

Meath County Council



Planning Report

To: Wendy Bagnall, Senior Executive Planner

From: Sandra McCormack, Executive Planner

File Number: 2460147

Applicant: Lefgem Ltd

Development Address: The Johnstown Estate Hotel, Johnstown, Innfield, Enfield, Co. Meath, A83V070.

Application Type: PERMISSION

Date of Report: 27/05/2025

Date Decision Due: 29/05/2025

Development Description: (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

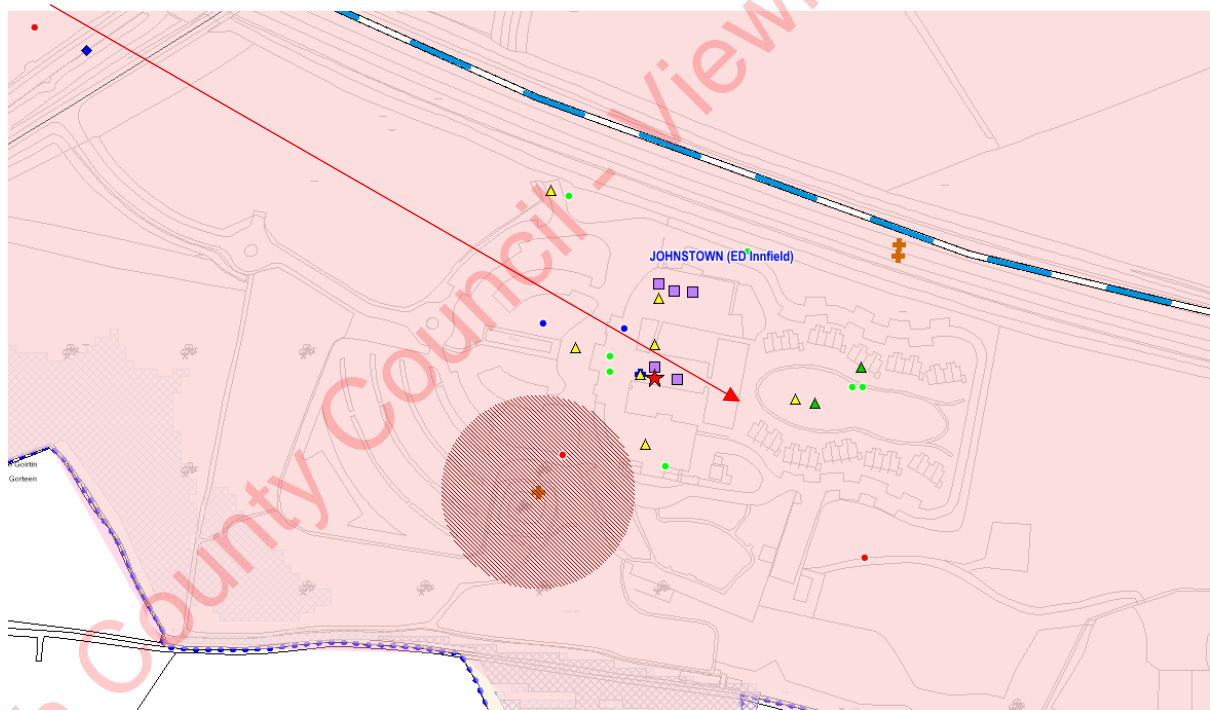
1.0 Site Location & Description:

The subject site which measures c.8ha in area is located within the site of Johnstown Estate Hotel in the townland of Johnstown, 500m south of Enfield. There is an existing estate house Protected Structure MH048-103 on site which is described as *'an 18th century house of 5 bays, 3 storeys with parapet and cornice rendered with pedimented door case and four chimney stacks'*.

