

Meath County Council,
The Planning Office,
Buvinda House, Dublin Road
Navan, County Meath

9th June 2026.

Our Ref. Number: D1837

RE: Response to a Request for Additional Information for Planning Application for a proposed facility (Professional Healthcare Supplier) at Site D, Ashbourne Business Park, Co. Meath. (25/61163)

Applicant: Medguard Professional Healthcare Supplies

Dear Sir/Madam,

We write in response to your request for additional information on the above referenced planning submission at Site D, Ashbourne Business Park, Ashbourne, Co. Meath. The items raised are set out and addressed as follows:

Meath County Council – Item 1:

1. The applicant should note that the subject site is located within an area designated as 'E1 - Strategic Employment Zones (High Technology Uses)', the objective of which is to facilitate opportunities for high technology and major campus style office-based employment within high quality accessible locations. The applicant is therefore requested to submit details relating to the use of the proposed building as follows;

(i) Full nature of the proposed use and / or industrial processes of the building to include the primary operation(s).

(ii) Hours of operation.

Note; Further Information submitted should clearly detail daily activities pertaining to the medical equipment area in addition to confirmation / clarification that that office accommodation is to be ancillary to the main use of the building.

The proposed development will facilitate a specialised Medical Device Calibration, Testing, Servicing and Clinical Training Facility operated by Medguard Healthcare.

The primary function of the facility is the certification, assembly, calibration, testing, maintenance, repair, commissioning and distribution of medical devices and associated healthcare equipment used within hospitals, healthcare facilities and clinical environments. The facility will accommodate both new and used medical equipment, including diagnostic devices, patient monitoring systems, defibrillators, clinical accessories, medical furniture and healthcare consumables. These activities constitute a specialist

technical and advanced technology operation requiring highly skilled personnel, dedicated diagnostic equipment, specialised software platforms and controlled working environments.

The technical processes undertaken within the facility will include:

- Receipt and registration of medical devices requiring calibration, testing, maintenance or repair;
- Detailed inspection, fault diagnosis and functional assessment of medical devices;
- Calibration, testing and verification using specialist diagnostic, simulation and measurement equipment;
- Assembly, commissioning and preparation of new and existing medical equipment for use within healthcare environments;
- Use of advanced patient simulation technologies and proprietary software systems to assess device performance and compliance;
- Preparation of technical reports, certification records and servicing documentation;
- Secure storage and management of medical devices, equipment and consumables during the servicing process;
- Distribution and dispatch of calibrated, certified and repaired devices to healthcare providers.

All technical activities will be undertaken by qualified and competent technicians within a dedicated workshop environment specifically designed to support these controlled high-level processes. The facility will incorporate secure areas for medical devices, testing equipment, consumables and associated components required for the servicing operation.

Ancillary office accommodation will support the primary technical function and will be utilised for engineering administration, customer liaison, quality management, technical documentation, regulatory compliance activities and general business operations.

In addition, the facility will provide clinical training services relating to the operation, maintenance and safe use of medical devices. Training will be delivered both in person and through online platforms to healthcare professionals and clinical users.

The proposed use is therefore characterised as a high-value technical and knowledge-based employment activity involving specialised medical technology services, engineering expertise, healthcare equipment management and clinical support functions, which aligns with the Strategic Employment Zone (E1) objective to facilitate advanced technology and high-quality employment uses.

The proposed development will operate from 07:00 - 19:00 (Monday-Friday).

Meath County Council – Item 2:

Whilst the proposed external design scheme is generally acceptable to the Planning Authority the plans submitted have not been provided with internal layout dimensions. The applicant should note that the building will be required to comply with Universal Access design criteria for planning stage as any reconfiguration of the internal areas will have an impact on overall allocation of floor areas. Provision for building amenities are also required. The applicant shall submit the following;

(i) Internal dimensions to office and staff facility areas. Staff facilities, including WC's, shall clearly demonstrate compliance with disabled accessible standards.

Please refer to drawings enclosed with this Response Letter with further dimensions to demonstrate compliance with disabled accessible standards.

Ground Floor Plan (Drg. Ref. D1837-KB-XX-XX-DR-A-0001_PL2)

First Floor Plan (Drg. Ref. D1837-KB-XX-XX-DR-A-0002_PL2)

Second Floor Plan (Drg. Ref. D1837-KB-XX-XX-DR-A-0003_PL2)

Third Floor Plan (Drg. Ref. D1837-KB-XX-XX-DR-A-0004_PL2)

Enlarged Floor Plans (Drg. Ref. D1837-KB-XX-XX-DR-A-0005_PL2)

Should a grant planning permission be awarded, a Fire Certificate Application and Disabled Access Certificate Application will be submitted for in the normal manner.

