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PLANNING AND DEVELOPMENT ACT, 2000 – 2023

Chief Executive Order No: 176/25
Reference Number: 24/61047

Date: 31 January 2025

Lefgem Limited

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

**FURTHER
INFORMATION**

Nature of Application: 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 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)

Location of Development: The Johnstown Estate Hotel Johnstown (ED Innfield Enfield, Co. Meath A83 V070)

Dear Sir/Madam,

In considering this application, it has been found necessary to request further information. This information is essential for a full and proper evaluation of the application and is set out on the attached form.

Meanwhile consideration of the application has been suspended pending submission of this information.

The Planning Authority wish to point out that if the information requested is not submitted within six months of the date of this letter, the application shall be deemed to be withdrawn.

Yours Faithfully,

On behalf of Meath County Council.

RECOMMENDATION

ACCEPTED

31 January 2025

SIGNED: Pádraig Maguire

Further Information Request

1. 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.

2. 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.

3. 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.

4. 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.

All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDS) Regional Drainage Policies Volume 2, for New Developments.

(e) 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.

5. 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.

6. 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.

7. 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.

8. 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.

9. 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.

NOTE: Please submit 2 x Hard Copies of the Further Information Response. If your application was submitted through the Planning Portal your further information response should also be submitted through the Planning Portal.

Upon receipt of the Further Information you will receive an email from Meath County Council containing a ShareFile link, in order to upload a Soft Copy of the Further Information Response. (Personal Data should not be recorded on the soft copy).

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