

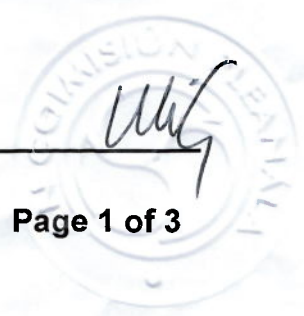
Planning and Development Act 2000, as amended

Planning Authority: Cork County Council

Planning Register Reference Number: 246450

Appeal by Carmel Walsh and by Others against the decision made on the 29th day of October, 2025 by Cork County Council to grant subject to conditions a permission to Riocht na N-Ainmhithe LLC in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed development will consist of the construction of a detached building for domestic use ancillary to the main dwelling and the development of on-site renewable energy infrastructure. The proposed development will comprise of: (1) the removal of existing tennis court, (2) the construction of a detached building comprising of storage and gallery space, gym and leisure facilities including lap pool and padel and tennis courts at roof level, in addition to access lift and pavilion area, (3) the provision of 14 number ground mounted arrays, each with 18 number photovoltaic panels; (4) 12 number mini wind turbines of 1.25 metres in height, (5) the provision of an additional on-site soakaway, (6) the construction of a temporary vehicular access for construction access purposes, (7) on site landscaping including the provision of planting and paving and (8) all associated and ancillary site development works, including ducting, electrical infrastructure and boundary treatment works all at Sprayfield House, Ballynabooly, Sandycove, County Cork.



Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

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. The proposed development would, therefore, 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 number 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.



Liam McGree

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 24th day of AUGUST 2026