



# CHAPTER 6

## ECONOMY & EMPLOYMENT





## 6. ECONOMY AND EMPLOYMENT

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### 6.1 Introduction

Dundalk has a strong tradition for being an important centre of employment. This dates back to the linen industry in the 18<sup>th</sup> century and the engineering and manufacturing sectors in the 19<sup>th</sup> and 20<sup>th</sup> century. Examples of such employers include the Linen Halls and the weaving/manufacturing of Cambric linen, the Railway Works, where construction of locomotives, goods and services stock, carriages, rail buses, and road vehicles took place. Shoe making, brewing and the manufacture of tobacco products were also important employers during this period. Whilst these traditional industries have declined, their legacy is an important part of the economic development and industrial heritage of the town.

Today Dundalk continues to be one of the principal locations for employment in Louth. There were 14,178 jobs recorded in the town in Census 2016. This equated to 40% of the total jobs (35,451) in the County<sup>1</sup>. The potential for Dundalk to continue to attract new investment and broaden its employment base is recognised in its designation as a Regional Growth Centre in the National Planning Framework and Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region.

This Plan will seek to maximise Dundalk's competitive advantage which includes its strategic location along the Dublin-Belfast Economic Corridor, its excellent connectivity via the M1 Motorway and Dublin-Belfast rail line in addition to the international connections via Dundalk and Greenore Ports.

DkIT, a leading higher education institute, is an important asset to the town as it provides opportunities for collaboration with businesses whilst also providing access to a skilled and educated workforce.

To assist Dundalk in maximising its potential this chapter will set out an economic strategy for the town. This strategy will identify its strengths and the opportunities to attract future economic investment and employment generating development. Details of how this Plan will support existing businesses and enterprises will also be provided.

The key outputs of this chapter are as follows:

- Provide an economic profile and vision for Dundalk;
- Set out a target for job creation during the life of the Plan;
- Identify key locations for economic investment and employment related development; and
- Include recommendations that will enable Dundalk to realise its economic potential.

### 6.2 Key Economic Assets

Dundalk's key economic assets can be summarised as follows:

#### 6.2.1 Strategic Location

Dundalk is strategically positioned equidistant between the two cities of Dublin and Belfast. The town benefits from ease of access to the M1 with journey times of approximately 1 hour to both Dublin and Belfast. The M1 also provides for convenient access to Dublin Airport (45 minutes), Belfast International Airport (75 minutes) and George Best Belfast City Airport (65 minutes).

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<sup>1</sup> POWSCAR Data for Census 2022 unavailable at the time of writing.



The existing road infrastructure also provides good connectivity to other towns within the northeast region including Ardee (approximately 20-minute drive via the N52), Carrickmacross, and Castleblayney (approximately 25-minute drive via the R178 and N53 respectively). Dundalk also benefits from its location along the Dublin-Belfast railway line. The intercity 'Enterprise' service between Dublin and Belfast provides 55-minute journey times between Dundalk and Dublin Connolly and 75-minute journey times to Belfast. Peak time commuter services also provide for 70-minute journey times between Dundalk and Dublin Connolly.

The port facilities at Greenore and Dundalk provide the town with access to international markets. These ports have an important supporting role in the national and regional economy through the international connections they provide for the import and export of goods and materials.

### 6.2.2 Infrastructure

Dundalk is well provided for with regard to critical infrastructure. This includes electricity, gas, water services, transport, and telecommunications. A fibre optic cable ring and associated telecoms ducting was provided in Dundalk under the Metropolitan Area Network (MAN) programme, providing the town with access to high-speed broadband.

Whilst there is available capacity in the water supply and wastewater treatment plants in Dundalk there are network constraints that will be required to be addressed in order to facilitate new development in certain parts of the town and depending on the nature and scale of development proposed. The Council will continue to work closely with Uisce Éireann in the progression and delivery of these projects.

In partnership with the Office of Public Works, the Council are advancing a Flood Relief Scheme for Dundalk and Blackrock.

### 6.2.3 Dundalk Port

Dundalk Port is one of three commercial ports in the County (along with Drogheda and Greenore) and is identified as being of Regional Significance within the National Ports Policy 2018<sup>2</sup>. The Port is an important economic asset to the town as a working port for general cargo providing a range of services including cargo handling, pilotage and customs. The extent of commercial activity at the port has decreased in recent years with the total tonnage of goods handled at Dundalk Port for 2022 being 63,000<sup>3</sup>, down from 86,000 tonne in 2021.

The primary materials being processed at the Port include timber and grain (imported) and scrap metal (exported).

While this Plan supports the current use of the Port facility and operations and would seek to support any future upgrades or expansion of these facilities; if the current port-related activities on the site were to cease or relocate there is an opportunity for these lands to be redeveloped and accordingly, these lands are identified as a Key Development Area within Chapter 3 of this Plan.

The Port will be transferring to Council ownership in the near future.

