

Louth County Council

Planning Report

Planning Ref: 25/60698

Applicant's Name: Silver Fox Edge Ltd

Date of site inspection: 24th November 2025

Description:

Retention permission for the extension of beer garden area to the south of the public house and beer garden area to the north of the public house which include retention of timber pergola structures, boundary fences, seating and fixtures within beer gardens and the retention of landscaping and all associated site development works. The access to the beer gardens is via existing doors from the public house with emergency egress gates onto car parking areas. Retention is also sought for the placement of a shipping container to serve as kitchen and Take Away collection point with signage and access gate from car parking area

Site Notice: Yes

Type of Application: Retention

Site Location: Greenmount House 62-65 Scarlet Street Drogheda, Co. Louth A92YW08

File Due Date: 6th January 2026

Part 1 – Overview

1. Introduction

This application relates to retention permission for the extension of beer garden area to the south of the public house and beer garden area to the north of the public house which include retention of timber pergola structures, boundary fences, seating and fixtures within beer gardens and the retention of landscaping and all associated site development works. The access to the beer gardens is via existing doors from the public house with emergency egress gates onto car parking areas. Retention is also sought for the placement of a shipping container to serve as kitchen and Take Away collection point with signage and access gate from car parking area.

2. Site Location and Description

The site is fronts onto the Newfoundwell Road and is accessible via a parking area located off the R-166. The site is comprised of the existing Greenmount House public house, with extensions to the rear (north), as well as a separate food truck business established within a separated area to the north of the public house.

Figure 1 – Shows the proposed entrance to the food outlet business and its proximity



to No. 15 Glenmore Drive.



Figure 2 – Shows the beer garden area to the south proposed for retention.



Figure 4 – Shows the beer garden no. 2 and the food outlet area to the right.



Figure 5 – Shows the existing 2.1m wall between the car parking area and beer garden no. 2.

3. Site History

79	42	Application Finalised	DWELLINGHOUSE
89	137	Application Finalised	2 DWELLINGHOUSES
90	53	Application Finalised	3 DWELLINGHOUSES
99	220	Application Finalised	28 RESIDENTIAL SITES

4. Pre-Planning Consultations

No preplanning consultations indicated on standard planning application form.

5. Relevant Planning Policies

(a) National Policy Documents

- Project Ireland 2040 National Planning Framework.
- Project Ireland 2040 National Development Plan 2018-2027.
- Design Manual for Urban Roads and Streets (DMURS) (2013).

- The Planning System and Flood Risk Management (2009).
- Sustainable Urban House – Design Standards for New Apartments (Guidelines for Planning Authorities) 2023
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, August 2018.
- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities 2010.

(b) Local Policies

Louth County Development Plan 2021- 2027 (as varied) (the Plan)

The operational Development Plan for this area is the Louth County Development Plan 2021 – 2027, as varied. The zoning of the area is ‘A1 – Existing Residential’ – **“To protect and enhance the amenity and character of existing residential communities.”**

