



**Food Enterprise Zone Leitrim** is Ireland's first food enterprise zone, a new visionary concept and innovative approach which will act as a premium location magnet for new food start-ups and relocating food businesses.

*Prepared by: Michael Hennessy*



Infrastructure and support hotspot to cluster and grow food companies



# **FZ** FOOD ENTERPRISE ZONE

LEITRIM, IRELAND

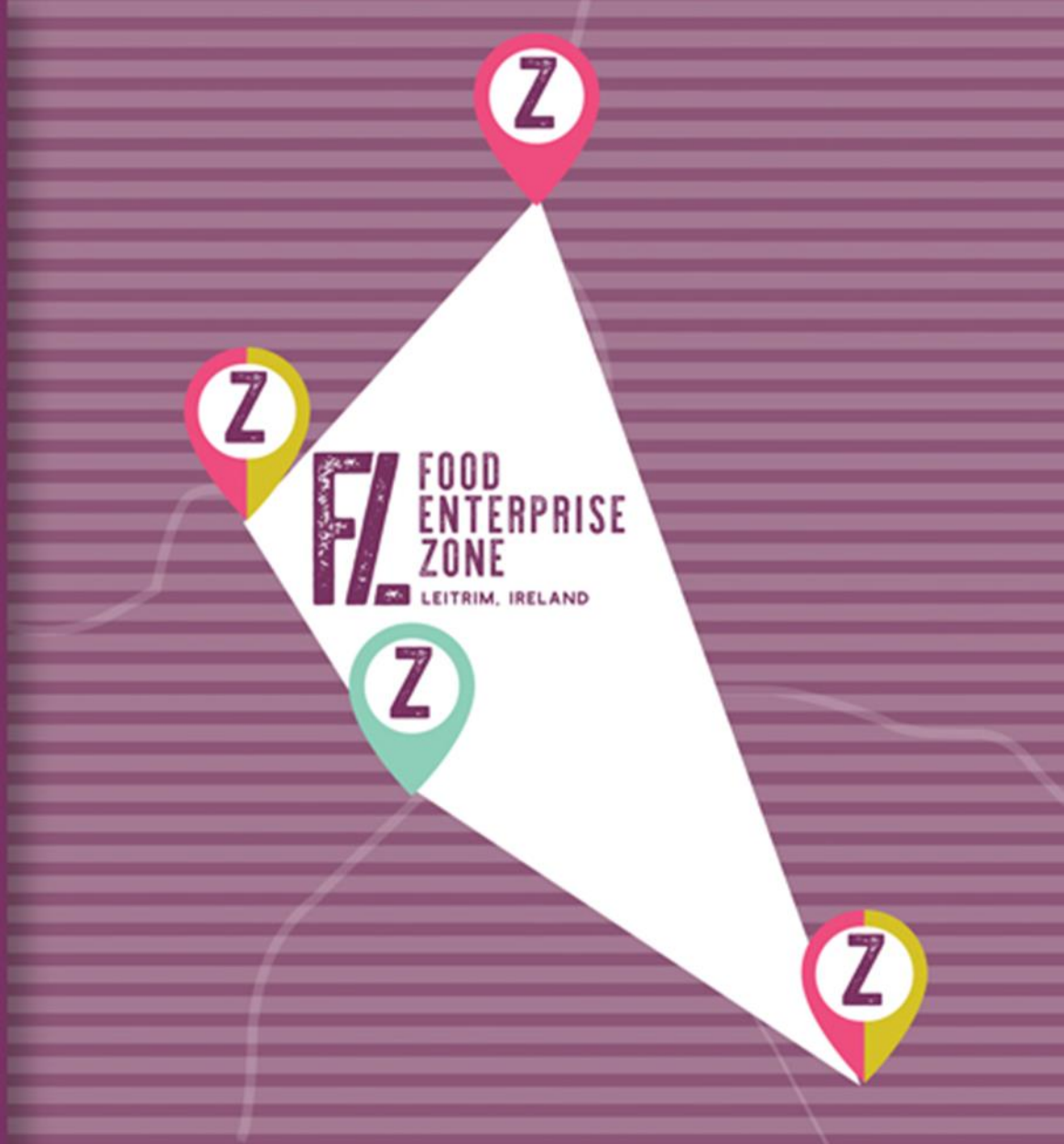
## Icons explained

 Existing Food Production Facility

 Start up Units






 Start Up & Growth Units

 Growth Units



Infrastructure and support hotspot to cluster and grow food companies



Overview of Units					
Zone and Location		Units/Sizes		Total Space	Total Units
Zone 1 The Food Hub (existing)		6 x 600 sq. ft. 1 x 1,000 sq. ft. 1 x 1,200 sq. ft.	2 x 2,200 sq. ft. 2 x 2,800 sq. ft. 2 x 3,100 sq. ft.	26,000 sq. ft. production facility  6,000 sq. ft. office space	14
Zone 2 Dowra Road Start up & Growth Units (BFN) (new)		1 x 969 sq. ft. 1 x 977 sq. ft. 1 x 1,684 sq. ft.	1 X 2,561 sq. ft. 1 x 2,762 sq. ft.	8,953 sq. ft.	5
Zone 3 (a) – Drumshanbo Enterprise Centre (new)		1 x 3,200 sq. ft.		3,200 sq. ft. food unit  2,800 sq. ft. office space	1
