

File With \_\_\_\_\_

## SECTION 131 FORM

Appeal NO: PL 04.245824Defer Re O/H ☐

TO: SEO

Having considered the contents of the submission dated/ received 06/01/16  
fromapplicant I recommend that section 131 of the Planning and Development Act, 2000  
be/not be invoked at this stage for the following reason(s): No new material issues rec'dE.O.: Rob FordeDate: 13/01/16

To EO: \_\_\_\_\_

Section 131 not to be invoked at this stage. ☐Section 131 to be invoked – allow 2/4 weeks for reply. ☐

S.E.O.: \_\_\_\_\_

Date: \_\_\_\_\_

S.A.O.: \_\_\_\_\_

Date: \_\_\_\_\_

M \_\_\_\_\_

Please prepare BP \_\_\_\_\_ - Section 131 notice enclosing a copy of the attached  
submission

to: \_\_\_\_\_

Allow 2/4 weeks – BP \_\_\_\_\_

EO: \_\_\_\_\_

Date: \_\_\_\_\_

AA: \_\_\_\_\_

Date: \_\_\_\_\_

File With \_\_\_\_\_

## CORRESPONDENCE FORM

Appeal No: PL 04 245824M R SuttonPlease treat correspondence received on 06/01/16 as follows:

1. Update database with new a gert for Applicant/Appellant \_\_\_\_\_

2. Ack rowledge with EP 203. Keep copy of B oards Letter ☐

1. RETUR NTO S ENDERw ithBP \_\_\_\_\_

2. Keep Envelope: ☐3. Keep Copy of Board's letter ☐

## Amendments/Comments

## 4. Attach to file

(a) R/S ☐(d) Screening ☐(b) GIS Processing ☒(e) Inspectorate ☐(c) Processing ☒RETURN TO EO ☐EO: Rob FordePlans Date Stamped ☐Date Stam ped Filled in ☐AA: 20 Jan 2016Date: 07/01/16Date: 13/01/16

**Rob Forde**

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**From:** procbordemail  
**Sent:** 06 January 2016 15:04  
**To:** Rob Forde  
**Subject:** FW: Barnadivane WF - Ref. PL04.245824 - Response to Third Party Appeal  
**Attachments:** Scanned Doc from Xerox001.pdf

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**From:** Bord  
**Sent:** 06 January 2016 13:24  
**To:** procbordemail  
**Subject:** FW: Barnadivane WF - Ref. PL04.245824 - Response to Third Party Appeal

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**From:** Clodagh O'Donovan [<mailto:clodagh.odonovan@ftco.ie>]  
**Sent:** 06 January 2016 12:56  
**To:** Bord  
**Cc:** William OConnor; Neil O'Brien  
**Subject:** re: Barnadivane WF - Ref. PL04.245824 - Response to Third Party Appeal

FAO Rob Forde

Mr. Forde

Please find attached a response from the applicant, Barna Wind Energy (B.W.E.) Ltd. to a third party appeal lodged in respect of the proposed Barnadivane Wind Farm development (ABP planning reference PL04.245824, Cork County Council planning reference 14/6760).

I would appreciate acknowledgement of receipt of this response, if possible.

If any further information is required, please contact the undersigned.

Kind regards

Clodagh

**Clodagh O'Donovan**  
**Director**  
**Fehily Timoney & Company** | Core House | Pouladuff Road | Cork | Ireland

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Fax: +353 21 496 4464  
Mail to: [clodagh.odonovan@ftco.ie](mailto:clodagh.odonovan@ftco.ie) | Web: [www.fehilytimoney.ie](http://www.fehilytimoney.ie)  
Skype: Clodagh.ODonovan

Winner CMG Design Building Awards  
- Best International Project of the Year 2013  
- Project/Construction Management Company of the Year 2012  
- Engineering Practice of the Year 2011  
- Engineering Practice/Consultant of the Year 2010

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CONSULTANTS IN ENGINEERING & ENVIRONMENTAL SCIENCES

Our Ref: US P0067/Let001/CO'D/MG

The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1

06 January 2016

**RE: Cork County Council Planning Reference 14/6760 – Response to Third Party Appeal to An Bord Pleanála in relation to a Decision to Grant Planning Permission (An Bord Pleanála Ref. PL 04.245824)**

Dear Secretary,

Barna Wind Energy (B.W.E.) Ltd. [the applicant] has appointed Fehily Timoney and Company (FTC), Core House, Pouladuff Road, Cork [the agent] to prepare a response to a third party appeal to An Bord Pleanála in respect of Cork County Council's decision to grant planning permission (An Bord Pleanála Ref. PL 04.245824, Cork County Council Ref. 14/6760) on 03 November 2015 for a proposed development at Lackareagh and Garranereagh, Lissarda and Barnadivane (Kneevs), Terelton, Co. Cork.

The proposed development, for which a 10 year permission was granted by Cork County Council, comprises:

*The construction of six wind turbines, with a maximum tip height of up to 131m and associated turbine foundations and hardstanding areas, 1 no. permanent meteorological mast up to 90 m in height, upgrade of existing and provision of new site tracks and associated drainage, new access junction and improvements to public road to facilitate turbine delivery, 1 no. borrow pit, underground electrical and communications cables, permanent signage and other associated ancillary infrastructure.*

This planning application was to replace the development already granted permission under PL04.219620 (05/5907) and subsequently extended under 11/6605.

A Stage 1 Appropriate Assessment Screening Report accompanied the planning application.

A third party appeal to the grant of permission has been made by Jerome Coholan, Gurraneigh, Lissarda, Co. Cork and Geraldine Hanley, Hornhill, Lissarda, Co. Cork.

