

Forward Planning Unit,
Development Plan Review,
Louth County Council,
Town Hall,
Crowe Street,
Dundalk,
Co. Louth
A91 W20C

louthcdp@louthcoco.ie

22nd December 2020

Dear Sir or Madam,

RE: DRAFT LOUTH COUNTY DEVELOPMENT PLAN 2021-2027

On behalf of our client, McWilliams Capital Limited, we wish to make a submission on the draft County Development Plan 2021-2027, which is currently subject to statutory consultation process.

Our client welcomes the opportunity to make a submission as a significant landowner and stakeholder of lands in the Northern Environs, located along the Armagh Road a shown overleaf.

McWilliams Capital have recently obtained an Irish Water connection agreement to service the lands currently in their control at Dundalk North Business Park (DNBP) on the Armagh Road, and indeed this infrastructure would have the ability to service the wider northern environs.

Works have now commenced on DNBP to deliver the water infrastructure under the connection agreement which will enable the realisation of the development of the lands.

Existing deficiencies in capacity and investment of such infrastructure has somewhat hindered development of the northern environs to date and has likely contributed to the focusing of development in the south of Dundalk.

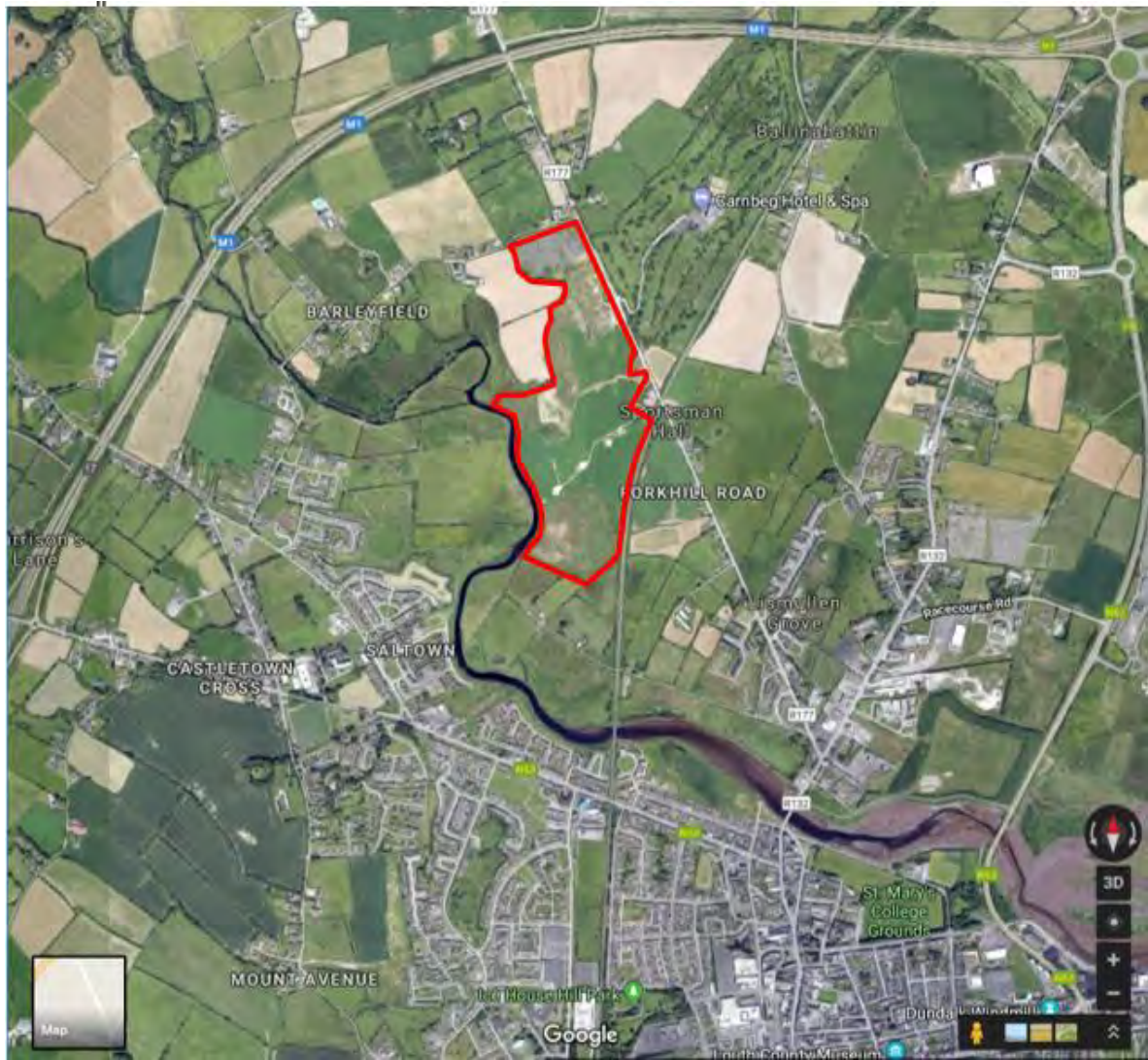
Managing Director: John P. Spain BBS MRUP MRICS ASCS MRTPI MIPI

