

NEW APPEAL FORM

245824

Section 26 Appeal

Section 37 Appeal

Lodged: 30/11/15

Dev. Type: 08 No: _____

Case Type: _____

Class: 10

EO: RF

Category: 20

Development: 6 no wind turbines

Lackareagh & Gurraneareagh Lissarda & Barnadivane, Trefelton, Co. Cork

PA Code: 04 Reg.Ref: 14/06760 Applic. Type: 03 Applic. Lodged: 19/12/14

PA Dec: 05 PA Dec Date: 03/11/15 OH Request Date: _____

Issue Code: _____ Priority No: _____ NIS: Y/N EIS: Y/N Size: _____

Correct Fee: Y/N Fee Type: S (m) to (x) Name/Address Appellant: ☒ 3rd Party Ack: ☒

Appellant: Jerome Cohalan & Geraldine Hanley [address given]

Address/Agent: c/o Jerome Cohalan, Gurraneareagh, Lissarda, Cork

Applicant: Barna Wind Energy (BWE) Ltd

Address/Agent: Fehily Timoney [B0871]

M R Sutton

PA notified by phone Email

Yes ☒ EO: Rob FordeNo ☐ Date: 01/12/15

PA Contact: Ann

Appeal on Surfboard: ☒

EO: Rob Forde Date: 01/12/15

Comments: EIS

1. Acknowledge with: BP01

Merge: (1) psplit ☐ (4) omitdoc ☐
(2) msplit ☐ (5) info ☐
(3) revplan ☐ (6) xmas ☐

2. Issue appeal to: (a) PA: BP 07

(b) Applicant: BP05

3. Return appeal

with: _____ 4. Return to prepare exp.ltr: _____

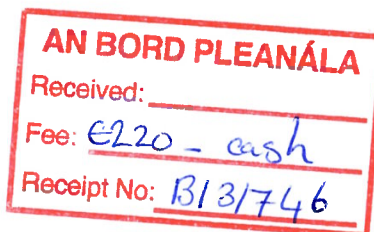
Appeal Number on Surfboard: ☒

AA: ZEPANZMKR Date: 01/12/15

€220 fee enclosed

The Secretary
An Bord Pleanála
64 Marlborough Street
Dublin 1

24th November 2015



Name & Address Of Appellants:

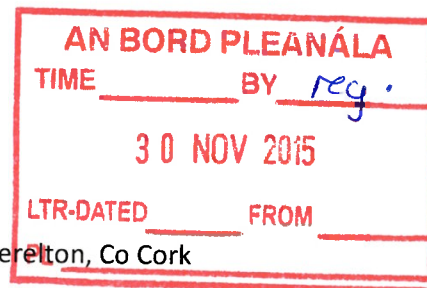
Jerome Cohalan Gurraneigh Lissarda Co Cork & Geraldine Hanley Hornhill Lissarda Co Cork

Development description:

Construction of six wind turbines and associated works

Location of development:

Lackareagh & Garraneragh, Lissarda and Barnadivane (Kneevies) Terelton, Co Cork



Name Of Planning Authority:

Cork County Council

Planning Reference Number:

14/06760

To whom it may concern,

We object to the above development on the following grounds:

Devaluation of property:

See valuation reports attached from Anthony O'Regan of Keane Mahony Smith who valued our respective properties on 2nd February 2015 and stated that "the proposed wind farm if developed will have a significant negative factor in the marketability, attractiveness and ultimately the achievable sale price of the property".

We are appealing to An Bord Pleanála to refuse planning permission for the development as it is clear that it will detrimental impact on the value of our properties.

Regards,

Jerome Cohalan

Geraldine Hanley

AM BORO - CLEARANCE
BY _____
DATE MAY 1952
STATION _____
PL _____

**KEANE
MAHONY
SMITH**

KMS

AUCTIONEERS ESTATE AGENTS
VALUERS LAND AGENTS

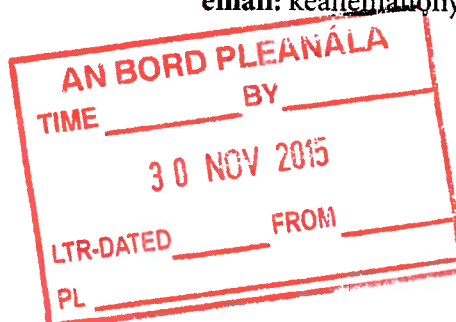
35 Grand Parade,
Cork,
Ireland.

tel: 021 427 0311

fax: 021 427 1296

email: keanemahonysmith@gmail.com

www.k-m-s.com



Mr Joe Noonan,
Noonan Linehan Carroll Coffey,
Solicitors,
54 South Mall,
Cork.

