



Date: 17/08/2026
Pl. Ref: 26/60046

Natures Oils Ltd/ Goldstar Oils Ltd. and Bolton Biofuels Ltd
c/o Tom Phillips + Associates Planning Consultants
Tom Phillips + Associates
80 Harcourt Street
Dublin 2
D02 F449

Planning Register Number: 26/60046
Application Receipt Date: 19/01/2026

PERMISSION is sought for Provision of covered loading area in place of permitted floorspace in storage of raw materials building. Planning permission is sought to complete the development of the covered loading area. The overall size of the raw materials building has been reduced to c. 1000 sq.m; Reduction in height of previously permitted extension to office/ packing building by 3.4m and elevational changes; Amended layout and design to previously permitted office and an increase in floorspace of c. 11.4 sq.m. There will be an increase over the permitted building height of 0.84m. Increase in size of previously permitted storage of finished product/ packaging building of c. 21 sq.m. There will be a reduction in building height of 2.5m; Elevational changes to previously permitted barrel/ IBC storage building; Reduction in size of previously permitted extension to the processing shed of c. 113 sq.m, internal reconfiguration and associated elevational changes. Provision of a weighbridge; Provision of a bund adjacent to the prefill building; Relocation of 1 no. previously permitted sliding gate; Installation of 1 no. additional sliding gate; Provision of 8 no. carparking spaces including 5 no. EV spaces; Amendments to permitted hard and soft landscaping areas and additional landscaping, including for extended concrete yard area. The development for which retention permission is sought consists of modifications to the permitted development as implemented on site, described as follows: Elevational changes to the packing, airlock, and storage of raw materials buildings; 2 no. sliding gates that were previously permitted as opening gates (1 in a relocated position) AT Grangeford, Castledermot, Co. Kildare R14 RD29 IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THE APPLICATION.



In pursuance of the powers conferred upon them by the Planning & Development Act 2000 (as amended), Kildare County Council have by Order dated 10/07/2026 GRANTED PERMISSION to the above named, for the above development subject to 19 conditions set out in the attached schedule

Date: 17/08/2026

Signed: 

Senior Executive Officer
Planning Department

NOTE: The permission herein granted shall, on the expiration of the period of 5 years beginning on the date of the granting of permission, cease to have effect as regards:

- (1) In case the development to which the permission relates is not commenced during the period, the entire development, and
- (2) In case such development is so commenced, so much thereof as is not completed within that period.
- (3)

Planning Permission is sought for amendments to the permitted development comprising; Provision of covered loading area in place of permitted floorspace in storage of raw materials building. Planning permission is sought to complete the development of the covered loading area. The overall size of the raw materials building has been reduced to c. 1000 sq.m; Reduction in height of previously permitted extension to office/packing building by 3.4m and elevational changes; Amended layout and design to previously permitted office and an increase in floorspace of c. 11.4 sq.m. There will be an increase over the permitted building height of 0.84m. Increase in size of previously permitted storage of finished product/ packaging building of c. 21 sq.m. There will be a reduction in building height of 2.5m; Elevational changes to previously permitted barrel/ IBC storage building; Reduction in size of previously permitted extension to the processing shed of c. 113 sq.m, internal reconfiguration and associated elevational changes. Provision of a weighbridge; Provision of a bund adjacent to the prefill building; Relocation of 1 no. previously permitted sliding gate; Installation of 1 no. additional sliding gate; Provision of 8 no. carparking spaces including 5 no. EV spaces; Amendments to permitted hard and soft landscaping areas and additional landscaping, including for extended concrete yard area. The development for which retention permission is sought consists of modifications to the permitted development as implemented on site, described as follows: Elevational changes to the packing, airlock, and storage of raw materials buildings; 2 no. sliding gates that were previously permitted as opening gates (1 in a relocated position). at Grangeford, Castledermot, Co. Kildare, R14 RD29 subject to 19 conditions set out in the schedule attached. The proposed development amends Kildare County Council Reg. Ref. 17/813 (as extended by Reg. Ref. 23/836). The development permitted has commenced and is in the process of being implemented – Natures



Oils Ltd/Goldstar Oils Ltd, and Bolton Biofuels Ltd. – 26/60046

Schedule 1 – Considerations and reasons on which this decision is based as required by Article 31 of the Planning and Development Regulations 2001, (as amended).

Having regard to the nature and design of the development, the character of adjoining development, the reports received from the Planning Authority's internal departments, the provisions of the Kildare County Development Plan 2023-2029 (as varied) it is considered that, subject to compliance with the conditions attached, the development would not seriously injure the amenities of the area or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions to apply.

1. The development shall be carried out, retained and completed in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on 19/01/2026 as amended by Further Information received on 17/06/2026 except where altered or amended by conditions in this permission.

Reason: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The development shall be carried out in accordance with the revised site layout plan received by the Planning Authority on 17/06/2026, except where altered or amended by conditions in this permission.

Reason: In the interest of clarity and orderly development.

3. External finishes shall be as indicated on documentation received by the Planning Authority on 17/06/2026, unless alternative materials are agreed in writing with the Planning Authority prior to the commencement of development.

Reason: In the interest of visual amenity.

4. Apart from the departures authorised by this permission, the development shall remain in accordance with the terms and conditions of the previous permission pertaining to the site, namely 17/813 as extended by 23/836 and any agreements entered into thereunder and shall expire on the expiry of 17/813.



Reason: In the interest of clarity and orderly development and to ensure that the development remains in accordance with the permission to which this departure relates.

5. **Prior to the commencement of development**, a revised Landscape Mitigation Plan and Landscape Design Rationale, incorporating the nature based surface water drainage solutions and the revised site layout plan shall be submitted for the written approval of the Planning Authority.

