

## Meath County Council



### Planning Report

**To:** Peadar McQuaid, A/Senior Executive Planner

**From:** Sandra McCormack, Executive Planner

**File Number:** 24/61047

**Applicant:** Lefgem Limited

**Development Address:** The Johnstown Estate Hotel, Johnstown, Innfield, Enfield, Co. Meath, A83V070.

**Application Type:** PERMISSION

**Date of Site Inspection:** 28/01/2025

**Date of report:** 29/01/2025

**Date Decision Due:** 04/02/2025

**Development Description:** (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).

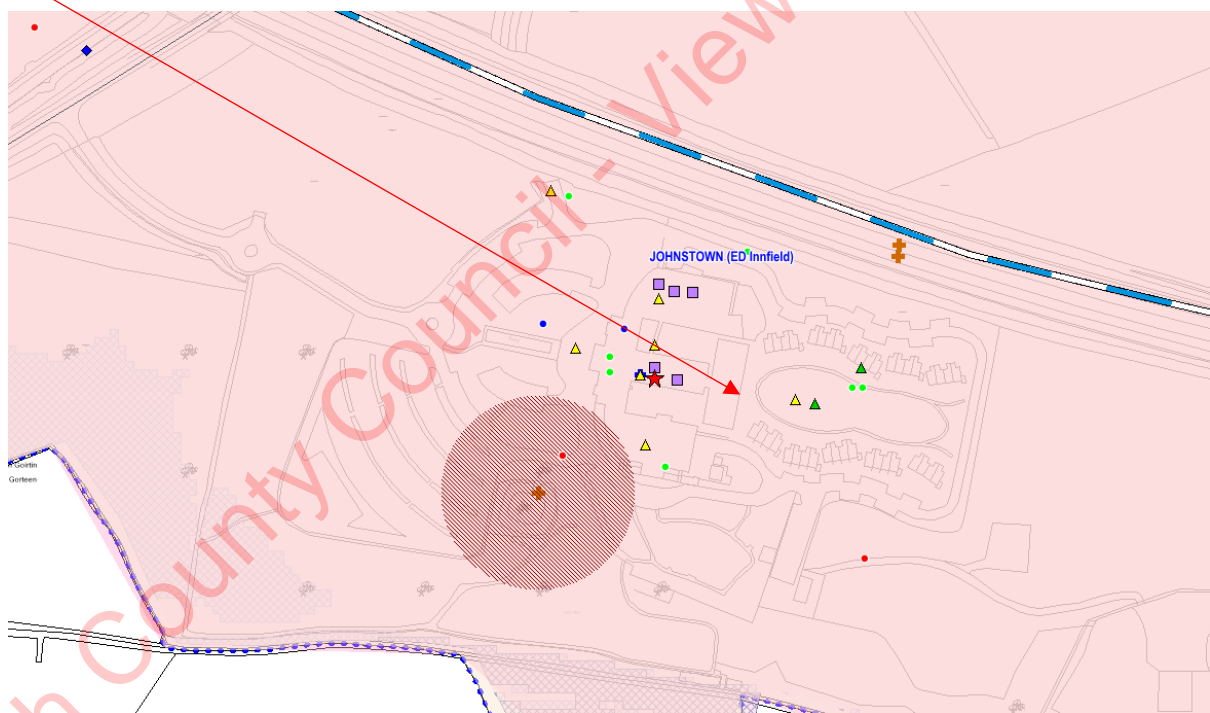
## 1.0 Site Location & Description:

The subject site which measures c.8ha in area is located within the site of Johnstown Estate Hotel in the townland of Johnstown, 500m south of Enfield. There is an existing estate house Protected Structure MH048-103 on site which is described as *'an 18<sup>th</sup> century house of 5 bays, 3 storeys with parapet and cornice rendered with pedimented door case and four chimney stacks'*.

