

# TRIM ROAD NAVAN CO. MEATH

Major Residential  
Development Site  
6.39Ha (15.79 Acres)  
with potential for  
approx. 257 Units

Lisney



NAVAN  
TOWN CENTRE

RIVER BOYNE

LIDL

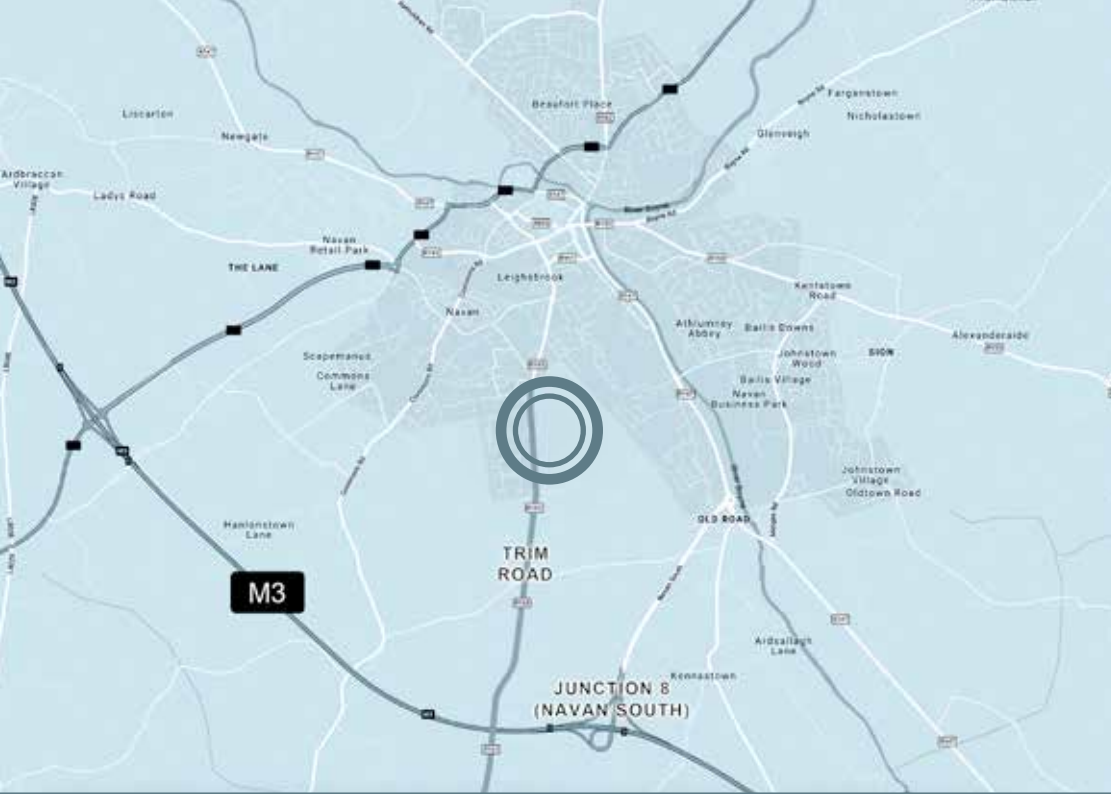
BEAUFORT  
COLLEGE

TRIM ROAD

BALREASK  
MANOR

FOR  
SALE





## Overview

- ◆ Navan is located approximately 45km north west of Dublin City Centre and is the county town of County Meath. In 2016, the town and its environs had a population of 30,173
  - ◆ Well-located development opportunity situated beside the proposed rail corridor and adjoining existing residential developments
  - ◆ Frontage to the Trim Road of approx. 350m
  - ◆ Zoned A2 – New Residential
  - ◆ Excellent opportunity to acquire one of the most important residential development opportunities close to the centre of Navan and close to Flowerfield National School and Beaufort College
  - ◆ Feasibility Study prepared by NDBA Architects showing potential for 257 units
  - ◆ Title: Freehold
  - ◆ In close proximity to Junction 8 (Navan South) of M3 Motorway
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## Location

Navan is located approximately 45km north west of Dublin City Centre. It is the county town of County Meath. In 2016, the town and its environs had a population of 30,173 making it the 5th largest town, and 10th largest urban settlement, in Ireland.