2nd February 2015

**Re: Proposed Wind farm Development by Barna Wind Energy at
Gurranreigh, Lissarda and Barnavidane, Teralton for 6no
131 meter high turbines.
Planning reference: 14/6760**

Dear Sirs,

We write to confirm that we have carried out inspections of the following properties and have made other appropriate enquiries in order to provide you with our opinion of the Current Market Value.

- (1) Ashmore House, Hornhill, Lissarda - Ms Geraldine Hanley
- (2) Gurranreigh, Lissarda - Jerome & Nickie Cohalan
- (3) ~~Gurranreigh, Lissarda - Dan & Tessie Galvin~~
- (4) ~~Moneygave, Coppeen, Enniskene - Paddy & Noelle Sheehan~~

We have prepared Certificates of Current Market Value for each of the properties on the basis that clean marketable Titles are in place.

At this stage we are not in a position to comment on what effort the proposed Wind Farm will have on the market value of the aforementioned properties, suffice to say that the erection of a wind turbine creates apprehension in the general public which makes the property less desirable and therefore diminishes the prices of all neighbouring properties.

Studies have shown that fear of wind farms can negatively affect purchase prices and there is continuing scientific uncertainty over the advance health consequences and only seems to perpetuate the debilitating effect of wind turbines on property prices.

The proposed wind farm if developed will have a significant negative factor in the marketability, attractiveness and ultimately the achievable sale price of the property.

We trust this is the information you require for now, and if we can be of any further assistance, please do not hesitate to contact us.

Yours faithfully,
For Keane Mahony Smith


Anthony O'Regan

**KIENE
MAHONY
SMITH**

KMS

AUCTIONEERS ESTATE AGENTS
VALUERS LAND AGENTS

35 Grand Parade,
Cork,
Ireland.

tel: 021 427 0311

fax: 021 427 1296

email: keanemahonysmith@gmail.com

www.k-m-s.com

Property Address: Gurraneigh, Lissarda, Co Cork.

Owners Name: Jerome and Nickie Cohalan

Brief Description: New part three storey detached residence

Accommodation: Hall, sitting room, kitchen/dining room, spare bedroom, study/
library, guest cloakroom, utility room, 4 bedrooms, 3 bathrooms. Top Floor:
bedroom and work station.

When Built: 2012

Floor Area: c3,700sq.ft.

Site Area: C.1.2 Acre


Services: Septic Tank/Mains - Septic Tank
Private Well/Mains Water - Private Well
Heating - Oil fuel central heating and solar panels

Distance from Proposed Wind Farm: 1050 metres

Additional Comments:

Current Market Value: €400,000.00 (Four Hundred Thousand Euro).

Signed:


Anthony O'Regan

Date:


2/2/2015

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THIS IS AN IMPORTANT DOCUMENT

KEEP THIS DOCUMENT SAFELY. YOU WILL BE REQUIRED TO PRODUCE THIS ACKNOWLEDGEMENT TO AN BORD PLEANÁLA IF YOU WISH TO APPEAL THE DECISION OF THE PLANNING AUTHORITY. IT IS THE ONLY FORM OF EVIDENCE WHICH WILL BE ACCEPTED BY AN BORD PLEANÁLA THAT A SUBMISSION OR OBSERVATION HAS BEEN MADE TO THE PLANNING AUTHORITY ON THE PLANNING APPLICATION.

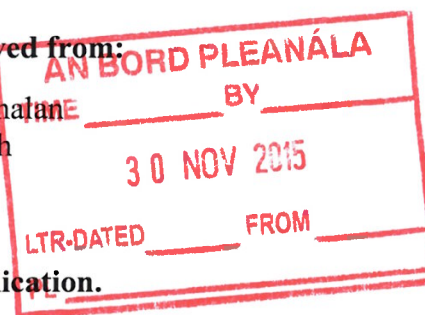
PLANNING AUTHORITY NAME

Cork County Council

PLANNING APPLICATION REFERENCE NO. 14/06760

A submission/observation, in writing, has been received from:

Jerome Cohalan
Gurranreigh
Lissarda
Co Cork



ON 02/02/2015 in relation to the above planning application.