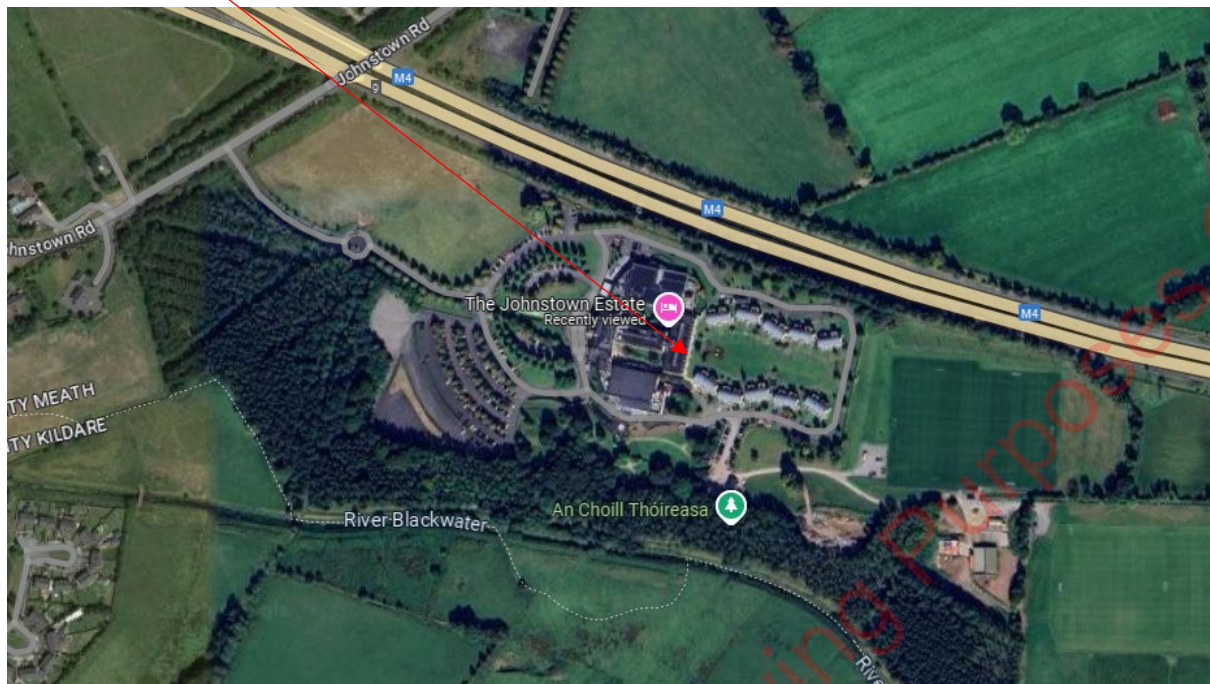
The hotel on site contains 128 bedrooms and suites and comprises lush woodland and gardens, a residential development to the rear, with associated car parking. The site is zoned RA- Rural Area which has a zoning objective *'to protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage'*.

The hotel grounds are accessed from local road L6230. The M4 motorway is sited along the northern site boundary. There is 1 no. Recorded Monument located within the site area 'ME01956' described as an Earthwork. 2no. Recorded Monuments are located north of the site at the M4 motorway, ME02778 'Furnace' and ME02779 'Furnace'. There are no Protected Views of relevance to the site. Part of the southern site boundary is located in Flood Zone A. The site is located in the Royal Canal landscape character type which is moderately sensitive to development and has a high landscape character value.

Site location:



Site location:



Site photos



Proposed hotel extension



Proposed hotel extension



Rear elevation of hotel



Proposed restaurant extension

2.0 Proposed Development:

The development will consist of permission for the following;

- (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).*

3.0 Planning History:

23613: Planning permission granted to Lefgem Ltd for (i) the provision of a new 210 sq.m. store room extension (5.450m in height) over existing service yard to the rear (east) of the building; (ii) a 136 sq.m. extension to the south east corner of the building to provide a new glazed orangery bar; (iii) demolition of existing single storey draught lobby (30 sq.m.) and construction of a new 60 sq.m. extension (4.050m in height) on the northern side of the building to provide for a bar area (44 sq.m.) and 2 no. store rooms (8sq.m. each); (iv) a new 20 sq.m. entrance lobby with an external canopy to the southern side of the building; (v) 2 no. new external seating areas to the east and west of the proposed entrance lobby; (vi) a new vehicular circulation layout with roundabout and water feature to the front of the proposed entrance lobby, loading bay, access ramp, external stair case, footpaths; (vii) relocation of the approved bike store located in the service yard (Reg. Ref. 22/1089) underneath proposed store building; and, (viii) the provision of a landscaped seating deck to the south of the building. Proposed internal works comprise reconfiguration of existing conference and banqueting accommodation to provide (a) 2 no. conference banqueting suites (320sq.m. and 280 sq.m.), (b) 2 no. meeting rooms (180 sq.m. and 110 sq.m.). (c) reception lobby (135 sq.m.) and (d) associated toilets, storage, cloakrooms and staff areas. Retention permission is sought for 4 no. accessible car parking spaces provided to the front of the hotel (southwest facade) and existing landscaping works comprising an existing timber pergola structure to south of the hotel development. The development also includes all other associated engineering works, landscaping, and ancillary works necessary to facilitate the development

221089: : Planning permission and retention permission granted to Lefgem Ltd for retention of external car parking layout including 8 no. car parking spaces, external paved hardscaping and external patio area inclusive of trees, bollards, and planters and kerbed grass lawn area to the north west of the site. Planning permission is also being sought for the (a) removal of existing windbreaker screens and parasol umbrellas; (b) demolition of a non-original side entrance to hotel bar to west elevation; (c) construction of a contemporary lightweight, glazed extension and lobby (132 sq.m) to west elevation; (d) forming of new internal ope to existing wall of bar; (e) fabrication of a new spa entrance design complete with a canopy to the west elevation; (f) the removal of 5 no. standard parking bays, due north of paved hardscaping area, to replace with 3 no. accessible parking bays, and; (g) all other associated works necessary to facilitate the development, within the curtilage of a protected structure (Johnstown House LA RPS ID: 91488) Significant Further Information/revised plans submitted on this application.

