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Planning Department
Kildare County Council
Aras An Dara
Devoy Park
Naas
Co. Kildare

23rd May 2022

Re: Submission to the Draft Kildare County Development Plan 2023–29

Dear Sir/Madam,

David Mulcahy Planning Consultants Ltd have been instructed by our client, **Bracq Ltd**, to make a submission to the draft Kildare County Development Plan 2023–2029.

Bracq Ltd own **c.16 hectares** of lands at the former Farringtons Mill complex, Rathcoffey, Co. Kildare which is currently designated E1 in the Rural Settlement Boundary. The subject lands are centrally located within the village and currently contain a restaurant, public house/coffee shop.

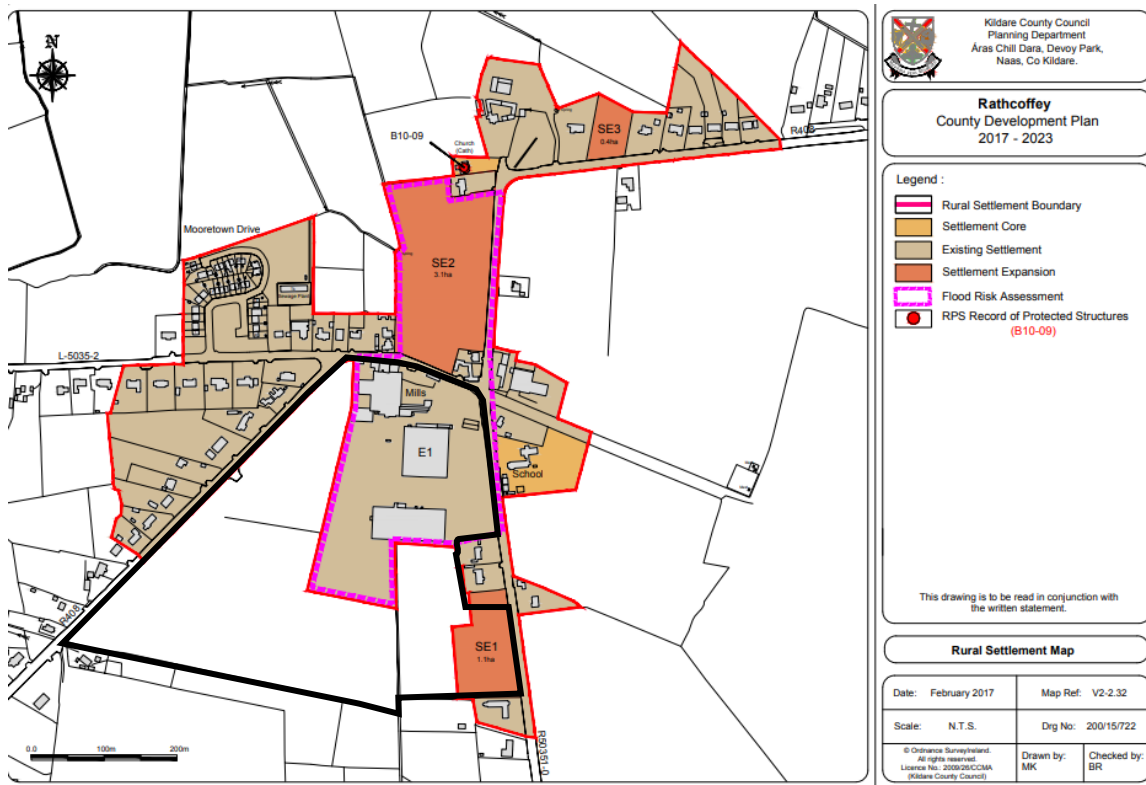


Fig No.1 Location of Bracq Ltd land in Rathcoffey Rural Settlement Map KCDP 2017-23 (black line).

Under the Draft KCDP 2017-23 lands to the west have been designated for Settlement Expansion which is welcomed. However, lands to the south-east, designated as **SE1** and measuring 1.1 Ha, have been **omitted**.

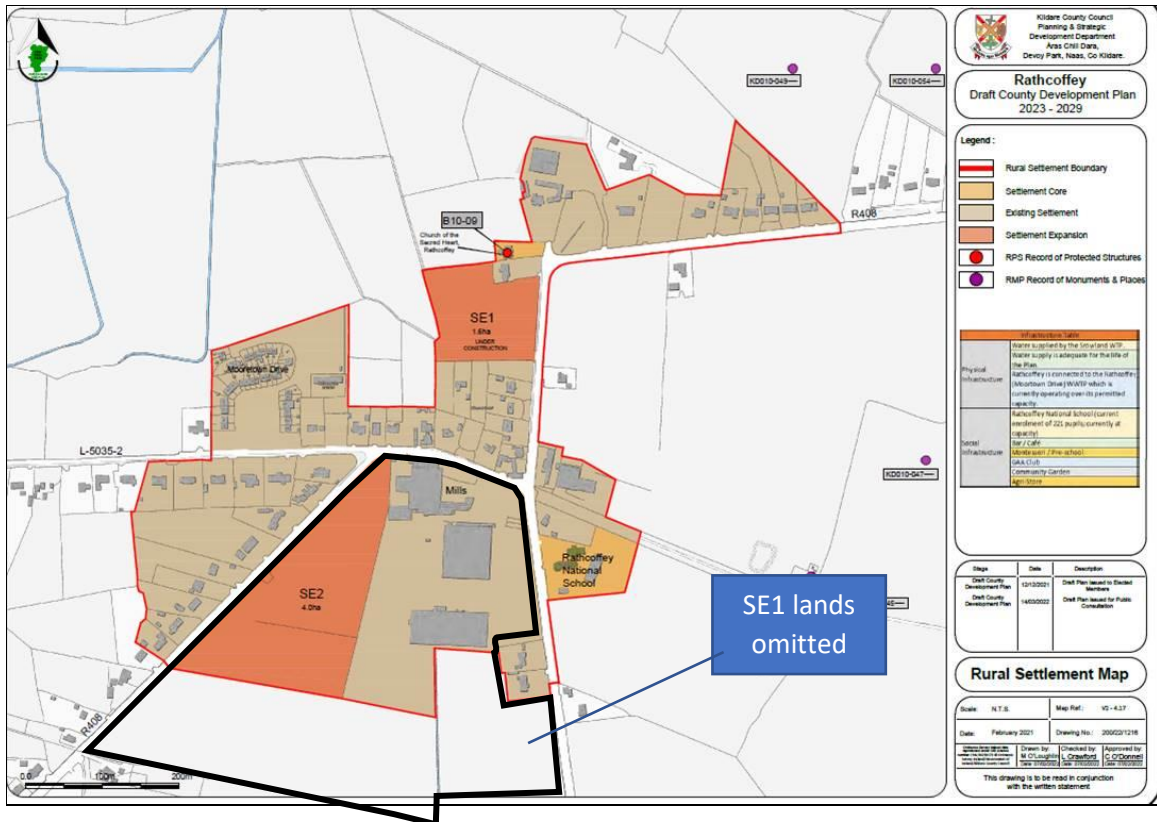
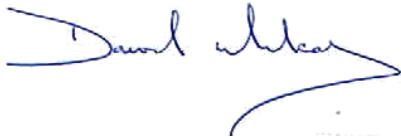


