

Comhairle Chontae na Mí

*Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
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Meath County Council

*Planning Department
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**Planning & Development Regulations 2001 – 2024
Planning & Development Act 2000 – 2022**

13 December 2024

Lefgem Limited
Hughes Planning
85 Merrion Square South
Dublin 2
Co. Dublin
D02 FX60

Reference: 2461047

Dear Sir/Madam,

Your application for 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 a new entrance and 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) at The Johnstown Estate Hotel Johnstown (ED Innfield Enfield, Co. Meath A83 V070) was received on 02/12/2024.

The drawings and specifications submitted with your application are being examined by the Council's Technical staff and you will be notified of the Council's decision in due course.

Please note that no work should be carried out in connection with the proposal until a written grant of permission to do so has been received by you from this Council. The carrying out of work, without the permission referred to, could render you liable for legal proceedings under the Planning Acts.

You are advised that a Fire Safety Certificate and Disabled Access Certificate are required under the Building Control Regulations 1997 – 2014 for certain types of development (see Article 11 & 12). In event that permission is granted for a development which requires a Fire Safety Certificate, construction may not commence until a Fire Safety Certificate is granted. You are advised to examine the Building Control Regulations and submit a Fire Safety Certificate and Disabled Access Certificate if necessary.

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Yours Faithfully,

Michelle Keating

On behalf of Meath County Council

Provision is made in the Planning and Development Regulations 2001-2024, for the partial refund of fees in the case of certain repeat applications where the full standard fee was paid in respect of the first application and where both applications relate to development of the same character or description and to the same site.

Please note that the validity of this application is subject to the site notice complying with the Regulations. An inspection of the site may be carried out within the minimum period of 5 weeks during which the site notice must be maintained. If in the event that the site notice does not comply the application will be declared invalid and returned to the applicant.

Meath County Council - Viewing Purposes Only!