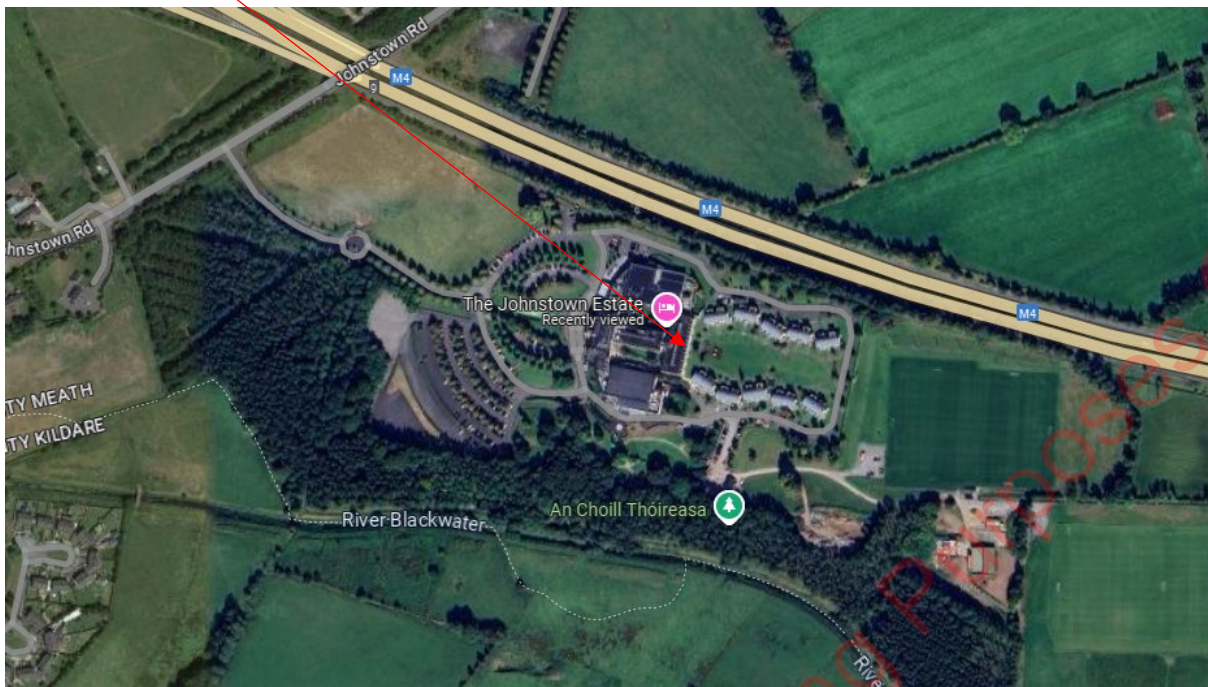
The hotel on site contains 128 bedrooms and suites and comprises lush woodland and gardens, a residential development to the rear, with associated car parking. The site is zoned RA- Rural Area which has a zoning objective *'to protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage'*.

The hotel grounds are accessed from local road L6230. The M4 motorway is sited along the northern site boundary. There is 1 no. Recorded Monument located within the site area 'ME01956' described as an Earthwork. 2no. Recorded Monuments are located north of the site at the M4 motorway, ME02778 'Furnace' and ME02779 'Furnace'. There are no Protected Views of relevance to the site. Part of the southern site boundary is located in Flood Zone A. The site is located in the Royal Canal landscape character type which is moderately sensitive to development and has a high landscape character value.

Site location:



Site location:



Site photos



Proposed hotel extension





Proposed hotel extension



Rear elevation of hotel



Proposed restaurant extension

## 2.0 Proposed Development

The development will consist of permission for the following;

- (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).

