

MEATH COUNTY COUNCIL

CHIEF EXECUTIVE ORDER

Chief Executive's Order No: 913/25

Reference Number: 24/61047

Subject: Decision under Planning and Development Act 2000 – 2023

Name of Applicant: Lefgem Limited

Address: Hughes Planning
85 Merrion Square South
Dublin 2
Co. Dublin
D02 FX60

GRANT

Nature of Application: PERMISSION for (i) Construction of a three-storey extension to the rear of the existing hotel comprising 90 no. guest bedrooms with an area of plant at roof level of the extension; (ii) Creation of opening in rear façade of the existing hotel at ground floor level with the omission of one existing guest bedroom to allow for a new single-storey connection to the proposed extension; (iii) Modifications to the existing floor plan of the tenor suite at the ground floor level of the existing hotel to provide for a new restaurant, extend the existing kitchen, provide bathrooms and to separate the restaurant from the spa and gym; (iv) provision of single-storey extension to the proposed restaurant at ground floor and a new entrance to the existing leisure centre; (v) provision of extension to the basement level to the north-west corner of the existing hotel and provision of storeroom; (vi) removal of existing external escape staircase from ground floor level to basement level and provision of a new entrance and reception area to gym; (vii) provision of new replacement external staircase from ground floor level to basement level and alterations to existing openings and partition walls; (viii) modifications to 6 no. car parking spaces comprising the provision of 4 no. accessible spaces to serve the restaurant and relocation of the remaining 2 no. spaces. Car parking numbers remain the same; (ix) provision of 14 no. additional bicycle parking spaces for staff; (x) provision of 2 no. external signs above new restaurant and gym entrances; (xi) The development also includes all other associated engineering works, landscaping, lighting, and ancillary works necessary to facilitate the development. The subject property is within the curtilage of a Protected Structure (MH048-103). Significant Further Information/revised plans submitted on this application

Location of Development: The Johnstown Estate Hotel, Johnstown (ED Innfield, Enfield, Co. Meath A83 V070,

Recommendation: **Grant** PERMISSION for the above mentioned development subject to the 15 conditions set out on the Schedule attached hereto.

ORDER:

Being satisfied that all requirements relating to the application have been complied with and considering the proper Planning and Development of the County Meath Health District and having regard to the provisions in the Development Plan for the area, IT IS HEREBY DECIDED in pursuance of the above Act to **GRANT** PERMISSION for the said development in accordance with documents submitted, subject to 15 **condition(s)** set out in the Schedule attached hereto.

It is further decided that at the expiration of FOUR WEEKS from the date of receipt by the applicant of the Notification of Decision, provided there is no appeal before An Bord Pleanala affecting this decision hereinbefore contained, then the aforementioned application be and is granted subject to the same conditions as in the foregoing decision to grant same.

Signed: Pádraig Maguire

On behalf of Meath County Council

Date: 28/05/2025

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Schedule of Conditions

1. The development shall be constructed in accordance with the plans and particulars lodged with the Planning Authority on 02/12/2024, 15/04/2025 and 02/05/2025 except where conditions hereunder specify otherwise. Where such conditions require details to be agreed with the Planning Authority, the developer shall agree such details in writing with the Planning Authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of the proper planning and development of the area.

2. The final design and layout of the development shall be as shown on plans submitted on 02/12/2024 and 15/04/2025 unless otherwise agreed in writing with the Planning Authority prior to the commencement of development, except where conditions hereunder specify otherwise.

Reason: In the interest of clarity.

3. Car and bicycle parking shall be carried out as per the site layout plan, drawing EX-001, submitted to the Planning Authority on 15/04/2025.

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

4. The external lighting design as submitted shall not be permitted. Prior to the commencement of any development on site, the applicant shall submit for the written agreement of the Planning Authority, a revised public lighting design **as per** "*Meath County Councils; Public Lighting Technical Specification & Requirements*" **document.**

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

5. Prior to commencement of any development on site, the applicant shall submit, for the written agreement of the Planning Authority, a detailed condition assessment of the existing foul pumping station(s) including photographs of the pump chamber and any emergency storage tanks. The applicant shall confirm and provide details on the available wet well/pump chamber capacity and available 24hr emergency storage.

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

6.
 - (i) Prior to commencement of the proposed development on site, the applicant shall submit for the written agreement of the Planning Authority, an up to date confirmation from Uisce Eireann that there is sufficient capacity in the existing foul network for the discharge from the proposed development and that a connection to the network is possible.
 - (ii) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDSDS) Regional Drainage Policies Volume 2, for New Developments.
 - (iii) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

Reason: In the interest of public health and protection of the environment. (Environment).

