Our Case Number: ABP-316051-23

Planning Authority Reference Number:

An Bord Pleanála

Peter Thomas Cunningham
Umma Road
Moycoughley
Moate
Co. Westmeath
N37V659

Date: 03 May 2023

Re: Renewable energy development comprising 9 no. wind turbines and associated infrastructure. Umma More and adjacent townlands, County Westmeath.

Dear Sir / Madam,

An Bord Pleanála has received your observation or submission in relation to the case mentioned above and will take it into consideration in its determination of the matter. Please accept this letter as a receipt for the fee of €50 that you have paid.

Please be advised that copies of all submissions / observations received in relation to the application will be made available for public inspection at the offices of the Local Authority and at the offices of An Bord Pleanála when they have been processed by the Board.

For further information on this case please access our website at www.pleanala.ie and input the 6-digit case number into the search box. This number is shown on the top of this letter (for example: 303000).

Yours faithfully,

Niamh Thornton
Executive Officer
Direct Line: 01-8737247

BL50A

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The Secretary
An Bord Pleanala,
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24th April 2023

Observation on Ummamore Renewable Energy Development Case Reference: 316051

Dear Sir/Madam,

I would like to make my thoughts known on the planning application lodged with An Bord Pleanala by Umma More Ltd (the Applicant) for the development of 9 wind turbines with a tip height of 185 metres in the Ummamore area of South Westmeath (the application).

In Chapter 3 Alternatives of the planning application the Applicant states that:

'The process of identifying a suitable wind farm site is influenced by a number of factors. While wind speeds, the area of suitable or available land, proximity to a grid connection point and planning policy are all very important, a wind farm project must be commercially viable/competitive, as otherwise it will never attract the necessary project finance required to see it built.'

In the coming pages, I hope to outline why the proposed site is not suitable for the size of turbines planned and raise some questions as to the legitimacy of the Applicant's submission to An Bord Pleanala.

Site Suitability

When speaking about site suitability it is important to think of how this development will fit into this area, community, and landscape. The fact is that it does not.

In section 3.2.3.1.3 of Ch. 3 Alternatives the Applicant states that:
'the wind resource of Ireland's midlands is lower than that of coastal and elevated regions'
before going on to say that:
'On-site monitoring of the wind resource, which is ongoing, will further verify that with a sufficient turbine height and blade diameter, the wind resource of the site is commercially viable.'

At what point will the Applicant publish the wind speed results to show that the site is commercially viable? They have tried with a Wind Measuring Mast on two occasions to measure the wind speeds and it fell to the ground on both occasions.

If a sufficient turbine height is believed to be 185 metres (in such close proximity to family homes) then surely it must be pointed out that the chosen location is just not suitable for such a development. This is a low-lying river plain.

It would appear as though the Applicant has tried their best to squeeze nine turbines into the site to satisfy SID requirements of 50MW. As a result of this, they have gone against the Wind Energy Guidelines in many aspects of their application.

Turbine Locations

When it comes to placing wind turbines on hilly and flat farmland, the Wind Energy Guidelines state that:

'Sufficient distance should be maintained from farmsteads, houses and centres of population in order to ensure that wind energy developments do not visually dominate them. Elevated locations are also more likely to achieve optimum aesthetic effect.'

The Westmeath County Development Plan states that:
'the preferred locations for large scale energy production, in the form of windfarms, is onto cutover cutaway peatlands in the County.' (CPO 10.146)

This is not the case in Umma More, where the turbines have been placed in a low lying plain of flat land which the Applicant describes on many occasions as a 'valley'. The Applicant has gone against both the Westmeath County Development Plan and the Wind Energy Guidelines.

In Chapter 5 Population and Human Health (p.65), it is stated that:

'The Proposed Development achieves the four times tip height (740m) separation distance recommended in the draft Guidelines which explicitly addresses residential visual amenity'.

