

# Clonmagadden Lands

## Welcome to the Clonmagadden Information Evening

As part of the ongoing planning process for the Clonmagadden area, this event has been organised to share updates with local communities on the future plans for the area.

The focus is to display Vision and Urban Design Strategy for Clonmagadden Lands prepared by Brady Shipman Martin on behalf of Glenveagh Homes Ltd. The Team is available throughout the event to answer questions and discuss any feedback you may have.

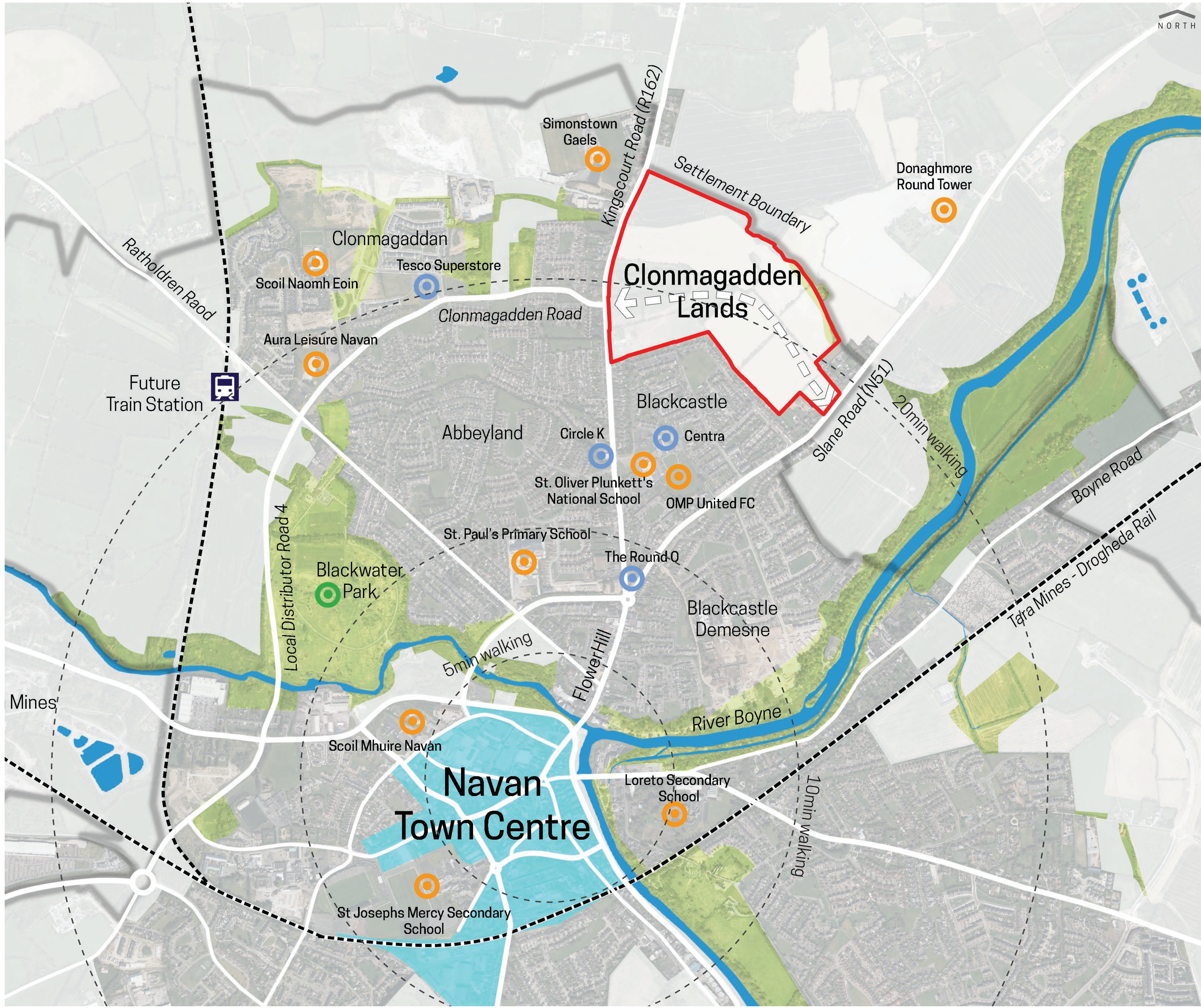
### This Information Session aims to:

- Present the draft vision and strategy and key features in an open and accessible way;
- Listen to community feedback on local priorities such as transport, amenities, design, and the environment;
- Demonstrate Glenveagh's commitment to creating sustainable, well-connected communities.