### 3.0 Planning History

23613: Planning permission granted to Lefgem Ltd for (i) the provision of a new 210 sq.m. store room extension (5.450m in height) over existing service yard to the rear (east) of the building; (ii) a 136 sq.m. extension to the south east corner of the building to provide a new glazed orangery bar; (iii) demolition of existing single storey draught lobby (30 sq.m.) and construction of a new 60 sq.m. extension (4.050m in height) on the northern side of the building to provide for a bar area (44 sq.m.) and 2 no. store rooms (8sq.m. each); (iv) a new 20 sq.m. entrance lobby with an external canopy to the southern side of the building; (v) 2 no. new external seating areas to the east and west of the proposed entrance lobby; (vi) a new vehicular circulation layout with roundabout and water feature to the front of the proposed entrance lobby, loading bay, access ramp, external stair case, footpaths; (vii) relocation of the approved bike store located in the service yard (Reg. Ref. 22/1089) underneath proposed store building; and, (viii) the provision of a landscaped seating deck to the south of the building. Proposed internal works comprise reconfiguration of existing conference and banqueting accommodation to provide (a) 2 no. conference banqueting suites (320sq.m. and 280 sq.m.), (b) 2 no. meeting rooms (180 sq.m. and 110 sq.m.). (c) reception lobby (135 sq.m.) and (d) associated toilets, storage, cloakrooms and staff areas. Retention permission is sought for 4 no. accessible car parking spaces provided to the front of the hotel (southwest facade) and existing landscaping works comprising an existing timber pergola structure to south of the hotel development. The development also includes all other associated engineering works, landscaping, and ancillary works necessary to facilitate the development

221089: : Planning permission and retention permission granted to Lefgem Ltd for retention of external car parking layout including 8 no. car parking spaces, external paved hardscaping and external patio area inclusive of trees, bollards, and planters and kerbed grass lawn area to the north west of the site. Planning permission is also being sought for the (a) removal of existing windbreaker screens and parasol umbrellas; (b) demolition of a non-original side entrance to hotel bar to west elevation; (c) construction of a contemporary lightweight, glazed extension and lobby (132 sq.m) to west elevation; (d) forming of new internal ope to existing wall of bar; (e) fabrication of a new spa entrance design complete with a canopy to the west elevation; (f) the removal of 5 no. standard parking bays, due north of paved hardscaping area, to replace with 3 no. accessible parking bays, and; (g) all other associated works necessary to facilitate the development, within the curtilage of a protected structure (Johnstown House LA RPS ID: 91488) Significant Further Information/revised plans submitted on this application.

21592: Planning permission granted to Tesla Motors Ireland Ltd for 8 No. car parking spaces, 8 No. Tesla illuminated charger points, 8 No. Tesla parking sign posts, 2 No. Tesla supercharger cabinets, 1 No. ESB substation/switch room, and for all associated site development works within the curtilage of a registered protected structure reference number MH048-103.



TA60082: Retention planning permission granted to Cliffeature Ltd for minor amendments to previously granted planning permission ref. TA/40538 to include alterations of condition no. 5 to allow for metal faced timber windows in place of timber windows at a site adjacent to the existing Marriott Johnstown House Hotel.

TA40538: Planning permission granted to Cliffeature Ltd for executive stay hotel suites, comprising of 40 units in 10 blocks, consisting of 24 two bedroom suites and 16 one bedroom suites. The breakdown is as follows: Type A, 4 no. 2 storey blocks with 2 no. 2 bedroom suites and 2 no. 1 bedroom suites per block. Type A-1, 4 no. 2 storey blocks with 2 no. 2 bedroom suites and 2 no. 1 bedroom suites per block. Type B, 1 no. 4 storey block with 4 no. 2 bedroom suites per block. Type B-1, 1 no. 4 storey block with 4 no. 2 bedroom suites per block. Additional 91 surface car park spaces associated site development and landscape works including connection to existing private treatment works will be provided. The development is on the curtilage of the protected structure Johnstown House

002243: Planning permission granted to M & M Construction for alterations to previously approved plans ( reg ref no. 99/833)to include retention of location of approved banqueting centre to south of existing Johnstown House ( list 1 Country Houses) & retention of location of approved leisure centre to north of existing Johnstown House, retention of revised elevational treatment to aforementioned banqueting & leisure centre. Retention of minor alterations to approved leisure centre to include health spa & indoor & outdoor treatment pool facilities, retention of extended basement plant & service facilities associated with leisure facilities, including yard space, retention of basement plant office & service system associated with banquet, conference & hotel facilities, retention of an additional floor of bedrooms (48 no. rooms) within a modified roof profile over existing approved T-shaped bedroom block, including revised treatment to elevation to same, retention of alterations to height & internal mezzanine arrangements of approved glazed atrium.

