

Meath County Council,
Buvinda House,
Dublin Road,
Navan,
County Meath,
C15 Y291

29th November 2024

Re: Planning Application by Lefgem Limited at The Johnstown Estate, Johnstown (ED Innfield), Enfield, Co. Meath, A83 V070

Dear Sir/Madam,

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2, have been instructed by our client, Lefgem Limited, to lodge a planning application to Meath County Council with respect to The Johnstown Estate, Johnstown (ED Innfield), Enfield, Co. Meath, A83 V070.

The development sought is described as follows:

- (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).

In support of the application, the following documents are included:

- 1 no. copy of EFT payment;
- 1 no. copy of the site notice;
- 1 no. newspaper notice (**29th November 2024**)
- 1 no. copy of the Planning Report, prepared by Hughes Planning and Development Consultants;
- 1 no. copy of architectural drawings prepared by Darmody Architects;
- 1 no. copy of Architectural Heritage Impact Assessment, prepared by Chris Ryan Architects;
- 1 no. copy of the Utilities, Energy and Sustainability Report prepared by PEMP; and
- 1 no. copy of the Engineering Drainage Report and associated drawings prepared by CS Consulting.

We trust that the enclosed plans and particulars pertaining to this planning application are in order and look forward to a favourable decision from Meath County Council.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,



Kevin Hughes MIPI MRTPI
Director For HPDC

RECEIVED: 02/12/2024

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