### 6.2.4 Third Level Presence

Coupled with having a young population, Dundalk is boosted by the presence of Dundalk Institute of Technology (DkIT), a third-level institution located on a 35-hectare campus located south of the town centre. DkIT is regarded as the leading higher education provider in the North Leinster-South Ulster region. The existing campus benefits from excellent facilities, with capital investment projects being progressed on an ongoing basis.

<sup>2</sup> Section 2.7 and Table 2.8 of the National Ports Policy 2013 (Department of Transport, Tourism and Sport)

<sup>3</sup> Statistics of Port Traffic, CSO



The campus also includes a dedicated sports facility.

DkIT is an important economic driver for the northeast region and has a significant proportion of students coming from counties Meath (17.5%), Monaghan (13%) and Cavan (6%); and North Dublin (11.5%)<sup>4</sup>.

The institute has approximately 5,400 students and employs 540 staff. A range of programmes from Level 6 (Higher Certificate) to Level 10 (Doctorate) are provided for across the School of Health and Science, Informatics and Creative Arts, Business and Humanities and Engineering.

DkIT is also seeking to achieve Technological University (TU) status and to date has made significant progress towards attainment of the required TU metrics.

### 6.2.5 Industrial Heritage

Dundalk has a rich industrial heritage that dates back to the linen industry in the 18<sup>th</sup> century. During the 19<sup>th</sup> and 20<sup>th</sup> centuries breweries, distilleries, railway engineering works, electronics, shoe making, and tobacco were major employment sectors in the town. These industries contributed to the creation of a thriving commercial centre in the town. Whilst the decline of manufacturing in Ireland resulted in the closure of these industries they remain an important part of the industrial heritage of the town, with some of the former factories and buildings still in-situ in various parts of the town today.

### 6.2.6 Existing Business Parks and Industrial Estates

Dundalk is well served by business parks and industrial estates for both indigenous enterprises and foreign direct investment companies.

The indigenous companies are primarily located in the more established industrial estates closer to the town centre on the Coe's Road and the Ardee Road. In addition to these there is also a new business park 'Dundalk North Business Park' currently under construction on the Armagh Road. In the southern part of Dundalk there is an established business and industrial area where the FDI companies are primarily located. DkIT and the IDA Business and Technology Parks are situated in this part of the town.

### 6.2.7 Availability of Lands for Employment Generating Uses

There are substantial tracts of undeveloped lands zoned for employment and business and technology uses to the north, south, and west of the town centre. These lands are suitable for a range of employment related uses. Further details on these lands are set out in Section 6.6.1.

### 6.2.8 Role of the Local Area Plan in Economic Development

Whilst the Local Area Plan cannot directly create employment, it has a critical role to play in facilitating development and supporting economic growth within Dundalk. This Plan seeks to deliver a framework for development where the projected population growth is accompanied by targeted investment to improve local services and employment opportunities. This will enable Dundalk to strengthen its role as a Regional Growth Centre.

An important consideration for businesses choosing a location in which to invest is the liveability of the settlement for employees. In recognition of this, placemaking and the creation of attractive, safe and permeable neighbourhoods are cross-cutting themes of this Plan.

<sup>4</sup> [DkIT: Our Vision to Become a Campus of a Multi-Campus Regional Technological University \(April 2021\)](#)



This will ensure that Dundalk is an attractive location for residents and workers to live, work, relax, and socialise.

There are various agencies and interest groups that have a role in supporting businesses and attracting economic investment to Dundalk.

These include:

- IDA Ireland;
- Enterprise Ireland;
- Dundalk BIDS;
- Dundalk Chamber;
- Local Enterprise Office (LEO); and the
- Louth Economic Forum.

Whilst each of these agencies/organisations has a specific role, they all share the common goal of ensuring Dundalk continues to develop as a regional driver for economic growth. This Plan promotes the continued collaboration between the various agencies, stakeholders, and interest groups in delivering a common message that will promote Dundalk as a centre for economic growth and investment.

### 6.2.9 Enterprise FabLab

The Enterprise FabLab at Creative Spark provides a 200m<sup>2</sup> facility fully equipped with digital fabrication machinery and power tools. This space allows learners, business and industry to prototype and develop products, allowing for innovation and competitive advantage in the global market. The facility is available on a membership basis or ‘pay as you go’, allowing flexibility for users. FabLab also delivers training and qualifications both on site and through e-learning to a range of stakeholders. The facility is located in close proximity to the existing Finnabair Industrial Park and has good connectivity to the Dublin-Belfast motorway.



### 6.2.10 Advanced Manufacturing Training Centre of Excellence (AMTCE)

AMTCE is Ireland's leading Advanced Manufacturing Training Specialist, providing training on state-of-the-art equipment and processes to businesses within Ireland. Facilities include robotic education cells, cobot cells, CAD stations, and robotic welding cells. These facilities allow companies to pilot line training facilities, prototype capabilities for new products, and provide learners with access to real business projects. In-house instructors can deliver classroom-based training, virtual workshops, or a combination of both. AMTCE is located within the existing XEROX Business Park, with good connectivity to the Dublin-Belfast motorway.