21592: Planning permission granted to Tesla Motors Ireland Ltd for 8 No. car parking spaces, 8 No. Tesla illuminated charger points, 8 No. Tesla parking sign posts, 2 No. Tesla supercharger cabinets, 1 No. ESB substation/switch room, and for all associated site development works within the curtilage of a registered protected structure reference number MH048-103.

TA60082: Retention planning permission granted to Cliffeature Ltd for minor amendments to previously granted planning permission ref. TA/40538 to include alterations of condition no. 5 to allow for metal faced timber windows in place of timber windows at a site adjacent to the existing Marriott Johnstown House Hotel.

TA40538: Planning permission granted to Cliffeature Ltd for executive stay hotel suites, comprising of 40 units in 10 blocks, consisting of 24 two bedroom suites and 16 one bedroom suites. The breakdown is as follows: Type A, 4 no. 2 storey blocks with 2 no. 2 bedroom suites and 2 no. 1 bedroom suites per block. Type A-1, 4 no. 2 storey blocks with 2 no. 2 bedroom suites and 2 no. 1 bedroom suites per block. Type B, 1 no. 4 storey block with 4 no. 2 bedroom suites per block. Type B-1, 1 no. 4 storey block with 4 no. 2 bedroom suites per block. Additional 91 surface car park spaces associated site development and landscape works including connection to existing private treatment works will be provided. The development is on the curtilage of the protected structure Johnstown House

002243: Planning permission granted to M & M Construction for alterations to previously approved plans (reg ref no. 99/833)to include retention of location of approved banqueting centre to south of existing Johnstown House (list 1 Country Houses) & retention of location of approved leisure centre to north of existing Johnstown House, retention of revised elevational treatment to aforementioned banqueting & leisure centre. Retention of minor alterations to approved leisure centre to include health spa & indoor & outdoor treatment pool facilities, retention of extended basement plant & service facilities associated with leisure facilities, including yard space, retention of basement plant office & service system associated with banquet, conference & hotel facilities, retention of an additional floor of bedrooms (48 no. rooms) within a modified roof profile over existing approved T-shaped bedroom block, including revised treatment to elevation to same, retention of alterations to height & internal mezzanine arrangements of approved glazed atrium.

99833: Planning permission granted to M & M Construction for extension , refurbishment & change of use to include the following; Refurbishment & Change of use of main property from residential use to hotel use.

4.0 Details of Request for Further Information:

This report should be read in conjunction with the previous Planning Officers report dated 29/01/2025 requesting further information in relation to the point(s) below.

Further information was requested on 31/01/2025. A response to the further information was received by the Planning Authority on 15/04/2025.

5.0 External Referrals of Further Information:

The application was referred to the following External Departments;

- Irish Water: Report received and no objection noted.
- National Environmental Health Service: Report received and recommendations made which will be included as advice notes in the event of a grant of permission.
- Transport Infrastructure Ireland: Report received and no objection noted.

6.0 Internal Referrals of Further Information:

The further information was not referred to the following Internal Departments;

- Transport: Report received and no objection noted.
- Environment/Surface Water Drainage: Report received and no objection noted.
- Environment/Water Supply & Treatment: Report received and no objection noted.
- Environment/Wastewater Treatment: Report received and no objection noted.
- Environment/Waste Management: Report received and no objection noted.

7.0 Submission(s):

No valid submissions/observations have been made in respect of the application within the statutory timeframe.

8.0 Representation(s)

No representations have been made in respect of the application within the statutory timeframe.

9.0 Revised Notices:

The FI response involves significant alterations to the original proposal in the context of Article 35(1)(c) of the Planning & Development Regulations 2001 (as amended). New statutory notices were required to be published by the applicant.

10.0 Assessment of Further Information:

In terms of item no.1 of the FI:

The applicant is requested to submit a revised site layout plan demonstrating car parking and bicycle parking in accordance with the requirements of the Meath County Development Plan 2021-2027 (as varied). A schedule shall also be submitted listing the various elements of the overall development, the required quantum of car parking per element and the proposed quantum of car parking to be provided per element.