The Applicant seems to have overlooked one very important word in the relevant guidelines: '**curtilage**'. The 2019 Draft Wind Energy Guidelines specify (p. 129):

'a setback distance for visual amenity purposes of 4 times the tip height of the relevant wind turbine shall apply between each wind turbine and the nearest point of the **curtilage** of any residential property in the vicinity of the proposed development'.

When the planning consultant MKO was working for Bord na Móna on the proposed Derrinlough Wind Farm (Case Ref: PA19.306706), the site constraints and buffers it identified were informed by: 'the proposed requirement for a **4 times tip height separation distance from the curtilage of properties** in line with the new draft guidelines' (Chapter 3 Alternatives p.12).

In working on the Umma More Project MKO instead refers to: 'the requirement for a 4x tip height separation distance from **properties** in line with the new draft Guidelines.' (Chapter 3 Alternatives p.15)

These double standards are not acceptable and certainly are not best practice.

The Applicant states in several places that the nearest inhabitable dwelling to a turbine is 757 metres. I refute this.

I have entered the exact ITM co-ordinates that are given by the Applicant in Drawing No 201050-04 and Drawing No 201050-05 into the Irish Grid Reference Finder and converted them to Latitude, Longitude for my assessment. It is then very easy to measure the distance from each turbine to the **curtilage** of a house using the Daft Logic Distance Calculator website.

T1 is located just 752, 743 and 741 metres from the **curtilage** of three dwellings. Only one of which is in the ownership of a consenting landowner.

T4 is located just 741 and 710 metres from the **curtilage** of two dwellings.

T5 is located just 742 metres from the **curtilage** of a dwelling.

T7 is located just 741 metres from the **curtilage** of a dwelling. Which is in the ownership of a consenting landowner.

T9 is located just 730 metres from the **curtilage** of a dwelling.

Please see **Appendix 1** for the measurements contradicting the Applicant's assurances that they have sited their turbines more than 4 times the height from a dwelling.

Working without the benefit of the technology available to the Applicant, it still appears evident that their measurements do not take the **curtilage** of properties into account. While I do not claim that my measurements are 100% accurate, they help to prove that the Applicant's certainly are not.

Given the scale of the development and the impact it is going to have on local people for decades to come it is pivotal that these turbines are placed the required setback distances from family homes. The site is too small and the turbines are too big and too close.

Windtake

In the application for Sheskin South Wind Farm currently with ABP (Case Ref: PA16.315933), MKO state the following:

'Facilitators at the site build on the existing advantages and include the following:

- Available lands for development;
- **Separation distance from neighbouring landowners;**
- Good wind resource;
- Existing access points and general accessibility of all areas of the site due to existing road infrastructure; and
- Limited extent of constraints.'

(Chapter 3 Consideration of Reasonable Alternatives p.12).

For the Umma More development MKO state:

'Facilitators at the site build on the existing advantages and include the following:

- Available lands for development;
- Good wind resource;
- Existing access points and general accessibility of all areas of the site due to existing road infrastructure; and
- Limited extent of constraints.'

(Ch 3 Alternatives p.15).

The Applicant has seemingly discarded the separation distance from neighbouring landowners for the Umma More development. This is possibly because many near-neighbour landowners to this development refused to sign their consent.

At least five of the proposed turbines are located too close to a non-consenting landowner's boundary. This will prevent them from ever erecting a smaller scale turbine on their own land in future. This is referred to as 'Windtake' in the Wind Energy Guidelines.

Using the same method as measuring the distance of the Turbines to the curtilage of properties I have also measured the distance from the Turbine co-ordinates to the boundaries of non-consenting landowners.

T1 is located just 120 and 290 metres from two respective non-consenting landowner's boundaries. (Folio WH1228 & WH492)

T2 is located just 297 and 301 metres from two respective non-consenting landowner's boundaries. (Folios WH2606 & WH1128)

T3 is located just 166 metres from a non-consenting landowner's boundary. (Folio WH7985F)

T5 is located just 182 metres from a non-consenting landowner's boundary. (Folio WH11313)

T9 is located just 166, 234 and 282 metres from three respective non-consenting landowner's boundaries. (Folios WH6611, WH6612 & WH8086)

The requirement for Windtake is that a developer must stay at least two blade diameters from a non-consenting landowner. In the case of this development that would be 324 metres.