Zone 3 (b) – Drumshanbo Enterprise Centre (new)		3 x 1,377 sq. ft.		4,130 sq. ft.	3
Zone 4 – Private Sector Manufacturing Unit (new)		1 x 6,000 sq. ft.		6,000 sq. ft.	1
				48,283 sq. ft. food production space 8,800 sq. ft. office space	24



## Zone 1 – The Food Hub

Operated by: Drumshanbo Community Council  
Supports: 8 businesses, 5 of whom are exporting,  
70+ jobs

**Space: 26,000 sq. ft.  
production facility and  
6,000 sq. uare feet of  
office space.**

### **14 Production units:**

**6 x 600 sq. ft.**

**1 x 1,000 sq. ft.**

**1 x 1,200 sq. ft.**

**2 x 2,200 sq. ft.**

**2 x 2,800 sq. ft.**

**2 x 3,100 sq. ft.**

**Occupancy: 100%**





Zone 1 – Food  
Hub Layout  
showing  
occupancy





## Zone 2 – Dowra Road Start up and Growth Units (BFN Building)

Operated by: Leitrim Food Enterprise Zone CLG

Space: 8,953 sq. ft. of growth focused food enterprise space comprising

Proposed Growth Units:

1 X 2,561 sq. ft.

1 x 2,762 sq. ft.

Start/scale:

1 x 969 sq. ft.

1 x 977 sq. ft.

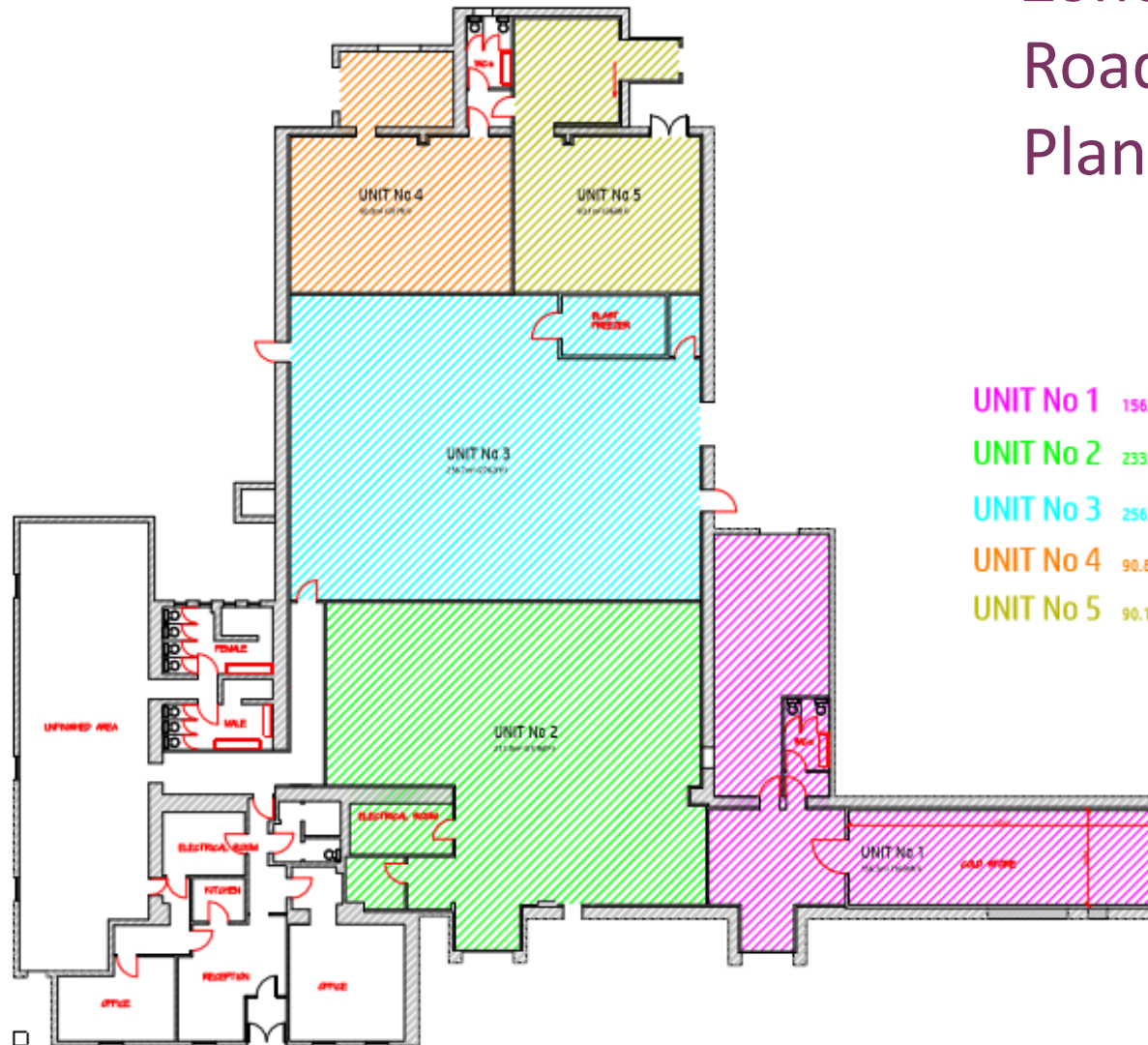
1 x 1,684 sq. ft.