### What is an Urban Design Strategy?

An Urban Design Strategy is a high-level document that serves as a long-term (non-statutory) plan and sets out a vision to guide decision-making around the future growth and development of the Clonmagadden Lands.

The Draft Clonmagadden Urban Design Strategy sets out a clear vision for a sustainable, well-connected, and vibrant new neighbourhood that will complement and enhance Navan's role as the County Town and Key Town within the region. Guided by strong planning policy and rooted in a respect for the area's natural environment and heritage, the plan provides a framework for high-quality housing, retail, commercial, community and recreational uses, integrated with sustainable transport and extensive active travel connections.



- Site Boundary
- Town Centre
- Community Facilities
- Mixed Use Facilities
- Open Space/ Amenity
- Existing Roads
- Link Road (indicative route)
- Railway Line



Aerial View of Clonmagadden Lands looking South

### Clonmagadden Lands Key Facts:

- Situated in the Navan North segment of the town.
- Bounded by the Kingscourt Road (R162) to the west and the Slane Road (N51) to the east.
- Covers an area of approximately 38 hectares under single land ownership (Glenveagh).
- Forms a key development site within the Navan North growth area.
- Provides an opportunity to deliver a key transport link between the N51 and R162, enhancing the overall strategic road network.
- Former Strategic Development Zone for residential development with the potential to deliver between 990 and 1,258 residential units. (revoked in March 2026).



- Site Boundary
- Transport Indicative Road Route
- A1 - Existing Residential
- A2 - New Residential
- A2 - New Residential Phasing - Residential land not available for development until post 2027
- F1 - Open Space
- G1 - Community Infrastructure
- C1 - Mixed Use
- E2 - General Enterprise and Employment
- H1 - High Amenity
- RA Rural Areas



- Site Boundary
- Buildings and Structures (to be demolished)
- Archaeological features
- Existing Road Network
- 38kv overhead cables to be undergrounded
- Water streams and wetlands
- Existing hedgerows and trees
- Flood Zone A & B combined
- Sensitive boundaries to existing residential properties
- Rising main corridor and buffer
- 10m road upgrade reservation
- Townland Boundary
- River Boyne and River Blackwater SAC
- River Boyne and River Blackwater SPA