Once again, Enerco/MKO are showing complete double standards when it comes to how they assess the suitability of a site. They cannot just pick and choose what aspects of the Wind Energy Guidelines they wish to adhere to on any given development.

The site is too small for the proposed development. The turbines are too big and they are most definitely too close to homeowners and landowners alike.

Alternatives

The Applicant dedicated an entire chapter to telling us about how this is the only option for this site.

In section 3.2.4 of this chapter the Applicant states:

'In order to achieve a c. 55.8MW output using solar PV arrays, there would be a requirement of approximately 86.4 ha, which represents approximately 9.1% of the Site.'

They point out that it would take approximately 86.4Ha of solar panels to generate the same capacity as these nine wind turbines. Speaking as someone who has liaised with many local people regarding this development over the last four years the vast majority would rather see 86.4Ha of solar panels than they would 185 metre turbines towering over them.

In fact, one of the landowners which has given their consent to the development owns a block of over 165Ha of land within the windfarm site. I can see very little reason not to cover half of this block of land with solar panels. The Applicant could generate more electricity on part of this block of land than from the proposed wind farm and the majority in the community would have no complaints.

Another alternative that has not been mentioned by the Applicant and must be referenced is the staggering amount of wind energy developments that have come before ABP as of the 22/04/2023.

Since 01/01/2018 the board have had at least 46 wind energy developments brought before them for Pre-Application Consultations. Most of these developments are in parts of the country where wind speeds would make the development far more viable than nine turbines in low lying farmland in the midlands.

Delving deeper into the numbers that are available on the An Bord Pleanala website (which I have highlighted in **Appendix 2**), the Board have not yet concluded the pre-application phase for up to 338 turbines with a generating capacity of up to 1606MW. While in the same period they have granted SID status to up to 352 turbines with a generating capacity of up to 1746MW.

These figures do not include planning applications that are currently with County Councils or going through the appeal process (of which there are many).

Given that Ireland has set a target for 9000MW/9GW of installed onshore wind energy capacity before 2030 it appears as though we are already well on track without destroying this rural community and landscape.

For the information of the Board:

Over 73% of the land within the windfarm site is owned by landowners who live over 10km from the proposed development. The overall area of land to which the application relates as per the SID Application Form Combined is 337.8Ha. As we are provided with the Folio numbers of each consenting landowner it is easy to visit LandDirect.ie to see how many hectares these Folios add up to.

168.2Ha of the land for which consent has been given belongs to a man with an address of Bunnahilly, Athlone, Co. Westmeath.

41.81Ha of the land for which consent has been given belongs to a man with an address of Dublin Rd, Moate, Co.Westmeath.

16.99Ha of the land for which consent has been given belongs to a lady with an address of Ballinagarbry, Moate, Co. Westmeath.

14.27Ha of the land for which consent has been given belongs to a couple with an address of Killeenmore, Glasson, Athlone. Co. Westmeath.

5.83Ha of the land for which consent has been given belongs to two brothers with a property at Ardboro, Drumraney, Athlone, Co. Westmeath but both of whom reside in the UK.

These people will never have to deal with this development. They will never have to live with the noise, shadow flicker or visual impact of these turbines.

To make matters worse these landowners are now being facilitated by a company based in Lissarda, Co. Cork with substantial financial links to a UK pension fund, a Japanese consortium and Amazon.

We all know from primary school history classes that Ireland has a chequered past when it comes to absentee landlords making decisions about their land from miles away.