Zone 2 – D  
Road Layo  
Plan

REV NO. (DATE)		DESCRIPTION		REMARKS	
		Advanced Training & Design Services		SERVICE AT 50% FIXED RATES, AT 50% RATE IMPROVEMENT FOR IMMEDIATE CURRENCY ADJUST.	
Period: 1/1/2010 to 12/31/2010 Address: 10000 N. 10th Ave. Email: advanced_training@att.net		Name: _____ Title: _____ Company: _____		TOTAL: <b>USD 15,000.00</b> DEDUCT: <b>USD 0.00</b> <b>NET: USD 15,000.00</b> DATES: JANUARY, FEBRUARY DATES: FEBRUARY 2010	

# Zone 2 – Dowra Road Layout Plan - Units



UNIT No 1 156.5m² (1684ft²)

UNIT No 2 233.8m² (2516ft²)

UNIT No 3 256.7m² (2762ft²)

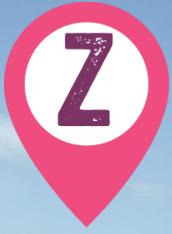
UNIT No 4 90.8m² (977ft²)

UNIT No 5 90.1m² (969ft²)

Overall Floor Area = 1150sqm (12374sqft) Approximately

REV No	DATE	DESCRIPTION	REMARKS
1	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.
2	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.
3	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.
4	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.
5	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.
6	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.
7	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.
8	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.
9	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.
10	20/01/2020	ISSUED FOR PERMIT	REDESIGN OF SPIN ROOMS BELOW OF DOWRA ROAD, PREPARED FOR PROPOSED DOWRA ROAD.





**Formally Morningstar Bakery but empty for 7 years.**

**Space: 6,000 sq. ft. –**

**Food grade growth unit of 3,200 sq. ft.**

**Office accommodation 2,800 sq. ft..**

## **Zone 3 (a) – Drumshanbo Enterprise Centre**

**Operated on licence by: Leitrim Food Enterprise Zone CLG**





Zone 3 (a) –  
Drumshanbo  
Enterprise  
Centre





**Space: Planning  
permission for a complex  
of 4,130 sq. ft.**

**Proposed Units:  
3 x 1,377 sq. ft.**

## Zone 3 (b) – Drumshanbo Enterprise Centre

Operated by: Leitrim Food Enterprise Zone CLG will  
facilitate the development of these projects through a  
licence agreement





