



**Meath County Council**  
Environment Waste Section,  
Buvinda House,  
Dublin Road,  
Navan,  
Co. Meath

**ENVIRONMENT WASTE SECTION PLANNING REPORT**

Date: 28/01/2025

<b>PLANNING APPLICATION REF.</b>	24/61047
<b>APPLICANT</b>	Lefgem Limited
<b>LOCATION</b>	The Johnstown Estate Hotel, Johnstown (ED Innfield, Enfield, Co. Meath A83 V070
<b>AGENT</b>	N/A
<b>DEVELOPMENT DESCRIPTION</b>	<p>The development will consist of:</p> <ul style="list-style-type: none"><li>(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;</li><li>(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;</li><li>(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;</li><li>(iv) provision of single-storey extension to the proposed restaurant at ground floor and a new entrance to the existing leisure centre;</li><li>(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;</li><li>(vi) provision of new replacement external staircase from ground floor level to basement level and alterations to existing openings and partition walls;</li><li>(vii) 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;</li><li>(viii) provision of 14 no. additional bicycle parking spaces for staff;</li></ul>

	<p>(ix) provision of 2 no. external signs above new restaurant and gym entrances;</p> <p>(x) 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)</p>
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The Environment Waste Section requires further information to inform a decision for the proposed development.

- The Applicant shall prepare a Resource Waste Management Plan (RWMP) for the proposed development.
- The Applicant shall develop the submitted Construction Environmental Monitoring Plan (CEMP) during the construction phase.
- The applicant needs to provide details for bin storage on the site i.e. General, Recyclable, Glass, and Food Waste.
- The applicant shall 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**,
- Details need to be provided on bins stores' lighting, access, ground surfaces, receptacles, screening and washing facilities. Details on any movement of bins to facilitate collection/ emptying needs to be provided.
- The applicant needs to prepare and submit an Operational Waste Management Plan for the site etc.
- A Noise Assessment and Management Plan needs to 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.

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*Regards,*

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