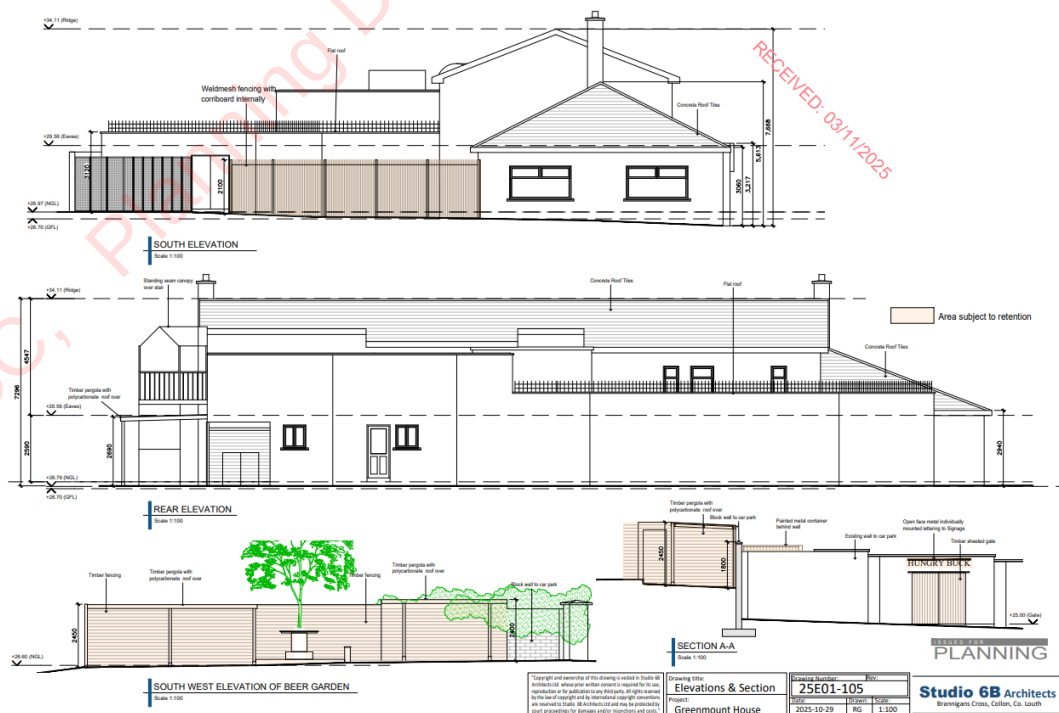
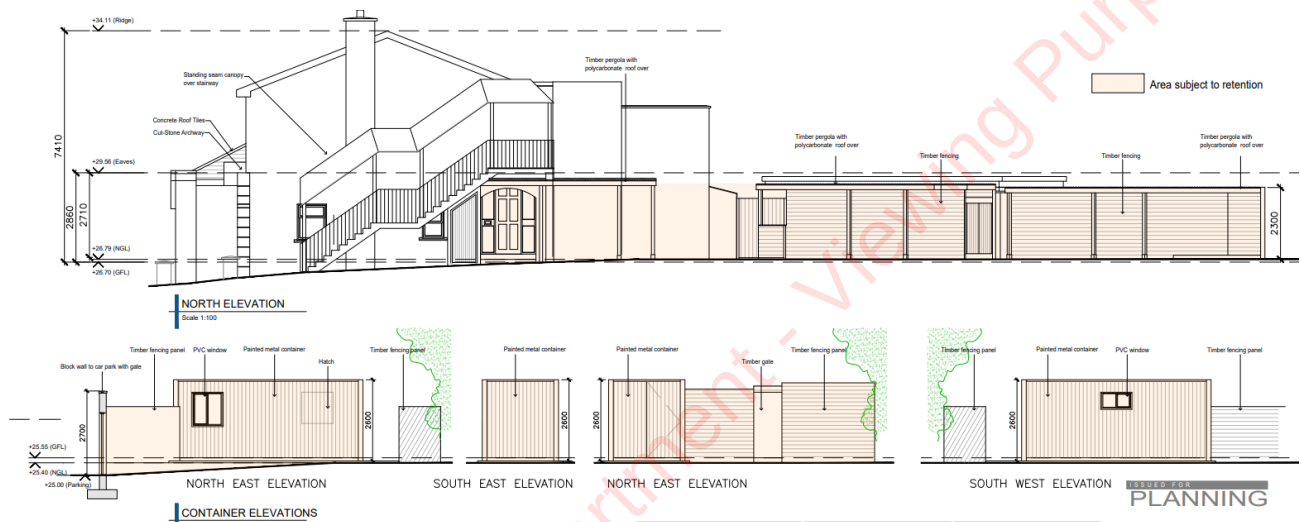
Table 1: Policy Objectives and Guidance in the LCDP 2021-2027, as varied.

Chapter	Policy Objective/ Section	
Appropriate Assessment		
8	NGB 6	To ensure a screening for Appropriate Assessment (AA) on all plans and/or projects and/or Stage 2 Appropriate Assessment (Natura Impact Report/ Natura Impact Assessment) where appropriate, is undertaken to make a determination. European Sites located outside of the County but within 15km of the proposed development site shall be included in such screenings as should those to which there are pathways, for example, hydrological links for potential effects.
Economic Development		
Policies relating to Economic Development set out in Chapter 5 of Development Plan		
Surface water drainage		
10	IU19	To require the use of Sustainable Drainage Systems to minimise and limit the extent of hard surfacing and paving and require the use of SuDS measures be incorporated in all new development (including extensions to existing developments). All development proposals shall be accompanied by a comprehensive SuDS assessment including run-off quantity, run off quality and impacts on habitat and water quality.

6. Overview of Proposed Development

Retention is being sought for the following works:

- Extension of beer garden area to the south of the existing public house
- Extension of beer garden to the north of the public house which include retention of timber pergola structures, boundary fences, seating and fixtures within beer gardens and the retention of landscaping
- Retention of a shipping container/food outlet area, with takeaway collection point and seating area, with signage and separate access gate; and
- associated site development works.



7. Submissions/Observations

No submissions or observations received within the statutory timeframe.

8. Statutory Consultees

No statutory consultations issued.

9. Internal Referrals

Part 2 Environmental Impact Assessment and Appropriate Assessment

10. EIA Screening and Determination

Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to any sensitive location, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

11. Appropriate Assessment

Having regard to the nature and scale of the proposed development and the fully serviced environment, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site (Special Area of Conservation or Special Protected Area) and as such an Appropriate Assessment (Stage 2 AA) is not required.