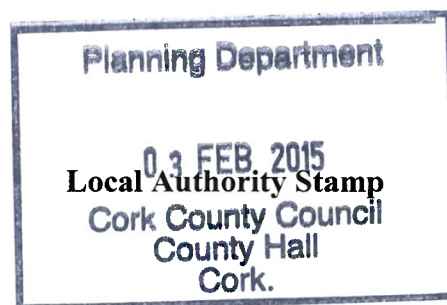
The appropriate fee of €20 has been paid.

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations, 2001 and will be taken into account by the Planning Authority in its determination of the planning application.

Declan Whelton

Declan Whelton
Clerical Officer

Date: 03/02/2015



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THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637

ACQUISITIONS DEPARTMENT

**KEANE
MAHONY
SMITH**

KMS

AUCTIONEERS ESTATE AGENTS
VALUERS LAND AGENTS

35 Grand Parade,
Cork,
Ireland.

tel: 021 427 0311

fax: 021 427 1296

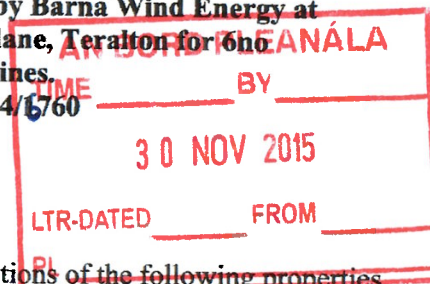
email: keanemahonysmith@gmail.com

www.k-m-s.com

Mr Joe Noonan,
Noonan Linehan Carroll Coffey,
Solicitors,
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Cork.

2nd February 2015

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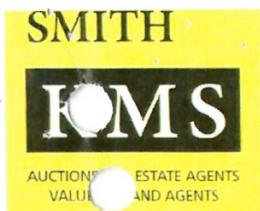
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We trust this is the information you require for now, and if we can be of any further assistance, please do not hesitate to contact us.

Yours faithfully,
For Keane Malony Smith


Anthony O'Regan





tel: 021 427 0311
fax: 021 427 1296
email: keanemahonysmith@gmail.com
www.k-m-s.com

CERTIFICATE OF CURRENT MARKET VALUE

Property Address: Ardmore House, Hornhill, Lissarda, Co Cork.
Owners Name: Geraldine Hanley
Brief Description: Traditional Farmhouse
Accommodation: Hall, Kitchen/Dining Room, Sitting Room, Music Room,
Downstairs toilet, 4 Bedrooms and Bathroom

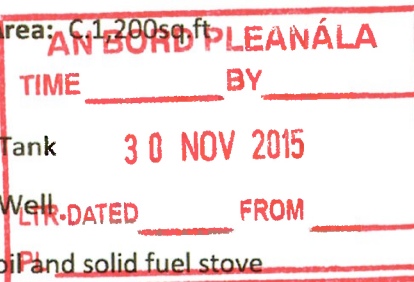
When Built: 100 Years Plus

Site Area: C.1 Acre

Services: Septic Tank/Mains
Private Well/Mains Water
Heating

Floor Area: C.1,200sq.ft.

Septic Tank
Bored Well
Solar, oil and solid fuel stove



Distance from Proposed Wind Farm: 1 KM

Additional Comments:

Current Market Value: €245,000

Signed:

Date:

4.2 - 2015

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Comhairle Contae Chorcaí Cork County Council

Form no 3

An Rannóg Pleanála,
Halla an Chontae,
Bóthar Charraig Ruacháin, Corcaigh.
Fón: (021) 4276891 • Faics: (021) 4867007
R-phost: planninginfo@corkcoco.ie
Suíomh Gréasáin: www.corkcoco.ie



ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION ON A PLANNING APPLICATION

County Hall,
Carrigrohane Road, Cork.
Fón: (021) 4276891 • Faics: (021) 4867007
Email: planninginfo@corkcoco.ie
Web: www.corkcoco.ie

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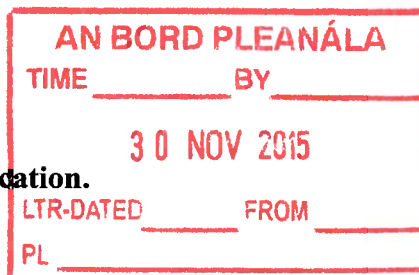
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Angela Falvey

Angela Falvey

Cork County Council
Planning Authority
County Hall
Local Authority Stamp
Cork

Date: 03/02/2015

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