Where the proposed quantum of car parking is less than that required by the Meath County Development Plan 2021-2027 (as varied), the applicant shall provide a justification for the reduced car parking.

Applicant's Response:

The applicant has submitted a civil, structural and traffic engineering report on the application as part of the further information response. This report has been carried out by CS Consulting.

The applicant has responded to this part of the further information request as follows;

"In response to Item No. 1, please refer to the enclosed Engineering Service Report where under section 7 sub-section 7.3 'Parking' a schedule of the overall development parking provision is outlined, inclusive of the proposed development extension. In addition, a justification is provided on the overall parking provision, and it is considered that the existing quantum of car parking spaces 606 no. is more than sufficient to accommodate the anticipated increased parking demand of the proposed hotel and restaurant extension. For the location of the existing 606 no. car parking spaces, please refer to Darmody Architects Drawing No. PA-001 Proposed Site Plan."

Assessment:

The further information response was referred to the transportation department and the following comments are noted;

"Comments: The applicant was requested to submit a revised site layout demonstrating car parking in accordance with the requirements of the CDP. A schedule shall also be submitted listing the various elements of the overall development. The submit layout demonstrates 606 car parking spaces and the accompanying report states that the proposed car parking is adequate to serve the overall development."

The car parking arrangements are therefore considered acceptable.

In terms of item no.2 of the FI:

The applicant is invited to address the following items in relation Water Supply/Treatment:

(a) The applicant is requested to confirm if the proposed development will be serviced by the public mains or the existing private water supply or both. If it is proposed to use the existing private water supply on site for the proposed development, evidence should be provided to verify that the private water supply has capacity to serve the extra demand posed by the development. If both public mains and private water supply are to be used, evidence should be provided to verify that an adequate failsafe is installed to prevent backflow of water from the private water supply into the public mains water supply.

(b) The applicant is requested to provide detailed map(s) indicating the location of the private water supply and its proximity to the the proposed development. The applicant is requested to provide a detailed schematic of the water treatment system for the private regulated water supply and verify that the treatment system is suitable to satisfactorily treat the water due to the extra demand posed by the development.

The applicant is invited to contact Michael Kenny, Environmental Technician, Environment Section, Meath County Council for queries in relation to this request.

Applicant's Response:

The applicant has issued the following response in the Engineering Report carried out by CS Consulting;

"In response to this item, we submit updated Engineering Services Report and CSC Drawing No's L118-CSC-ZZ-XX-DR-C-0112 Proposed Watermain Layout and L118-CSC-ZZ-XX-DR-C-0113 Private Water Treatment Plant Schematic Layout.

The submitted items illustrate that the proposed development will connect on to the existing private water supply of the subject site. It is worth noting that the existing site has a connection on to the public water supply however this supply is a backup to be used in emergency with the understanding that Meath County Council must be notified whenever the subject site switches over to public water supply.

In relation to the capacity of the private water supply we note that from 11.09.2024 till 04.03.2025 (175 days period) 12,748 m³ of water was pumped out from the existing well which equates to approximately 73 m³ per day, in order to satisfy the required demand. However, it is worth noting that the capacity of the well is not used in full as the water pumped from the well is based on the current water consumption. It is also worth noting that combined amount of ca. 72 m³ of water is available at all times in the 4 No water tanks within the private water treatment plant that acts as a buffer water supply volume. The existing well can however provide significantly more water supply quantum than currently used by the existing site and for reference of this additional capacity it is noted that from 06.12.2024 till 21.01.2025 (46 days period) based on the water demand in this period, water pumped from the well was 5,056 m³ which equates to approximately 110 m³ per day. Given the above mentioned the existing well has capacity to serve the extra demand posed by the proposed development.

In relation to the prevention of the backflow from the private water supply to the public mains water supply we note that this has been resolved by connecting the public mains water supply on top of the water storage tank, as the water storage tank is never full there is no potential for any backflow into the public mains system. Please refer to CSC Drawing No L118-CSC-ZZ-XX-DR-C-0113 Private Water Treatment Plant Schematic Layout for details. It is also worth noting that the proposed development does not require a connection to the Uisce Eireann public water supply network, please refer to response to item 5 for details.

RESPONSE TO ITEM 2(b) OF THE RFI

In response to this item, we submit CSC Drawing No's L118-CSC-ZZ-XX-DR-C-0112 Proposed Watermain Layout and L118-CSC-ZZ-XX-DR-C-0113 Private Water Treatment Plant Schematic Layout.