Part 3 – Planning Assessment

12. Principle of Development

There is planning history on this site under planning reference 10510049 and the use of this building as a public house would appear to be pre-1964. This retention and permission proposal relates to extension of the premises which has a longstanding history and recognition as a public house.

A public house and takeaway/food premises are not listed as “*generally permitted uses*” or “open to consideration” in this zoning, however owing to the established use

on this site, the principle of extensions to the existing operations is acceptable, subject to full site assessment and compliance with all other relevant planning policies, guidelines and standards, having regard in particular to neighbouring residential amenities.

13. Layout, Design and Height

In terms of visual impact, the proposal is well screened from public views along the adjacent public roads, owing to the existing 2.1m capped boundary wall and carparking area. As such the areas to be retained do not appear incongruous in the streetscape, having regard to the public house which has been present in this location for some time.

The concerns of the Planning Authority are in relation to the location of the proposed beer gardens and food outlet, having regard to the neighbouring dwellings in close proximity to the premises. It is considered that the applicant should demonstrate how the location of the extension to the premises is appropriate for this predominantly residential area, which is discussed in detail in Section 14.

14. Residential Amenity

The proposal includes the retention of 2 no. beer gardens, one to the southwest and neighbouring Boyles Bookmakers and another to the north (rear of site) which reads as a rear extension to the existing bar area.

The site is located within an area of Drogheda zoned as 'A1 – existing Residential' and the existing public house premises are surrounded by residential dwellings, with the nearest receptors located at Glenmore Drive. No. 15 Glenmore Drive is the nearest residential receptor to the food outlet/container/takeaway area and is separated from the extended site boundary by 2.3m by vegetation and a wall. No. 71 Glenmore Drive is separated from Beer Garden 1 by 6.5m and is separated from the site by the local road. No. 26A is 14.1m from Beer Garden 1 and is separated by a private access road. The row of dwellings found at No. 26A-20 Glenmore Drive are separated by the private access road of the estate from the extensions to 'Beer Garden 2'.

The hours of operation for the bar are stated as follows within Question 10 of the in the Supplementary Planning Application Form:

Hours of operation:	Existing:
	9.30am to 11.30pm Mon to Thur 9.30am to 12.30am Fri/sat 9.30am to 11pm sun This is inclusive of food and licensed hours.
	Proposed (following completion of development).
	Hours of operation remain the same

Where it is clear from site inspection that the bar and associated beer gardens operate separately to that of the food outlet, a different hour of operation for each service has not been provided. Further information is required, in particular in relation to the food outlet, which is the most proximate to neighbouring dwellings.

No noise impact assessment (NIA) has been provided with this application. The Planning Authority considers that a NIA should be completed by a suitably qualified person, to demonstrate the impacts on neighbouring residential amenities, particularly those impacts generated by 'Beer Garden 2' and the food outlet/container and takeaway area and associated seating area.

The Planning Authority considers that the intensification of use of the existing bar and in particular the food outlet area, has the potential to create a significantly adverse impact on the residential amenities of the surrounding area.

The increased level of activity, noise and odour emitted from the food outlet, and associated disturbances are likely to disrupt the established residential environment, resulting in an unacceptable intrusion on the quality of life for nearby residents, particularly the residents of No. 15 and No. 16 Glenmore Drive, which are in close proximity to the food takeaway premises. This has been reiterated by the Environment Section who have raised concerns in relation to the food outlet operating from the shipping container and have recommended a refusal of this element of the proposal.

Even with noise mitigation in place, the intensified use of the bar and the frequent visitors to the food outlet may generate significant noise disturbances, particularly during late-night hours when residents expect a quiet environment. The dispersal of patrons at closing time is another common source of disturbance, as groups leaving the premises may create noise through talking, singing, or shouting, which is particularly disruptive in quieter residential settings.

Beyond these immediate concerns, the intensification of the existing pub in close proximity to residential properties can gradually erode the character of the neighborhood. As the area shifts towards a more commercial and entertainment-focused use, it may become less desirable for families and long-term residents, potentially leading to a decline in property values and a shift in the demographic makeup of the community.

For these reasons, the Planning Authority requires further information regarding the noise, odors and disposal of food waste associated with each of the elements proposed for retention, particularly the food outlet. In addition, further information will be required in relation to the hours of operation of each of the elements of the proposal, as well as clarity on music/live performances which may occur within the beer gardens.

