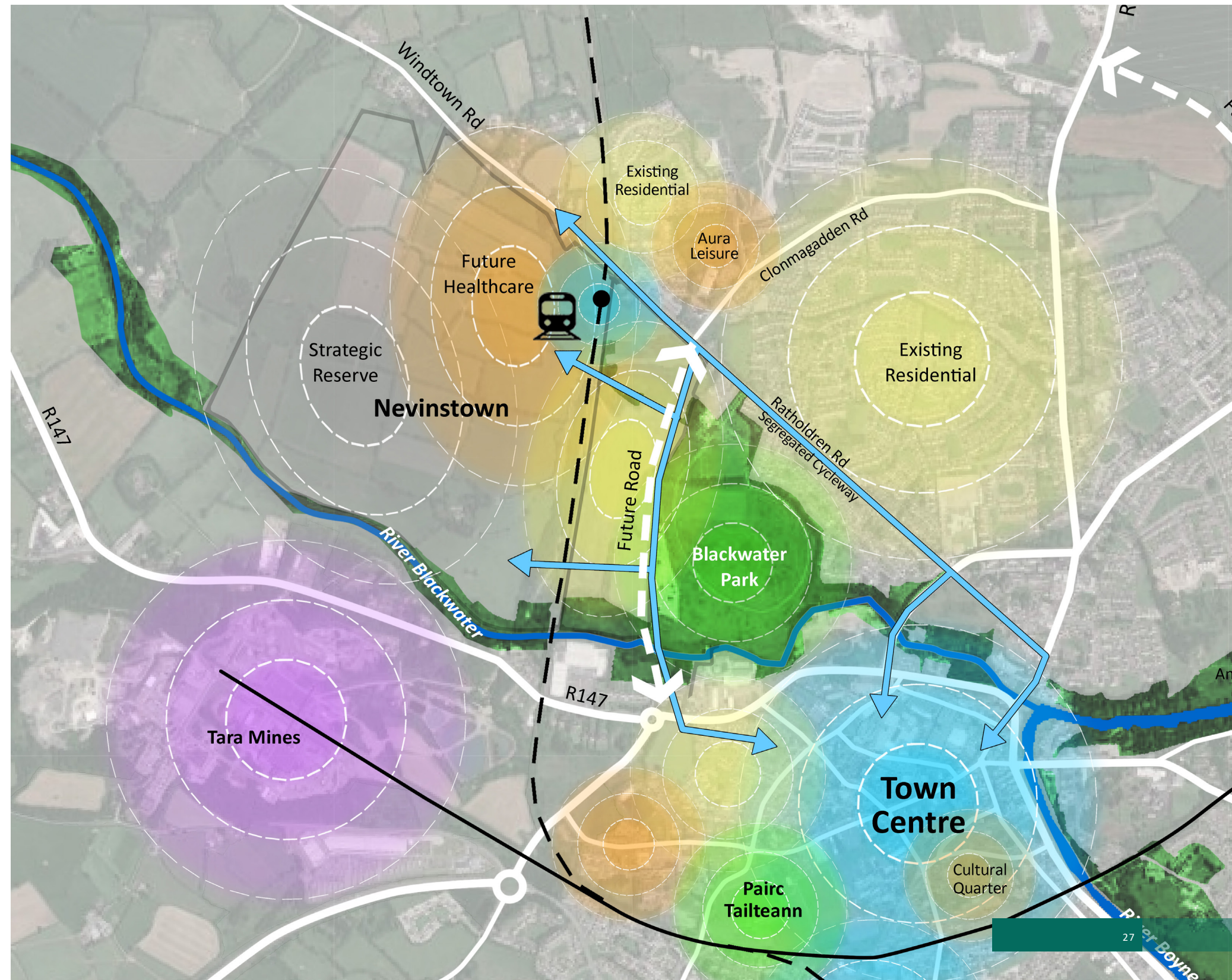


# 2050 NAVAN

## 6.5 Nevinstown



- Town Centre/ Mixed Use
- Community
- Residential
- Open Space/ Sports / Amenity
- Employment
- Existing roads
- Future multi-mode roads
- Railway (Tara Mines-Drogheda)
- Future railway
- Future railway station
- Key Town Centre connections
- Key Amenity Walk (Boyne)









# 2050 NAVAN



## 7.0 CONCLUSION

Navan 2050 sets out a long-term vision outlining the actions required to realise the full economic and environmental potential of the town over the period. Proximity to the national gateway of Dublin City and Dublin Airport provides Navan with a locational (competitive) advantage for investment relative to that of other similar sized towns in Ireland.

Notably, in selecting Navan as a place to do business, investors can benefit from international connectivity within 40 minutes and a plentiful supply of affordable development lands. A catchment of 1.1 million people from which to draw a skilled workforce and an educated English speaking workforce gives the town unique competitive advantages for business development.

Navan also offers a high-quality of life through a Live - Work community model that provides contemporary urban living where residents can benefit from affordable housing and exceptionally high-quality rural landscapes while enjoying the benefits of access to better employment opportunities and improved public transport.

Given its geographical position, the availability of development lands that are packaged, serviced and available for development with relatively limited environmental constraints, it is envisaged that growth in Navan will be substantial over the next few decades. This growth must be anticipated and planned with appropriate consideration to the likely needs of future residents to ensure the delivery of an economically vibrant and environmentally sustainable town.

The growth of Navan will benefit County Meath by delivering employment and services locally. The Region will also benefit as the sustainable, compact growth of Navan will relieve housing pressures and land availability constraints in adjacent counties thereby bringing a greater balance to the Eastern Region.



This document has been prepared by:  
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**comhairle chontae na mí**  
*meath county council*