



Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 23130

APPEAL by Gwen Van Spyk of The Snipers Barn, Derreenard House, Ballydehob, County Cork and by Ballybane Windfarms 2 Limited care of HW Planning of 6 Joyce House, Barrack Square, Ballincollig, Cork against the decision made on the 5th day of May, 2023 by Cork County Council to refuse permission to Ballybane Windfarms 2 Limited.

Proposed Development: A wind farm with an operational lifespan of 30 years, from commissioning, which will connect to the national grid. The proposed wind farm will consist of seven number wind turbines with blade tip heights of up to a maximum of 150 metres, and associated foundations and hardstand areas. The proposed development includes a site substation compound with security fencing and a single storey control building and associated loop-in infrastructure to tie into an existing 38kV overhead transmission line, underground cabling, drainage and service infrastructure, bored well, one number permanent meteorological mast of 92 metres in height, tree felling and a temporary construction compound. The development includes landscaping and all associated ancillary development works. Vehicular access will be via an upgraded existing site entrance off the L8456 local road with provision made for the upgrade of existing on-site tracks and

the construction of new on-site access roads. It will also include widening of two junctions along the turbine delivery route. The first is at the N71-R592 junction in Knockroe townland, east of Ballydehob. These works will consist of the temporary removal of a section of masonry wall, public street lighting stanchion, gate, gate posts, trees and earthen berm and the raising of levels with engineered fill to that of the adjacent N71. The second is at the N71-L8456 junction in Shronagree townland. These works will consist of the lowering of ground levels to that of the adjacent N71 and L8456 and the removal of traffic signage. Both locations to be restored following turbine delivery, all at Shronagree, Ballybane East, and Knockroe Townlands, Ballydehob and Letterlicky Middle, Bantry, 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 proposed development located on lands designated as 'high value landscape', and identified as 'Rugged Ridge Peninsulas' landscape character type with a 'Very High' landscape value, 'Very High' landscape sensitivity and of 'National' landscape importance, the Board considered the proposed development, in this particular location, setting and context, would have significant visual and landscape impacts including from stretches of designated scenic routes towards the application site and would constitute a highly visually obtrusive development at an inappropriate location that would unacceptably interfere with the character of the designated 'High Value Landscape'. Accordingly, the proposed development is considered to materially contravene Cork County Development Plan, 2022-2028, Objectives GI 14-9, GI 14-12, GI 14-13, GI 14-14 relating to Green Infrastructure and

recreation and TO 10.5 which relates to tourism in the region. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Notwithstanding the wide policy support for renewable energy development at a national, regional and local level, the Board also noted the proposed development is predominantly located on lands designated where wind farm developments are 'normally discouraged' in the Cork County Development Plan 2022-2028. Having regard to Objective ET 13-8 where commercial wind energy developments will be discouraged in areas which are considered to be sensitive to adverse impacts associated with this form of development (either individually or in combination with other developments) and only in exceptional circumstances where it is clear that adverse impacts do not arise will proposals be considered, the Board considered the proposed development would materially contravene this provision of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *31st* day of *May*, 2024.