I am not even going to discuss Offshore Wind as an alternative source of green energy as the potential Ireland has in that industry goes without saying. But I will quote the EirGrid Chief Executive, Mark Foley, who stated in April of this year (2023) that:

'The country is set for a "windfall" in power exports because within a couple of decades we will be able to produce "six or seven times" the electricity we need through offshore wind farms.'

https://www.irishexaminer.com/news/munster/arid-41124382.html

Going by these predictions I do not see how it is necessary to destroy our unspoilt landscape for the sake of 55MW.

Consent Concerns

The Pre-Application Consultation was lodged with ABP on 14/4/2022 yet only 11 of the 18 landowners had given their consent to the proposed development at that time. (As per the SID Application Form Combined). It could be argued that the Applicant should had the consent of all 18 landowners before beginning this process with ABP.

Further to that, I would like to raise the following concerns regarding the consent (or lack thereof) that the Applicant claims to have obtained as seen in the SID Application Form Combined section of this application:

WH493: According to the land registry, there are two registered owners of Folio WH493. **(Appendix 3)**. On 17/2/2022 only one of these owners (an elderly lady who could technically be classed as a vulnerable adult), signed consent for the Folio. The other has since passed away, having never given consent to this development.

The Applicant only listed one of these owners on Question 7 of the Application form. This must be investigated by the board as the joint registered owners did not give their consent to Umma More Ltd to seek this planning permission.

It also needs to be clarified who the current owner(s) of this land is and if they have given their consent to Umma More Ltd to seek this planning permission.

As T1 is located within Folio WH493 and the Applicant submitted this application and the pre-application consultation application without the consent of **all** effected landowners this development should never have been granted SID status as the omission of this turbine brings the development below the 50MW threshold.

WH15734: A couple from Baskin have signed their consent letter as beneficial owners of Folio WH15734. As can be seen on a simple search of Landdirect.ie this folio is split into three plans. Only one of these plans is in the ownership of the above couple and the registered owner of the Folio is a different gentleman **(Appendix 4)**. This gentleman's name is also not listed under Question 7 of the application form, yet his land has been included within the Landowner's Boundary. While I acknowledge the above couple as beneficial owners of part of the folio it does not give the applicant the right to include the lands of the registered owner within the Landowner's Boundary as per Drawing No: 201050-02. This falsely gives the impression that the consenting land bank is larger than it is.

WH20940F: The registered owner of Folio No WH20940F does not appear to have given his consent to this development **(Appendix 5)**. This gentleman's name has also not been listed under Question 7 of the application form, yet his plot of land has been included. As is the case above the developer does not have the right to include his land within the Landowner's Boundary as per Drawing No: 201050-02. This discrepancy also gives the impression that the consenting land bank is larger than it is.

WH11629: This folio lies on the north side of the site entrance at High Baskin, Drumraney. The registered owner of this property is also joint owner of Folio WH493 and passed away in November of last year. **(Appendix 6)**. It must be clarified if the developer can guarantee a sightline at the site entrance/exit as the registered owner of this folio never gave his consent to this development.

WH10499: On the 11/2/2022 one gentleman signed the letter of consent for Folio WH6510F and WH10499. According to the land registry his wife became a joint owner of Folio WH10499 on 30/6/2022 **(Appendix 7)**. It must be questioned whether the Applicant had the written consent of both landowners when the application was lodged with An Bord Pleanala on 10/3/2023. They certainly have not published it if they did. Her name has also been omitted from Question 7 of the application form.

These issues should all have been addressed before the Applicant brought this development to An Bord Pleanala. The consent/lack of consent of all this land must be investigated by the Board before a decision can be made on the application.

I do not consider that it is proper planning to seek planning permission for a development without the informed, written consent of all affected landowners.

Traffic Disruption

Going by the Applicant's assessment of traffic at the junction between the R390 and L5363, 4881 Vehicles passed through on the 9/06/2022 (Appendix 14-1 Traffonomics Traffic Count Data). This is already a busy junction without the addition of lorries carrying concrete, gravel, steel etc and all the construction traffic that this development is going to bring to Baskin.