# Clonmagadden Lands

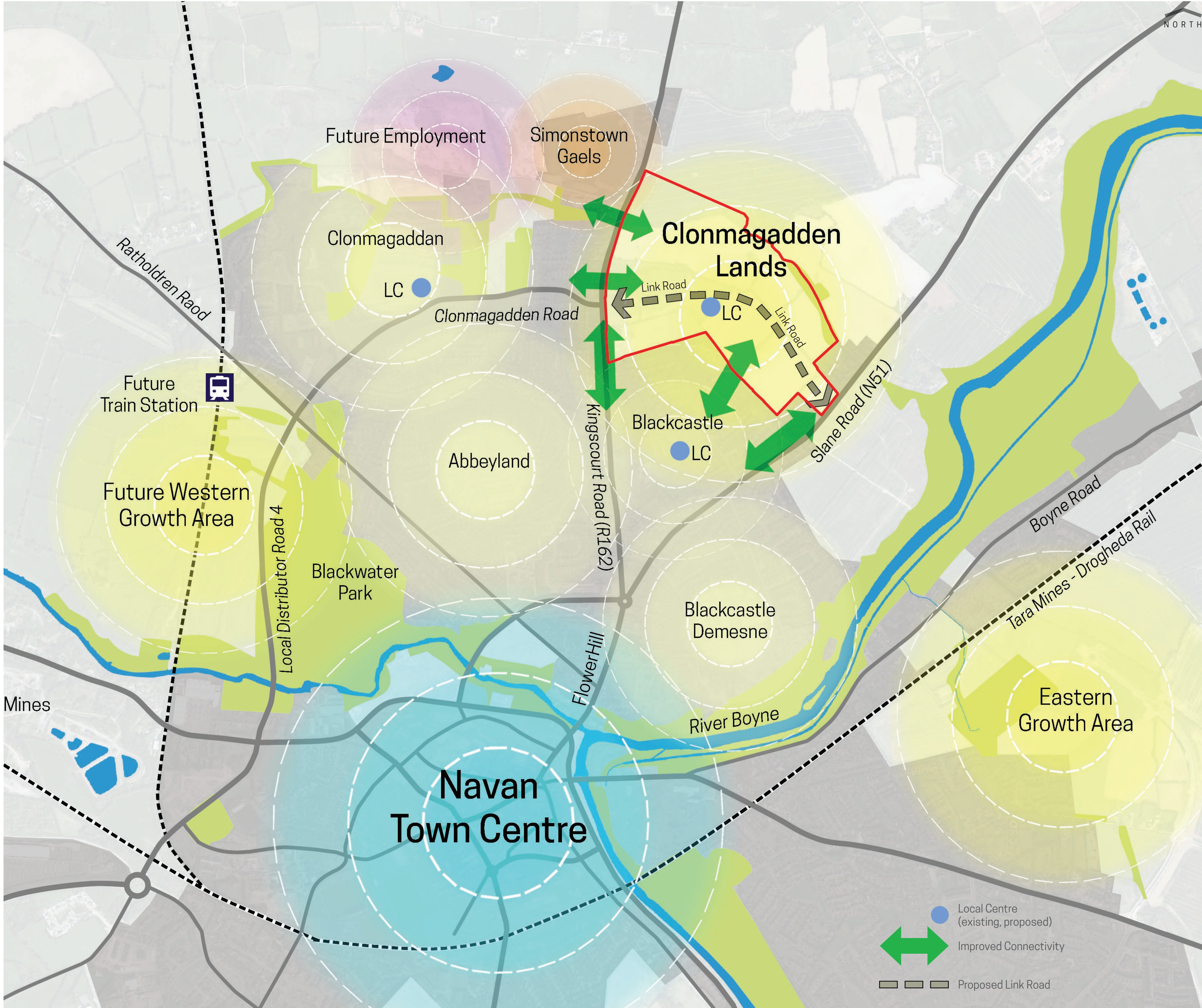
## Vision

Identified as a key future growth area within the Navan North lands, Clonmagadden will play a strategic role in the town's compact growth:

*Building on its unique landscape setting, Clonmagadden will become a vibrant, sustainable neighbourhood seamlessly integrated into Navan alongside the established communities of Clonmagaddan and Blackcastle, while preserving the area's natural environment and archaeological heritage. The focus will be on delivering high-quality, mixed-density housing to accommodate a growing population. A cornerstone of the design is the new link street, providing a vital connection between the Slane Road (N51) and Kingscourt Road (R162). Featuring segregated walking and cycling infrastructure, this link will maximise public transport accessibility, encourage active travel, lower carbon emissions, and facilitate positive road space reallocation within Navan Town Centre. Essential infrastructure including a school, playing pitches, civic plaza, retail, commercial and medical facilities will be delivered in tandem with housing. This aligns with 10-minute settlement principles, ensuring daily needs are met within a short walk or cycle. Ultimately, this balanced approach creates a dynamic, well-connected neighbourhood that enhances Navan's role as a thriving County Town and Key Town within the region.*

## Clonmagadden:

- Seamlessly integrated into Navan's urban fabric.
- Preserved key assets of existing natural environment.
- Delivering high-quality new housing to accommodate a growing population and support current demand.
- Providing a strategic link street between the N51 and R162 with safe active travel and public transport infrastructure.
- Complemented by retail, commercial, community and recreational infrastructure to support current and future needs for Navan.
- Well connected and dynamic neighbourhood that enhances Navan's role as a thriving County Town and Key Town within the region.