7. The applicant shall continue the maintenance contract with the provider of the water treatment system.

Reason: In the interest of public health and protection of the environment. (Environment).

8. Landscaping shall be carried out by the landscaping plan submitted on 02/12/2024 and drawing no. PA010, unless otherwise agreed in writing with the Planning Authority.
- (i) Existing hedgerows, trees and shrubs on site shall be preserved, except where required to be removed to accommodate the new hotel extension. New site boundaries shall consist of timber fencing backplanted with hedgerow of species native to the area.
 - (ii) Planting shall commence no later than the first planting season following commencement of development on site. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: To protect the visual amenity and natural heritage of the area.

9. (i) The applicant is required to engage the services of a suitably qualified archaeologist (licensed under the National Monuments Acts 1930 2004) to coordinate the mitigation proposals contained in the Archaeological Assessment Report for archaeological excavations (preservation by record) and archaeological monitoring of groundworks. The archaeologist will provide a schedule of archaeological excavation works that will take place in advance of the commencement of any construction works on site. The schedule of the archaeological works will be included in the Method Statement submitted with the Archaeological Licence Application.
- (ii) The archaeologist shall excavate and preserve by record features identified in the testing phase and will monitor under licence all other groundworks associated with the development.
- (iii) Should archaeological material be found during the course of the monitoring, the archaeologist may have work on the site stopped, pending a decision as to how best to deal with the archaeology.
- (iv) The developer shall be prepared to be advised by the National Monuments Service with regarding to any necessary mitigating action(e.g. preservation in situ, or excavation) and shall facilitate the archaeologist in recording any material found.
- (v) The Planning Authority and the National Monuments Service shall be furnished with a report describing the results of the archaeological excavations.

Reason: To ensure the continued preservation (either in situ or by record) of places, caves, sites, features or other objects of archaeological interest.

10. The site and building works required to implement the development shall only be carried out between the hours of 8.00 am to 6.00 pm Monday to Friday and 8.00 am to 2.00 pm on Saturdays. No activity on site Sundays and Bank Holidays. In exceptional circumstances, hours of operation may be extended for a specified period of time subject to written agreement from the Planning Authority.

Reason: To safeguard the amenities of adjoining residential occupiers.

11. The Applicant shall develop the submitted Construction Environmental Monitoring Plan (CEMP) during the construction phase. The CEMP shall include but not be limited to operational controls for dust, noise and vibration, waste management, protection of soils and groundwaters, protection of flora and fauna, site housekeeping, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities. The CEMP shall also address extreme of weather (drought, wind, precipitation, temperature extremes) and the possible impacts on receptors and mitigation of same. The CEMP shall be treated as a live document.

Reason: In the interest of sustainable waste management, environmental protection, public health and safety and residential amenity. (Environment)

12. The "Resource & Waste Management Plan (document reference 257501.0101WMMROI dated 19/03/2025) submitted shall be fully implemented. The Resource and Waste Management plan shall be a live document and updated if any changes occur onsite.

Reason: In the interest of sustainable waste management, environmental protection, public health and safety and residential amenity. (Environment)

13.

- (i) Dust emissions during the construction phase shall not exceed 350mg/m²/day at the site boundaries.
- (ii) All refuelling shall take place in a designated refuelling area at least 30m from watercourses, details of same to be included in the Construction Management Plan (CEMP).
- (iii) All hydrocarbons, chemicals, oils, etc. shall be stored in a dedicated bunded area at least 30m from watercourses and capable of storing 110% of the container/tank capacity.
- (iv) The applicant shall ensure adequate supply of spill kits and hydrocarbon absorbent pads are stocked on site.
- (v) Burning of waste, including green waste, is prohibited on site.
- (vi) The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes. A programme of noise monitoring shall be put in place to monitor site activity, and noise levels generated to ensure impact to nearby residential noise sensitive locations are minimised.
- (vii) During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1800 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with Meath County Council prior to the activity taking place.
- (viii) The Applicant shall, during the construction stage, maintain a Complaints Register to record any complaints regarding but not limited to noise, odour, dust, traffic or any other environmental nuisance. The Complaint Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.
- (ix) Prior to commencement of any development on site, the applicant shall nominate a public liaison officer who shall liaise with the local residents on matters relating to noise. Residents should be informed of any noise works scheduled where there is the potential to generate high levels of construction noise or if specialist works etc need to be conducted out of the working hours. This person should also be the point of contact for all complaints and be responsible for reviewing the noise monitoring results and exceedances' the name and contact details of this individual shall be forwarded to the Environment Department of Meath County Council.
- (x) Prior to commencement of any development on site, a noise monitoring programme shall be reviewed and submitted to The Environment department of Meath County Council for approval.
- (xi) In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works or an under Article 27 declaration submitted to the Environmental Protection Agency.
- (xii) The reuse of excavated soil and stone being reused within the curtilage of the proposed development will have no waste implications here by virtue of non-application of the Act, as referenced under Article 4 of the European Community (Waste Directive Regulations) 2011. Any soil and stone deemed surplus to requirements and that is to be exported from the site shall be treated as either a Waste

(removal to an appropriately authorised facility) or a by-product (Under Article 27 declaration) and not both.

