

Draft County Development Plan 2022-2029
C/O Senior Executive Officer,
Planning Department,
Kildare County Council,
Áras Chill Dara,
Devoy Park,
Naas,
Co. Kildare.

24th May 2022

Dear Sir/Madam,

**Re: Draft Kildare County Development Plan 2023-2029 – Submission on behalf of
RJ Goff & Company Limited**

On behalf of our client RJ Goff & Company Ltd., Kildare Paddocks, Kill, Co. Kildare, we wish to make a submission on the Draft Kildare County Development Plan 2023-2029 in relation to the lands at Goffs including adjoining undeveloped lands.

Our client welcomes the inclusion of the KIE Zoning Objective in respect of the subject lands, as set out in the current County Development Plan 2017-2023.

There are however a number of changes proposed in relation to the zoning matrix as they relate to the zoning objective and our client has particular concerns in relation to some of those amendments and request that they be reconsidered. In particular we request that complementary uses to the existing bloodstock sales facility and to future development of tourism related facilities, as is provided for in this objective, such as Restaurants, Pubs and Shop-Convenience are included as 'open for consideration' uses in the Draft Plan, as in the current County Development Plan.

Goffs is a longstanding bloodstock sales facility, which operates to the highest standards globally and its importance is recognised in this respect in the Draft Plan.

Goffs has been synonymous with Irish bloodstock sales for nearly 150 years. Since it was established in 1866, Goffs has been an historical and integral part of the world of Irish horse racing and breeding industry and of the equine industry worldwide. Today, Goffs is Ireland's leading bloodstock sales company.

Goffs holds bloodstock sales throughout the year at its award winning, custom built sales complex, a facility unrivalled by any other anywhere in the world.

Goffs is located in Kill, County Kildare, the heart of the Irish racing and breeding industry. The Goffs lands are located adjacent to the northbound carriageway of the N7 between the

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Kill and Johnstown interchanges. Kill is located to the south of the subject lands on the opposite side of the N7.

The lands comprise the existing Goffs Bloodstock Sales premises with surplus greenfield lands to the east and west.

It is not possible for the entirety of the lands to be utilised for bloodstock/equine use. In particular, a sterile environment is necessary for the top quality thoroughbred horses sold at Goffs and this requires adjacent lands not to be used for other equine activity. This in effect sterilises portions of the land from equine use.

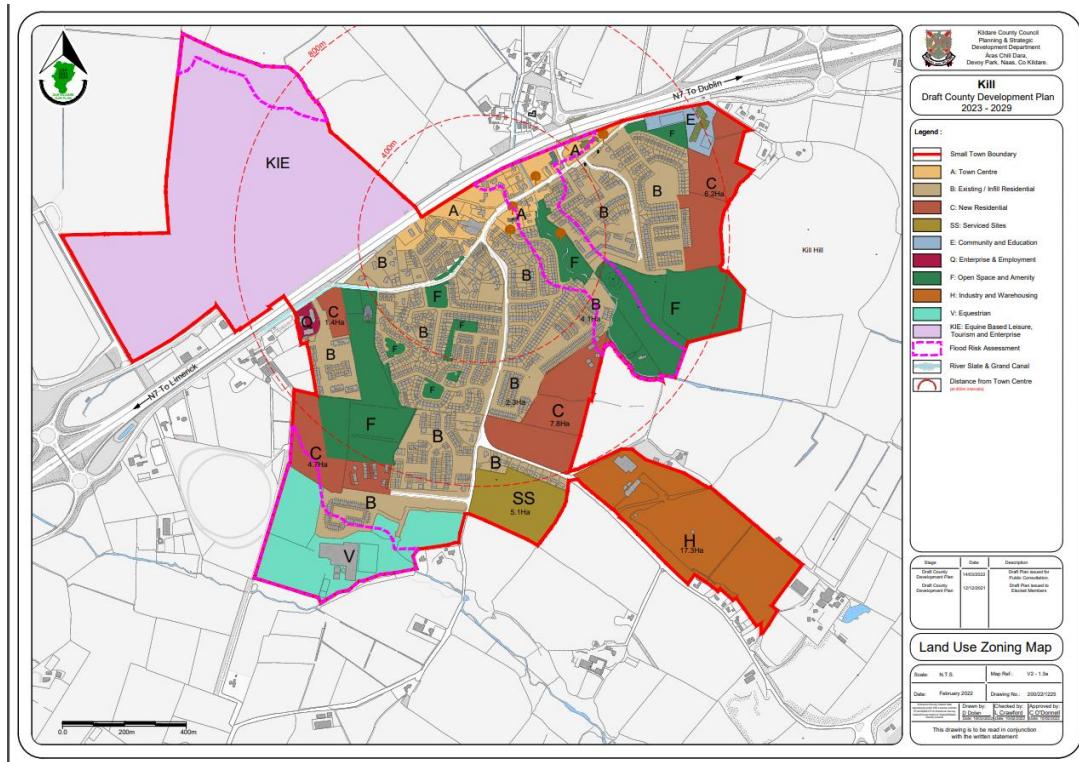
Therefore, in order to support the bloodstock/equine use of the lands, it is necessary to utilise the remainder of the lands for other complementary uses rather than equine. It is considered by Goffs that an opportunity exists for tourism and leisure related uses on the lands which are complementary to their bloodstock/equine business and which can support the primary use of the land. Such supporting uses are essential to ensure the medium and long-term sustainability of the Goffs bloodstock operation, particularly having regard to the highly cyclical nature of bloodstock sales.

Draft Kildare County Development Plan 2023-2029

There has been no change proposed in the zoning KIE zoning objective in the Draft Plan compared with the 2017 plan. The wording of the zoning objective reflects exactly the wording in the current plan and reads as follows:

“To develop equine based industry at Goffs.

This zoning objective is to facilitate the expansion of an existing equine-based development at Kill. This zone is solely for equine-based leisure tourism and enterprise. Any development must be equine-based and fully integrated with this primary focus of activities on the site”.



However the Draft Plan does incorporate changes to the range of uses permissible in principle 'open for consideration' and is not permitted under this zoning objective.

It is noted in particular that three of the uses which are 'open for consideration' under the current Development Plan 2017-2023 which are relevant with the existing bloodstock sales buildings and to future tourism related developments, as proposed by the zoning objective, are listed on the zoning matrix of the Draft Plan as 'not permitted', compared with being listed as 'open for consideration' in the current Plan. These are uses of Restaurant, Pub and Shop-Convenience. No explanation is given for this change which is considered to be inconsistent with the overall zoning objective.

Therefore, it is respectfully requested that the Draft Plan is amended to state that these uses of Restaurant, Pub and Shop-Convenience are included as 'open for consideration' uses in the zoning matrix of the Plan.

It is respectfully requested that the Kildare County Development Plan 2023-2029 incorporates an amendment to the zoning matrix, as it relates to the KIE Zoning Objective and also includes the Development Policies, Objectives and Land Use proposals, specifically to encourage and support the complementary tourism and leisure facilities at Goffs, to ensure its sustainable future.

Yours faithfully,



John Spain
Managing Director