Cont'd....



ACEI  
Association of Consulting  
Engineers of Ireland  
Cumann Inneachtairíocht Éireann



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Company Secretary: Clodagh O'Donovan Financial Controller: Colin O'Herlihy

Registered in Ireland, Fehily Timoney & Company Ltd. Number 180497  
Registered Office: Core House, Pouladuff Road, Cork. VAT Registration Number IE6580497D





This appeal is on the basis of devaluation of property and was based on a valuation report produced for the aforementioned appellants by Keane Mahony Smith (KMS) auctioneers. KMS stated that they were *'not in a position to comment on what effect 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'*.

It should be noted that the views of KMS are speculative in nature, and their 'report' is not peer-reviewed or published. In general, studies and property valuation information which has been published and peer-reviewed is the most reliable when reviewing available literature on property devaluation as a result of wind farm developments. The published reports to date suggest that the presence of wind farms does not devalue residential property.

For instance a study was carried out by Renewable UK on 'The effect of wind farms on house prices' (1) which looked at the effect of wind farms on the value of residential properties within a 5 km radius. This was done by comparing house price growth based on transactions completed within a 5 km radius of seven windfarm sites with prices in the wider county area between 1995 and mid-2013. The study also used econometric tests to assess whether or not windfarms had an impact on price growth. The analysis of the raw house price data for transactions completed within the vicinity of the wind farms (radius of 5 km) yielded no evidence that prices had been affected by either the announcement, construction or completion of the wind farms for six out of seven sites.

In a study by Hoen *et al.*, 2009 (2) *'The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi-Site Hedonic Analysis'*, the potential impacts of wind power facilities on the sales prices of residential properties in proximity to and/or which have a view of the house to those wind facilities was investigated. A large quantity of residential transaction data was collected from communities surrounding a wide variety of wind power facilities.

Each of the homes included in this analysis was visited to clearly determine the degree to which the wind facility was visible at the time of home sale and to collect other essential data. To frame the analysis, three potentially distinct impacts of wind facilities on property values are considered: Area, Scenic Vista, and Nuisance Stigma.

To assess these potential impacts, the authors applied a base hedonic model, explored seven alternative hedonic models, conducted a repeat sales analysis, and evaluated possible impacts on sales volumes.

The results are consistent in that each model fails to uncover conclusive evidence of the presence of any of the three property value stigmas. Based on the data and analysis presented in this report, no evidence is found that home prices surrounding wind facilities are consistently, measurably, and significantly affected by either the view of wind facilities or the distance of the home to those facilities.

Cont'd....

In a later study by Hoen *et al.*, 2013 (2), 'A Spatial Hedonic Analysis of the Effects of Wind Energy Facilities on Surrounding Property Values in the United States', data was collected from more than 50,000 home sales among 27 counties in nine states in the U.S.A. These homes were within 10 miles of 67 different then-current or existing wind facilities, with 1,198 sales within 1 mile of a turbine (331 of which were within a half mile). The data spans the periods well before announcement of the wind farm projects to well after construction. The authors used OLS (Ordinary Least Squares) and spatial-process hedonic models to estimate the home-value impacts of the wind facilities. Across all model specifications, they find no statistical evidence that home prices near wind turbines were affected in either the post-construction or post-announcement/pre-construction periods.

In summary, it is noted from a literature review that the reports prepared to date suggest that the presence of wind farms does not devalue residential property. The authors concluded that there remain areas for further research and the primary goal of subsequent research should be to concentrate on those homes located closest to wind facilities, where the least amount of data are available.

It should be noted that there is an operational wind farm with four turbines within 1 km of the proposed wind farm. The principle of commercial wind turbines is therefore an established feature in the general area of the proposed site. We refer to figure 1 attached, location A (H71 in EIS) references the Cohalan property and location B references the Hanley property. It is evident from figure 1 that both properties are in fact closer to the operational Garranereagh wind farm than the current proposal. Garranereagh wind farm (commissioned 2013) was operational for approximately two years at the time of the KMS report. It is reasonable to conclude therefore that the proposed Barnadivane wind farm will not have a negative impact on the value of the aforementioned properties.

In the opinion of the applicant, (and Cork County Council in granting permission) this proposal represents a robust planning application, which has been prepared in full accordance with the statutory and best practice requirements, has assessed all relevant potential impacts on the surrounding environment and is in line with European, national and local energy and planning policy.

The applicant therefore requests that An Bord Pleanála upholds the decision of Cork County Council to grant permission for this proposed development.

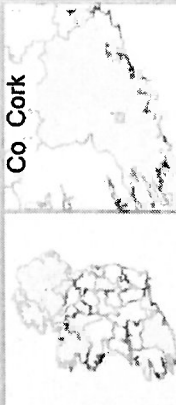
If you have any further queries please contact the undersigned.

Yours faithfully,



Clodagh O'Donovan  
for and on behalf of **Fehily Timoney & Company**

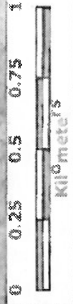
Encl.



Co Cork

**Legend**

- Appeal Site Locations
- Proposed Turbines
- ▲ Meteorological Mast
- Gannareagh Operational Turbines
- EIS Study Area Boundary
- == Wind Farm Roads
- == Upgrade Existing Roads
- == Proposed New Access Tracks



Date: 06/07/2016

Name Of Client:

Barna Wind Energy Ltd.

Name Of Job:

Barnadavine Wind Farm

Title Of Figure:

Barnadavine Wind Farm  
Response to Third Party Appeal

Scale Used: 1:25,000 @ A4

Figure No: 1

Rev: D



100% of the work was done by the company and not by any other person or persons.

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