



Frank Pentony
Director of Services
Development Plan Review
Forward Planning Unit
Louth County Council
Town Hall, Crowe Street,
Dundalk, Co Louth.
A91 W20C

17th December 2020

RE: Draft Louth County Development Plan 2021 – 2027

**Submission on behalf of Tom Condon in relation to
Collon Business Park, Collon, Co. Louth**

Dear Mr Pentony,

With reference to the above, and further to your invitation to the public to make submissions in respect of the Draft County Development Plan 2021 – 2027 for County Louth, please note that we have been appointed by Tom Condon to make this submission on his behalf.

Please find attached contact details for our client separately as directed.

Background:

Tom Condon is the owner and promoter of Collon Business Park and his long-established family business, Condon Engineering is located in the business park since 1998, and it has recently undergone significant modernisation and expansion.

Collon Business Park is also home to Fox Pak, G4S, Phoenix Engineering, Collon Vehicle Dismantlers and Waterjet Creations. There are approximately 120 people in full time employment in Collon Business Park.

Our client also owns a significant land holding in the area and this is identified in Figure 1. I have outlined the current extent of Collon Business Park and this is shown in Figure 2 below.

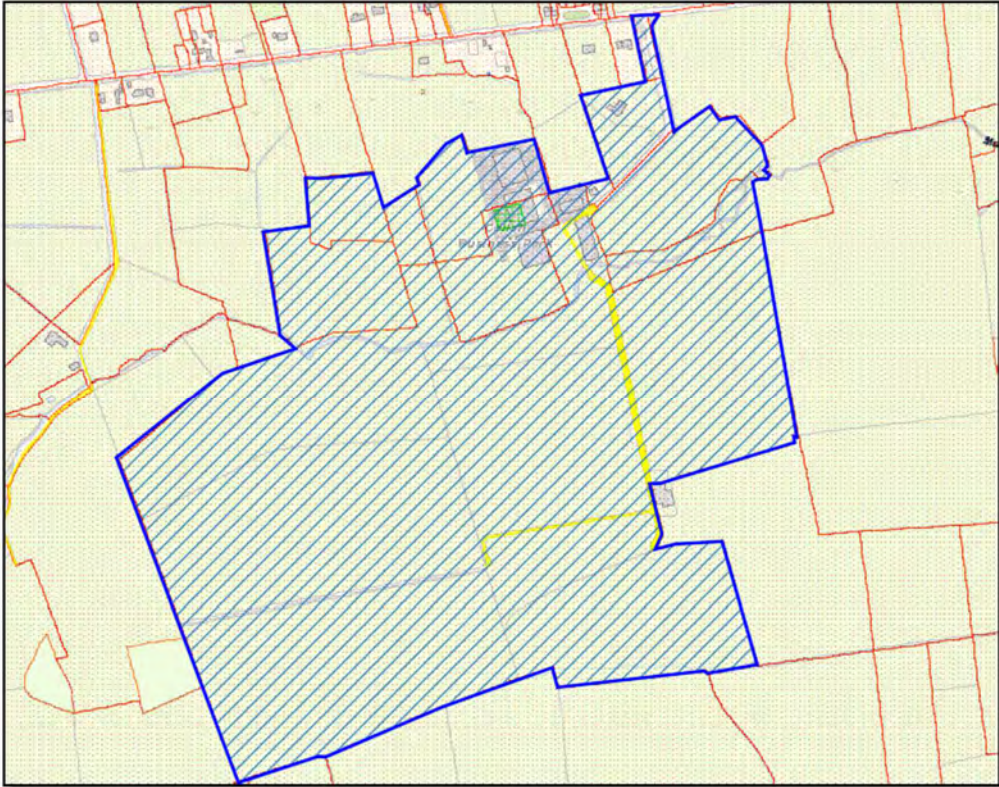


Figure 1 - Tom Condon's Landholding at Collon.



Figure 2 – Collon Business Park Boundary

Key Issues:

1. Land Use Zoning.

The land use zoning map for Collon included in the Draft County Development Plan is produced below in Figure 3. I have marked the position of Collon Business Park thereon. You will note that there are three areas in Collon zoned for employment use, but Collon Business Park is not one of them.