## 6.3 Planning Policy Context

Dundalk's population in combination with its service provision, employment base and location along the Dublin-Belfast Economic Corridor places it at the centre of planning and economic policy at a national and regional level. National Strategic Outcome 5 (NSO 5) in the NPF seeks to deliver a strong economy supported by enterprise, innovation, and skills. The NPF supports the need for a co-ordinated strategy for Dundalk at both regional and town level to ensure that it has the capacity to grow sustainably and secure investment as a key centre on the Drogheda-Dundalk-Newry cross-border network. It also highlights the importance of Dundalk for wider regional development.

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region identifies Dundalk as a Regional Growth Centre and targets significant growth in the town to enable it to function as a regional driver, with a focus on improving the local economy and quality of life to attract investment.



Opportunities for improving cross-border links with Newry and further developing the Drogheda-Dundalk-Newry cross border network are identified.

The Louth Local Economic and Community Plan 2024-2029 (LECP) sets out goals and strategies for the County, many of which are specific to developing and fostering economic growth within Dundalk. The LECP is closely aligned with local, national, and regional planning policy.

The Louth County Development Plan provides a strategic overview of the local economy in Dundalk and includes specific policy objectives aimed at enhancing and generating economic growth within the town.

#### 6.4 Economic Context

Notwithstanding the challenges and uncertainty facing the global economy, Ireland's economy is performing strongly in 2024 and continues to be one of the fastest growing economies in Europe. Ireland's reliance on the international technology sector does represent a risk to growth; however, at present the tech sector in Ireland continues to be resilient. Unemployment remains low with certain sectors continuing to experience labour shortages. The budget surplus in recent years has enabled the Government to implement a series of measures to reduce the impact of the higher cost in living and associated reduction in disposable income available.

The UK's departure from the EU at the beginning of 2021 has resulted in a change to the market environment in which businesses operate.

This departure occurred during the Covid-19 pandemic which had impacts on supply chains, global trade, and energy costs. The combination of these two events has had an impact on businesses and their operations, with the new market rules as a result of Brexit resulting in a disruption to supply chains and changes to logistical operations.

The longer-term impacts of Brexit remain unclear however businesses continue to demonstrate resilience and are continuing to plan for growth notwithstanding the challenging trading conditions.

Dundalk's location on the border provides the town with challenges and opportunities. The challenges relate to the uncertainty and increased costs of doing business with the UK as a result of Brexit. The opportunities are for Dundalk to maximise its border location by promoting its connectivity and accessibility to both the EU and UK markets. This Plan will seek to support and facilitate businesses in Dundalk to adjust to the new trading environment as a result of Brexit and to improve cross border trade. It will also seek to support businesses to take advantage of the strategic location of the town and to facilitate growth through innovation, improve productivity through the use of new technologies and support and enable businesses to adapt to the low carbon economy.

#### 6.5 Economic Profile

Dundalk is the county town of County Louth and Ireland's second largest town behind Drogheda. The town is designated as a Regional Growth Centre in the National Planning Framework and had a population of 43,112 in 2022. Between 2016-2022 the population of the town increased by 4,108 persons (10.5%). Dundalk is ideally positioned along the Dublin-Belfast Economic Corridor, equidistant between Dublin and Belfast. The rail and motorway networks place Dundalk less than 1 hour from Dublin and approximately one hour from Belfast. This provides excellent access to three international airports, namely Dublin Airport, Belfast International Airport and George Best Belfast City Airport.

An analysis of Dundalk's demographics from Census 2022 indicates that the town has a younger population in comparison to the national average. 28% of the population is less than 20 compared to a national average of 26%.



Similarly, the population aged between 20 and 34 is higher in Dundalk (27%) versus the national average (25%). 13% of the population in Dundalk is over the age of 65 in comparison to 15% of the state’s population.