**Space: Planning  
permission for a complex  
of 4,130 sq. ft.**

**Proposed Units:  
3 x 1,377 sq. ft.**

## Zone 3 (b) – Drumshanbo Enterprise Centre

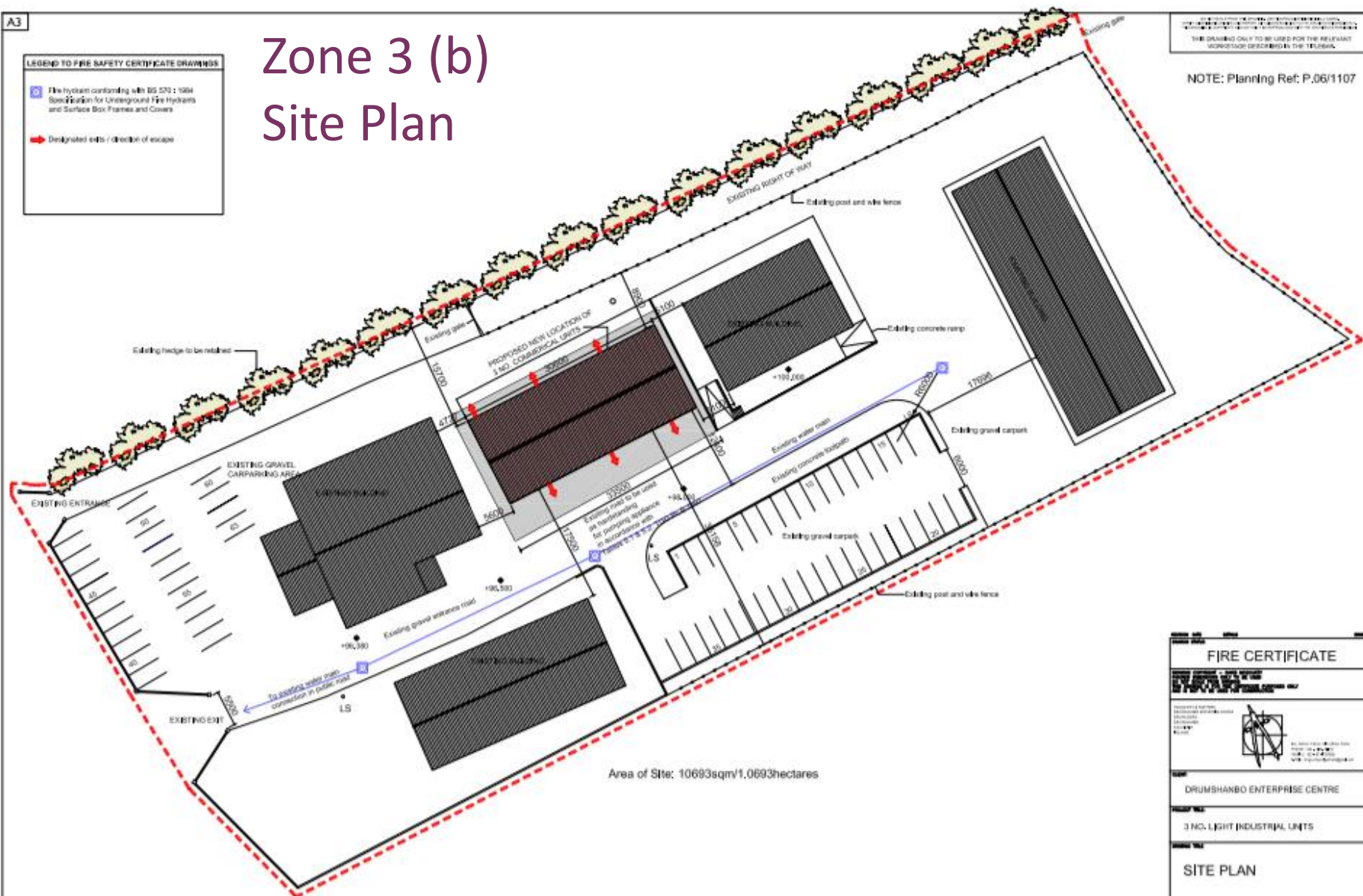
Operated by: Leitrim Food Enterprise Zone CLG will  
facilitate the development of these projects through a  
licence agreement





➡ Designated exits / direction of escape

NOTE: Planning Ref: P.06/1107



Area of Site: 10683sqm/1.0683hectares



SITE PLAN (SITE TO WHICH APPLICATION APPLIES OUTLINED IN SUB)