Reason: In the interest of clarity.

6. The Developer shall provide a turning bay at the south of the site in accordance with the requirements identified by the Traffic Insights Swept Path Analysis and indicated on drawing no. J437-PLN-02-04 received by the Planning Authority on 19/01/2026.

Reason: In the interest of traffic safety.

7. The hedgerow at the main road fence line shall be kept free from obstruction and maintained by the occupant, so as not to impede lines of sight at the vehicular entrance as provided in accordance Transport Infrastructure Ireland (TII) Documents (DN-GEO-03031 and DN-GEO-03060).

Reason: In the interest of Road Safety.

8. (a) All surface water generated on-site shall be disposed of on-site and shall not discharge onto the public road.

(b) Existing land and roadside drainage shall not be impaired.

(c) The developer shall be responsible for the proper design, construction and maintenance of all surface water drains installed as part of the proposed development including soakways.

(d) Only clean uncontaminated surface water from the development shall be discharged to the surface water system. Only foul sewage and soiled water shall be discharged to the foul system.

Reason: To prevent interference with existing land or road drainage, to ensure proper servicing of the development and to avoid pollution.

9. All surface water from the carpark areas shall pass through adequately sized and sited petrol/oil interceptor(s) before being discharged to the surface water system.



Reason: In the interest of public health, to avoid pollution, and to ensure proper development.

10. All overground oil, chemical storage tank(s) shall be adequately bunded to protect against spillage. Bunding shall be impermeable and capable of retaining a volume equal to 1.1 times the capacity of the largest tank. Filling and offtake points shall be located within the bund.

Reason: In the interest of public health and the use of best practice guidelines to avoid pollution.

11. **Prior to the commencement of development**, the Developer, or any agent acting on their behalf, shall prepare a Construction and Demolition Resource Waste Management Plan (RWMP) in accordance with Appendix B of the "Environmental Protection Agency (EPA) Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for C&D Projects (2021)". Objectives and targets of this RWMP shall be enacted by the Developer during all stages of construction and a copy of the Plan shall be retained onsite during construction stages for random inspection purposes. This RWMP does not need to be submitted to Kildare County Council for pre-commencement approval.

Reason: In the interest of proper planning and sustainable development.

12. All surface water shall be managed and implemented in full in accordance with the Sustainable Drainage Systems (SuDS) Strategy and Scheme as proposed in the Further Information received on 17/06/2026. **Prior to the commencement of development**, the Developer shall submit the following to the Planning Authority for formal written agreement:

- (a) A SuDS Scheme Implementation Report to include detailed design and cross sections ensuring the system caters for the 1 in 100-year storm event (or as otherwise agreed in writing) and with an allowance of +30% to cater for "climate change" and an additional 10% for Urban creep.
- (b) A SuDS Maintenance Plan to include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs.



Reason: To ensure proper and sustainable service of the proposed development and to prevent pollution and flooding.

13. The sustainable drainage system shall be designed, inspected, and supervised by a qualified Engineer who shall certify the works as compliant with regard planning compliance, design and construction. The Developer shall be responsible for repairing and reinstating any failures to the Sustainable Drainage Systems (SuDS) infrastructure.

Reason: To prevent flooding and in the interests of sustainable drainage.

14. The Developer shall be responsible for repairing and reinstating any failures to the Sustainable Drainage Systems (SuDS) infrastructure designed and constructed in accordance with this permission.

Reason: To prevent flooding and in the interests of sustainable drainage

15. (a) The permitted hours of operation during the construction phase and for construction related deliveries and collections shall be between 07:00 hours to 18:00 hours Monday to Friday and 08:00 hours to 14:00 hours on Saturdays. Work is not permitted on Sundays and on public holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

(b) Noise from the construction stages of the development shall not give rise to sound pressure levels (Leq 15 minutes) measured at noise sensitive locations which exceed 70 dB(A) (LAeq 1 hour) between 07:00 hours and 18:00 hours Monday to Friday inclusive (excluding bank holidays) and between 08:00 hours and 14:00 hours on Saturdays when measured at any noise sensitive location in the vicinity of the site. If changes are agreed in writing with the Planning Authority to the construction hours as per (a) above, the noise levels shall align with same. Sound levels from site development works shall not exceed 45 dB(A) (LAeq 1 hour) at any other time.

Reason: (a) In order to safeguard the residential amenity of properties in the area.
(b) In the interest of public health, to avoid noise pollution, and to ensure proper development.

16. During construction the Developer shall provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.

Reason: In the interest of traffic safety.



17. No spoil, dirt, debris or other materials shall be deposited on the public road, footpath or verge by machinery or vehicles travelling to or from the development site during construction phase.

Reason: To ensure that public areas adjacent the development are kept in a suitably clean state of repair during construction works.

18. **Prior to the commencement of development**, the Developer shall submit for the written approval of the Planning Authority, an operational waste management plan prepared by a competent consultant in accordance with the Waste Management Act 1996, as amended, and the Kildare County Council Waste Presentation Byelaws 2018.

Reason: To ensure a satisfactory standard of development.

ADVICE NOTE TO APPLICANTS

All applicants are advised to make themselves aware of their responsibilities under the requirements of the Building Control Regulations 1997 to 2021, the EU Construction Products Regulations, and the EU Energy Performance of Buildings Regulations. Further information and FAQ's can be found online at <https://localgov.ie/> or <https://kildare.ie/countycouncil/AllServices/BuildingandDevelopmentControl/>

NB: Failure to submit a Commencement Notice (where required) is an offence and will have serious consequences which cannot be regularised at a later date. You may have difficulties in selling your property if you cannot prove that the statutory requirements relevant to the property have been met.



Kildare County Council - Inspection Purposes Only