15. Traffic and Transportation Considerations

The applicant has not provided any detail regarding the safe parking and turning of vehicles at the site, particularly in relation to the separate food takeaway/container and seating area facility proposed for retention. At the time of site inspection, the existing car park was observed to be difficult to access and egress in terms of visibility. The applicant will be required to provide further information to display that the proposed retention will not impact on the pedestrian or traffic safety of road users and residents of the area.

16. Environmental Considerations

a. Flood Risk

The site is not located within any flood zones as per OPW mapping.

b. Water and Wastewater Connections

The existing site is connected to the public network for water and wastewater disposal. As noted in Section 14 above, the applicant will be required to provide detail on how the food waste associated with the food container/takeaway is to be provided by the applicant.

c. Surface Water

The applicant has indicated that any additional surface water is to be disposed of via the existing public drainage system. However, the drawings provided do not detail the quantum of impermeable/permeable surfaces to be retained. It appears from historical orthophotography that the northern area of 'beer garden 2' and the food takeaway area have been finished in new surfacing. As such it is considered appropriate that the applicant provide further information, detailing how surface water is to be disposed of within the boundaries of the site, given the proximity of neighbouring dwellings. Where deemed necessary the applicant should provide evidence of sustainable drainage systems in accordance with Policy IU 19 of the Louth County Development Plan 2021-2027 (as varied).

17. Other

a. Development Contributions

Development contributions will be calculated following consideration of the FI requested below. The development contribution will be calculated under the commercial rate, and the rate for retention of development will also be applied.

Part 4 Conclusion and Recommendation

18. Conclusion

This application relates to works to a long-established public house and as such, the principle of development is acceptable. However, the Planning Authority have a series of concerns in relation to the amenity of neighbouring dwellings, which requires further information to ensure a comprehensive assessment can be carried out.

19. Recommendation

It is recommended that the following **further information** is sought:

Schedule of Further Information

1. The Planning Authority considers that the proposal risks significantly undermining the residential amenities of the area, particularly the residents to the north of the site, and may not be compatible with the principles of proper planning and sustainable development. The development to be retained comprises of a change of use of the rear yard to a beer garden and the Planning Authority have concerns regarding to the levels of noise and disturbance posed by its continued operation. Furthermore, the existence of the food outlet container, takeaway area and outdoor seating area is extremely proximate to adjacent dwellings and there are serious concerns with the odour, noise and disturbance posed in relation to neighbouring dwellings.

The development to be retained would be contrary to the current County Development Plan guidance which identifies key considerations 'A1 Existing Residential Lands' which has the objective to protect and enhance the amenity and character of existing residential communities. From review of the plans and particulars submitted, the Planning Authority consider that the food outlet, and 'Beer Garden 2' may result in an unacceptable negative impact on the residential amenities through nuisance, noise, and general disturbance. Therefore, the applicant is requested to demonstrate how the development to be retained would not cause serious injury to the residential amenities, through the provision of the following information:

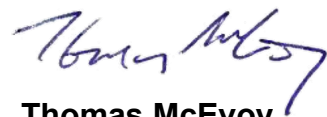
- The applicant should provide a Noise Impact Assessment, to be completed by a suitably qualified person, to demonstrate the impacts on neighbouring residential amenities, in particular those impacts generated by 'Beer Garden 2' and the food outlet/container and takeaway area and associated seating area.
 - The applicant is requested to clarify the hours of operations proposed for each of the elements to be retained i.e., whether the hours of operation for the food outlet differ from those of the existing bar.
 - The applicant is requested to clarify the activities proposed within the beer gardens, and whether live music/performances are proposed.
 - The applicant is requested to provide details regarding odour emission associated with the food outlet/takeaway.
 - The applicant is requested to provide details of the proposed disposal of food waste management, including a management plan for spillage and leaks of waste or effluent.
2. To ensure the proposed development provides safe, orderly and accessible on-site parking arrangements, the applicant is requested to submit a revised 'Site Layout Plan' indicating the car park lined into individual bays in accordance with Table 13.9 dimensions of Parking Spaces of the Louth County Development Plan 2021-2027.
- The revised layout shall also demonstrate safe pedestrian access in particular via the side gate/entrance including clearly marked pedestrian routes, crossing points and protective measures required to segregate vehicle and pedestrian movements.
3. The applicant is requested to provide the quantum of permeable and impermeable surfaces proposed as part of this application, and on foot of this demonstrate that the proposed method of surface water disposal is in accordance with Policy Objective IU 19 of the Louth County Development Plan 2021-2027 (as varied), and ensuring that surface water does not discharge onto neighbouring property or roads.



Niamh Boyle
Assistant Planner
Date: 10/12/2025



Conor Campfield
Senior Executive Planner
Date: 16/12/2025



Thomas McEvoy
Director of Services
Date: 17/12/2025