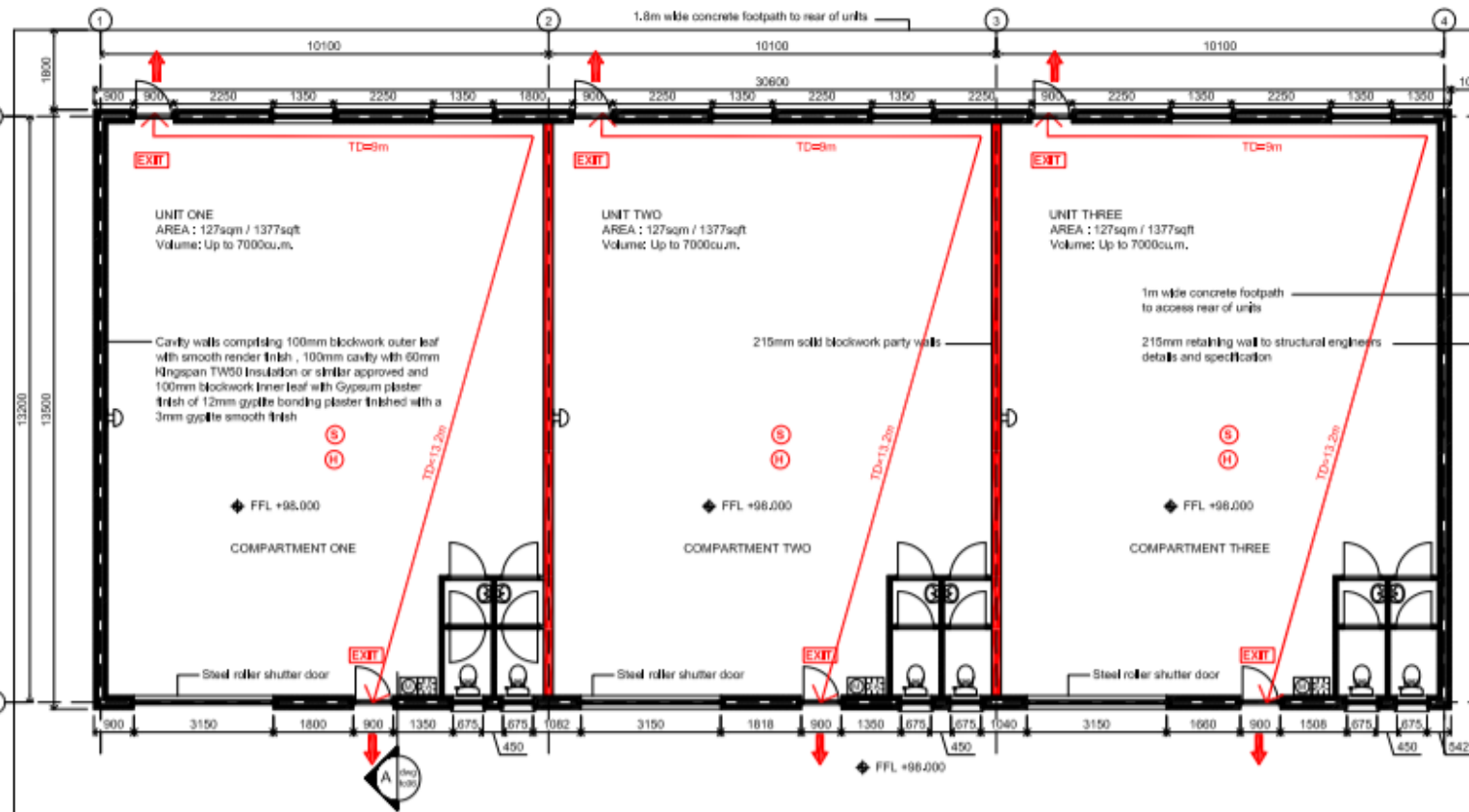
SCALE 1:500

FIRE CERTIFICATE 	
Issued to & for DRUMSHANBO ENTERPRISE CENTRE 3 NO. LIGHT INDUSTRIAL UNITS SITE PLAN	No. 10001-1-00000000000000000000 Date: 01-07-2007 By: Engineer/Engineer-in-charge

# Zone 3 (b) Ground Floor Plan

THIS DRAWING IS THE PROPERTY OF THE DUBLIN FIRE & REScue AUTHORITY. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED IN THE DRAWING. IT IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE DUBLIN FIRE & REScue AUTHORITY.

