

KILDARE COUNTY COUNCIL

PLANNING DEPARTMENT

Planning Report



Planning Ref No. 26/60843

Name of Applicant

Address of Development
Development

Type of Permission

Date Inspected

Due Date

Murphy's International Ltd

Great Connell, Newbridge, Co. Kildare

Alterations to previously approved (Reg Ref: 24/393) 2 storey Gate House

Permission

08/09/2026

15/09/2026

Description of Proposed Development

Permission is sought for alterations to previously approved (Reg Ref: 24/393) 2 storey Gate House to include a first-floor extension (43 sq m) to the side, minor modifications to all elevations and internal layout, and all ancillary site development works at Great Connell, Newbridge, Co. Kildare.

Site Location/Context

The site of the proposed development is located within the grounds of Murphy International business premises at Great Connell, Newbridge. The site is located towards the southeastern edge of the built up area of the site, with access via the internal road network. The site is bounded by car parking to the north and undeveloped / developing lands to the south. The permitted building to which this application relates, has not yet been constructed.

The site has a stated area of 5.7ha, however this would appear to relate to the wider lands and not the red line application site outlined, which is considerably smaller at c. 0.02ha.



Site location



Site location



View towards site from existing car park

Submissions/Observations/Representations

None received.

Pre-Planning Meeting

None.

Relevant Planning History

Recent applications on the wider Murphy International premises:

26/60606 – permission granted for extension to the northern existing car park including the provision of 9 no. new parking spaces, associated updated layout, drainage works, kerbing, lighting, landscaping, and all ancillary site development works.

24/393 – permission granted for consolidation and extend the established and permitted industrial and related activities on the MIL headquarters and industrial site to accommodate immediate and medium-term business development and employment generation objectives, to rationalise the car parking on the overall site to enhance safety for employees and site operatives, to make more efficient use of the space available on site and to enhance operational efficiencies, and related environmental and public realm improvements at the MIL headquarters complex. The proposed extension and works comprise the following: (1) Extension of the established yard over an area of 1.67 ha to the south of the established yard area to accommodate: (a) the construction of a vehicle maintenance building and associated offices (1,459 sq.m GFA) incorporating

solar PV panels at roof level (224 sq.m), and 8 no. external storage tanks; (b) the extension of permitted access spur road off the Newbridge Southern Outer Orbital Route (NSOOR) over a distance of 44.5 m (KCC Ref: 211780) to accommodate access to the extended yard area, and a new agricultural access on the eastern side of the proposed road extension; (c) the construction of a two storey security and access control building at the entrance to site (269 sq.m GFA) incorporating solar PV Panels at roof level (22 sq.m); (d) a materials and construction equipment storage area; (e) a construction site cabin and container maintenance and storage area; (f) a vehicle and equipment wash down bay; (g) a HGV fueling plinth and above ground fuel tanks; (h) surface water drainage infrastructure; (i) HGV and service vehicle parking (8 no. spaces), plant maintenance with EV charging points; and (j) all associated landscaping, and ancillary development and works. (2) The reconfiguration and consolidation of existing car parking on the wider site (constructed under Reg. Ref. 21/1780) into a single car park on the eastern boundary of the yard accommodating 150 car parking spaces, an increase of 20 no. car parking spaces over that previously permitted, and the use of the relocated car parking areas as yard area ancillary to the established use of the site. (3) The removal of a surface water attenuation swale constructed under Reg. Ref. 21/1780 and the incorporation of that attenuation volume into a relocated swale and a proposed new underground stormtech attenuation system. (4) The demolition of an established storage building of 178 sq.m. (5) Retention of an enclosed canopy (105 sq.m) over the steel roller feed on the southern elevation of the Steel Fabrication Building. (There is no change in the floor area of the building as permitted.) (6) Retention of the relocated footprint of the permitted Pipe Ancillary Building permitted under Reg. Ref. 21/1780, to a location 11.5m to the south of that permitted. (7) Retention of an enclosed canopy (80 sq.m) over the steel roller feed on the eastern elevation of the Pipe Fabrication Building, (There is no change in the floor area of the building as permitted.) (8) Construction of a sheltered walkway from the proposed car park to the established offices at a height of 2.4 m above ground level for a distance of 132 m. (9) The provision of an additional room to the existing ESB substation adjoining the existing steel and pipe fabrication building, and a new substation switchroom on the proposed yard extension area. (10) Additional bicycle parking structures to accommodate c.56 bicycles adjoining the existing office building. (11) Widening of the established northern access on the eastern boundary from 7 m to 12 m and relocation of the established southern access to a location 22.5m to the south of that permitted (Reg. Ref. 21/1780), and associated works to the footpath and bike lane. (12) Amendment of the permission granted under Kildare County Council Reg. Ref. 21/1780 to omit the cycleway, pedestrian path and acoustic barrier along a length of 14 m on the Greatconnell Road, and replacement with a 2 m wall along that length. (13) All associated development and works including internal circulation routes; surface water, water services and utilities infrastructure including site lighting landscaping and works.