Clonmagadden Lands Vision

## Sustainable Design Approaches

Urban Design Strategy for Clonmagadden Lands is built around the idea of creating a place that is good for people, good for the environment, and future-ready. Our approach focuses on practical steps that reduce carbon emissions, protect nature, and support a healthy, vibrant community.

- A Walkable, Connected Neighbourhood**  
 The strategy establish a compact, mixed-use neighbourhood where homes, creche, local retail, educational, commercial and community uses are located close together. Streets and paths are designed with people in mind, providing safe and convenient routes for walking, cycling, and public transport.
- Energy-Efficient Homes and Workspaces**  
 Buildings will be designed to use less energy and to rely more on clean, renewable sources such as solar power and heat pumps. Natural light, good insulation, and smart layouts will help reduce heating and cooling needs.
- Working with Nature and Water**  
 Green spaces, trees, and planting are a central feature of the Clonmagadden Lands. Nature-based solutions, such as attenuation ponds, swales, green roofs and permeable surfaces, are incorporated to manage rainfall, reduce flood risk, and maintain a healthy, resilient landscape.
- Protecting and Enhancing Biodiversity**  
 Existing hedgerows, treelines, and habitats will be retained wherever possible and linked into new parks and green corridors. Native planting will support pollinators and local wildlife while creating pleasant outdoor spaces for people.
- Supporting Community and Wellbeing**  
 Public open spaces, linear parks, sports pitches, and a central civic plaza will give people opportunities to gather, be active, and enjoy nature. These new spaces for education, recreation, and community life will help build local resilience and meet daily needs close to home.
- Planning for Sustainable Travel**  
 Public transport, cycling, and walking infrastructure will be prioritised. Car dependency will be reduced through careful active travel design and the strategic link street, making it easier to choose greener ways of getting around Navan.

## Concept Development (Key Drivers)



Integrated green & blue networks with nature based solutions

- Site Boundary
- Public Open Space / Sports / Recreation
- Existing planting
- Existing water corridors and features
- Potential bioretention areas and swales
- Archaeological features



Links to Navan with quality active travel network

- Site Boundary
- Main active travel routes
- Secondary active travel routes
- Pedestrian Access Points



Seamlessly connected vehicular networks with future public transport opportunities