99833: Planning permission granted to M & M Construction for extension , refurbishment & change of use to include the following; Refurbishment & Change of use of main property from residential use to hotel use.

#### **4.0 National and Local Planning Policy**

Project Ireland 2040, The National Planning Framework (NPF)

The Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland (EMRA) 2019-2031

Meath County Development Plan 2021-2027 (as varied)

Chapter 4 'Economic & Employment Strategy' – in particular Section 4.24 'Tourism'

With respect to Tourist Infrastructure, the Development Plan will seek to support the development of a number of initiatives within the County in appropriate locations. The Council will endeavour to facilitate new tourist attractions which are sensitive to the rural character and heritage of the area, such as the opening of historic houses or gardens to the public, farm visits, museums and interpretative centres. The following policies and objective of note by Meath County Council include:

*ED POL 42 To facilitate the development of tourism infrastructure such as accommodation, restaurants, car and coach parking and toilet facilities in the designated hubs throughout the County.*

*ED POL 43 To promote the development of sustainable tourism and encourage the provision of a comprehensive range of tourism facilities, subject to satisfactory location, siting and design criteria, the protection of environmentally sensitive areas and areas identified as sensitive landscapes in the Landscape Character Assessment for the County. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5 Landscape Character Assessment).*

*ED POL 45 To encourage new and high-quality investment in the tourism industry in the County with specific reference to leisure activities (including walking, cycling, angling, equestrian and family focused activities) and accommodation in terms of choice, location and quality of product.*

*ED OBJ 74 To support the development of sustainable tourism and encourage the provision of a comprehensive range of tourism facilities, subject to satisfactory location, siting and design criteria, the protection of environmentally sensitive areas and areas identified as sensitive landscapes in the Landscape Character Assessment for the County. (Refer to Chapter 8 Cultural Heritage, Natural Heritage, Landscape and Green Infrastructure and Appendix 5 Landscape Character Assessment).*

With regard to accommodation, the Development Plan informs that managing the provision of tourist accommodation is essential to ensuring the delivery of a sustainable tourism strategy. It is acknowledged within the Boyne Valley Tourism Strategy that there is a significant deficit in accommodation within the County. It is further noted that the Planning Authority must broaden the type of bed night stock through the provision of more contemporary forms of accommodation and the development of rural based tourism enterprise. The redevelopment of outbuildings as part of such a rural enterprise for accommodation purposes would be considered in appropriate locations.

#### Chapter 8 'Cultural and Natural Heritage Strategy'

Chapter 8 of the Meath County Development Plan 2021-2027 (as varied) sets out the Cultural and Natural Heritage Strategy, policies and objectives.

The following policies and objectives of Meath County Council are of relevance:

*HER POL 1 To protect sites, monuments, places, areas or objects of the following categories:*

- Sites and monuments included in the Sites and Monuments Record as maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht;*
- Monuments and places included in the Record of Monuments and Places as established under the National Monuments Acts;*
- Historic monuments and archaeological areas included in the Register of Historic Monuments as established under the National Monuments Acts;*



- *National monuments subject to Preservation Orders under the National Monuments Acts and national monuments which are in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a local authority;*
- *Archaeological objects within the meaning of the National Monuments Acts; and Wrecks protected under the National Monuments Acts or otherwise included in the Shipwreck Inventory maintained by the National Monuments Service of the Department of Culture, Heritage and the Gaeltacht.*

*HER POL 3 To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, for development in the vicinity of monuments or in areas of archaeological potential. Where there are upstanding remains, a visual impact assessment may be required.*

*HER POL 4 To require, as part of the development management process, archaeological impact assessments, geophysical survey, test excavations or monitoring as appropriate, where development proposals involve ground clearance of more than half a hectare or for linear developments over one kilometre in length; or developments in proximity to areas with a density of known archaeological monuments and history of discovery as identified by a suitably qualified archaeologist.*