- (xiii) The production and use of waste derived aggregates shall not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be NO crushing conducted onsite without receiving a Waste Facility Permit or Certificate of Registration from
- (xiv) Prior to the commencement of site clearance the applicant shall notify the Environment Department, Meath County Council regarding a commencement date for same.

Reason: In the interest of sustainable waste management, environmental protection, public health and safety and residential amenity. (Environment)

14.

- (i) The Operational Waste Management Plan (document reference 257501.0101WMR02, 19/03/2025) submitted by Application shall be fully implemented. Each hotel room needs waste segregation in each room in particular for recyclable material etc. The operational waste management plan needs to be a live document and updated if any changes occur onsite.
- (ii) Once operational, the Development must comply with Meath County Councils' Waste Management (Storage, presentation and segregation of household and commercial waste) Byelaws 2018. In accordance with the Waste Management (Food Waste) Regulations 2009 (S.I. No. 508 of 2009, SEGREGATION AND PROCESSING OF FOOD WASTE).
- (iii) The applicant shall be responsible for segregating all waste into the correct waste receptacles.
- (iv) The applicant shall be responsible for keeping records of all waste fractions and details of the authorised waste collector.
- (v) As per Meath County Councils' Waste Management Byelaws 2018, section 2.3 Other than on the day before and the designated waste collection day, containers used for the presentation of kerbside waste shall be held within the curtilage of the premises where the waste is produced. They shall not be stored on a roadway, footway, footpath or any other public place unless the location has been expressly authorised in writing by an authorised person.
- (vi) The applicant operations must meet the requirements and obligations of the with the Single Use Plastic Regulations as amended and the Deposit Scheme Regulations as amended.

Reason: In the interest of sustainable waste management, environmental protection, public health and safety and residential amenity. (Environment)

15.

- (i) During the operational phase noise levels at noise sensitive locations shall not exceed 55dB(A) between 0700 to 1900, hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time.
- (ii) The noise mitigation recommendations outlined in the Noise Management Plan (document reference 257501.0101WMRO1 dated 19/05/25) submitted by the applicant for both construction and operational phases of the development shall be fully implemented.

Reason: In the interest of public health.(Environment).

Advice Notes

- (i) It should be clearly understood that a grant of permission does not relieve the applicant/developer of the responsibility of complying with any requirements under other statutory codes affecting the development.
- (ii) This permission does not confer title. It is the responsibility of the applicant/developer to ensure that they control all the lands necessary to carry out the proposed development.
- (iii) This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
- (iv) The applicant/developer is responsible for the full cost of repair in respect of any damage caused to any adjoining public roadway arising from the construction work and should make good any such damage forthwith to the satisfaction of Meath County Council.
- (v) During construction the applicant should 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.
- (vi) No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The applicant/developer should arrange for vehicles leaving the site to be kept clean.
- (vii) All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the applicant's site boundary.
- (viii) In accordance with the Wildlife Act, any hedgerow removal necessary to improve the site entrance should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).
- (ix) All applicants are advised to make themselves aware of the requirements of the Building Control Regulations 1997 to 2015 and the Construction Products Regulations (CPR) (Regulation (EU no. 305/2011)). Information leaflets can be viewed or downloaded from the Department of Environment, Community and Local Government website. .'
- (x) Where the applicant proposes to connect to a public water/wastewater network operated by Irish Water, the applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.
- (xi) The applicant should consult with the local HSE Environmental Health Officer to ensure that food safety legislation is complied with.
- (xii) In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme.

- (xiii) All work to comply with current Uisce Éireann Code of Practice Standard Details for Water and Wastewater.
- (xiv) Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Uisce Éireann for written approval prior to works commencing.
- (xv) The applicant shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network and adhere to the standards and conditions set out in that agreement.
- (xvi) Planning Compliance must be submitted (hard copies not required) in the following format: Forward by e mail to planningcompliance@meathcoco.ie and shall include a cover letter outlining relevant compliance issues together with appropriate drawings in PDF format.

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