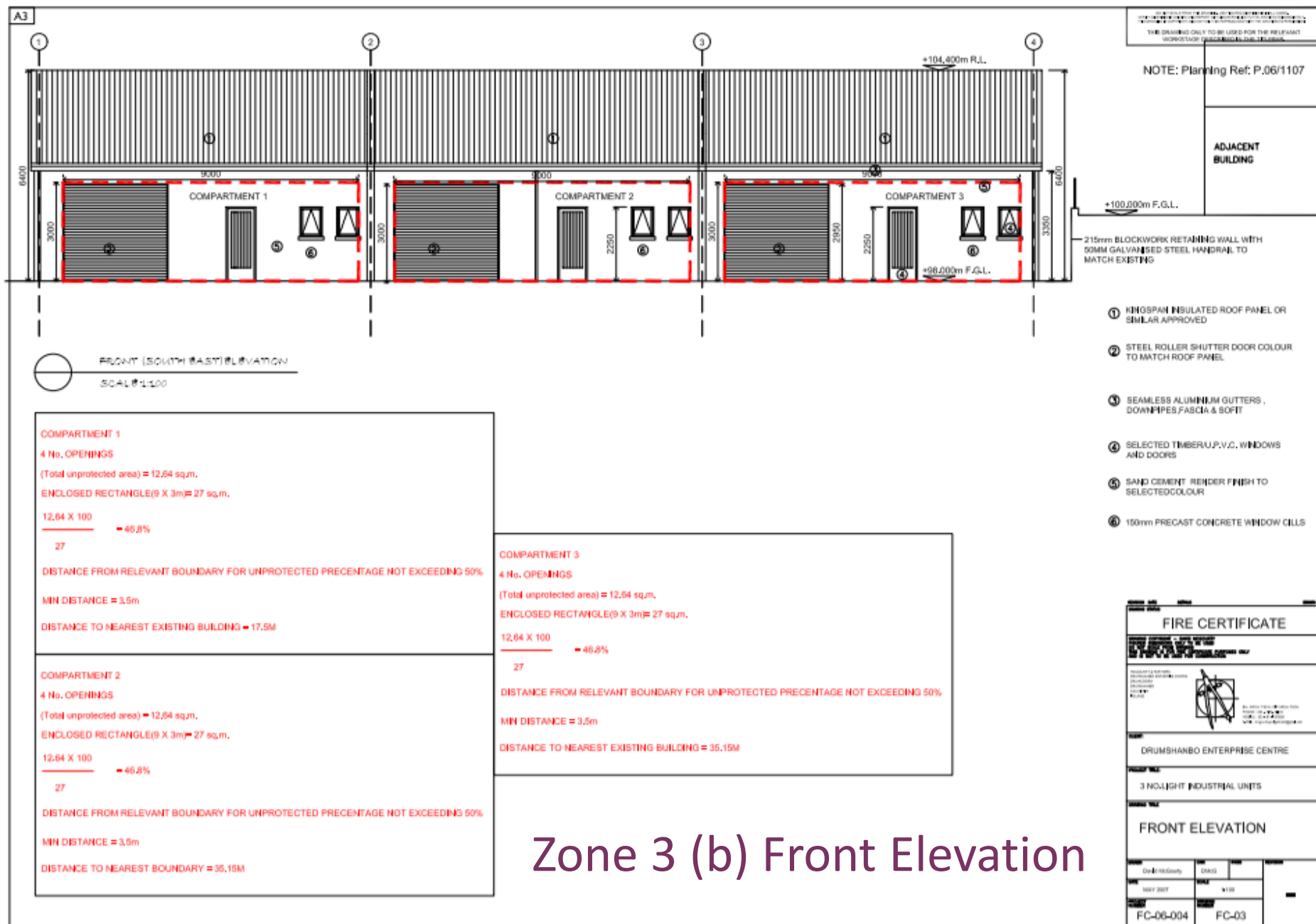
NOTE: Planning Ref: P.06/1107



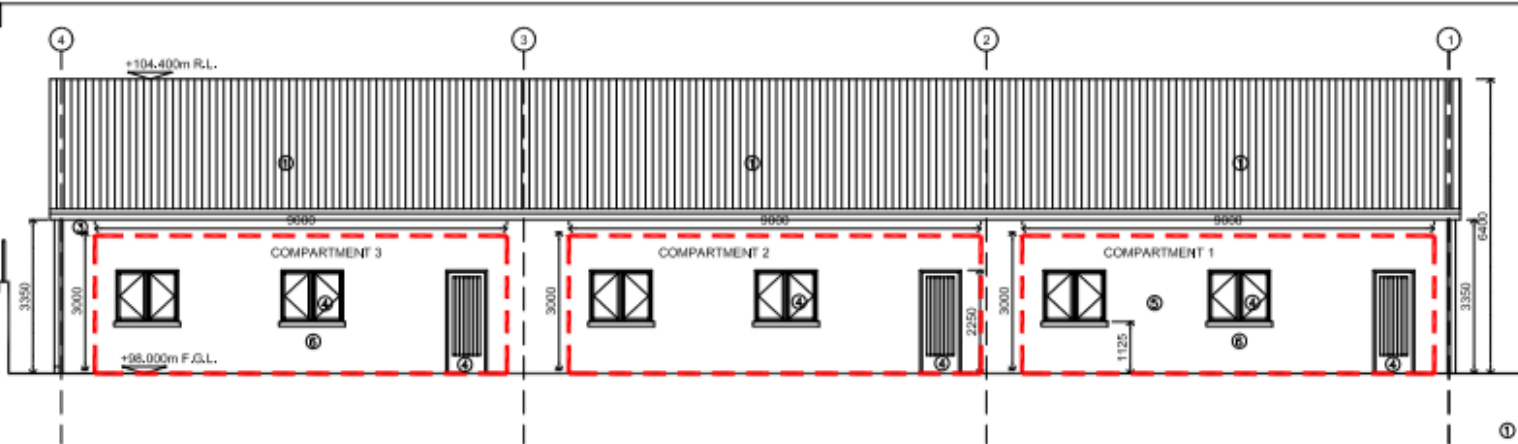
- Compartment wall / floor achieving 60 minutes fire resistance rating (stability, integrity and insulation) in accordance with BS 476 : Part 8/20-24 and relevant recommendations of Appendix A of Technical Guidance Document B, and in the case of a wall to extend full storey height.
- Designated exits / direction of escape
- Highlighted the escape sign
- Smoke detector
- Heat detector
- Fire alarm panel
- Alarm Sounder
- Break Glass unit
- Cavity walls to be constructed in accordance with Diagram 17 Table 3.2 Part 3.3.3 TDG Pt: B 1997
- Travel Distance