I do not consider one day's assessment of a junction enough to give a fair and true reflection of the traffic levels. It must be noted, having carried out this assessment in the month of June means the students that would normally be brought to school buses and directly to school twice daily were not on the road at this time of year. The Applicant has stated in Chapter 5 Population and Human Health that 29.3% of the 1279 people in the area assessed are students so this assessment figure of 4881 should be considered a very low estimate of the average traffic volumes on this road.

The Board must be satisfied that road users will not be put at unnecessary risk at this junction given the speed that traffic travels along the R390. The volume of heavy vehicles that will be travelling to and from the wind farm site is a real cause for concern at this junction. Has the Applicant secured consent from the home on the Athlone side of this junction to secure an adequate sightline for these heavy vehicles travelling to and from the wind farm site?

This again raises the question of a sightline at the entrance of the wind farm site itself. The Applicant has noted that 656 vehicles travelled up and down the Baskin Road on 9/06/2022. Given the size of the vehicles that are expected to travel in and out of the wind farm site there will be a substantial sightline required. The Baskin Road, where the Applicant proposes to bring the entrance to the wind farm is straight and as a result traffic tends to travel at quite a speed along this stretch. We have already established that the owner of the home on the North side of this proposed junction has recently passed away. The Board must be satisfied once again that the Applicant can secure an adequate sightline for these heavy vehicles exiting the wind farm site. This raises serious road traffic safety concerns and it should have be evaluated before submission.

Grid Connection Traffic Diversions

On the topic of traffic disruption, it cannot go unnoticed the crazy road closures and diversions that the Applicant has planned while the grid connection cabling is being installed. While this will be a separate planning application it is important to point out to the Board that the idea of bringing the cabling to Tullamore seems nothing short of lunacy.

Athlone and Mullingar are much closer options than Tullamore and it would make much more sense from a road safety point of view to bring the cabling along the R390 using a Stop/Go system.

The roads that the Applicant has earmarked for traffic diversions from Ummamore to Horseleap cannot be considered much more than rural boreens. Given that these diversion roads are used almost exclusively by farm machinery and local people, it will cause carnage and serious road safety issues to put an increased volume of traffic (which is unassessed) down these narrow and winding country roads. Especially when a route along the R390 would be far, far safer for motorists and for local people who go for walks along these quiet meandering routes.

I would encourage the Inspector/Board to take a drive along these diversion roadways and say a prayer before embarking that you do not meet anything on a corner.

I draw your attention to case PL92.247190 where road safety was called into question as the plans in that case were:

'substandard by way of its alignment at its junction with the public highway and inadequate sightlines and as such the Board is not satisfied, on the basis of submissions with the planning

application and appeal, that it is suitable for construction access and that it will not result in congestion and endanger public safety by way of traffic hazard.'

In case PL25M.313021 the Board states:

'Having regard to the location of the development which is accessed via a local road of restricted width and alignment, the Board is not satisfied based on the lack of information provided with the application and appeal in relation to excavations and associated traffic movements that the proposed development would not seriously injure the amenities of properties in the vicinity by reason of traffic related noise and general disturbance and would not create serious traffic congestion along both the access road and at the junction of the R394 and L5753. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.'

And in case PA09.300746 the Board states:

'Having regard to the nature, structure and condition of the existing public road network serving the development, which includes substantial sections of substandard legacy roads and to the extensive cable trenching works proposed it is considered that the proposed development could have significant adverse effects on the long term structural integrity of significant elements of the local road network, is thereby likely to give rise to the creation of traffic hazards and to potentially increased maintenance costs to the local authority. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.'

The junction between the R390 and the L5393 requires an adequate sightline and further assessment.

The junction between the site entrance and the Baskin Road requires further evaluation and the guarantee of a sightline from the actual owner(s) of the property.

The proposed diversion routes suggested by the Applicant need to be thrown out and replaced with an adequate and safe alternative.