In relation to the treatment system capacity to satisfactory treat water due to the extra demand posed by the proposed development we note that the average demand of the proposed development equates to 0.84 l/sec (73 m³ per day) and the existing onsite water treatment system is supplying this on an ongoing basis. In relation to the capacity of the existing onsite water treatment system it is worth noting that the system is constrained by the softener treatment part of the system.

There are 3 No softener treatment modules installed as a part of the overall system with every module having the capability to treat 10 m³ of water per hour. These modules come online progressively and if required can treat up to 30 m³ of water per hour. Other modules of the water treatment system have far greater capacity than 10 m³ per hour.

As the proposed development required an average water supply of 0.60 l/s and the existing development on site has an average consumption of 0.84 l/sec the combined water supply requirement

is 1.44 l/sec which can be delivered by the existing onsite water treatment system that has a maximum treatment capacity of 30 m3 per hour which equates to 8.3 l/sec.”

Assessment:

The further information response was referred to the Environment Section and the following comments have been received;

“Introduction:

On the 02/12/2024 planning application 24/61047 was received from Lefgem Limited seeking permission for development as outlined above. FI was requested and information received on 19/03/25.

Comments:

Point 2. of the further information (FI) request stated;

(a) The applicant is requested to confirm if the proposed development will be serviced by the public mains or the existing private water supply or both. If it is proposed to use the existing private water supply on site for the proposed development, evidence should be provided to verify that the private water supply has capacity to serve the extra demand posed by the development. If both public mains and private water supply are to be used, evidence should be provided to verify that an adequate failsafe is installed to prevent backflow of water from the private water supply into the public mains water supply.

(b) The applicant is requested to provide detailed map(s) indicating the location of the private water supply and its proximity to the proposed development. The applicant is requested to provide a detailed schematic of the water treatment system for the private regulated water supply and verify that the treatment system is suitable to satisfactorily treat the water due to the extra demand posed by the development.

I have reviewed the information submitted by the applicant for the purposes of the FI request. I am of the opinion that the applicant has fully addressed the concerns of the Planning Authority in respect of Point 2. of the further information request as detailed above.

Water Treatment Recommendations:

In this regard the Environment section is satisfied and has no objections to the proposed development, subject to the following conditions;

(a). The applicant shall continue the maintenance contract with the provider of the water treatment system.”

The recommended conditions above should be attached to any grant of permission.

The applicant has successfully addressed this point of further information.

In terms of item no.3 of the FI:

The applicant shall submit the following with regard to concerns surrounding wastewater treatment:

(a) The applicant is requested to confirm details of the connection to the public sewer and if the proposed development will be serviced by the public sewer. Detailed as-built drawings of

the existing foul network will be required indicating invert levels, cover levels, pipe sizes and pipe gradients.

(b) The applicant is requested to submit a detailed assessment of the existing foul pumping station including photographs of the pump chamber and 24hr emergency tank. The applicant should confirm and provide details on the available wet well/pump chamber capacity and available 24hr emergency storage. Detail drawings of the existing foul pumping station should be provided for assessment.

The applicant is invited to contact Siobhan Johnston, Assistant Scientist, Environment Section, Meath County Council for queries in relation to this request.

Applicant's Response:

The applicant has issued the following response in the Engineering Report carried out by CS Consulting;

"IN RESPONSE TO ITEM 3(a) OF THE RFI

In response to this item, we submit updated Engineering Services Report and CSC Drawing No L118- CSC-ZZ-XX-DR-C-0111 Proposed Foul Drainage Layout.

IN RESPONSE TO ITEM 3(b) OF THE RFI

In response to this item, we submit updated Engineering Services Report and CSC Drawing No L118- CSC-ZZ-XX-DR-C-0111 Proposed Foul Drainage Layout that illustrate that the proposed development does not interact with the existing foul pumping stations."

Assessment:

The further information response was referred to the Environment Section and the following comments are noted.

Wastewater

The applicant has submitted a further information response and we have reviewed same. See below comments:

- 1. The response for further information item 3(a) is acceptable.*
- 2. The response for further information item 3(b) is not acceptable. The applicant has not submitted any details of the existing foul pumping station(s) nor have they carried out an assessment as requested in the further information request.*

However, should planning be granted for this proposed development the following conditions shall be addressed to the written agreement of Meath County Council Environment Flooding-Surface Water Section prior to commencing construction on site:

- 1. Prior to commencement of construction on site, the applicant shall submit 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. The above information is required so that the Environment department can assess if there is a risk to water quality in the area.”

It is considered that the recommended condition can be attached in the event of a grant of permission and therefore the applicant has successfully addressed this point of further information.