FIRE CERTIFICATE			
<b>DRUMSHANBO ENTERPRISE CENTRE</b> 3 NOUHLIGHT INDUSTRIAL UNITS GROUND FLOOR PLAN			
Date: 06/05/2007 Drawn: [Signature] Checked: [Signature] Approved: [Signature]	Date: 06/05/2007 Drawn: [Signature] Checked: [Signature] Approved: [Signature]	Date: 06/05/2007 Drawn: [Signature] Checked: [Signature] Approved: [Signature]	Date: 06/05/2007 Drawn: [Signature] Checked: [Signature] Approved: [Signature]
FC-06-004	FC-02		

GROUND FLOOR PLAN  
SCALE: 1:100



Zone 3 (b) Front Elevation



REAR (NORTH WEST) ELEVATION  
SCALE 1:100

THIS DRAWING IS THE PROPERTY OF THE CLIENT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE CLIENT.  
THIS DRAWING IS TO BE USED FOR THE RELEVANT WORKS DESCRIBED IN THE TENDERS.

NOTE: Planning Ref: P.06/1107

- ① KINGSPAN INSULATED ROOF PANEL OR SIMILAR APPROVED
- ② STEEL ROLLER SHUTTER DOOR COLOUR TO MATCH ROOF PANEL
- ③ SEAMLESS ALUMINIUM GUTTERS, DOWNPIPES, FASCIA & SOFFIT
- ④ SELECTED TIMBER U.P.V.C. WINDOWS AND DOORS
- ⑤ SAND CEMENT RENDER FINISH TO SELECTED COLOUR
- ⑥ 150mm PRECAST CONCRETE WINDOW CILLS

COMPARTMENT 1  
4 No. OPENINGS  
(Total unprotected area) = 5.025 sq.m.  
ENCLOSED RECTANGLE (9 X 3m) = 27 sq.m.

$$\frac{5.025 \times 100}{27} = 18.6\%$$

DISTANCE FROM RELEVANT BOUNDARY FOR UNPROTECTED PERCENTAGE NOT EXCEEDING 20%  
MIN DISTANCE = 1.5m  
DISTANCE TO NEAREST BOUNDARY = 9M

COMPARTMENT 2  
4 No. OPENINGS  
(Total unprotected area) = 5.025 sq.m.  
ENCLOSED RECTANGLE (9 X 3m) = 27 sq.m.

$$\frac{5.025 \times 100}{27} = 18.6\%$$

DISTANCE FROM RELEVANT BOUNDARY FOR UNPROTECTED PERCENTAGE NOT EXCEEDING 20%  
MIN DISTANCE = 1.5m  
DISTANCE TO NEAREST BOUNDARY = 9M

COMPARTMENT 3  
4 No. OPENINGS  
(Total unprotected area) = 5.025 sq.m.  
ENCLOSED RECTANGLE (9 X 3m) = 27 sq.m.

$$\frac{5.025 \times 100}{27} = 18.6\%$$

DISTANCE FROM RELEVANT BOUNDARY FOR UNPROTECTED PERCENTAGE NOT EXCEEDING 20%  
MIN DISTANCE = 1.5m  
DISTANCE TO NEAREST BOUNDARY = 9M