Navan is situated along the River Boyne at the confluence of the Blackwater and the Boyne. It is served by the M3, N3 and N51 national roads as well as various regional roads. The quality and abundance of natural heritage provides high amenity value serving as an excellent setting for the town. Navan is a main service centre, providing for the town's population and a large hinterland. Navan had rapidly expanded to become a large dormitory town due to its proximity to Dublin. The period from 1996 to 2011 saw unprecedented growth in the town which was amongst the highest experienced by any urban centre in the country.

There are a number of major employers in Navan including the Courts Service, the Health Service Executive, Navan Hospital, Probation Service, the Garda Civilian Human Resources Directorate, the Coroner's Service Implementation Team, Revenue Commissioners and the Property Services Regulatory Authority. Tara Mines is located just off the Kells Road. In addition, other major facilities in the town include educational and recreational and various new residential estates. Navan has a large shopping centre as well as many shops along the main street which attracts many customers. The shopping centre has internationally known shops such as Pennys, River Island, New Look, Tesco supermarket, Boots and many others.

There is an abundance of sports clubs, Our Lady's Hospital and Navan Race Course.

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DETAIL - Navan Development Plan 2009 - 2015  
6.39 Ha site Zoned A2 New Residential (Residential - Phase 2 (post 2019))



DETAIL - Proposed Alignment  
LDR 1B - Trim Rd to Navan South Rd



Proposed Site Plan - OPTION C NTS

**Housing & Apartment development  
Revised Proposal (Option C)**

257 units 40.22 units/Ha  
197 Housing units (2, 3 & 4 bed)  
60 apartment units (1 & 2 bed)



BLOCK A	2 Bed House	9
	3 Bed House	36
BLOCK B	2 Bed House	6
	3 Bed House	22
BLOCK C	2 Bed House	8
	3 Bed House	26
	4 Bed House	7
BLOCK D	2 Bed House	12
	3 Bed House	26
BLOCK E	2 Bed House	12
	3 Bed House	33
TOTAL		197
APARTMENT BLOCK A		20
APARTMENT BLOCK B		20
APARTMENT BLOCK C		20
TOTAL		60

**Development description**

- The proposal is characterised by a series of recognisable neighbourhood blocks.
- The blocks present well defined building lines to the outside streetscape.
- The blocks are perforated by pedestrian routes and shared parking homezones which allows a variety of internal public open spaces to be created within each neighbourhood block.
- The provision of locally shared parking homezones allow the houses to enjoy a more direct and varied relationship with their local street network.
- The careful separation of pedestrian and vehicular routes through the site help to promote a safer and more child friendly environment.
- A variety of house types are proposed.
- The relationship of the houses to the local streets and open spaces is also varied by providing a mixture of *gable ended* and *front on* house orientations.
- The combination of house type and house orientation allows the creation of a variety of hard and soft building edges throughout the site.



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## **Description**

The property comprises approx. 6.39 Ha (15.79 acres) and comprises a superbly located development opportunity. It is located on the eastern side of the Trim Road approx. 2km south of Navan Town centre and 45 km to the north west of Dublin city. The Trim Road is a busy arterial route for traffic to and from the Town Centre and there is a wide mix of land uses in the area. The lands are opposite the established residential development known as Balreask Manor. It has frontage to the Trim Road of approx. 350m.

## **Zoning**

The property is zoned A2 New Residential under the Navan Development Plan 2009 – 2015. This Development Plan is currently under review. There is also a phase I objective road proposal passing along the eastern side of the site connecting the Trim Road with the Dublin Road.

## **Title**

Freehold. Folio: MHI5962.

## **Feasibility Study**

A feasibility study has been prepared by NDBA Architects and is available on application. Briefly the study sets out the potential for 257 units (197 houses and 60 apartments) providing a density of 40.22 per ha.

The NDBA feasibility study outlines a minimum of 257 residential units on the site. This exceeds the 100 residential unit threshold limit above which the planning route must be via the SHD (Strategic Housing Development) planning process.

### Viewing And Further Information:

Viewing is strictly by prior arranged appointment only.  
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