23/60087 – permission granted for (a) The construction of new 2-storey extensions to the south-west (extension 1—proposed floor area of 81.9 m²) and north-east (extension 2—proposed floor area of 106.6 m²) ends of the existing 2-storey offices to the rear of the existing fabrication workshop to provide additional office and ancillary accommodation. (b) The construction of

an internal pedestrian walkway link at first floor level (proposed floor area of 45.8 m²) within the existing fabrication workshop to connect the existing offices to the rear to the existing offices to the front that face the Newbridge South Orbital Relief Road (NSORR). (c) Modifications to the existing fabrication workshop & rear offices to include: • Replacement of all existing external windows & doors in the existing rear offices with new windows & doors. • Widening of some existing window openings in the existing rear offices to facilitate larger window openings. • Replacement of existing external wall finishes of the existing rear offices—forticrete blockwork at ground floor level and profiled metal cladding at first floor level—with new insulated cladding panels. • Amendments to the north-east elevation of the existing fabrication workshop to include new insulated cladding panels and new windows and doors. • Internal modifications to the existing rear offices and fabrication workshop to facilitate the proposed extension works and connection of the proposed internal pedestrian walkway link between the front and rear offices. (d) The provision of 5 additional car parking spaces to serve the proposed extension works. (e) The provision of 5 additional bicycle parking spaces to serve the proposed extension works. (f) The connection to existing services on site—i.e. connection into existing foul, surface water, & water main networks serving the existing building. (g) All associated ancillary site development works. Please note all other planning items relating to the overall Murphy International headquarters and site are to be completed as per details agreed under previously approved planning permission register reference no.: 21/1780. Development works agreed under this previous grant of permission are ongoing.

21/1780 – permission granted for works to the existing Murphy International Limited Headquarters to accommodate two new industrial buildings, comprising a Steel Fabrication building and a Pipe Ancillary building, and associated development and works. The Steel Fabrication Building of 2,495 sqm is 13.1 metres in height and accommodates a fabrication area of 2,229 sqm and a staff welfare area of 133 sqm at ground floor level, and an ancillary office of 133 sqm at first floor level. The Pipe Ancillary Building of 760 sqm is single storey and 9.3 metres in height, and will accommodate workshops. Solar photovoltaic panels are proposed on the roofs of both buildings. It is proposed to demolish 4 No. existing buildings including an Office (300sqm), Lean-to Warehouse (240 sqm), Warehouse (415 sqm), and a Storage Barn (112 sqm), and to demolish the existing boundary walls on Great Connell Road and on part of the existing access road. It is proposed to upgrade the existing access road to provide a 7.5 metre carriageway, 1.5 metre grass verge, 2 metre cycle lane, 2 metre footpaths, tree planting and a 2.5 metre boundary wall to the subject site, and to upgrade the boundary on Great Connell Road by removing the existing entrances and providing a 1.5 metre grass verge, 2 metre cycle lane, 2 metre foot path, tree planting and a 2.5 metre acoustic timber fence. It is proposed to provide 84 No. car parking spaces and 33 No. bike parking spaces, 3 No. signs of 5.2 sqm each are proposed; 1 No. on the southwest elevation of the Steel Fabrication Building, 1 No. on the northeast elevation of the Pipe Ancillary Building, and 1 No. on the northwest elevation of the Pipe Ancillary Building. The existing yard will be extended by 0.9 ha. These and all ancillary works

including the regrading of an existing drainage ditch, all water infrastructure, internal roads, and landscaping are proposed on a site of 4.7 ha.