*HER OBJ 2 To ensure that development in the vicinity of a Recorded Monument or Zone of Archaeological Potential is sited and designed in a sensitive manner with a view to minimal detracting from the monument or its setting.*

*HER OBJ 3 To protect important archaeological landscapes from inappropriate development.*

The following policies and objectives of Meath County Council are of particular note:

*HER POL 16 To protect the setting of Protected Structures and to refuse permission for development within the curtilage or adjacent to a protected structure which would adversely impact on the character and special interest of the structure, where appropriate.*

*HER POL 17 To require that all planning applications relating to Protected Structures contain the appropriate accompanying documentation in accordance with the Architectural Heritage Protection Guidelines for Planning Authorities (2011) or any variation thereof, to enable the proper assessment of the proposed works.*

*HER OBJ 23 To ensure that conversions or extensions of traditional buildings or the provision of new adjoining buildings, are sensitively designed and do not detract from the character of the historic building.*

Chapter 8 'Cultural and Natural Heritage Strategy' – Johnstown Estate House is listed as a Protected Structure in RPS contained in the Meath County Development Plan 2021-2027 – MH048-103 'an 18<sup>th</sup> century house of 5 bays, 3 storeys with parapet and cornice rendered with pedimented door case and four chimney stacks'.

All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

## 5.0 Submissions

1.no. submission has been received in relation to this application. The submission received from William Carey has raised the following issues;

- William Carey owns 26 acres of land adjoining the estate.
- Currently participating in R.E.P.S, G.L.A.S.S. and A.C.E.R.E.S which promotes biodiversity and wildlife.
- Boundary fence on the land of Johnstown Estate has been neglected for 30 years which has let to trespassing and disturbing of wildlife and stock.
- New fence was constructed at their expense and the new development will double the number of visitors and fence maintenance cost.
- Condition should be included that the boundary fence will be protected in order to protect farming practises.

The issues raised are noted by the Planner. The applicant should be requested to address the concerns of the submitter. Further information should issue in this regard.

## 6.0 Representations

No representations have been received in relation to this application.

## 7.0 External Referrals

Development Applications Unit:	No report received to date.
An Taisce:	No report received to date.
The Heritage Council:	No report received to date.
Irish Water:	Report received, further information requested.
Kildare County Council:	No report received to date.
TII:	Report received. Comment noted.
NEHS:	Report received. Comment noted.

## 8.0 Internal Referrals

Fire Officer:	No report received to date.
Environment (General):	Report received and further information requested.
Environment (Wastewater):	Report received and further information requested.
Environment (Flooding/surface water):	Report received and further information requested.
Transportation:	Report received and further information requested.
Conservation Officer:	Report received which raises no objection.

## 9.0 Pre-Planning Consultation

No preplanning was held in relation to the proposed development.

## 10.0 Planning Assessment

The main planning considerations in the determination of this application are:

- Principle of Development
- Design & Layout
- Landscaping
- Transportation
- Water Services
- Archaeology
- Environmental Considerations
- Public Lighting
- Flooding

### 10.1 Principle of Development

The site is zoned RA- Rural Area which has a zoning *objective 'to protect and promote in a balanced way, the development of agriculture, forestry and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage'*.

The principle of the proposed development has already been assessed and accepted by the Planning Authority in the original grant of planning permission (99/833). The proposed development is for an extension to a permitted hotel and therefore the principle of development is considered acceptable.

### 10.2 Design, siting and layout

The proposed works include 2 no. extensions with a combined stated floor area of 4038 sq.m. which are located to the rear (east) and front (western) elevation of the existing hotel. The extension to the rear comprises a 3 storey 90 bedroom extension, connected to the main hotel via a single storey glazed link. The extension is contemporary in design with a flat roof and a stated ridge height of 10.45m that is finished in a selected render, fibre cement cladding and metal cladding and capping.

