

# PLANNING REPORT

## RESPONSE TO REQUEST FOR FURTHER INFORMATION - REG. REF. 24/61047

The Johnstown Estate Hotel, Johnstown (ED Innfield), Enfield, Co. Meath

Submitted in March 2025 on Behalf of:  
Lefgem Limited

## 1.0 Introduction

Hughes Planning and Development Consultants, 85 Merrion Square, Dublin 2 have prepared this planning report to accompany a response, on behalf of Lefgem Limited, to the Planning Authority's request for further information on Reg. Ref. 24/61047 which pertains to a development at The Johnstown Estate Hotel, Johnstown (ED Innfield), Enfield, Co. Meath. The application seeks permission for the following proposal, the description being as per the statutory notices:

*(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).*

This report sets out the applicant's response in full to the request for further information and refers to the drawings and other particulars enclosed.

## 2.0 Request for Additional Information

The request for further information was received from Meath County Council dated 31<sup>st</sup> January 2025; this response is therefore submitted within the appropriate timeframe pursuant to Article 33(3) of the Planning and Development Regulations 2001-2017. It is submitted that the proposed development accords with the proper planning and sustainable development of the area and that permission should be **granted** accordingly.

### 2.1 Item No. 1 – Car Parking

*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.*

### Applicant's Response

In response to Item No. 1, please refer to the enclosed Engineering Service Report where under section 7 sub-section 7.3 'Parking' a schedule of the overall development parking provision is outlined, inclusive of the proposed development extension. In addition, a justification is provided on the overall parking provision, and it is considered that the existing quantum of car parking spaces 606 no. is more than sufficient to accommodate the anticipated increased parking demand of the proposed hotel and

restaurant extension. For the location of the existing 606 no. car parking spaces, please refer to Darmody Architects Drawing No. PA-001 Proposed Site Plan.

## 2.2 Item No. 2 – Water Supply

*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 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.*

### **Applicant's Response**

In response to the above item, we would refer to the engineering pack prepared by CS Consulting. Please refer to the updated Engineering Services Report and CSC Drawing No's L118-CSC-ZZ-XX-DR-C-0112 Proposed Watermain Layout and L118-CSC-ZZ-XX-DR-C-0113 Private Water Treatment Plant Schematic Layout.

In response to Item 2(b), please refer to CSC Drawing No's. L118-CSC-ZZ-XX-DR-C-0112 Proposed Watermain Layout and L118-CSC-ZZ-XX-DR-C-0113 Private Water Treatment Plant Schematic Layout.

## 2.3 Item No. 3 – Wastewater Treatment

*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.*

### **Applicant's Response**

In response to Item 3(a), please refer to the updated Engineering Services Report and CSC Drawing No L118-CSC-ZZ-XX-DR-C-0111 Proposed Foul Drainage Layout prepared by CS Consulting.

In response to Item 3(b), please refer to the Engineering Services Report and CSC Drawing No L118-CSC-ZZ-XX-DR-C-0111 Proposed Foul Drainage Layout which illustrates that the proposed development does not interact with the existing foul pumping stations.

## 2.4 Item No. 4 – Materials and Finishes

*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 Council's 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 (GDSDS) 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.*

### **Applicant's Response**

In response to item 4(a), please refer to the updated Engineering Services Report and CSC Drawing No's L118-CSC-ZZ-XX-DR-C-0106 Existing Restaurant Upgrades – Surface Water Drainage Layout and L118-CSC-ZZ-XX-DR-C-0110 Proposed Storm Water Drainage Layout.

In response to Item 4(b), please refer to the updated Engineering Services Report and CSC Drawing No L118-CSC-ZZ-XX-DR-C-0110 Proposed Storm Water Drainage Layout.

In response to Item 4(c), please refer to the CSC Drawing No's L118-CSC-ZZ-XX-DR-C-0110 Proposed Storm Water Drainage Layout, L118-CSC-ZZ-XX-DR-C-0111 Proposed Foul Sewer Drainage Layout and L118-CSC-ZZ-XX-DR-C-0112 Proposed Watermain Layout.

In response to Item 4(d), please refer to the CSC Drawing No L118-CSC-ZZ-XX-DR-C-0110 Proposed Storm Water Drainage Layout.

In response to Item 4(e), it is confirmed that all surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.

## 2.5 Item No. 5 – Uisce Eireann PCE

*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.*

### **Applicant's Response**

In response to subsection a of the above item, a Confirmation of Feasibility received from Uisce Eireann which notes that the wastewater connection is feasible. In relation to the water supply the proposed development will be connected to the private water supply network therefore the water supply was not part of the Pre Connection Enquiry with Uisce Eireann. Copy of the Uisce Eireann Confirmation of Feasibility is included in Appendix A of the response document prepared by CS Consulting. For avoidance of doubt no water supply will be required from Uisce Eireann public water supply network as the entirety of water supply for the proposed development will come from the existing private water supply installation.

## 2.6 Item No. 6 – Waste Management

*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.*

### **Applicant's Response**

In response to Items 6a to e, a Resource and Waste Management Plan and Operational Waste Management Plan have been prepared by AWN Consulting. These reports comprehensively address items 6 a to e. Details of lighting can be found on

A Noise Assessment and Management Plan has been prepared by Wave Dynamics and included under a separate leaf.

## 2.7 Item No. 7 – Lighting

*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.*

### **Applicant's Response**

In response to the above item, Site Lighting Layouts (F014-PMEP-00-00-DR-E-02) that indicate the site light Isolux / illumination levels have been prepared by PMEP Consulting.

### **2.8 Item No. 8 – Neighbouring Lands**

*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.*

### **Applicant's Response**

In response to Item No. 8, the applicant has been in discussions with the neighbouring land owner and has reached an agreement regarding the maintenance of the fence along our shared boundary. The hotel has agreed to cover the costs of the necessary repairs. A letter from the adjoining landowner confirming this agreement is included in Appendix A of this report.

### **3.0 Conclusion**

It is submitted that the various issues raised in the Council's request for further information have been comprehensively addressed in this submission and that the proposed development is in line with the various quantitative and qualitative objectives of the Meath County Development Plan.

We request that planning permission be **granted** in this instance.



Kevin Hughes MIPI MRTPI  
Director For HPDC Ltd.

## Appendix A

Letter from Mr William Carey confirming agreement with Lefgem Limited on the maintenance and repair of a fence.