Location of Substation

I cannot but feel that the final location of the development substation is a targeted attack on our family home which was built on the Umma Road in 1978 or as the Applicant has labelled it H5 in Figure 1 of the Community Report (In previous maps circulated by post and displayed at the information session in Rosemount it was H8).

Not only has a large proportion of my father's land been engulfed within 750 metres of T4 to the west of our home, now the Applicant has placed the substation as close as is possible to the east of my father's land and our family home. Given the vast acreage that is available to the Applicant it seems wholly unnecessary to place the substation in this exact location. This is even more puzzling given that in Ch 3 Alternatives Figure 3-4 the Applicant has outlined 7 Proposed Substation Locations, none of which are anywhere near the final chosen location.

According to the 2006 Wind Energy Guidelines a substation:

'should not only take account of its function but also of its aesthetic quality, in order to minimise any sense of intrusion'.

I feel as though the Applicant has tried to achieve the complete opposite by making their substation as intrusive to our family home as possible. In Appendix 4-2 Site Layout Planning Drawings, Drawing

No. 201050 – 11 the substation compound can even be seen to come within the 50-metre watercourse buffer.

The Guidelines go on to state that:

'The control building, where practicable, should be located in a dip or a hollow'.

Once again it appears as though the Applicant has tried to achieve the exact opposite of this as they have located it as close to houses and the road as they possibly can.

Following on from the Applicant's information session in Rosemount I emailed the CLO to enquire about the possibility of the substation being moved a further distance away from my father's land and our family home (the contents of which can be viewed in **Appendix 8).** Five days later the CLO replied with a generic answer and stated that he would be in touch with me the next time he was in the area. I have not seen or spoken to Mr. Crowley since.

In the Applicant's Community Report, they state that:

'Following the public information sessions, the CLO followed up with any queries at the events. Feedback received at and since the public information evenings has been noted by the prospective applicant and the design team. The feedback has continued to inform all refinements to the project design and all concerns have been fully addressed in the EIAR and NIS that accompany this planning application'.

My email to the CLO on the 7/07/2022 proves that this statement is a blatant lie.

There is over 2km between H5 and the nearest house to the east, H10. There is over 1.5k between H5 and the nearest house to the north, H3. There is over 2.7km between H5 and the proposed entrance to the wind farm site. If the Applicant was serious about community engagement and taking our thoughts on board then they could have placed the substation quite literally anywhere else on the site to have it further away from residential dwellings.

In fact, if the substation was positioned 1.5km to the east it would mean that 1.5km of public roads would not have to be dug up meaning less time diverting traffic along a narrow and crooked boreen.

I was told that the design layout and location of the onsite substation was 'determined by an iterative design process carried out by the project consultants.' But surely the concerns and thoughts of residents should be factored into this iterative design process given the Applicant's claim to observe best practices when it comes to community engagement.

Forestry & Hedgerow Removal

The bad is news is that as part of the development, up to 6.4Ha of commercial forestry must be felled. The good news is that the Applicant has promised to replant this area. The grievance I have with this statement is that they have promised to plant these trees 'anywhere in the state'.

Forgive me if I struggle to take the Applicant on their word.

The Applicant cannot be held accountable for this action if nobody knows where they intend to plant the trees. What is to stop them using the same replanting site for half a dozen windfarm applications if they do not actually state at time of planning where this replanting is to take place? After all, they have been known and proven to combine the work carried out on a few different EIAR's. (See Community Engagement Section below).

Surely it is best practice to provide an alternative re-planting site in their application. In case SU04.307939 Cleanrath Ltd, the same company, MKO, provided a 162-page Replanting Assessment for 12.32Ha of forestry that had to be felled for that project.

It appears that MKO felt this application did not warrant the same due diligence.

Case PA01.315365 White Hill Wind Farm recently submitted an EIAR for Alternative Forestry Replant Lands and Case PA05E.300460 Planree Ltd (again MKO) submitted a 310-page Forestry Replanting Assessment.

These double standards of what the Applicant submits in some applications and not in others is simply not acceptable.

