



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

ENVIRONMENT WASTE SECTION PLANNING REPORT

Date: 22/05/2025

PLANNING APPLICATION REF.	24/61047
APPLICANT	Lefgem Limited
LOCATION	The Johnstown Estate Hotel, Johnstown (ED Innfield, Enfield, Co. Meath A83 V070
AGENT	N/A
DEVELOPMENT DESCRIPTION	<p>The development will consist of:</p> <ul style="list-style-type: none"> (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; (vi) provision of new replacement external staircase from ground floor level to basement level and alterations to existing openings and partition walls; (vii) 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; (viii) provision of 14 no. additional bicycle parking spaces for staff;

	<p>(ix) provision of 2 no. external signs above new restaurant and gym entrances;</p> <p>(x) 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)</p>
--	--

MCC Planning Department requested FI on Environment (Waste Enforcement) issues as follows (MCC letter dated 31/01/25):

6. The applicant shall submit the following with regard to waste management as follows:
- The Applicant is requested to prepare a Resource Waste Management Plan (RWMP) for the proposed development.
 - The applicant is requested to provide details for bin storage on the site i.e. General, Recyclable, Glass, and Food Waste.
 - 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,
 - 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.
 - The applicant is requested to prepare and submit an Operational Waste Management Plan for the site.
 - 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.

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.

MCC Environment (Waste Enforcement) assessment of FI submissions:

- 6 (b)(c)(d) (e) – request for FI is satisfactory** in the operational waste management plan dated 19/03/2025) submitted.
However, each hotel room needs waste segregation in each room in particularly for recyclable material etc. Each self-service apartment within the existing development needs waste segregation in each apartment in particularly for recyclable material and food waste etc. The operational waste management plan needs to be a live document and updated if any changes occur onsite.
- 6(a) – Resource & Waste Management Plan – request for FI is satisfactory** met in the Resource Waste Management Plan (dated 19/03/2025) submitted. The resource

waste management plan needs to be a live document and updated if any changes occur onsite.

- **6(f)** Noise Management Plan - request for FI is satisfactory in the operational waste management plan (dated 21/03/2025) submitted. The noise mitigation recommendation in the must be fully implemented.

In this regard the Environment (Waste Enforcement Section) is satisfied and has **no objections** to the to the proposed development, subject to the following conditions.

Condition (a): The Applicant shall develop the submitted Construction Environmental Monitoring Plan (CEMP) during the construction phase. The CEMP shall include but not be limited to operational controls for dust, noise and vibration, waste management, protection of soils and groundwaters, protection of flora and fauna, site housekeeping, emergency response planning, site environmental policy, environmental regulatory requirements and project roles and responsibilities. The CEMP shall also address extreme of weather (drought, wind, precipitation, temperature extremes) and the possible impacts on receptors and mitigation of same. The CEMP shall be treated as a live document.

Condition (b): The "Resource & Waste Management Plan (document reference 257501.0101WMMROI dated 19/03/2025) submitted shall be fully implement. The Resource and Waste Management plan needs to be a live document and updated if any changes occur onsite.

Condition (c): Dust emissions during the construction phase shall not exceed 350mg/m²/day at the site boundaries.

Condition (d): If applicable, prior to commencement the applicant shall submit a dust monitoring programme for the agreement of the Environment Department.

Condition (e): All refuelling shall take place in a designated refuelling area at least 30m from watercourses, details of same to be included in the Construction Management Plan (**CEMP**).

Condition (f): All hydrocarbons, chemicals, oils, etc. shall be stored in a dedicated bunded area at least 30m from watercourses and capable of storing 110% of the container/tank capacity.

Condition (g): The applicant shall ensure adequate supply of spill kits and hydrocarbon absorbent pads are stocked on site.

Condition (h): Burning of waste, including green waste, is prohibited on site.

Condition (i): The construction works shall be carried out in accordance with the noise guidance set out by BS 5228-1:2009+A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites and the NRA Guidelines for the treatment of Noise and Vibration in National Roads Schemes. A programme of noise monitoring shall be put in place

to monitor site activity, and noise levels generated to ensure impact to nearby residential noise sensitive locations are minimised.

Condition (j): During the construction phase noise levels at noise sensitive locations shall not exceed 70dB(A) between 0700 to 1800 hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time. Noise exceedance activities must be agreed in writing with Meath County Council prior to the activity taking place.