It is proposed to change the use of the existing Tenor Suite located to the front of the hotel to a restaurant and extend the area outwards forming a new restaurant and bar area measuring 210 sq.m. The proposed redesign is a single storey flat roof extension with a stated ridge height of 4m in height. The extension forms an orangery dining area to the front with new entrance doors forming direct access to the dining area from the car park, and a new separate entrance and reception area to the Leisure Centre at Basement Level on the north-west elevation of the structure. The extension is contemporary in design, with full floor to ceiling glazed panels to the front elevation that are supported by steel and timber columns. New signage is proposed over both the new restaurant and gym entrances.

An architectural design statement carried out by Darmody Architecture has been submitted on the application, along with contextual elevations and 3D model images of the proposal. Also accompanying the application is an Architectural Heritage Impact Statement carried out by Chris Ryan *RIAI Grade 1* Conservation Architect. No anticipated visual or physical impacts were predicted as a result of the proposed works and it was concluded in this report *"that the proposals will not adversely affect the character and significance of the primary elements of the Johnstown House"*.

Both extensions are set back from and subservient to the main house which retains the character and integrity of the Protected Structure on site. A report has been received from the Conservation Officer which is satisfied with the design and layout amendments. Overall, it is considered that the proposed bedroom and restaurant extension would not impact on the visual amenity or character of the area and are therefore considered acceptable.

### 10.3 Landscaping

A landscaping plan has been submitted under drawing PA010. The landscaping plan refers to the area around the proposed hotel bedroom block extension. It includes the provision of ornamental trees, shrubbery, a formal evergreen hedge and a permeable paving pathway around the perimeter of the extension. An attenuation pond and rainwater garden are proposed to the east of the proposed extension. The proposals for soft and hard landscaping are considered acceptable.



#### 10.4 Transportation

It is proposed to remove 8 no. car parking spaces and a bike rack adjacent to the gym and replace same with 4 no. accessible car parking spaces. The following comments have been received from the transportation department;

*“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.”*

Further information should issue to the applicant to address the concerns raised by the transportation department.

#### 10.5 Water Services

Water:

It is proposed to utilise an existing connection to the public mains. A report has been received from Irish Water with the following comments;

*“Uisce Éireann notes the applicant has submitted a Pre-Connection Enquiry (PCE). This is currently being assessed. In order to assess feasibility of connection to the public water / wastewater infrastructure the applicant is required to engage with Uisce Éireann through the Pre-Connection Enquiry (PCE) process by submitting Further Information as follows:*

*The outcome of the PCE shall be submitted to the Planning Authority as a response to Further Information Request.*

*Queries relating to the terms and observations above should be directed to [planning@water.ie](mailto:planning@water.ie)”*

Further information should issue in this regard.

The following comments have been received from the Environment Section;

*The applicant has stated in Section 20. of the Planning Application Form (Part 1) that the source of water supply for the proposed development to be existing public mains.*

*However, this premises is registered as a Private Regulated Water Supply (PRS 189 – The Johnstown Estate) with Meath County Council.*

*It is not clear from the information provided by the applicant if the proposed development will be connected in any way to the existing private water supply. There is also no information provided as to the location of the existing private water supply and its proximity to the proposed development.*

*Water Treatment Recommendation:*

*In this regard the Environment section is seeking further information with regard to the following points;*

*(a) The applicant will be required 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 will be required to provide detailed map(s) indicating the location of the private water supply and its proximity to the the proposed development. The applicant will be required 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.*

*Please contact Michael Kenny, Environmental Technician, Environment Section, Meath County Council for queries in relation to this request."*

*Further information should therefore issue in this regard.*

*Wastewater:*

*It is proposed to utilise an existing connection to the public sewer.*

*The following comments have been received from the Environment Section (Wastewater);*

*Comments:*

*The applicant has stated in Section 20. of the Planning Application Form (Part 1) that the Proposed Wastewater Management/Treatment to be Public Sewer.*

*Information provided by the applicant in relation to wastewater is in draft format and this is therefore not acceptable. It is also unclear the impact the proposed development will have, if any, on the public sewer in terms of additional loadings.*

*Wastewater Treatment Recommendation:*

*In this regard the Environment section is seeking further information with regard to the following points;*

*(a) The applicant will be required 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 will be required to submit a detailed assessment of the existing foul pumping station including photographs of the pump chamber and 24hr emergency tank. The applicant shall 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 shall be provided for assessment.