Policy Context

Newbridge Settlement Plan 2023-2029

Zoning

The site is Zoned Objective H(1) Industry and Warehousing in the Newbridge Settlement Plan 2023-2029. – *To provide for manufacturing, warehousing and industrial development - These lands are designated for strategic employment and identified as the Littleconnell Strategic Employment Area.*

Kildare County Development Plan 2023-2029

Chapter 4 Resilient Economy and Job Creation

Chapter 15 Development Management Standards

Designated Built / Natural Heritage and Biodiversity

None on site or in immediate vicinity.

Screening Reports (appended to this report)

Environmental Impact Assessment

Having regard to the nature and scale of the proposal, a preliminary screening has concluded that EIA is not required.

Appropriate Assessment

A screening for Appropriate Assessment accompanies this report that concludes that AA is not required.

Internal Reports

This application was referred to the following, reports received as indicated below. Please refer to the specific report on file should further details be required.

Area Engineer:	No objection subject to conditions 24/08/2026
Environment:	No objection subject to conditions 14/08/2026
Water Services:	No objection subject to conditions 14/08/2026
Transportation:	No objection subject to conditions 18/08/2026
EHO:	No report to date
CFO:	No objection subject to conditions 02/09/2026

Prescribed Bodies

This application was referred to the following, reports received as indicated below. Please refer to the specific report on file should further details be required.

Uisce Eireann: **No response**

Summary of Key Planning Issues and Assessment

The application comprises the following:

- alterations to previously approved (Reg Ref: 24/393) 2 storey Gate House to include a first-floor extension (43 sq m) to the side,
- minor modifications to all elevations and internal layout, and
- all ancillary site development works

The wider site has a stated area of 5.7ha. The subject site is c. 0.02ha in area.

The floor area of the existing permitted building is indicated to be 266 sq m. The proposed works comprise 43 sq m.

Principle of development

Having regard to the planning history, location and zoning of the site and to the character of the surrounding area, it is considered that the principle of an extension to permitted gate house is acceptable.

Siting and design

The existing permitted “gate house” building is a two storey flat roofed industrial building with dark grey metal cladding.

The proposed extension seeks to extend the footprint of the building at upper floor level above the originally proposed single storey element at the northern elevation. The space is intended for use as a meeting room. Internal reorganisation of the building is also proposed. Elevational changes include revised and additional window openings arising from the revisions. The new windows on the northern elevation face towards the car park and to the existing on site development and not directly overlooking any adjacent third party lands.

The proposed extension is acceptable.

Technical Matters

There are no technical matters arising.

Conclusion

The proposed extension to the permitted industrial building within the existing industrial development is acceptable. A grant of permission is recommended.

Recommendation

It is recommended that permission be granted.

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 and the 'H' zoning under the Newbridge Settlement Plan 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 and completed in its entirety in accordance with the plans, particulars and specifications received by the Planning Authority on 22/07/2026 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 external finishes shall be as indicated on documentation received by the Planning Authority on 22/07/2026.

Reason: In the interest of visual amenity.

3. Apart from the departures authorised by this permission, the development shall remain in accordance with the terms and conditions of the previous permissions pertaining to the site, namely 24/393 and any agreements entered into thereunder and shall expire on the expiry of 24/393.

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.

