



LOUTH COUNTY COUNCIL

Town Hall, Crowe Street, Dundalk, County Louth A91 W20C
Tel:042/9335457

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

NOTIFICATION OF DECISION TO REFUSE

To: Silver Fox Edge Ltd
c/o Riette Gora
Brannigans Cross
Collon
Co. Louth
A92F7D1

Date: 28/08/2026

Planning Register Number: 2560698

Date Application Received: 03/11/2025

Validation Received: 03/11/2025

Further Information Received: 07/08/2026

Type of Application: RETENTION PERMISSION

Description of Development: 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 are 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 *Significant Further Information received on 24/07/2026 - Existing Container noted as Takeaway Collection Point to cease and the use of container to revert to storage unit*Revised Notices Received on 07/08/2026*

Name of Applicant: Silver Fox Edge Ltd

Location of Development: Greenmount House
62-65 Scarlet Street
Drogheda, Co. Louth

Date of Decision: 28/08/2026

In pursuance of the powers conferred upon it by the above mentioned Acts, The Council of the County of Louth, being the Planning Authority for the County of Louth, has decided, for the reason(s) set out in the schedule attached, to **REFUSE** RETENTION PERMISSION for the development described above.

An appeal against this decision may be made to An Coimisiún Pleanála by any person in accordance with the instructions on the attached sheet within the time limits specified.

Oliver Winters
Administrative Officer

LOUTH COUNTY COUNCIL

REFERENCE NO. 25/60698

SCHEDULE

1. The applicant has failed to demonstrate to the satisfaction of the Planning Authority that the retained surface water drainage system has been adequately designed and complies with Policy Objective IU 19 of the Louth County Development Plan 2021-2027, as varied, which requires that 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.

The Drainage report has indicated that the existing outdoor beer gardens and pergolas/lightweight roof structures subject to retention permission have been constructed over existing long standing impermeable concrete hardstanding areas however it is clear from their google maps that this assertion is incorrect.

The applicant's own drainage report prepared by Hydrocare Environmental Ltd has stated that surface water from Beer Garden 2 is allowed to flow directly from the site and is collected in road gullies outside the subject site. This is contrary to Policy objective IU 19 which requires applicants to carry out soil permeability tests to design for soakaways to ensure surface water drainage can be managed on site and that it is captured as close to source as possible with subsequent slow release to the drainage system and surface water network.

Accordingly to permit the retention of the beer garden and related structures in the absence of appropriate SuDS measures would be contrary to policy objective IU 19 and the proper planning and sustainable development of the area and would set an undesirable precedent for other similar styled developments.