(ii) Provision of a dedicated open space for users of the building / employees.

Please refer to the site plan enclosed with this Response Letter, which shows 2No. dedicated open spaces located adjacent to the pedestrian access points, including seating areas for staff use.

Site Plan (Drg. Ref. D1837-KB-XX-XX-DR-C-0002_PL2)

Meath County Council – Item 3:

Provision for a staff canteen is provided at ground floor level. The applicant is requested to clarify if catering is to be carried out on site and if meals are to be provided to staff.

No catering services will be provided on site, and meal preparation will not be permitted. Each staff member will be responsible for bringing their own food and refreshments. The canteen will be equipped with a microwave, kettle, coffee machine, fridge, dishwasher and water dispenser only. A snacks-vending machine may also be provided.

Meath County Council – Item 4:

The applicant has submitted a surface water design that does not comply with Meath County Council's requirements for the treatment of surface water.

(i) The applicant shall submit a revised surface water system that is SuDs compliant;

(ii) The applicant shall clarify that sufficient and acceptable separation distances can be achieved from the existing 1200mm dia culvert. The applicant shall submit a detail topographical survey showing the exact location of the existing culvert and shall submit detail cross sections showing the existing culvert at its existing level, the proposed foundations of the new building and the separation distances.

Please refer to Drainage and Watermain Layout (Drg. Ref. D1837-KB-XX-XX-DR-C-0003_PL2) & Building Foundation Cross Section (Drg. Ref. D1837-KB-XX-XX-DR-C-0003A_PL2) for further details.

Meath County Council – Item 5:

The applicant shall submit a detailed Construction Environmental Management Plan (CEMP) incorporating details for the following:

- (i) Collection and disposal of construction waste,*
- (ii) Surface water run-off from the site, on-site road construction*
- (iii) Environmental management measures during construction including working hours, noise control, dust and vibration control and monitoring of such measures.*

Please refer to the Construction Environmental Management Plan produced by JBA Consulting enclosed with this Response Letter.

Meath County Council – Item 6:

The applicant shall submit an updated / revised Landscaping Plan and / or Site Layout Plan which incorporates the mitigation measure pertaining to bat species stipulated within the Ecological Impact Assessment / EclA, as follows;

- (i) Three no. bat boxes and their locations shall be explicitly identified and depicted on the Landscaping Plan and / or the Site Layout Plan. If erecting on a building, this should be identified as being a minimum of 4m off the ground and as close as possible to the eaves of the structure and adjacent or close to a treeline.*

Please refer to the Landscape drawings produced by JBA Consulting enclosed with this Response Letter.

Enclosed for this submission are the following drawings and documents:

By Kavanagh Burke Consulting Engineers:

Site Plan:

Drg. Ref. D1837-KB-XX-XX-DR-C-0002_PL2

Drainage and Watermain Layout:

Drg. Ref. D1837-KB-XX-XX-DR-C-0003_PL2

Proposed Building Foundation Cross Section:

Drg. Ref. D1837-KB-XX-XX-DR-C-0003A_PL2

Ground Floor Plan:

Drg. Ref. D1837-KB-XX-XX-DR-A-0001_PL2

First Floor Plan:

Drg. Ref. D1837-KB-XX-XX-DR-A-0002_PL2

Second Floor Plan:

Drg. Ref. D1837-KB-XX-XX-DR-A-0003_PL2

Third Floor Plan:

Drg. Ref. D1837-KB-XX-XX-DR-A-0004_PL2

Enlarged Floor Plans:

Drg. Ref. D1837-KB-XX-XX-DR-A-0005_PL2

By JBA Consulting:

Landscape Masterplan:

Drg. Ref. SEK-JBA-XX-XX-DR-L-0001-A3-C02-Landscape_Masterplan

Planting and Schedule:

Drg. Ref. SEK-JBA-XX-XX-DR-L-0002-A3-C02 Landscape_Planting_Plan_&_Schedule

Construction Environment Management Plan:

Doc. Ref. SEK-JBAI-XX-XX-RP-EN-0001-A3-C02-Medguard_CEMP

We trust this application is in order and look forward to your future correspondence.

Yours sincerely,



Teisla Klein

BSc(Arch)

Kavanagh Burke Consulting Engineers

RECEIVED: 09/06/2026

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