

Comhairle Chontae na Mí

Roinn Pleanáil,
Teach Buvinda, Bóthar Átha Cliath,
An Uaimh, Contae na Mí, C15 Y291
Fón: 046 – 9097500/Fax: 046 – 9097001
R-phost: planning@meathcoco.ie
Web: www.meath.ie



Meath County Council

Planning Department
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Navan, Co. Meath, C15 Y291
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PLANNING APPLICATION 2461047
ARCHITECTURAL CONSERVATION OFFICER REFERRAL
PLANNING DEPARTMENT – MEATH COUNTY COUNCIL

TO: WENDY BAGNALL, SENIOR EXECUTIVE PLANNER
SUBJECT: 2461047 - LEFGEM LIMITED - AT THE JOHNSTOWN ESTATE HOTEL,
JOHNSTOWN
DATE: 22ND JANUARY 2025

Planning Application Reference: 2461047

Site Context:

Recorded Protected Structures - 91488, Johnstown House, Johnstown Estate

An 18th century house of 5-bays, 3 storeys with parapet and Cornice rendered with pedimented door case and four chimneystacks. The house dates from c 1750.

Meath County Development Plan 2021-2027

Applicant: Lefgem Ltd
Agent: Hughes Planning

Development:

'(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

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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)'

I have been to site to inspect the affect that such a large extension would have on the main house, the Recorded Protected Structure and I have no objection to the proposals.

Policy Context – Meath County Development Plan 2021-2027

- HER POL 14** To protect and conserve the architectural heritage of the County and seek to prevent the demolition or inappropriate alteration of Protected Structures.
- HER POL 15** To encourage the conservation of Protected Structures, and where appropriate, the adaptive re-use of existing buildings and sites in a manner compatible with their character and significance. In certain cases, land use zoning restrictions may be relaxed in order to secure the conservation of the protected structure.
- 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.

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Robert Miles

Architectural Conservation Officer

On behalf of Meath County Council

Approved

Senior Executive Planner

On behalf of Meath County Council

Meath County Council - Viewing Purposes Only!