Executive Directors: Paul Turley BA MRUP Dip Environmental & Planning Law MIPI Rory Kunz BA (MOD) MScERM MAT&CP Dip EIA Mgmt. MIPI
Stephen Blair BA (Mod) MRUP MIPI MRTPI Mary Mac Mahon MSc TCP Pg Dip MSP Pg Dip Env Eng Dip Env Plg Law Dip Mgmt Dip EIA & SEA B Soc Sc MIPI

Senior Associate Directors: Stephanie Byrne BA MRUP MIPI Blaine Cregan B Eng BSc MSc

Associate Directors: Luke Wymer BA MRUP Dip Plg & Env Law Dip PM Prof Cert Env Mgmt MIPI Meadhbh Nolan BA MRUP MRTPI Kate Kerrigan BA MSc MRTPI

John Spain Associates Ltd. trading as John Spain Associates. Directors: J. Spain, S. Spain.
Registered in Ireland No. 396306. Registered Office: 39, Fitzwilliam Place, Dublin 2. VAT No. IE 6416306U



Our client welcomes reference to the Northern Environs Framework Plan and respectfully request that the planning authority undertake to prepare this framework plan within the early stages of the lifetime of the new County Development Plan.

The Northern Environs represents an opportunity to provide a counterbalance to the development of Dundalk, which has to date been concentrated south of the Castletown River.

The Northern Environs represents an opportunity to deliver a significant quantum of economic development, which is a national objective for the Dublin-Belfast Economic Corridor.

In light of potential unprecedented demand for serviced land for economic development near the border arising from Brexit, it is respectfully submitted that the Northern Environs Framework Plan may consider any potential additional land, currently designated as Strategic Reserve, that may be required to fulfil these requirements and achieve national objectives to capitalise on the Dublin Belfast Economic Corridor.

As part of the preparation of the Northern Environs Framework Plan, it may be appropriate to ensure there is sufficient lands with appropriate zoning objectives to achieve these

national and regional objectives for the Dublin-Belfast Economic Corridor and vary the Development Plan to provide for such development if required.

In light of the foregoing, it is respectfully requested that an objective be inserted into the County Development Plan, with the suggested wording below:

“To prepare a Northern Environs Framework Plan for Dundalk within 1 year of the adoption of the County Development Plan, and consider as part of the process, any additional lands from the Strategic Reserve that may be required to realise national and regional objectives for economic development on the Dublin-Belfast Economic Corridor, and provide for sufficient lands with appropriate zoning objectives to realise these objectives.”

It is respectfully requested that this submission is taken into consideration for the next stages of the plan preparation.

Yours sincerely,

John Spain Associates —