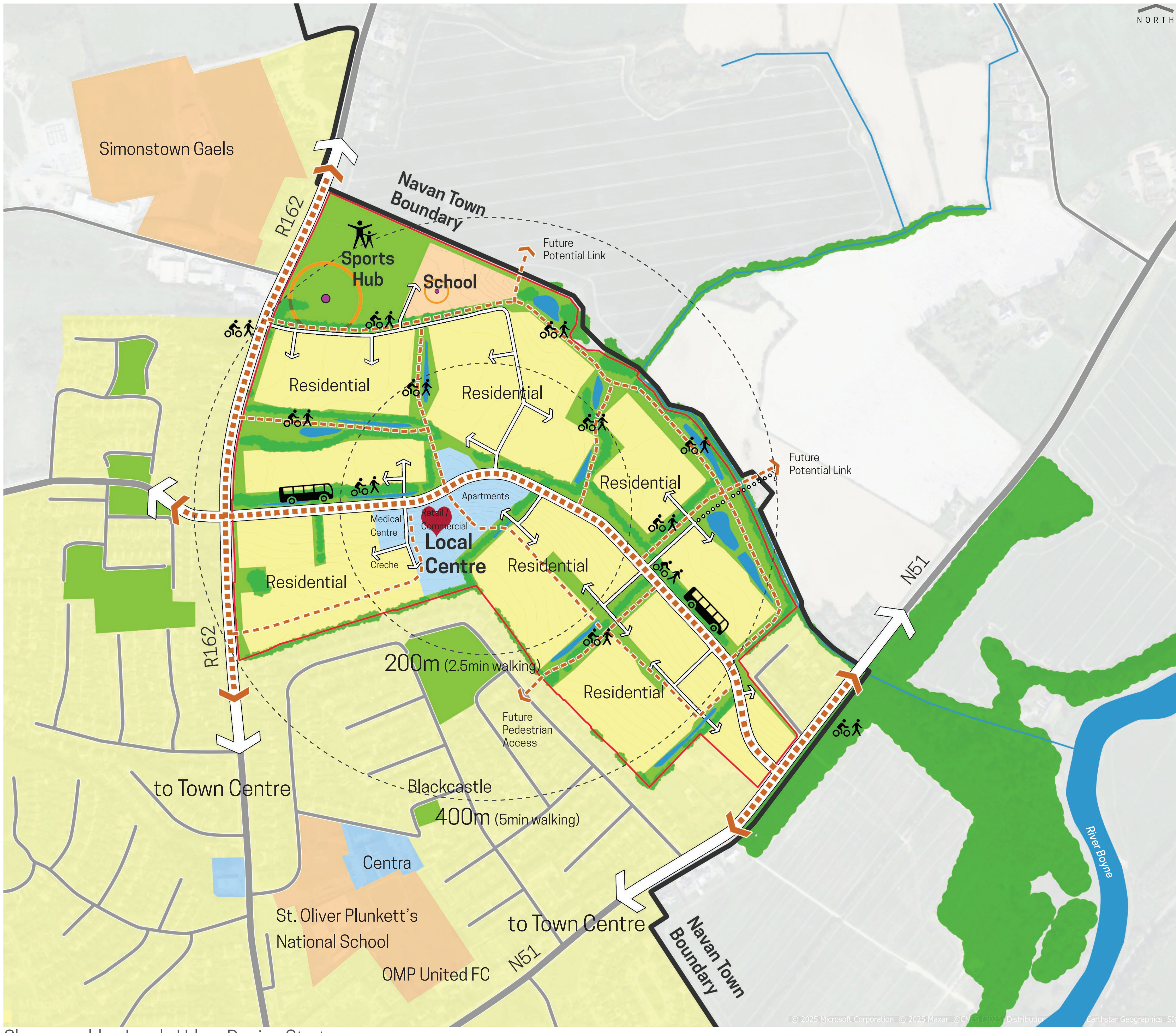
- Site Boundary
- Main roads
- Local access and secondary streets
- Vehicular Access Points



Sustainable residential neighbourhood with commercial, educational, recreational, and community facilities.