(c) The applicant will be required to confirm the outcome of the Pre-Connection Enquiry (PCE) submitted to Uisce Éireann in order to assess feasibility of connection to the public wastewater infrastructure.

Please contact Siobhan Johnston, Assistant Scientist, Environment Section, Meath County Council for queries in relation to this request."

Further information should therefore issue in this regard.

#### Surface Water Drainage:

The applicant has stated N/A on the application form regarding how they propose to manage surface water drainage on site.

The following comments have been received from the Environment Section;

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;

1. 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 from others. The applicant shall re-submit all documents that are marked as draft and revise them up to planning status.
2. 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 shall submit a revised surface water design and system that is SuDs compliant and that is in accordance with the below mentioned guidelines.
3. The applicant shall 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.
4. The applicant shall submit details of any existing surface water infrastructure that is proposed to be used as part of the subject development.



5. *All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GDSDS) Regional Drainage Policies Volume 2, for New Developments.*
6. *All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.”*

Further information should issue in this regard.

### **10.6 Archaeology**

Owing to the presence of a recorded monument 'ME01956' – Earthwork – which is located 140m from the site of the rear extension and associated zone of archaeological significance which is located 80m from the site of the main extension, it is considered that archaeological testing should be carried out on site prior to and during construction. A report has not been received from the department in this regard. A suitable condition can therefore be attached in the event of a grant of permission on site.

### **10.7 Environmental Considerations**

A Draft Outline Construction Management Plan has been submitted on the application. The report outlines the following;

- Site location & Proposed development
- Site management
- Environmental Considerations
- Traffic Management
- Provisions for construction

An Energy Sustainability Report has also been submitted in relation to the hotel bedroom extension and concludes as follows:

#### ***“Section 1: UTILITY INFRASTRUCTURE:***

*Based on the initial review, there is adequate utility infrastructure in the area for the new Development.*

#### ***Section 2: ENERGY & SUSTAINABILITY:***

*The potential energy efficient options detailed above are all being evaluated at present. The options listed above will be assessed and confirmed at detail design stage.*

*Ensuring compliance with the requirements of Part L 2021, the proposed energy strategy as detailed in this report is intended to achieve a provisional BER certification of “A” rating.*

*Demonstrating Part L compliance, in accordance with NEAP, the proposed development BER rating has been assessed using the IES VE 2021 - VE Compliance: 7.0.013.0.*

*Bearing in mind that the BERs could change/ be revised, in the future, due to software updates and improvements to design methodology and revised electricity energy inputs.”*

An Energy Sustainability Report has also been submitted in relation to the restaurant extension and concludes as follows;

*“Based on the initial review, there is sufficient utility infrastructure in the area for the proposed Restaurant extension. The potential energy efficient options, detailed above all*

*being evaluated at present. The options listed above will be assessed and confirmed at detail design stage"*

The application was referred to the Environment Department and the following comments are noted;

*The Environment Waste Section requires further information to inform a decision for the proposed development.*

- *The Applicant shall prepare a Resource Waste Management Plan (RWMP) for the proposed development.*
- *The Applicant shall develop the submitted Construction Environmental Monitoring Plan (CEMP) during the construction phase.*
- *The applicant needs to provide details for bin storage on the site i.e. General, Recyclable, Glass, and Food Waste.*
- *The applicant shall 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 need to be provided on bins stores' lighting, access, ground surfaces, receptacles, screening and washing facilities. Details on any movement of bins to facilitate collection/ emptying needs to be provided.*
- *The applicant needs to prepare and submit an Operational Waste Management Plan for the site etc.*
- *A Noise Assessment and Management Plan needs to 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. "*

Further information should issue in this regard.

