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Our Ref: TRA 15 10 04

Transportation Department

Report on Planning Application

Date: 24th January 2025

To: Planning Department

Planning Ref: 2461047

Applicant Name:	Lefgem Ltd
Development address:	Johnstown Estate Hotel, Johnstown, Enfield, Co. Meath
Adjoining public road No.:	L-6230
Strategic Corridor:	No
Description:	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)
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Comments: The proposed development will be accessed via the existing entrance. The applicant has not proposed to provide any additional car parking. It is unclear from the information provided if there is sufficient parking to serve the development.

Recommendation:

The applicant should be requested to submit the following further information:

- The applicant shall 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 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 CDP, the applicant shall provide a justification for the reduced car parking.

Report prepared by:

Adrian Santry,
Executive Engineer,
Transportation.