

Submission to Draft Louth County Development Plan 2021 - 2027

Colin Fee []

Sent: 23 December 2020 11:55

To: LouthCDP

Attachments: Ariel view of service stat~1.png (2 MB) ; location map 1 to 2500 - A4.pdf (370 KB)

To whom it may concern
Forward Planning Unit
Development Plan Review
Louth County Council
Dundalk

Submission Regarding Our Site at Townparks Castletown Road Dundalk

I would like to make a submission on the new proposed development plan with regard to our site on the Castletown Road Dundalk

The submission request is to re designate the commercial site as NEIGHBOURHOOD CENTRE / COMMERCIAL

Introduction

Townparks Retail Ltd operate and run a number of Convenience stores and Service Stations in the Dundalk town area. They trade under the Maxol and Centra brands and are situated as follows;

- Maxol / Centra Service Station Castletown Road
- Centra Convenience Store Greenacres Shopping Centre Avenue Road
- Maxol Service Station Dublin Road
- Maxol Service Station Avenue Road.

Over the past 2 years we have invested almost €2m in the renovation of the four businesses and all are now fully modernised to the best in retail standards.

Submission

The Centra/Maxol site on the Castletown road is situated on the N53 Monaghan/Derry road which is also the main Town Centre artery into Dundalk from the Motorway. The shop is the main convenience store serving the Castletown Road, Cox's, Fatima, Castleross, Marian Park, Aisling Park, Toberona areas as well as the hinterlands of Newtown Balreagan, Balriggan, Kilcurry, Mill Road etc. It also had two secondary schools and two primary schools nearby. Please see site map and aerial photo attached,.

In addition to fuel and general groceries we supply a lot of essential services such as,

- ESB top ups
- Gas top ups
- Bill pay services.
- Fresh food & Delicatessan
- Bottle Bank
- Phone credit and agencies

A lot of the local authority and private rented accomodation in the area have top up meters for electricity and gas and rely on the shop for service. In 2008 we started a 24 hour service to cater for the demands of the area. The shop is the commercial heart of the road providing Convenience store, Delicatessan & Fresh Food, Off Licence, Ice Cream Counter, Car wash, Solid Fuels and Service Station.

This is combined, on the adjoining site, with the following;