Figure 6.1: Age profile of Dundalk and State 2022

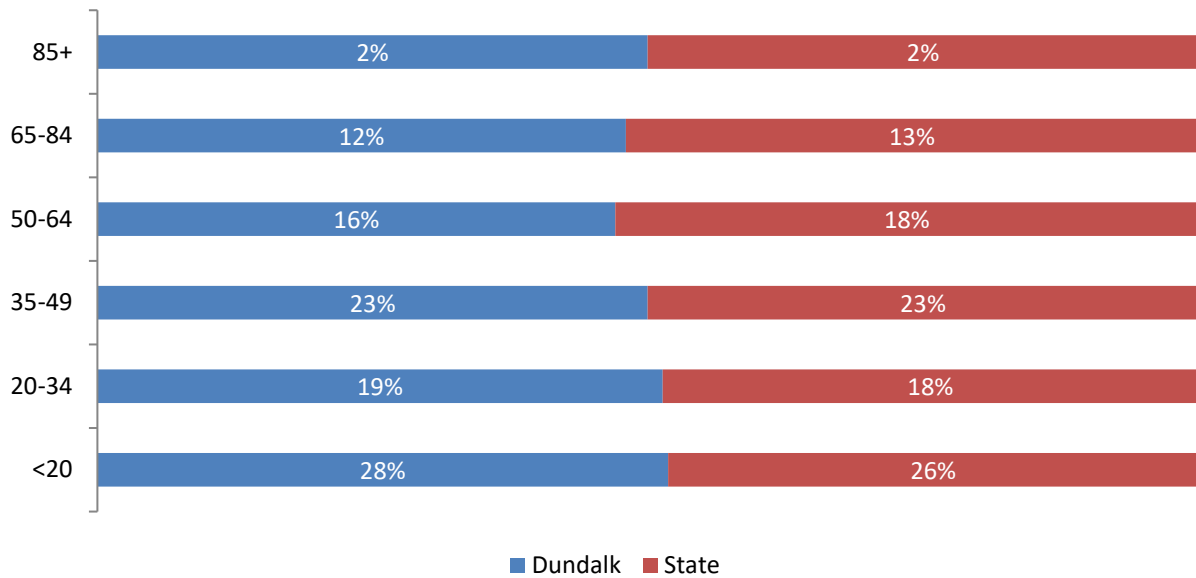
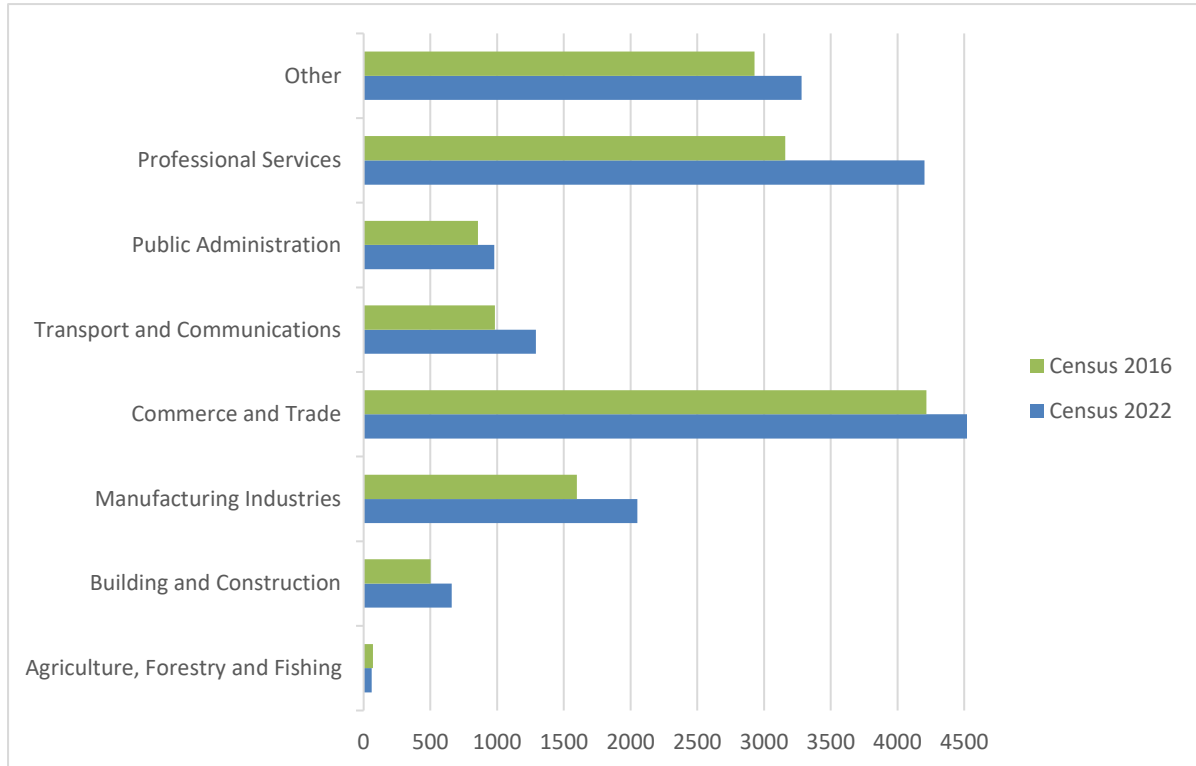


Figure 6.2: Industrial Sectors Dundalk Residents Employed in 2016 and 2022





Data from Census 2022 indicated that there were 17,314 persons in Dundalk at work. This is an increase of 21% (3,002 persons) on the 2016 figure of 14,312. The most prominent employment sectors that workers residing in Dundalk are employed include Commerce and Trade (27.7%), Professional Services (24.2%), and Manufacturing (11.9%).

At the time of writing the POWSCAR Data from Census 2022 was unavailable therefore, a figure of the total jobs in Dundalk for 2022 cannot be provided. Based on recent job announcements in Dundalk and the general performance of the town's economy, Dundalk continues to be the primary centre for employment in the County.