In terms of item no.4 of the FI:

The development as proposed does not meet the requirements of Meath County Council Environment Flooding-Surface Water Section with respect to the orderly collection, treatment and disposal of surface water. Meath County Council Environment Flooding-Surface Water Section recommends that Further Information be sought from the applicant as follows;

- (a) The documents submitted by the applicant regarding surface water & foul are all submitted as draft documents. The engineering services report is not complete and has spaces left for comments. The applicant is therefore requested to re-submit all documents that are marked as draft and revise them up to planning status.
- (b) The applicant has submitted a surface water design that does not comply with Meath County Councils requirements for the treatment of surface water. The submitted surface water design is not detailed sufficiently for the planning authority to carry out a thorough assessment. The applicant is therefore requested to submit a revised surface water design and system that is SuDs compliant and that is in accordance with the below mentioned guidelines.
- (c) The applicant is requested to submit a detailed and legible topographical survey of the existing surface water network including any surface water infrastructure, any existing drainage ditches in the vicinity of the subject site, all existing foul infrastructure including the pumping station and rising main, locations of wells or boreholes that are on the existing site.
- (d) The applicant is requested to submit details of any existing surface water infrastructure that is proposed to be used as part of the subject development.
- (e) All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.
- (f) All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

The applicant is invited to contact Damien O'Brien, Executive Engineer, Environment Section, Meath County Council for queries in relation to this request.

Applicant's Response:

The applicant has issued the following response in the Engineering Report carried out by CS Consulting;

“IN RESPONSE TO ITEM 4(a) OF THE RFI

In response to this item, we submit updated Engineering Services Report and CSC Drawing No's L118-CSC-ZZ-XX-DR-C-0106 Existing Restaurant Upgrades – Surface Water Drainage Layout and L118-CSC-ZZ-XX-DR-C-0110 Proposed Storm Water Drainage Layout.

IN RESPONSE TO ITEM 4(b) OF THE RFI

In response to this item, we submit updated Engineering Services Report and CSC Drawing No L118-CSC-ZZ-XX-DR-C-0110 Proposed Storm Water Drainage Layout.

IN RESPONSE TO ITEM 4(c) OF THE RFI

In response to this item, we submit CSC Drawing No's L118-CSC-ZZ-XX-DR-C-0110 Proposed Storm Water Drainage Layout, L118-CSC-ZZ-XX-DR-C-0111 Proposed Foul Sewer Drainage Layout and L118-CSC-ZZ-XX-DR-C-0112 Proposed Watermain Layout.

IN RESPONSE TO ITEM 4(d) OF THE RFI

In response to this item, we submit CSC Drawing No L118-CSC-ZZ-XX-DR-C-0110 Proposed Storm Water Drainage Layout.

IN RESPONSE TO ITEM 4(e) OF THE RFI

We confirm that all surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6."

Assessment:

The further information response was referred to the Environment Section and the following comments have been received;

"Surface Water Treatment & Disposal

The applicant has responded to the further information request, and we have reviewed the response. The proposed surface water system is acceptable in principle to the planning authority. The further information response is acceptable subject to the below conditions.

Should planning be granted for this proposed development the following issues shall be addressed to the satisfaction of Meath County Council Environment Flooding-Surface Water Section prior to commencing construction on site:

- 1. The proposed surface water system is acceptable in principle.*
- 2. Prior to commencement of any of the proposed development, the applicant shall provide 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 connection is possible.*
- 3. All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.*
- 4. All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6."*

The recommendation conditions should be attached in the event of a grant of permission. The applicant has successfully addressed this point of further information.

In terms of item no.5 of the FI:

The applicant is required to engage further with Uisce Eireann through the submission of a Pre-Connection Enquiry (PCE) in order to determine the feasibility of connection to the public water/wastewater infrastructure. The Confirmation of Feasibility (COF) should be submitted to the Planning Authority as the response to this further information request.

Applicant's Response:

The applicant has issued the following response;

"In response to this item, we submit Confirmation of Feasibility received from Uisce Eireann which notes that the wastewater connection is feasible. In relation to the water supply the proposed development will be connected to the private water supply network therefore the water supply was not part of the Pre Connection Enquiry with Uisce Eireann. Copy of the Uisce Eireann Confirmation of RECEIVED: 15/04/2025

Feasibility is included in Appendix A of this document. For avoidance of doubt no water supply will be required from Uisce Eireann public water supply network as the entirety of water supply for the proposed development will come from the existing private water supply installation."

Assessment:

The Confirmation of Feasibility submitted as part of the further information response is noted. A report has been received from Irish Water stating no objection to the proposal. The Environment Department have recommended that a condition is attached whereby the applicant should submit an up to date confirmation of feasibility to confirm that adequate capacity is available in the network prior to the commencement of development. This condition should be attached in the event of a grant of permission. The applicant has successfully addressed this point of further information.

