



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

ENVIRONMENT WATER SECTION PLANNING REPORT
22/05/25

PLANNING APPLICATION REF.	24/61047
APPLICANT	Lefgem Limited
DEVELOPMENT ADDRESS	The Johnstown Estate Hotel, Johnstown (ED Innfield, Enfield, Co. Meath A83 V070
DEVELOPMENT DESCRIPTION	<p>PERMISSION (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</p>

	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)
PLANNER	Sandra McCormack

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.

Please contact Michael Kenny, Environmental Technician, Environment Section, Meath County Council for queries in relation to this request.

Regards,

Michael Kenny | Environmental Technician | Environment Section
Meath County Council | Buvinda House, Navan, Co. Meath, C15 Y291
T: +353 46 9097000; E: mikenny@meathcoco.ie www.meath.ie