### 6.5.1 Existing Employment Areas

Dundalk is an employment hub of regional importance and has a well-established base of both indigenous and multinational companies.

Whilst the type of employment has transitioned over time, Dundalk has continually maintained a strong employment base. With the assistance of the IDA, in recent years Dundalk has been able to establish a track record of attracting multi-sector global investment.

This has been aided by the construction of modern business parks in an attractive setting where there is an availability of land with the capacity to accommodate business and manufacturing operations of scale. The large scale/multinational companies in the town are primarily concentrated in the IDA Business and Technology Park, Xerox Technology Park and Finnabair Business Park.

Biopharmaceutical and pharmaceutical companies such as Wuxi Biologics and Wasdell have established their European Headquarters in these locations along with IT Software companies such as Kaseya, electrical and engineering companies such as ABB Group and Anord Mardix and service-based companies such as Pens.com.

This has collectively provided a significant boost to the employment base in the town and built on the heritage of employment generating uses.

The Coe's Road Industrial Estate and Brewery Business Park on the Ardee Road are traditional employment areas in Dundalk and consist of a range of local/indigenous business operations including engineering, manufacturing, technology, maintenance, servicing, and wholesale suppliers.

These businesses range in size from small scale enterprises that serve the local market to large scale operations that export their products to international markets.

Professional services and retailing are concentrated in the town centre area. Dundalk's Retail Core stretches from the northern end of Clanbrassil Street to the Marshes Shopping Centre. The principal shopping streets include Clanbrassil Street, Earl Street, Park Street and Market Square, which primarily consists of independent retailers. High street chain stores are concentrated in the Marshes Shopping Centre. Outside of the retail core various professional services such as accountants, solicitors, and financial services are available.

### 6.5.2 Mullagharlin Masterplan

In recognition of the strategic importance of the Mullagharlin area in the future economic growth and development of Dundalk, a Masterplan has been prepared for the area. This Masterplan is set out in Appendix 4 of the Plan.

### 6.5.3 Remote Working

The Covid-19 pandemic accelerated the trend of remote working, with many companies forced to adjust their working models. Desk based jobs in sectors such as information technology, marketing, accounting and finance present the most opportunities for working remotely.



In other sectors such as manufacturing, construction, health, education and retail, the opportunities to work remotely are much more limited.

It is projected that the increase in people working remotely will result in an increase in the number of people working in co-working or remote working hubs.

Existing co-working facilities in Dundalk include the Creative Spark at Muirhevnamor and the Creative Spark Downtown Hub on Clanbrassil Street, both of which provide a modern and professional work environment.



This Plan supports the development of co-working facilities that meet the needs of start-up enterprises and established businesses. Support is also given for home based economic activity, subject to the scale and nature of the use/operation being appropriate for the location and not being detrimental to the amenities of the area.

## 6.6 Economic Development Strategy

The Economic Strategy for Dundalk seeks to continue to broaden and strengthen the economic base of the town by creating an environment where businesses and innovation can thrive. This can be best achieved by collaboration between businesses, the local authority, and government agencies.

A collaborative and co-ordinated approach will achieve the highest level of 'buy in' from all the stakeholders and demonstrate to investors that there is a clear direction for the future growth and development of the town.

An integral element of this Strategy is the provision of a policy framework that will provide a platform for job creation in Dundalk.

Whilst it is acknowledged that this Strategy cannot create jobs on its own it provides an opportunity to set out the economic ambitions for the town and how Dundalk will strengthen its position as one of the principal locations for employment in the north-east of the country. It is an aim of this Strategy to retain the Job:Workforce ratio in Dundalk at 0.99 during the life of the Plan with the percentage of resident workers to the total population being retained at the 2016 rate (36.3%).

To achieve this, an additional 3,506 jobs would have to be created up to 2030. This would require a high level of collaboration between key stakeholders including the Council, government agencies, and businesses.

Table 6.1: Job: Workforce Ratio Target for Dundalk in 2030

	2016	2030	Change
<b>Population</b>	39,004	49,166	10,162
<b>Resident Workers</b>	14,178	17,847	3,669
<b>No. of jobs in Dundalk</b>	14,163	17,669	3,506
<b>Job:Workforce Ratio</b>	0.99	0.99	No change

This Strategy will support the creation of employment across all industrial and employment types.

It is recognised that there are opportunities to build on the economic clusters currently present in the town by attracting new investment based on the opportunities for collaboration and the skills base available in the town.



This includes the following sectors:

- Engineering;
- Pharmaceuticals;
- Manufacturing and Technology;
- Medical Devices;
- Professional and Business Services; and
- Logistics.

There is also the potential to identify new opportunities from emerging sectors such as the green economy, energy solutions, and innovation and technology.

When choosing a location in which to invest it is recognised that there are a range of variables that businesses must consider.