Fig No.2 Location of Bracq Ltd land in Rathcoffey Rural Settlement Map draft KCDP 2023-29 (black line).

This submission seeks for these lands to the south-east be **retained as SE1** under the new Kildare CDP 2023-29. Bracq Ltd are at an **advanced stage in preparing an application for these lands**. They have carried out a range of investigations and strategic design studies based on the land provisioned in the current development plan. Bracq Ltd are planning to facilitate improvements to the local village road layout, the school access and parking and these lands are an important part of enabling these plans, specifically parking for the school and a walk to school initiative, as well as a degree of housing.

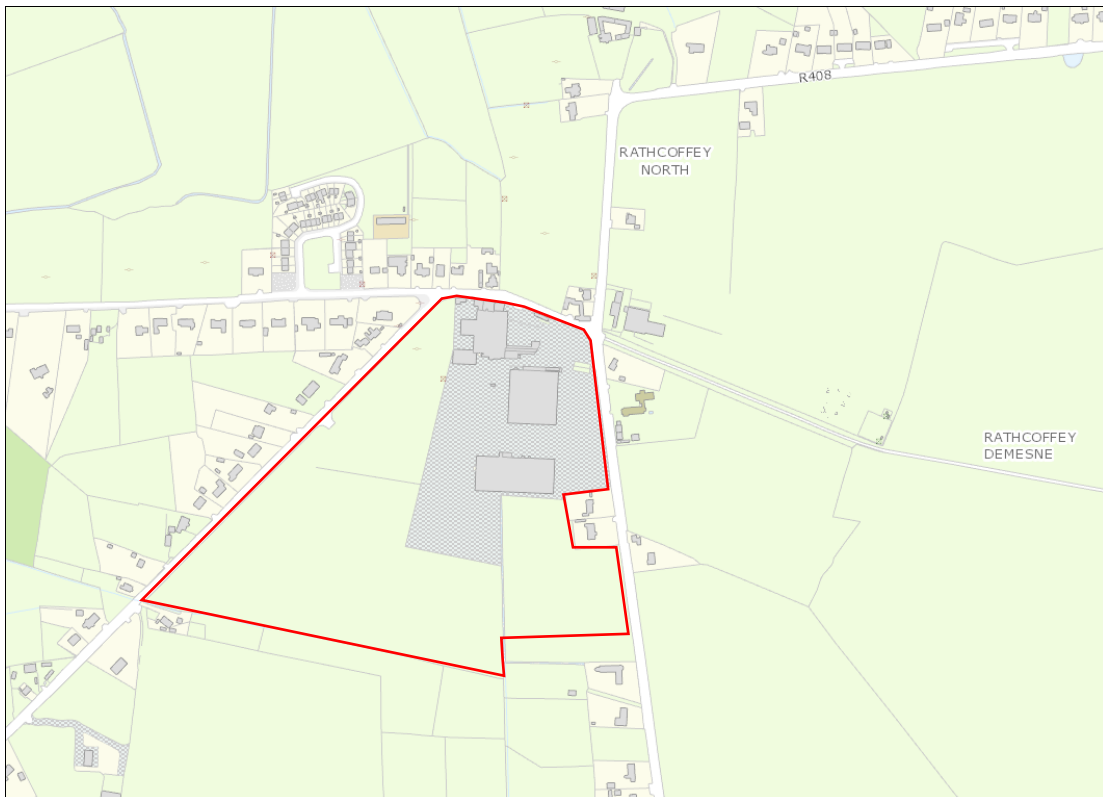
Please acknowledge receipt of this submission in writing and direct all future correspondence to this office.

Yours sincerely,



David Mulcahy

David Mulcahy Planning Consultants Ltd
CHARTERED PLANNING CONSULTANTS



Lands owned by Mr. Whelan (c.16Ha) including the former Farringtons Mill (shaded area on map) (source: Myplan.ie - OSI Licence No.EN 0080915). KE2338F, KE59882F, KE57084F, KE1063F, KE17761, KE1062F, KE13486.