The same question must be raised regarding the removal of hedgerows. The Applicant has promised 3550 metres of **NEW** hedgerows to be sown on site. Without a clear outline of where these new hedgerows will be planted the Applicant cannot be held accountable for this replanting. Some of the new hedgerows have been outlined in the Applicant's Bat Report Figure 6-1. Most of these hedgerows labelled for single re-planting are already existing hedgerows where they intend to fill in a few gaps.

The Oxford Dictionary definition of new is something that is 'produced, introduced, or discovered recently or now for the first time; **not existing before.**'

Filling in a gappy existing hedgerow does not constitute a new hedgerow as the Applicant has promised. They must state where they intend to sow 3550 metres of new hedgerow within the windfarm site to replace the 2338 metres that they intend to remove.

I cannot and do not take them on their word and neither should An Bord Pleanala.

Importance of Vegetation

The Applicant has stated that vegetation is going to play a key role in shielding people from the enormity of 185 metre turbines. It is therefore perplexing to think that they have made no reference to the significance of Ash Dieback on this landscape. It is predicted that up to 90% of the country's ash trees are going to succumb to this disease:

https://www.teagasc.ie/crops/forestry/advice/forest-protection/ash-dieback/legal-requirements---ash-dieback/

Ash Dieback has already ravaged many of the ash trees in this area. **Appendix 9** clearly shows the effect that ash dieback has already had to the south of the windfarm site along the Umma road.

When 90% of the ash trees locally are removed it will leave an incredibly significant void across the landscape. These 185 metre turbines would be even more prominent and imposing if and when our current hedgerow screening is removed further.

Uisneach

The importance of vegetation is especially significant given the proximity of this site to the Hill of Uisneach. Everyone knows the cultural and historically importance of Uisneach so there is no point in going into it here. The Board, however, must be 100% satisfied that the full visibility of 9 185 metre turbines located just over 8km from the Catstone on Uisneach's western slope will not have a lasting impact on its possible upgrade to UNESCO World Heritage Site status.

The Applicant has tried to allay fears of this development's impact on the panoramic views from Uisneach but they have not been able to provide any proof or photomontages to back this up. Given the size and scale of this development it is hard to see how it will not have a negative impact on the mystical and magical journey visitors take into the past when they visit Uisneach. This development will be all the more prominent from Uisneach when Ash trees are no longer around to provide some form of screening.

Proximity to Watercourses

T1 has been placed as close as possible to the Dungolman River and will overshadow the two working quarries on the other side of the river.

T4 is positioned far too close to a flood zone and given the Applicant's record in Meenbog I and many more in the community have grounds for having serious fears regarding this company's ability to prevent flooding and soil instability.

Local people can tell you that the area of river around the 19th Century bridge on the Umma Road floods its banks on an all to regular occurrence. To put another bridge crossing in such proximity to the existing bridge raises further concerns as regards the ability of water to flow without flooding the surrounding farmlands to an excessive extent. The wind farm site is covered with rivers, drains and streams as well as an extensive network of underground clay shores that were put in place well over a century ago. If these watercourses are disrupted, then it could leave much of this land back like the swamp that it was before extensive draining took place.

This again calls into question the suitability of this site for wind energy development. By trying to squeeze in nine turbines it is my fear that the Applicant has neglected to take due care in ensuring that this development is positioned in a safe and suitable location.

Shadow Flicker/Noise

These two sections of the application raise further concern for me. Both sections appear to be shoddy work, error strewn and certainly not best practice. They are not fit for purpose.

The Applicant has managed to mislabel many of the participating properties in the shadow flicker assessment meaning that some homes that are participating have been assessed for mitigation while some properties that are not participating properties have not been assessed for mitigation. To make such big mistakes in an area of such major concern for residents is nothing short of mind-blowing.

The Applicant has also failed to address the cumulative impact of two working quarries and wind turbines. The Applicant's excuse for not addressing the Environmental Health Services scoping response as regards the cumulative effect is no consolation to the people that will be subjected to this noise.