There is a high level of competition between towns and regions in attracting investment. The progression and implementation of the following actions will assist in continuing the upward trajectory of economic growth of Dundalk and enable the town to realise its economic potential:

- For Dundalk to continue to develop at a scale reflective of its designation as a Regional Growth Centre in national and regional policy.
- Ensure that the necessary infrastructure is provided to enable Dundalk to attract major economic development. This includes water, wastewater, transport, energy, and telecommunications infrastructure. The Council will continue to work closely with the various infrastructure agencies in identifying the investment required and progressing and delivering these projects.
- To continue to facilitate the delivery of housing and ensure there is an adequate supply of housing to assist in attracting and retaining workers to live in Dundalk.

- Support investment in the road and rail infrastructure to ensure Dundalk continues to have a level of connectivity with the key settlements along the Dublin-Belfast Economic Corridor.
- To support investment in Port facilities at Dundalk, Greenore, and Drogheda.
- To monitor the quantum of land available for employment related development on a regular basis in order to ensure there is sufficient land available for employment related uses.
- To support investment by international and indigenous companies in Dundalk that will facilitate job creation and strengthen the economic profile of the town.
- Support regeneration and public realm projects in Dundalk that will make the town a distinctive and attractive location for doing business.
- Consolidate the existing core retail area and implement a Town Centre First approach that delivers a sustainable mix of retail, professional services, residential, and hospitality offerings.

#### 6.6.1 Key Locations for Economic Investment and Employment Generating Uses

The following locations have been identified as key areas in Dundalk for economic related development. Each of these areas are zoned with a view to facilitating a range of economic and/or employment related development.