## Zone 3 (b) Rear Elevation

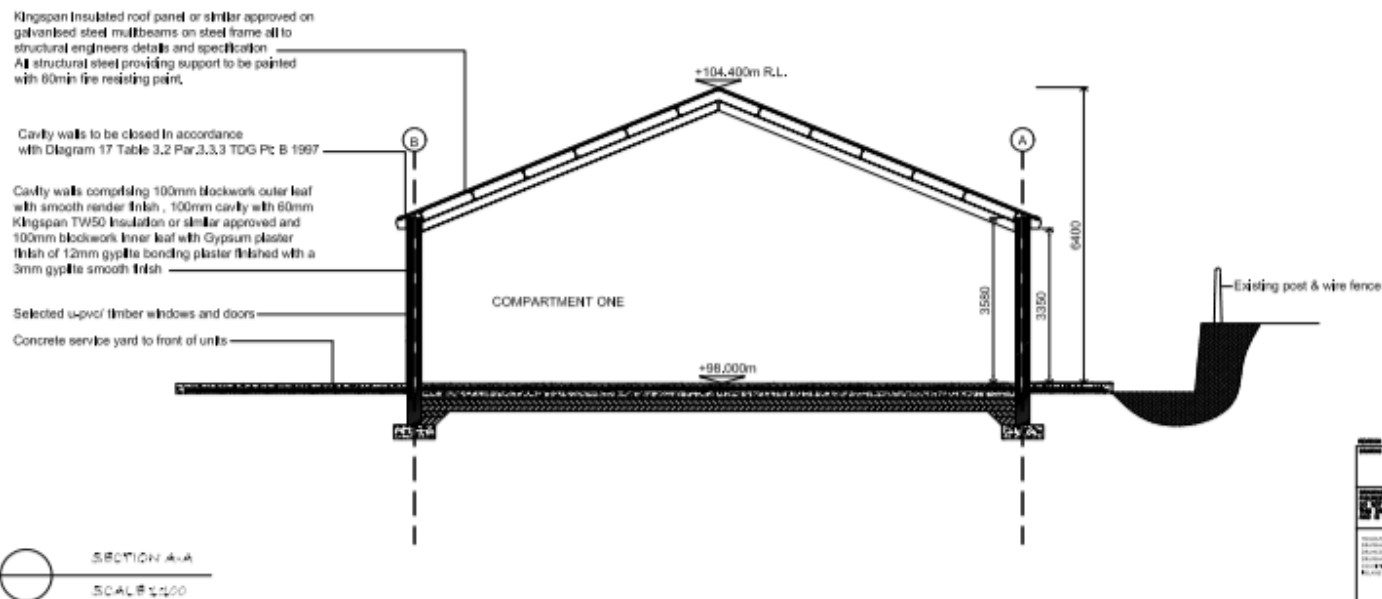
FIRE CERTIFICATE			
DRUMSHANBO ENTERPRISE CENTRE			
3 NO. LIGHT INDUSTRIAL UNITS			
REAR ELEVATION			
DATE	DATE	DATE	DATE
01/05/2021	01/05/2021	01/05/2021	01/05/2021
FC-08-004	FC-04		





- [illegible]

## Zone 3 (b) Gable Elevations



## Zone 3 (b) Section A-A

FIRE CERTIFICATE			
THIS CERTIFICATE IS VALID FOR THE PERIOD OF 12 MONTHS FROM THE DATE OF ISSUANCE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENSURE THAT THE BUILDING REMAINS IN COMPLIANCE WITH THE REQUIREMENTS OF THE FIRE CERTIFICATE ACT.			
PROJECT NO: 123456 PROJECT NAME: DRUMSHANBO ENTERPRISE CENTRE PROJECT TYPE: 3 NOUGHT INDUSTRIAL UNITS		SECTION A-A	
DATE: 01/05/2007	TIME: 10:00	DATE: 01/05/2007	TIME: 10:00
FC-06-005	FC-06		



## Zone 4 – Private Sector Manufacturing Unit

Operated by: Private Company  
(Shane McGovern Building)

**Space: Manufacturing unit Drumshanbo with food grade potential – 6,000 sq. ft.**

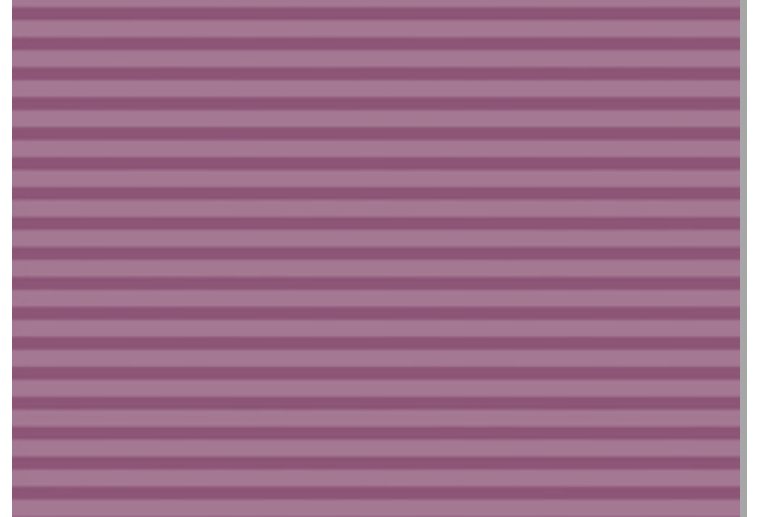
Situated on a large site of c.1.3 acres.

Significant Road Frontage.

Good office and service space.

Hard Standing front and rear.





Unit has a mixture of full height industrial space, offices, work rooms and first floor work areas.





# Costing – this application relates only to investment in Zone 2 property (BFN facility)

Building Description	Floor Space	Purchase Cost	Refurbishment to Food Grade Fit Out (€/sq. ft.)	Total Cost
Growth focused food enterprise space	8,953 sq. ft. / 831 sq m	€150,000	€750 sq m = €623,250	€773,250

