



Planning Section  
Louth County Council  
Town Hall  
Crowe Street  
Dundalk

19<sup>th</sup> December 2020

By: Email  
Re: Draft Louth County Development Plan 2021-2027

Dear Sir / Madam,

On behalf of our client, Tony Meegan, please find enclosed a submission in respect of subject lands at Skyhill, Drumbilla, Co. Louth.

For conciseness our submission focuses solely on proposed policies and objectives for rural areas as proposed in the draft plan.

**Draft 2021-2027 Louth County Development Plan & Rural Business**

With regards to rural businesses and enterprises, section 5.19.3 of the Draft LCDP 2021-2027 states that

*'rural businesses and enterprises are an important source of local employment in the County', and that*

*'in relation to the expansion of an existing rural enterprise, consideration will be given to the scale of the existing and proposed development, the capacity of local infrastructure to accommodate the expansion, and the compatibility of the development with the surrounding area.'*

With regards to our clients lands at Skyhill, Drumbilla we request that policy provision is made for supporting re-development of established brownfield lands/business premises in rural areas.

We consider a blanket approach to rural enterprise should include policy objectives to differentiate between greenfield lands and brownfield lands. We submit this is particularly relevant given the established nature of many rural-based businesses within the county, and which constantly evolve to meet changing market demands and business environments.

For reference policies and objectives contained within the draft CDP of note include:

*'EE 58 To continue to support the agricultural sector and to facilitate the development of environmentally sustainable agricultural activities.*

*EE 59 To facilitate the diversification of the agricultural sector by supporting alternative farm enterprises subject to the nature and use of any enterprise being compatible with the environment in which it is located.'*

On review we consider both objectives, and the wider policy framework of the draft development plan, should be amended to state:

***'EE 58 To continue to support the development of the rural based business sector and to facilitate the development, re-development, diversification and growth of brownfield lands in rural areas for industrial and economic development.***

***EE 59 To facilitate the diversification of the rural based business sector subject to the nature and use of any enterprise being compatible with the environment in which it is located.'***

We therefore consider that given the long-established nature of rural based business in the county (both industrial and commercial businesses) the policy/objectives of the development plan should incorporate supportive policies to enable re-development or diversification of existing business premises in rural areas going forward.

We submit our suggested policy and objectives will be consistent with the NPF and RSES, which both recognise the established role and contribution that rural-based businesses make to the rural and wider economy.

In this wider National and Regional policy context we consider the draft plan should therefore be amended to better support rural business growth and diversification going forward.

We trust the attached submission will be taken into account by the Planning Authority in formulation of the development plan.

If you require any additional information do not hesitate to contact us.