Condition (k): The Applicant shall, during the construction stage, maintain a Complaints Register to record any complaints regarding but not limited to noise, odour, dust, traffic or any other environmental nuisance. The Complaint Register shall include details of the complaint and measures taken to address the complaint and prevent repetition of the complaint.

Condition (l): Prior to commencement the applicant shall nominate a public liaison officer who shall liaise with the local residents on matters relating to noise. Residents should be informed of any noise works scheduled where there is the potential to generate high levels of construction noise or if specialist works etc need to be conducted out of the working hours. This person should also be the point of contact for all complaints and be responsible for reviewing the noise monitoring results and exceedances' the name and contact details of this individual shall be forwarded to the Environment Department of Meath County Council.

Condition (m): Prior to commencement a noise monitoring programme shall be reviewed and submitted to The Environment department of Meath County Council for approval.

Condition (n): In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works or an under Article 27 declaration submitted to the Environmental Protection Agency.

Condition (o): The reuse of excavated soil and stone being reused within the curtilage of the proposed development will have no waste implications here by virtue of non-application of the Act, as referenced under Article 4 of the European Community (Waste Directive Regulations) 2011. Any soil and stone deemed surplus to requirements and that is to be exported from the site shall be treated as either a Waste (removal to an appropriately authorised facility) or a by-product (Under **Article 27** declaration) and not both.

Condition (p): The production and use of waste derived aggregates shall not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be **NO crushing**

conducted onsite without receiving a Waste Facility Permit or Certificate of Registration from Meath County Council.

Condition (q): Prior to the commencement of site clearance the applicant shall notify the Environment Department, Meath County Council regarding a commencement date for same.

Operational Phase - Waste Management:

Condition (r) The Operational Waste Management Plan (document reference 257501.0101WMR02, 19/03/2025) submitted by Application shall be fully implement. Each hotel room needs waste segregation in each room in particularly for recyclable material etc. Each self-service apartment within the existing development needs waste segregation in each apartment in particularly for recyclable material and food waste etc. The operational waste management plan needs to be a live document and updated if any changes occur onsite.

Condition (s): Once operational, the Development must comply with Meath County Councils' Waste Management (Storage, presentation and segregation of household and commercial waste) Byelaws 2018. In accordance with the Waste Management (Food Waste) Regulations 2009 (S.I. No. 508 of 2009, SEGREGATION AND PROCESSING OF FOOD WASTE).

Condition (t): The applicant shall be responsible for segregating all waste into the correct waste receptacles.

Condition (u): The applicant shall be responsible for keeping records of all waste fractions and details of the authorised waste collector.

Condition (v): As per Meath County Councils' Waste Management Byelaws 2018, section 2.3 Other than on the day before and the designated waste collection day, containers used for the presentation of kerbside waste shall be held within the curtilage of the premises where the waste is produced.

They shall not be stored on a roadway, footway, footpath or any other public place unless the location has been expressly authorised in writing by an authorised person.

Condition (w): As per Meath County Councils' Waste Management Byelaws 2018, section 2.5 Kerbside waste presented for collection shall not be presented for collection earlier than **6.00 pm** on the day immediately preceding the designated waste collection day.

All containers used for the presentation of kerbside waste and any uncollected waste shall be removed from any roadway, footway, footpath or any other public place no later than **8:00am** on the day following the designated waste collection day.

Condition (x) – The applicant operations must meet the requirements and obligations of the with the Single Use Plastic Regulations as amended and the Deposit Scheme Regulations as amended.

Operational Phase – Noise Management:

Condition (Y) – During the operational phase noise levels at noise sensitive locations shall not exceed 55dB(A) between 0700 to 1900, hours Monday to Friday and 0800 to 1400 hours Saturday and 45dB(A) at any other time.

Condition (z) – The noise mitigation recommendations outlined in the Noise Management Plan (document reference 257501.0101WMRO1 dated 19/05/25) submitted by the applicant for both construction and operational phases of the development must be fully implemented.

Regards,

Helen McDonnell | Environmental Scientist | Environment Waste Section
Meath County Council, Buvinda House, Dublin Road, Navan, Co. Meath
T: +353 46 9097000; E: hmcd/onnell@meathcoco.ie www.meath.ie