



Comhairle Contae Lú
Louth County Council

New Business Incentive Scheme



Your Council

*for Your
Community*

New Business Incentive Scheme

The intent of the scheme is to provide a grants incentive for new businesses to locate in premises that have been vacant for a period, exceeding 2 years, and encourage diversity of retail opportunities within a designated area.

Objective of the Scheme

- To provide financial assistance to make it more attractive for new businesses to consider setting up in areas where there are several vacant shops.
- To actively promote the development and enhancement of retail floor space in key areas of Drogheda, Dundalk and Ardee town centres most visibly affected by the economic downturn.
- To enhance the vitality and viability of the Town Centres and commercial well-being of the towns.
- To support the continued role of the Town Centres and their primacy in the retail hierarchy.
- To encourage new businesses to occupy commercial premises/shops which have been vacant over an extended period of time.
- To encourage diversity of retail opportunities within the principal streets affected within the Town Centres of Drogheda, Dundalk and Ardee as defined in the Drogheda Development Plan 2011-2017, Dundalk & Environs Development Plan 2009-2015 and Louth County Council Development Plan 2015-2021.
- To provide rates income to Louth County Council that otherwise will be written off.

History of being vacant

The building must be an existing building that has been vacant continuously for a period of more than two years (24 months). The Council may ask for evidence that a building has been vacant for the specified period. A building may be deemed to be vacant if it has not been used for any retail, commercial or other business activity.

Eligible Criteria

- Any premises which have been vacant for more than two years would be eligible for a grant of 50% of rates in year one and 25% in year two.
- Maximum of two years allowed for the grant regardless of the time the premises has been vacant.
- In year 3 the full amount of the rates due must be paid in that financial year.
- Conditional on a minimum of a three year lease being signed by the new occupier. Evidence of lease to be provided to Louth County Council.
- Landlord/Agent must offer to match reduction on buildings rent for the first 2 years.
- The scheme shall **not** apply to any business or person who owes money to Louth County Council.
- The scheme shall apply to the authorised use of a premises only (i.e. where there is unauthorised development or ongoing enforcement under Planning Legislation, this should be regularised in advance of any incentive being applied).
- All applications will be reviewed on an individual basis.

Eligible Locations

Dundalk

- Clanbrassil Street
- Bridge Street
- Church Street
- Linenhall Street
- Market Square
- Earl Street
- Francis Street
- Crowe Street
- Park Street
- Dublin Street

Drogheda

- West Street
- Narrow West Street
- Stockwell Lane
- Magdelene Street
- North Quay
- Dyer Street
- Wellington Quay
- Dominic Street
- John Street
- James Street
- Shop Street
- Meatmarket Lane
- Laurences Street
- Peter Street

Ardee

- Irish Street
(to the bridge)
- John Street
- William Street
- Castle Street
- Bridge Street
- Market Street

Proposed Use

The grant awarded to successful applicants rated under this policy shall only apply to the following types of premises associated with establishing a new business:

- Use as a Shop as defined under Class 1 of the Planning & Development Regulations 2001 (and any subsequent amendments), including restaurants.
- Office use as per Class 2 & 3 of the aforementioned Regulations.
- Use for medical or health professional clinics.
- Use as a Crèche, Day Nursery or Day Centre.

Uses Not Covered by the Scheme

- Takeaways
- Amusement Arcades or premises with gaming machines
- Head Shops
- Betting Offices
- Nightclubs
- Premises where unauthorised development has taken place or which are subject to enforcement proceedings.

Payment Method

All businesses approved must sign up to payment of rates by Direct Debit.

Other Charges

It should be noted that this Policy only makes provision for a grant towards Commercial Rates and does not apply to fees associated with other approvals which may be required to be obtained from the Council i.e. Planning Fees, Section 254 Licences, Commercial Water, Development Contributions etc.

Review

This Policy shall remain in place for a trial period of 2 years, after which it will be subject to Review by the Council.

For more information please contact:

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