1. Chemist – Townparks Pharmacy,
2. The Post Office,
3. A Clothes alterations,
4. Chinese Takeaway.

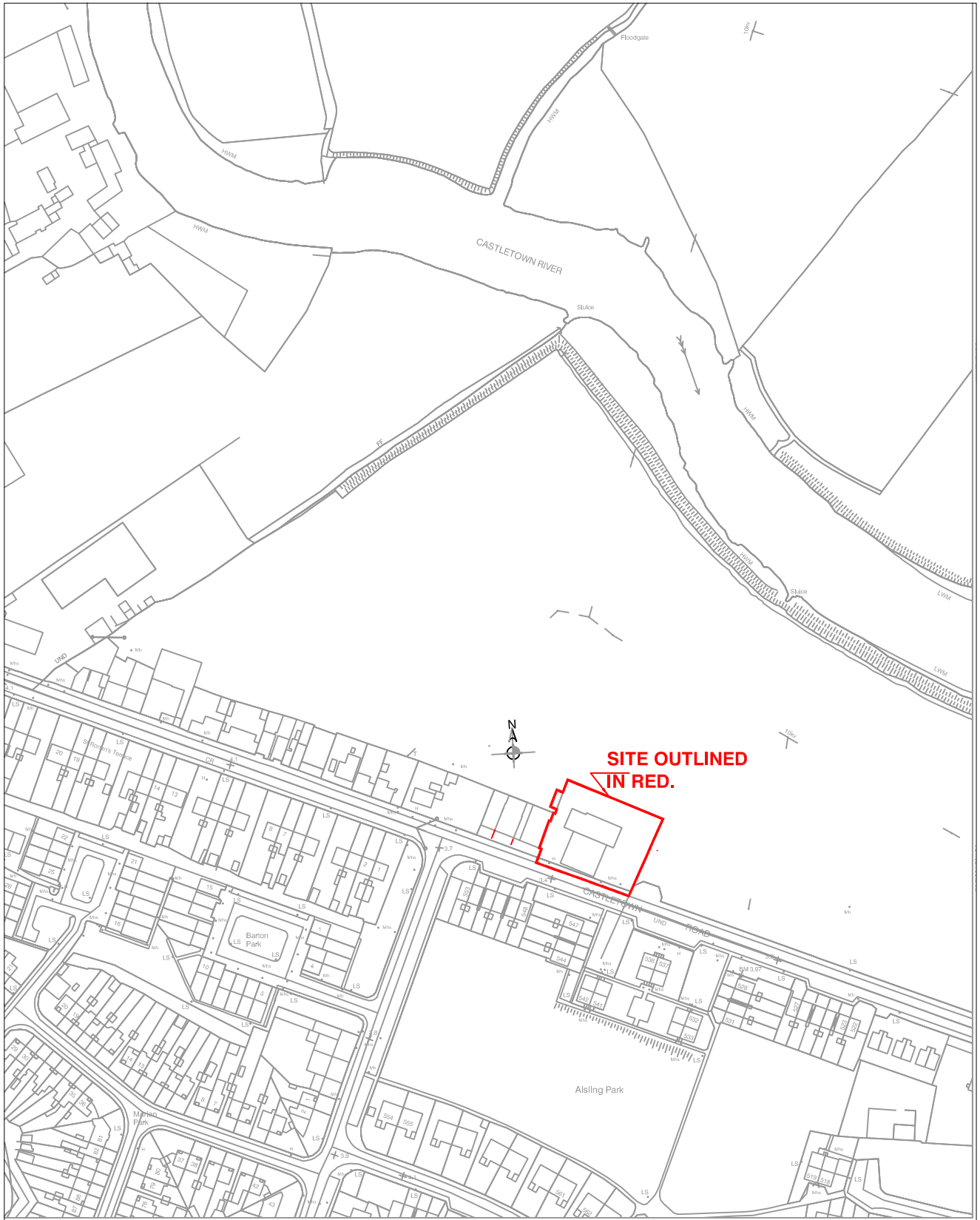
5. Rehab bottle recycling facility.

The area in which these businesses are situated in the current development plan is Zoned residential. We would like to propose that the area be re designated as Neighbourhood Centre to more reflect the activities carried out on the site. The reasons for this are as follows;

1. It is the main commercial hub on the Castletown Road.
2. There are in excess of 9000 people living in houses with a 15 minute walk from the site. (Please refer to area demographics report attached).
3. It is the only Service Station to service vehicles on the N53 artery leaving Dundalk for Motorway, Monaghan, Caslteblayney and Derry.
4. There site provides essential life services such as medicinal, post office, social welfare, foodstuffs, ESB/Gas top up facilities and recycling.
5. There site is currently incorrectly (in our opinion) designated as residential.


We hope you give this submission a favourable response and we can be contacted on 087 2623752 should you wish to contact us directly or if you require any additional information.

Regards
Colin Fee
Townparks Retail Ltd.



**SITE OUTLINED
IN RED.**

SITE LOCATION MAP
EXTRACT OS SHEET NO. 1631-20
OSI LICENCE no. EN 0040719

 **mcnamee**
 chartered building surveyors ltd.
 Excelsior House
 Jocelyn Place
 Dundalk
 Co. Louth
 Tel. 042 9386478
 Fax. 042 9386479
 Mob. 087 630 6580
 e-mail: info@mcnameecbs.ie
 web: www.mcnameecbs.ie



DRAWING
SITE LOCATION MAP

CLIENT TOWNPARKS SERVICES LTD.	JOB No. 1761	DATE AUGUST 2019
JOB PROPOSED NEW CARPARKING AREA AND ALL ASSOCIATED SITE WORKS	DRG No. PL-001	REV
SITE CASTLETOWN, DUNDALK, CO.LOUTH	SCALE 1:2500	STAGE



MACE Dundalk
(Castletown Rd)

Wok's

Post Office

ABC Childsplay

Townspark

Castletown Rd

N53

Aisling Park

Castletown Rd

STOP



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