In terms of item no.6 of the FI:

The applicant shall submit the following with regard to waste management as follows;

- (a) The Applicant is requested to prepare a Resource Waste Management Plan (RWMP) for the proposed development.
- (b) The applicant is requested to provide details for bin storage on the site i.e. General, Recyclable, Glass, and Food Waste.
- (c) The applicant is requested to provide details on how they will comply with the requirements set out in the Meath County Councils Waste Management (Segregation, Storage and Presentation of Household and Commercial Waste) Bye-Laws 2018,
- (d) Details should be provided on bins stores' lighting, access, ground surfaces, receptacles, screening and washing facilities. Details on any movement of bins to facilitate collection/ emptying should be provided.

- (e) The applicant is requested to prepare and submit an Operational Waste Management Plan for the site.
- (f) A Noise Assessment and Management Plan needs should be provided for this application for both sites' construction and operational phases. This should also include noise assessment and management from the outside plant located on the roof and any associated mitigation measures.

All Engineering Reports submitted on the application in Draft format should be submitted in finalised format.

The applicant is invited to contact Helen McDonnell, Environmental Scientist, Environment Section, Meath County Council for queries in relation to this request.

Applicant's Response:

An Operational Waste Management Plan, A Noise Assessment and Management Plan and a Resource Management Plan have been submitted as part of the further information response.

In addition, the following response is noted in the Planning Report carried out by Hughes Planning Consultants in relation to this point of further information;

"In response to Items 6a to e, a Resource and Waste Management Plan and Operational Waste Management Plan have been prepared by AWN Consulting. These reports comprehensively address items 6 a to e.

A Noise Assessment and Management Plan has been prepared by Wave Dynamics and included under a separate leaf."

Assessment:

The further information response was referred to the Environment Section and the following comments have been received;

"MCC Environment (Waste Enforcement) assessment of FI submissions:

6 (b)(c)(d) (e) – request for FI is satisfactory in the operational waste management plan dated 19/03/2025) submitted. However, each hotel room needs waste segregation in each room in particularly for recyclable material etc. Each self-service apartment within the existing development needs waste segregation in each apartment in particularly for recyclable material and food waste etc. The operational waste management plan needs to be a live document and updated if any changes occur onsite.

6(a) – Resource & Waste Management Plan – request for FI is satisfactory met in the Resource Waste Management Plan (dated 19/03/2025) submitted. The resource waste management plan needs to be a live document and updated if any changes occur onsite.

6(f) Noise Management Plan - request for FI is satisfactory in the operational waste management plan (dated 21/03/2025) submitted. The noise mitigation recommendation in the must be fully implemented. In this regard the Environment (Waste Enforcement Section) is satisfied and has no objections to the to the proposed development, subject to the following conditions

Condition (a): 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.

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

Condition (c): Dust emissions during the construction phase shall not exceed 350mg/m²/day at the site boundaries.

Condition (d): If applicable, prior to commencement the applicant shall submit a dust monitoring programme for the agreement of the Environment Department.

Condition (e): 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).

Condition (f): 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.

Condition (g): The applicant shall ensure adequate supply of spill kits and hydrocarbon absorbent pads are stocked on site.

Condition (h): Burning of waste, including green waste, is prohibited on site.

Condition (i): 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.

Condition (j): 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.

Condition (k): 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.

Condition (l): Prior to commencement 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.

Condition (m): Prior to commencement a noise monitoring programme shall be reviewed and submitted to The Environment department of Meath County Council for approval.

Condition (n): 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.

Condition (o): 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.

Condition (p): 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 Meath County Council.

Condition (q): Prior to the commencement of site clearance the applicant shall notify the Environment Department, Meath County Council regarding a commencement date for same.

Operational Phase - Waste Management:

Condition (r) The Operational Waste Management Plan (document reference 257501.0101WMR02, 19/03/2025) submitted by Application shall be fully implement. Each hotel room needs waste segregation in each room in particularly for recyclable material etc. Each self-service apartment within the existing development needs waste segregation in each apartment in particularly for recyclable material and food waste etc. The operational waste management plan needs to be a live document and updated if any changes occur onsite.

Condition (s): 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).

Condition (t): The applicant shall be responsible for segregating all waste into the correct waste receptacles.

Condition (u): The applicant shall be responsible for keeping records of all waste fractions and details of the authorised waste collector.

Condition (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.