CFO – Separate letter

Levies if applicable – extension to permitted industrial building 43 sq m

Section 6 General Commercial				
	Commercial	Commercial Types	Floor Space (SQM)	Net Floor Space (SQM)
	Yes/No	Industrial extension		+43 sq m


Fiona Breen
Executive Planner

09/09/2026



Martin Ryan
Senior Executive Planner
11/09/2026



ENVIRONMENTAL IMPACT ASSESSMENT SCREENING REPORT STAGE 1: PRE-SCREENING

For use when establishing if the proposal is a 'sub-threshold development' requiring Preliminary Examination

Planning Register Reference:	26/60843	
Development Description Summary:	Extension to industrial building	
Was a Screening Determination carried out under Section 176A-C:	☐ Yes, no further action required ☐ No, proceed to Part A	
Part A. Is the development a project listed in Schedule 5, Part 1, of the Planning & Development Regs 2001 (as amended)?		
☐ Yes, specify class: <i>[insert class here]</i>		EIA is mandatory No Screening required CS1
☒ No		Proceed to Part B
Part B. Does the development comprise a project listed in Schedule 5, Part 2, of the Planning & Development Regulations 2001 (as amended) and does it meet/exceed the thresholds?		
☐ Yes the project is listed in Schedule 5, Part 2 and meets/exceeds the threshold, specify class (including threshold): <i>[Insert class & threshold here]</i>		EIA is mandatory No Screening required CS1
☒ No, the development is not a project of a type listed in Schedule 5, Part 2		No Screening required CS2
☐ Yes the project is of a type listed but is <i>sub-threshold</i> : <i>[Insert class & threshold here]</i>		Proceed to Part C
PART C. Has Schedule 7A information/screening report been submitted?		
☐ Yes, Schedule 7A information/screening report has been submitted by the applicant		Screening Determination required
☐ No, Schedule 7A information/screening report has not been submitted by the applicant		Preliminary Examination required Proceed to Stage 2
Name:	Fiona Breen	
Position:	Executive Planner	
Date:	09/09/2026	



APPROPRIATE ASSESSMENT SCREENING REPORT AND CONCLUSION STATEMENT

(A) Project Details

Planning File Ref	26/60843
Applicant name	Murphy's International Ltd.
Development Location	Great Connell, Newbridge, Co. Kildare
Site size	5.7ha (overall site) 0.02ha application site
Application accompanied by an EIS (Yes/NO)	No
Distance from Natura 2000 site in km	3.5km east of Pollardstown Fen SAC 3.6km south of Mouds Bog SAC
Description of the project/proposed development Alterations/extension to previously approved industrial building	

(B) Identification of Natura 2000 sites which may be impacted by the proposed development

			Yes/No If answer is yes, identify list name of Natura 2000 site likely to be impacted.
1	Impacts on sites designated for freshwater habitats or species. Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats and/or species, or in the catchment (upstream or downstream) of same?</i>	NO
2	Impacts on sites designated for wetland habitats - bogs, fens, marshes and heath. Sites to consider: River Barrow and	<i>Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats (bog, marsh, fen or heath), or within 1 km of same?</i>	NO

	Nore, Rye Water/Carton Valley, Pollardstown Fen, Mouds Bog, Ballynafagh Bog, Red Bog, Ballynafagh Lake		
3	Impacts on designated terrestrial habitats. Sites to consider: River Barrow and Nore, Rye Water/Carton Valley, Pollardstown Fen, Ballynafagh Lake	<i>Is the development within a Special Area of Conservation whose qualifying interests include woodlands, dunes or grasslands, or within 100m of same?</i>	NO
4	Impacts on birds in SPAs Sites to consider: Poulaphouca Reservoir	<i>Is the development within a Special Protection Area, or within 5 km of same?</i>	NO

Conclusion:

If the answer to all of the above is **No**, significant impacts can be ruled out for habitats and bird species.

No further assessment in relation to habitats or birds is required.

If the answer is **Yes** refer to the relevant sections of **C**.

(G) SCREENING CONCLUSION STATEMENT

Selected relevant category for project assessed by ticking box.

1	AA is not required because the project is directly connected with/necessary to the conservation management of the site	
2	No potential significant affects/AA is not required	X
3	Significant effects are certain, likely or uncertain. Seek a Natura Impact Statement Reject proposal. (Reject if potentially damaging/inappropriate)	
Justify why it falls into relevant category above (based on information in above tables)		
Scale of proposal, location, distance, no source-pathway receptor = no impact on integrity of Natura 2000 network.		
Name:	Fiona Breen	
Position	Executive Planner	
Date:	09/09/2026	