



RECORD OF CHIEF EXECUTIVE'S ORDER

LOUTH COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

Chief Executive Order No: 647/2026
Register Reference Number: 2560656
Date Application Received: 16/10/2025
Type of Application: PERMISSION & RETENTION PERMISSION

Description of Development: Permission & Retention Permission: Planning permission for works to existing two storey dwellings, ('Greenlawns' and 'Grove View') & existing two storey Public House ('Donegans') 1: 'Greenlawns' and 'Grove View': Change of use from residential to guest accommodation (7 no ensuite rooms), new Lounge area (associated with the Public House), Internal alterations and extensions to the rear to include restaurant, reception room, treatment rooms, toilets & circulation, signage, together with all ancillary and associated site development works. 2: 'Donegans': Change of use of 1st floor from residential to guest accommodation (3 no ensuite rooms), Internal alterations, Alterations to outdoor front seating area, proposed outdoor retractable roof over rear beer garden, signage, together with all ancillary and associated site development works. 3: Demolition of non-original outbuilding/single storey extensions to rear to facilitate the proposed works. Retention Permission for ensuite rooms in existing outbuilding at the rear of 'Donegans'. The proposed development is located within the curtilage of protected structures Reg. LHS 020-017, LHS 020-016 & LHS 020-003 *Significant Further Information received on 30th July 2026*

Name of Applicant: Ballygorman Contracts Ltd
Location of Development: Ardee Street, Collon, Co. Louth.

Recommendation: I hereby recommend that PERMISSION & RETENTION PERMISSION be REFUSED for the development described above, for the reasons set out in the Schedule hereunder.

ORDER: In pursuance of the powers conferred upon the Council by the above acts, I hereby decide to REFUSE PERMISSION & RETENTION PERMISSION for the development described above, for the reasons set out in the Schedule hereunder.

Signed: 
Thomas McEvoy
Director of Services

Date: 21/08/2026

To whom this function has been delegated in accordance with the provisions of Section 154 of the Local Government Act, 2001 by Order No. CE.S 201/25 dated 14th day of May 2025.

LOUTH COUNTY COUNCIL

L.C.P. 647/2026

REFERENCE NO. 25/60656

SCHEDULE

1. There would appear to be an unauthorised coffee shop building in operation on the site, within the rear yard area to Donegan's Bar, which does not form part of this planning application (including further information response) and for which, there are no known planning records. The Planning Authority is precluded from granting permission that would consolidate unauthorised development. To grant permission for the subject development in its current form would, therefore, consolidate the existing unauthorised development on the site, set an undesirable precedent for further unauthorised development and contravene the proper planning and orderly development of the area, within the settlement of Collon and Collon Architectural Conservation Area.
2. The submitted Noise Impact Assessment Report (NIA) (as prepared by Traynor Environmental Ltd, dated 24th July 2026) has been based on a prediction of noise emissions associated with external patron activity, internal entertainment uses and ancillary operations. The NIA report refers to the rear yard to Donegan's as being a designated smoking area ancillary to the bar and that activities within this smoking area is limited to patrons temporarily accessing the space for short duration social interaction. It notes that this area is not intended for amplified music, live entertainment or organised events and no external speakers or public address systems are proposed.

Notwithstanding this, it is noted that the further information response submitted clarifies that the beer garden with kitchen and bar have been long established and that the intention is to serve food to customers in the future and that the hours of operation will be dictated by the weather due to the nature of the space, but will be within the operational hours of the established public house. Furthermore, the proposal also includes the provision of a retractable roof over this area, which would suggest it can be used during a range of weather conditions and it would appear that the yard is currently being used as a fully functioning beer garden and entertainment space.

In addition, an operational unauthorised coffee shop building appears to have since been constructed in this area which is not accounted for within the application or NIA.

In having regard to the above, the Planning Authority cannot be satisfied that the submitted NIA has fully considered all aspects of the development, including the use of the external rear yard area and its associated activities and noise levels and as such, the applicant has failed to demonstrate that the existing and proposed development would not seriously harm the amenities of surrounding residential properties by virtue of excess noise and / or other associated disturbances arising from the development.