

'Draft Louth County Development Plan 2021-2027'

To whom it concerns

We wish to make a submission to the draft development Plan 2021-2027:

1.1 The Subject Site

The subject site has a total site area of 0.466Hectares and is located along the Castleblayney Road the old N53. It is located approximately 3.5km outside Dundalk and within close proximity to Junction 17 of the M1 motorway. The N53 roadway is an important access route to both the M1 (i.e. Dublin or Belfast) but also to Castleblayney and Monaghan.



Figure 1 Location Map – Ordnance Survey Ireland

The property consists of a light industrial unit, finished in a grey coloured cladding where sofa carcasses are bought from a local manufacturer and are upholstered on the premises and sold locally from the premises. There are original agricultural buildings located within the subject site which were associated with the original farm stead. The original small cottage is located along the south of the site adjacent to the public roadway.

The existing business has been in operation for approximately 20 years at this location and the family home is located directly northwest of the existing premises. It is hoped that future expansion of the business would entail provision of a bigger workshop area and the development of small ancillary enterprises associated with the existing upholstering business which could generate additional employment within this area.

Land Use and Zoning

The subject site lies within the functional area of Louth County Council and is currently zoned Strategic land reserve under the Dundalk & Environs Plan 2009-2015.

Under the Draft Development Plan 2021-2027 the subject lands are designated *L1 Strategic Reserve*.

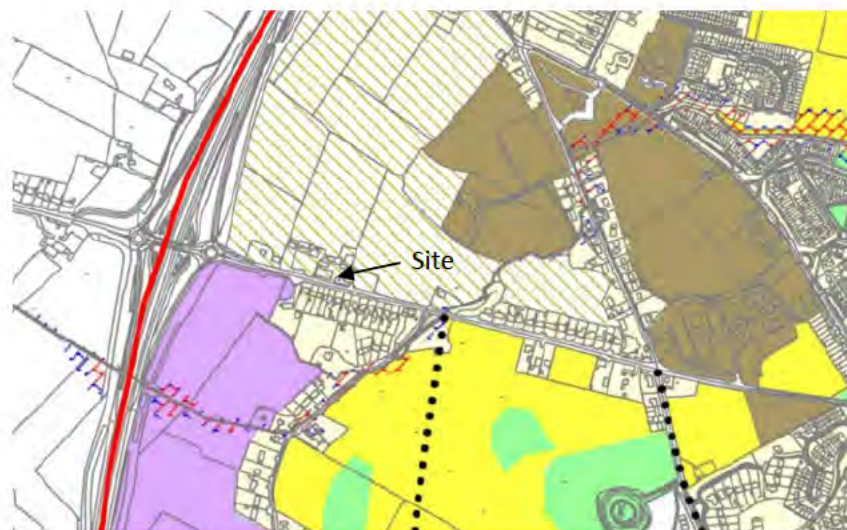


Figure2. Extract from zoning Map Draft Development Plan 2021-2027

The current light industrial warehouse which is located within the confines of the site operates as a sofa upholstering business and employs 4-6 people at peak times during the year.

We would suggest that in the best interest of this small enterprise the zoning of the subject site should be changed to light industrial/manufacturing or to enable this enterprise expand and or extend, but to also allow additional ancillary businesses operate within the immediate vicinity of the site of this small existing enterprise.

I am the only person currently working and employing people in the location and I would ask the council to give consideration to rezone my lands or a portion for employment generating use or light industrial/manufacturing to allow me expand my business by building another workshop and or by attracting other complementary businesses to mine so as I can create employment at the same time as expand my business please see the attached maps and I would appreciate your serious consideration to this matter.

Regards Michael Begley