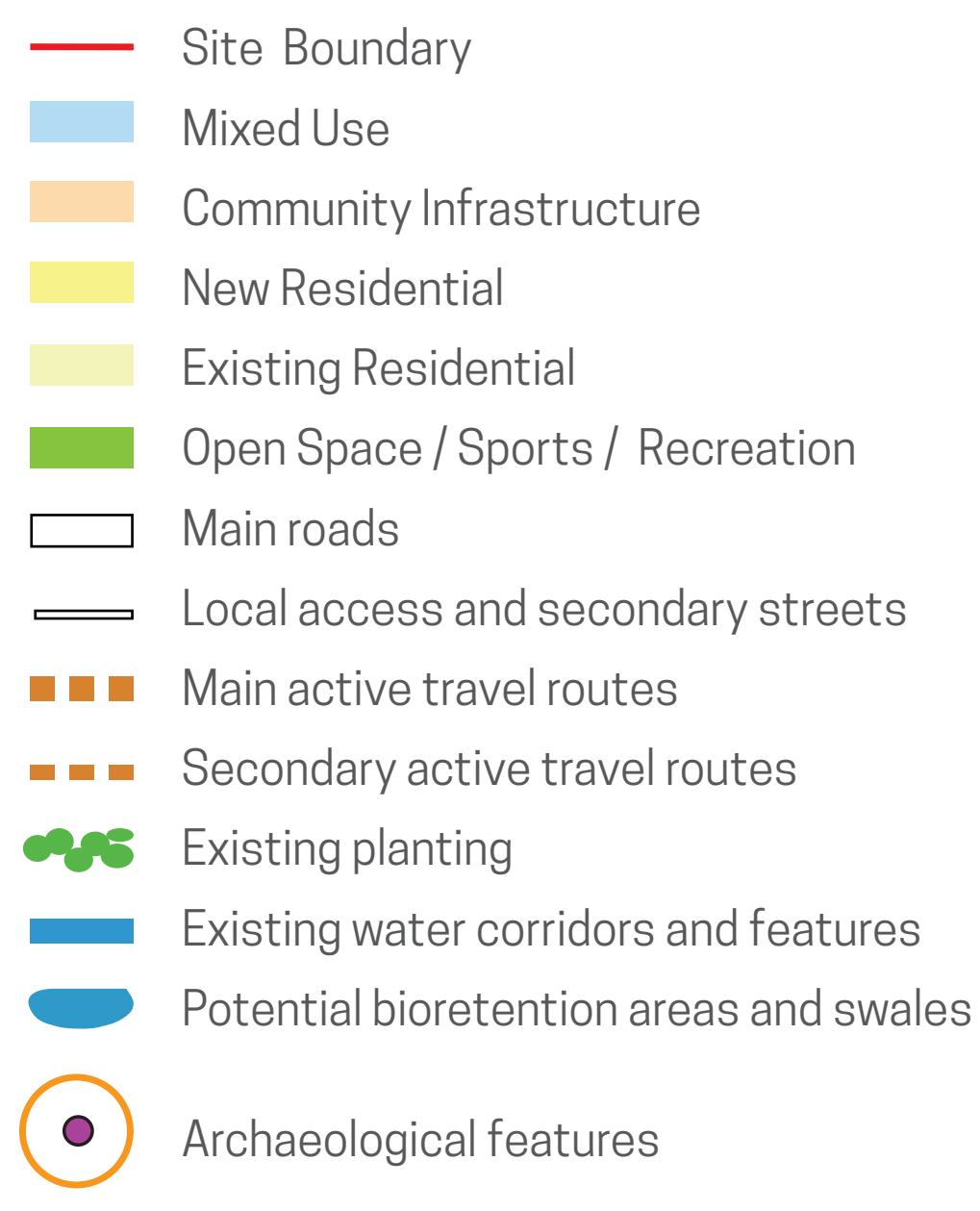
- Site Boundary
- Mixed Use
- Community Infrastructure
- New Residential
- Open Space / Sports / Recreation

# Clonmagadden Lands



## Principles

- Sustainable Residential Neighbourhood supported by retail, commercial, recreational and community facilities.
- A mix of housing types and densities, landmark and gateway buildings, and high-quality finishes and materials to deliver quality urban design and a distinctive built form.
- Protection and incorporation of existing green and blue infrastructure, respecting and enhancing the ecological and historical qualities of the area.
- Development of the Local Distributor Road/Link Street connecting Slane Road (N51) and Kingscourt Road (R162) as a direct extension of Clonmagadden Road, with safe segregated facilities for walking and cycling, which would facilitate road space reallocation in the town centre for sustainable transport modes and also will improve access to development lands.
- Integration of sustainable modes of transport along proposed link street to maximise future public transport accessibility and to reduce the carbon footprint.
- Delivery of permeable walking and cycling networks that encourage active travel with enhanced linkages to Navan Town Centre.
- Provision of well-connected open spaces including parks, civic plaza, children's play areas, sports pitches, and semi-private areas, forming a cohesive green network.
- Delivery of infrastructure, including roads, future school site, retail, commercial, medical centre, creche, playing pitches, and other related facilities, in tandem with housing.



Clonmagadden Lands Urban Design Strategy

### Selected Key Uses (examples)



Artist's Impression: Clonmagadden Lands aerial view looking north