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Kildare County Council
Planning Department
Draft County Development Review
Aras Chill Dara
Devoy Park, Naas
County Kildare

My Ref: 2595-01
Date: 23/05/2022

DRAFT COUNTY DEVELOPMENT 2023-2029

Dear Sirs,

I represent Cobb Ireland Straffan Limited, [REDACTED] who are the registered owner of Folio KE 3128 and the owners of the unregistered land immediately adjacent all as outlined in red on the attached Map.

My client considers that these lands should be included with the Development Boundary of Straffan and zoned for “New Residential”

The lands have until recently been used for the Poultry production and related hatchery and administration. That use has now ceased.

A small part of the lands with road frontage is already zoned residential and as services are available, zoning for New Residential is now appropriate. There is an excellent quality road and foot-path linking the site back to the Village centre and local school.

The site is suitable for low density housing taking the pressure of the one off housing in the immediate rural area where many applications from locals have been refused essentially as the applicants failed to meet the “essential need” criteria. However, my client is equally aware of Government Policy to maximise the development density on suitable sites.

It would appear that no addition “New Residential” land has been zoned in the proposed draft. Development has already commenced on the on the draft “New Residential” land Planning Registry Reference 20151.

Yours faithfully,

Paul C. Mealy FRIAI.