Condition (w): As per Meath County Councils' Waste Management Byelaws 2018, section 2.5 Kerbside waste presented for collection shall not be presented for collection earlier than 6.00pm on the day immediately preceding the designated waste collection day. All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath or any other public place no later than 8:00am on the day following the designated waste collection day.

Condition (x) – 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.

Operational Phase – Noise Management:

Condition (Y) – 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.

Condition (z) – 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 must be fully implemented."

The relevant conditions outlined above should be attached to any grant of permission. The applicant has successfully addressed this point of further information.

In terms of item no.7 of the FI;

The applicant is requested to carry out a full lighting assessment and submit a full lighting design for the development in accordance with the "Meath County Councils; Public Lighting Technical Specification & Requirements" document. The applicant is invited to contact Duncan Byrne, Transportation Department in relation to this further information request.

Applicant's Response:

The following response is noted in the Planning Report carried out by Hughes Planning Consultants in relation to this point of further information;

"In response to the above item, Site Lighting Layouts (F014-PMEP-00-00-DR-E-02) that indicate the site light Isolux / illumination levels have been prepared by PMEP Consulting."

Assessment:

The further information was referred to the transportation department for comments and the following comments are noted;

"The Applicant has not demonstrated that existing pole lights provide appropriate lighting to the proposed development. The Applicant shall not be permitted to provide uplighters or other forms of external lighting what would create skyglow or obtrusive light to the development.

Prior to commencement of the development, the Applicant should be requested to provide an updated external lighting design and report that incorporates existing lighting columns utilised for the proposed development for approval. The Lighting design shall be to Environmental Zone E2, and the use of uplighters shall not be permitted."

The applicant has not satisfactorily addressed this point of further information. However, the applicant can be condition to submit a revised lighting design for agreement with the Planning Authority prior to the commencement of any development on site. This point of further information is therefore considered acceptable.

In terms of item no.8 of the FI:

The applicant is requested to address the concerns raised in the third-party submission and provide a proposal for boundary treatment as required that will satisfy the issues raised.

Applicant's Response:

The following response is noted in the Planning Report carried out by Hughes Planning Consultants in relation to this point of further information;

"In response to Item No. 8, the applicant has been in discussions with the neighbouring land owner and has reached an agreement regarding the maintenance of the fence along our shared boundary. The hotel has agreed to cover the costs of the necessary repairs. A letter from the adjoining landowner confirming this agreement is included in Appendix A of this report."

Assessment:

The letter submitted from the adjoining landowner is noted. No drawings or plans regarding the proposed boundary treatment have been submitted. Therefore, the applicant cannot be conditioned to carry out these works. However, on foot of the letter received from the landowner in question, which states that an agreement has been reached between him and the applicants regarding boundary treatment, the response is considered acceptable.

In terms of item no.9 of the FI:

If any submission resulting from the above requires the submission of additional data which alters your original proposal and the Planning Authority on receipt of the submission consider it to be significant, you may be required to publish a notice in an approved newspaper in accordance with S.34(8) of the Planning and Development Acts 2000-2023. You should not publish any notices unless and until such time as the Planning Authority issues you with a notification to do so.

Please note the response to Further Information for Online applications should be made online on the EPlan Portal.

Applicant's Response:

The further information received by the Planning Authority on 15th April 2025 was deemed significant by the Planner. Revised public notices were received by the Planning Authority on 2nd May 2025 and were considered acceptable.

Assessment:

The applicant has successfully addressed this point of further information.

11.0 Environmental Impact Assessment:

The further information received would not have a significant impact on the environment.

The proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations (PDR) 2001 (as amended) nor is it considered a sub-threshold development for the purposes of Schedule 7 PDR. Based on information provided and having considered the nature, size and location of the development, there is no real likelihood of significant effects on the environment and as such as EIS/EIAR is not required.

12.0 Development Contributions

Development contributions are exempt as per the Meath County Council Development Contributions Scheme 2024-2029.

13.0 Conclusion:

The applicant has successfully addressed the issues raised in the further information request. The proposed development is considered to be in accordance with the Meath County Development Plan 2021-2027 and subject to compliance with the conditions set out below would not negatively impact on the visual or residential amenities of the area and would to be in accordance with the proper planning and sustainable development of the area.

14.0 Recommendation:

It is recommended that the application for PERMISSION be GRANTED subject to the conditions stipulated in the schedule below.

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 (GDSDS) 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 particularly 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).

Sandra M^c Cormack

Sandra McCormack
Executive Planner
Date: 27/05/2025

W Bagnall

Wendy Bagnall
Senior Executive Planner

RECOMMENDATION

ACCEPTED

28 May 2025

SIGNED:

P. Maguire

Padraig Maguire
A/Director of Services

GRANT

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.