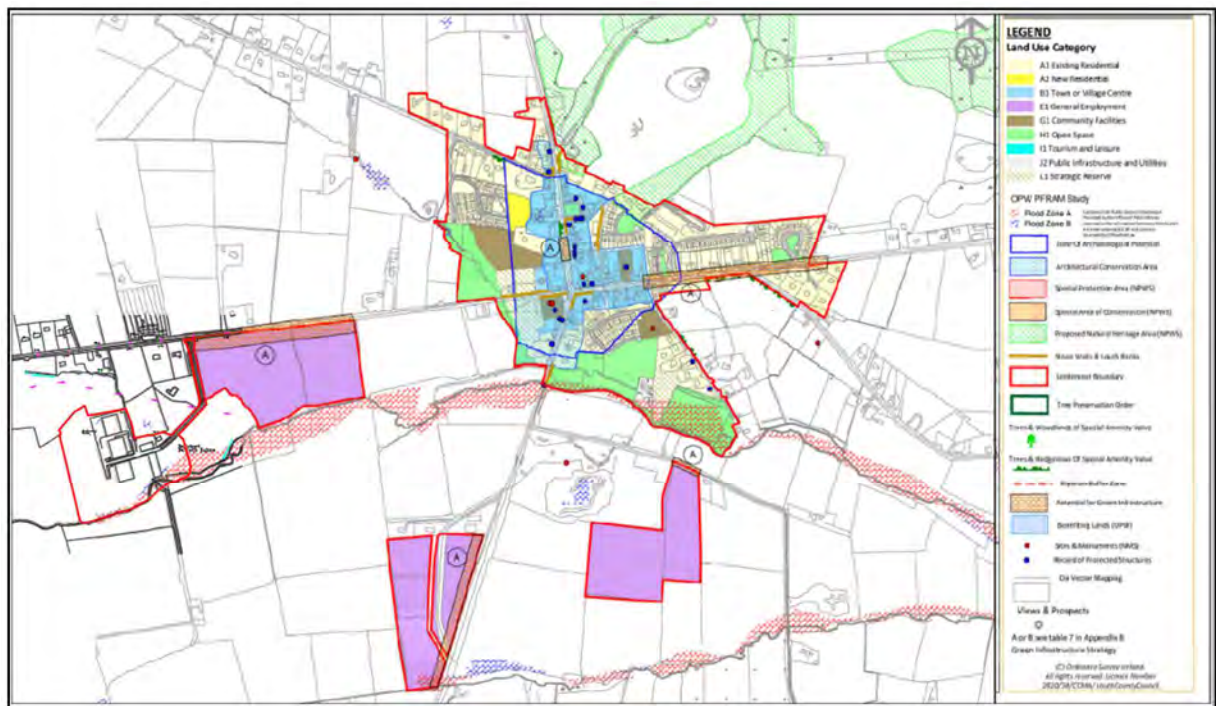


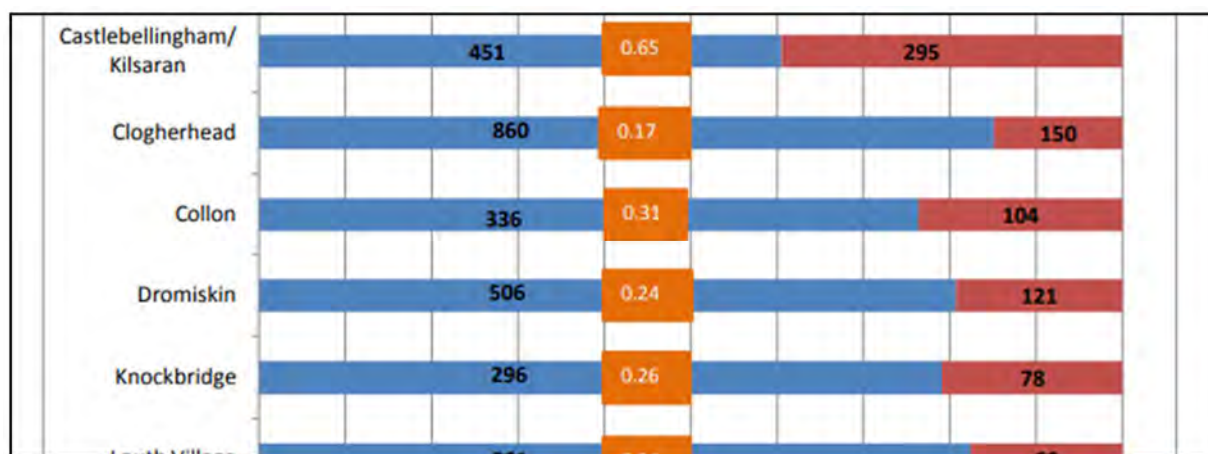
Figure 3 – Draft CDP Land Use Zoning Map with Collon Business Park identified thereon

2. Section 8.4, Collon Written Statement

The Draft County Plan includes a written statement on Collon, and Section 8.4 'Economy and Employment' of that written statement notes that the Jobs to Workers Ratio is very low at 0.31. It goes on to reference the three areas zoned for Employment Uses. These sites have not been successful with respect to economic development and job creation.

Collon Business Park is not mentioned at all in the written statement. Section 8.4 does not note that Condon Engineering and Fox Pak are hi-tech engineering businesses and that they along with other established high-quality employers do provide employment opportunities in Collon. The employment opportunities mentioned in this section of the Draft Plan misses the opportunities that exist due to the high-quality engineering jobs in Collon Business Park.

Figure 5.1 of Chapter 5 of the Draft County Plan includes data as to how the Jobs:Worker Ratio is calculated. See excerpt below:



This is based on 2016 Data and it seems unlikely that Collon Business Park is included in that Data given that it has 120 people working there full time. The information is certainly very out of date. Every effort should be made to update this information as it has significant impacts for the settlement when it comes to getting the planning authority's support for other development projects within the village. Policy Objective SS54, reproduced below, links the support of the planning authority to balance proportionate development and growth in settlements. The fact that Collon arguably has the highest Jobs:Worker ratio in the county (Bar Level 1 and Level 2 settlements) is important information.

Strategic Policy Objectives for Self-Sustaining Towns, Small Towns Villages, and Rural Villages

Policy Objective	
SS 54	To support and facilitate balanced and proportionate population and economic growth in the Self-Sustaining Growth Towns, Small Towns and Villages, and Rural Villages that will meet the needs of the residents of the settlements identified each of the settlement categories.

