

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

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