Figure 6.3: Key Locations for Economic Investment and Employment Generating Uses





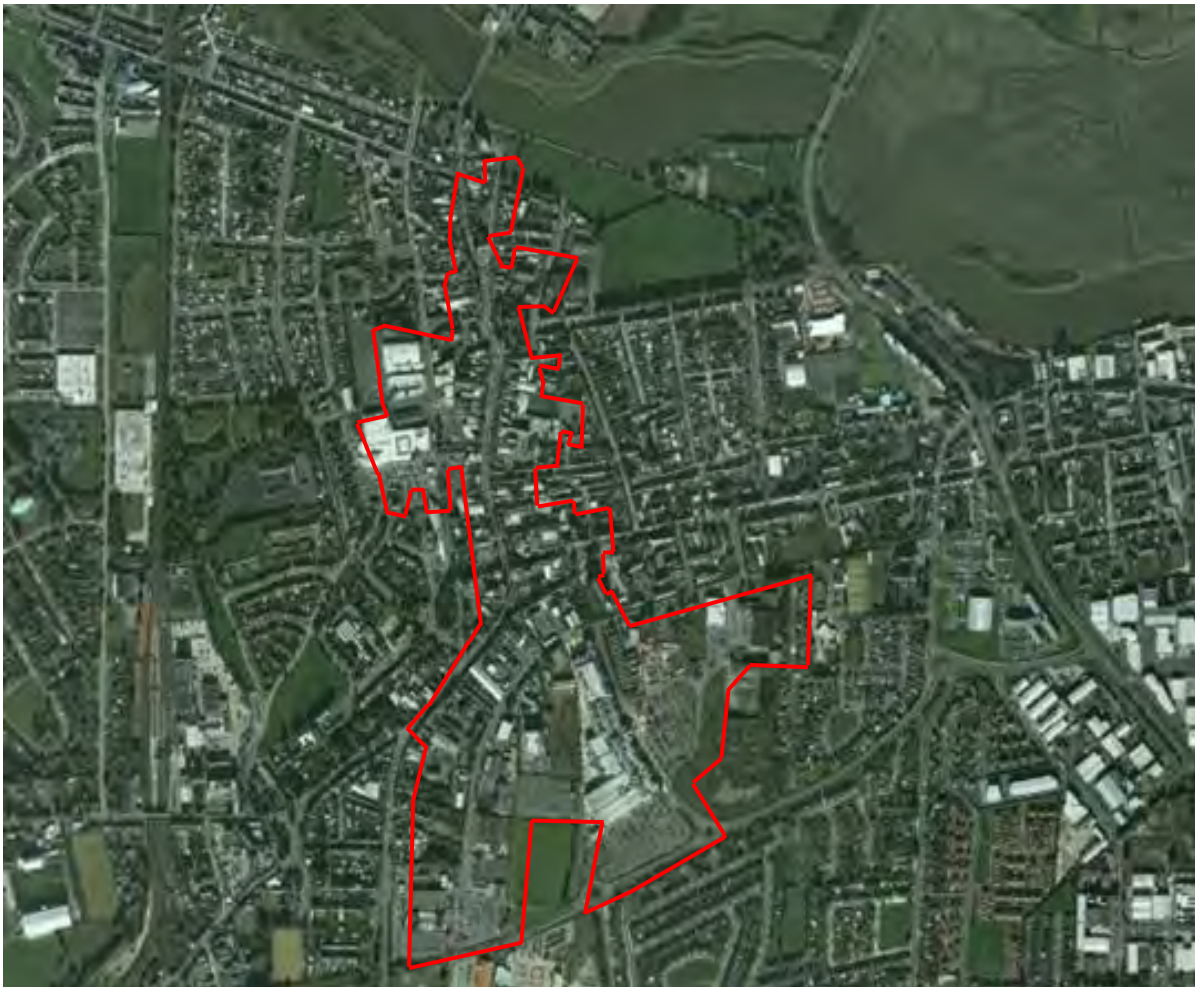
## 1. Town Centre

### Land Use Zoning:

B1 Town Centre/ D1 Regeneration

### Approximate Area:

c.55ha



Whilst the town centre is the focal point for retailing and local services it is also an important location for social and community engagement. The recent public realm investments in Market Square and Clanbrassil Street have injected a renewed vibrancy in the town centre. The town centre in Dundalk includes lands zoned for Town Centre and Regeneration uses. Further information is available in Chapter 7 Retail and Tourism.

**Future Uses:** Dundalk Town Centre has the potential to provide for a range of uses including retail, professional services, residential, and tourism/hospitality. The Long Walk Regeneration Area has the potential to accommodate retail, professional/medical services, and residential uses. This Plan has also identified Park Street-Francis Street-St. Patrick's Church as a Key Development Area and recognises the potential a public realm scheme could make to the daytime and night-time economy in this part of the town.

**Infrastructure:** There are opportunities for improvements in pedestrian connectivity between the Long Walk, Ice House Hill Park, and the town centre as part of the regeneration of the Long Walk area of the town. Connections to the water and wastewater network are available.



## 2. Dundalk North Business Park, Armagh Road

**Land Use Zoning:**

E1 General Employment

**Approximate Area:** c.53.6ha**Undeveloped Area:** c.41ha

The Dundalk North Business Park located off Armagh Road consists of 53.6ha of lands zoned for general employment uses. There is an extant permission on the site for the construction of a Business Park consisting of 14 warehouse/logistics/light industrial units with a combined floorspace of c.68,000m<sup>2</sup>. In addition, the construction of a warehouse with a floorspace of c.38,000m<sup>2</sup> is ongoing.

**Future Uses:** The lands are zoned 'General Employment'. The current permission on the site allows the buildings to be used for light industrial, logistics, or warehousing.

**Infrastructure:** The entrance to the site has been constructed and all site infrastructure and services including water, sewerage, storm drainage, telecoms, roads, footpaths, cycleways, street lighting and landscaping are in place.



### 3. Lands at the Ballymascanlon Roundabout

**Land Use Zoning:**

E1 General Employment

**Approximate Area:** c.52ha**Undeveloped Area:** c.48.2ha

These lands consist of 52ha of land to the west of the Newry Road and south of the M1 Motorway. There is an extant permission for the roads and drainage infrastructure on the lands. This enabling infrastructure could be utilised by future occupants of a business park in this location. No development has commenced on this enabling infrastructure. There is however 1no. building on the lands currently occupied by Exitex, which is a company that develops and distributes weather proofing products for doors, windows, conservatories, and joinery applications.

**Future Uses:** The lands are zoned 'General Employment' and could accommodate a range of employment/economic development related uses.

**Infrastructure:** Internal access roads are required along with pedestrian and cycle infrastructure. Foul sewerage and watermains are required to be laid in the area to serve any development. Part of the future link road from the Armagh Road to the Ballymac roundabout will travel along the southern boundary of these lands (see the Zoning and Flood Zones Map for details).



#### 4. Lands opposite Dundalk Racecourse

**Land Use Zoning:**

E1 General Employment

**Approximate Area:** c.36.7ha

**Undeveloped Area:** c.36.7ha



These lands consist of approximately 36.7ha of land between the Newry Road and the Racecourse Road. These lands are currently undeveloped. The northern section of the lands are currently being infilled which has resulted in the levels of these lands being raised.

**Future Uses:** The lands are zoned 'General Employment' and could accommodate a range of employment related uses.

**Infrastructure:** Internal access roads are required along with pedestrian and cycle infrastructure. Foul sewerage and watermains are required to be laid in the area to serve any development.



## 5. Coe's Road Industrial Estate

**Land Use Zoning:**

E1 General Employment

**Approximate Area:** c.63.5ha

**Undeveloped Area:** c.3.5ha



The Coe's Road Industrial Estate is an established business and industrial area of the town located to the east of the town centre off the Inner Relief Road. There are a range of existing businesses located here including engineering, manufacturing, servicing, and logistics. There are opportunities for the refurbishment and expansion of existing industrial units with a more limited opportunity for the construction of new units.

