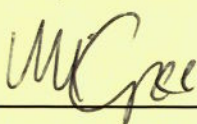




The submissions on this file and the Inspector's report were considered at a meeting held on 20 August 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:


Liam McGree

Date:

24th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Insert Reasons and Considerations here

1. Having regard to the significant scale, footprint and elevated position of the proposed detached building relative to Sprayfield House, which is listed on the NIAH with a rating of 'Regional' importance, to the level of excavation and

retaining features required to accommodate the structure, and to its position extending east of Sprayfield House on lands which presently form part of the landscape setting to Sprayfield House, and to the extent of proposed tree removal to facilitate the proposed development, it is considered that the proposed development would seriously detract from the character and setting of Sprayfield House and would set an undesirable precedent for other similar development in the vicinity, would be contrary to Policy Objective HE 16-15 of the Cork County Development Plan 2022-2028, which seeks to protect all structures on the National Inventory of Architectural Heritage (NIAH) from adverse impacts, and to Policy Objective HE 16-21 of the Development Plan, which encourages new buildings that respect the character, pattern and tradition of existing places, materials and built forms that fit appropriately into the landscape, and it is, therefore, considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision and grant permission for the development of 12 no. mini wind turbines of 1.25 metres in height, the provision of an additional on-site soakaway and ancillary site development works, the Commission considered that the proposed works would be ancillary to those works for which the inspector had recommended a refusal of planning permission and that the entire development should be considered as an integrated proposal.

Note: The Commission noted the high quality of the design, materials and finishes of the proposed development, and the extent of the subject site, but

considered that the nature and scale of the proposal would be incompatible with the preservation of the context and setting of Sprayfield House and that the proposed development would not constitute an ancillary structure within the curtilage of a rural residential property of regional architectural, artistic and historic significance.