### **10.8 Public Lighting**

A lighting report has been submitted on the application. The following comments have been received from the Public Lighting Section;

*The conclusions of the lighting report would imply there shouldn't be an issue. Unfortunately, they don't seem to have included the actual lighting design. Without the lighting design it's not possible to check the accuracy of these conclusions. I'd ask them for the actual lighting design."*

The applicant should therefore be requested to submit a full lighting design for assessment. Further information should therefore issue in this regard.

### **10.9 Flooding**

The application site is not located within an area prone to flooding and is within Flood Zone C – low risk of flooding. The referral response has been received from MCC Environment.

*"The applicant is requesting permission which includes for the construction of an extension to an existing hotel which is classified as a 'highly vulnerable development'.*

*With reference to Meath County Council's MapInfo flood mapping and the OPW CFRAMS and NIFM flood mapping for the relevant area, the development site is situated in Flood Zone C for fluvial flooding i.e. the probability of flooding is less than 0.1% and therefore at low risk of flooding.*

*From a flood risk perspective, I have no objections to the proposed development".*

### **11.0 Appropriate Assessment**

Article 6(3) of Council Directive 92/43/EEC (the Habitats Directive) compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

'Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities' (2009) provide advice to planning authorities on their obligations under the Habitats Directive. The document, "Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities", states that where, from the nature, size and location of the development, it is unclear if the proposal will have a significant effect on a Natura 2000 site(s), a Natura Impact Statement will be required.

The following Natura 2000 sites are of relevance to the subject site;

- River Boyne and River Blackwater SAC (002299)
- River Boyne and River Blackwater SPA (004232)
- Ballynafagh Bog SAC (000391)
- Ballynafagh Lake SAC (001387)
- Mount Hevey Bog SAC (001584)

The Planning Authority considered the nature, scale and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

### **12.0 Environmental Impact Assessment**

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA). This determination is based on the requirements set



out in Schedule 5 of the Planning & Development Regulations, 2001 as amended, that does not exceed the stated threshold (as per Article 92). The Planning Authority must also determine if a sub-threshold EIS is required.

Under Schedule 5, Part 2, 12 (c ) Tourism & Leisure, *“Holiday villages which would consist of more than 100 holiday homes outside built-up areas; hotel complexes outside built-up areas which would have an area of 20 hectares or more or an accommodation capacity exceeding 300 bedrooms”* is listed as a development under which Part 10 applies.

The current application is for an extension to a permitted hotel within a site area of 8ha. There are 120 bedrooms within the existing hotel with 90 additional bedrooms proposed under this application. There are also a number of holiday home units located within the curtilage of the hotel. It is determined that the proposed development does not meet the criteria to trigger EIAR under Schedule 5 of the Planning & Development Regulations, 2001 as amended.

### **13.0 Development Contributions**

Development contributions shall be applied in accordance with the Development Contribution Scheme 2024-2029. This application is an expansion to a business and qualifies for an exemption under 7.2 Residential and Non-Residential Development of the Meath County Council Development Contribution Scheme 2024 – 2029 which states:

*Expansions to existing authorised commercial, industrial and manufacturing operations (Class 1-5) shall be exempt where development contributions have been paid in full for the existing use. Where the Planning Authority deems that additional public infrastructure is required to facilitate the development a Special Development Contribution may apply.*

Development contributions are therefore considered exempted.

### **14.0 Recommendation**

It is considered that further information is required to adequately assess the proposed development as follows:

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 (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.

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.

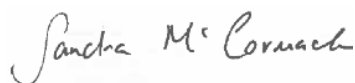
7. The applicant is requested to carry out a full lighting assessment and submit a full lighting design for the development in accordance with the "Meath County Councils; Public Lighting Technical Specification & Requirements" document. The applicant is invited to contact Duncan Byrne, Transportation 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).**



**Sandra McCormack**

**Executive Planner  
30/01/2025**



**Peadar McQuaid**

**A/Senior Executive Planner  
30/01/2025**

**FURTHER  
INFORMATION**



**Alan Russell**

**A/Senior Planner**

**RECOMMENDATION**

**ACCEPTED**

**31 January 2025**

**SIGNED:**



**Padraig Maguire**

**A/ Director of Services**