**Future Uses:** The lands are zoned 'General Employment' and could accommodate a range of employment related uses.

**Infrastructure:** All roads, pedestrian, and water services infrastructure are in place.



## 6. Brewery Business Park and adjoining Employment Lands

**Land Use Zoning:**

**Approximate Area:** c. 23ha

**E1 General Employment**

**Undeveloped Area:** c. 7.5ha



The Brewery Business Park and adjoining employment generating lands is an established business and industrial area situated to the south-west of Dundalk town centre off the Ardee Road and is in close proximity to the M1 and Dundalk train station. Previously home to MacArdle and Moore Brewery, and subsequently Guinness/Diageo until 2001, the lands of the former brewery and the adjoining lands now comprise of a range of existing businesses including engineering, manufacturing, servicing, and logistics as well as other businesses such as a brewery, vehicle repairs, café and other wholesale retail units. There are opportunities for the refurbishment and expansion of existing units with a number of units currently vacant as well as the opportunity for the expansion and construction of new units to the undeveloped lands immediately to the south of the Brewery Business Park.

**Future Uses:** The lands are zoned 'General Employment' and could accommodate a range of employment and economic development related uses. These lands are in close proximity to both the M1 and Dundalk train station and there is an opportunity to expand to the undeveloped zoned lands to the rear (south) of the Brewery Business Park.

**Infrastructure:** All roads and pedestrian, foul sewerage and public mains infrastructure are in place.



## 7. Mullagharlin Area

### Land Use Zoning:

C1 Mixed Use

E1 General Employment

E2 Business and Technology

### Approximate Area:

C1 Mixed Use – c.43ha (c.41ha undeveloped)

E1 General Employment – c.43.6ha (c.11ha undeveloped)

E2 Business and Technology – c.304ha (c.215ha undeveloped)



The Mullagharlin area is a strategic location in Dundalk for economic development and is the primary location for foreign direct investment in the town. The presence of Dundalk Institute of Technology and the Finnabair Business Park, Xerox Technology Park, and Dundalk Science and Technology Park provides opportunities for collaboration and clustering with existing businesses.

Within the Mullagharlin area there are approximately 267 hectares of undeveloped lands available for development. These lands are suitable for a range of employment and business-related uses including science and technology, financial, manufacturing, or knowledge oriented uses. The lands are particularly suitable for business operations that require a large floorplate. Note that the lands identified on the map above only include the lands zoned for economic and employment generating uses in the Mullagharlin Masterplan area. Dundalk Institute of Technology (DKIT) is also located within the Masterplan boundary as set out in Appendix 4 of this Plan.



**Future Uses:** The lands are zoned 'Mixed Use', General Employment, and 'Business and Technology' and could accommodate a range of employment and economic development related uses. These lands are particularly suited for foreign direct investment.

**Infrastructure:** Internal access roads are required along with pedestrian and cycle infrastructure. Foul sewerage and watermains are in place in the area but would have to be laid in the undeveloped lands.

## 6.7 Policy Objectives

### EE 1

To support the development of Dundalk as an attractive, vibrant, and accessible Regional Growth Centre and driver of economic growth for the wider region.

### EE 2

To promote and facilitate collaboration and partnerships between business and industrial groups and Dundalk Institute of Technology (DkIT) that will encourage research and development and provide further education and training opportunities.

### EE 3

To support the role of Dundalk Institute of Technology (DkIT) as a centre of excellence for education, innovation and research.

### EE 4

To support Dundalk Institute of Technology (DkIT) in achieving Technological University status.

### EE 5

To promote Dundalk as a location for Foreign Direct Investment.

### EE 6

To support the role of the IDA and Enterprise Ireland in job creation and economic development and investment in Dundalk.

### EE 7

To promote and enhance Dundalk's role as a strategic employment centre on the Dublin-Belfast Economic Corridor and the Drogheda-Dundalk-Newry cross border network.

### EE 8

To support proposals for foreign direct and indigenous investment on appropriately zoned lands in Dundalk.



## EE 9

To support economic investment and employment related development in the locations identified in Section 6.6.1 of the Dundalk Local Area Plan 'Key Locations for Economic Investment and Employment Generating Uses'.

## EE 10

To support economic development and regeneration at Dundalk Port in accordance with Regional Policy Objective 4.23 of the Regional Spatial and Economic Strategy 2019-2031 for the Eastern and Midland Region.

## EE 11

To seek to integrate the principles of the circular economy into economic development projects in Dundalk.

## EE 12

To create an environment in Dundalk that is attractive for businesses to locate and operate through the provision of quality infrastructure and public spaces and improved accessibility and connectivity both within and to and from the town.

## EE 13

To support on-site renewable energy projects and any other initiatives by businesses to reduce their carbon footprint, which will contribute to achieving national targets for net zero emissions by 2050.

## EE 14

To support proposals for home-working subject to the scale and nature of the proposal being appropriate for its location and not creating a significant adverse impact on the amenities of surrounding residents.

## EE 15

To support the provision of co-working facilities and digital hubs that promote flexible working arrangements for established businesses, self-employed persons and start up enterprises.