Has the Applicant ever stopped to consider that perhaps the people living near the quarries must deal with enough noise on a daily basis without compounding this with the noise of 9 swooshing wind turbines?

Considering that we can hear machinery from the quarry situated over 2km from our home is it fair to also subject these people to the torment of wind turbine noise? They will be left living with quarry noise by day and turbine noise by night and that is not sustainable.

One difference here is that the quarry owners respect their neighbours and contribute to the local community. We know by now that the Applicant has little or no respect for its prospective neighbours.

In the Operational Noise Report carried out by the TNEI Group they state that:

'Testing showed that vibration can be detected several kilometres away from wind turbines, the levels of vibration from wind turbines were so small that only the most sophisticated instrumentation can reveal their presence and they are almost impossible to detect.'

The work which this quote refers to was carried out by The Applied and Environmental Geophysics Research Group at Keele University nearly two decades ago. This completely outdated research surely cannot be used as a reference point given the size modern turbines and their foundations have grown to in the years since.

In section 4.2.1 of this report the Applicant quotes the HSE saying:

'all noise sensitive receptors in the vicinity of the turbines shall be identified.'

Firstly, should the offices, canteen and toilet facilities of the working quarries not be deemed as a noise sensitive receptor given that it is a workplace for many people and given its proximity to T1?

Secondly, should the walking routes such as the Umma Road and Baskin Road where many local people walk with their children and/or family pets given the straight nature and wide grass verges be considered a noise sensitive receptor?

Thirdly, should workshops, farmyards and fields not be considered as noise sensitive receptors given the fact that many local landowners surrounding the wind farm site are full-time farmers who spend most of their days working on their own land and in their own farmyards?

I have established above that non-consenting landowners own land that will be as close as 166 metres to a turbine and the majority of owners of land where consent has been given live over 10km away from the wind farm site. The noise of these turbines will have no impact on these absentee landowners.

I would argue that not all noise sensitive receptors have been assessed by the Applicant.

The same section goes on to quote the HSE saying:

'The selection of noise monitoring locations for background noise is of critical importance in the noise survey, therefore the rationale for choosing the number and the positioning of these should be provided by the applicant.'

The locations chosen for most if not all the Noise Monitoring devices are questionable at best. As can be seen in Drawing Number 14373-007, four of the six NML's have been placed at the homes of landowners who have given their consent to the development. (NML 2,3,4 and 6).

This would suggest that the process for selecting the location of the NML's was not chosen based on scientific reasoning or fair results but rather the locations were chosen out of convenience to the Applicant.

The surveys that were carried out at these NMLs were not best practice and should not be deemed fit for purpose given the 'critical importance in the noise survey'.

To raise even more doubt regarding the results of these surveys the Applicant states in section 5.2.2 that:

'The equipment at NML3 was knocked over by cattle at some point during the second month of monitoring. The exact period when it occurred could not be determined therefore the data collected during the second month of the survey was discarded. In addition, the equipment at NML5 suffered a fault during the first maintenance visit and did not repower following calibration.'

NML1 was the only location where a full dataset was collected that was not located at the home of a consenting landowner. This NML was positioned just 100 metres from the entrance/exit to the existing operating quarries where heavy vehicles travel in and out daily. This data is not indicative of the volume of noise that most noise sensitive receptors within the area encounter.

Again, this assessment is not fit for purpose and the data collected cannot be deemed sufficient given the impact that the noise of these turbines will have on local people for decades to come.

Community Engagement

The Applicant's excuse for a Community Report is proven to have been copied and pasted from a previous application for a windfarm in Slieveacurry, Co. Clare. This is not fit for purpose; it is not best practice and it is a disgrace to think that they are trying to fool ABP into believing that they have engaged with this community. It makes a complete mockery of the concept of community engagement.

The Applicant ignored my request to have the substation relocated to a more neighbour friendly position.

The Applicant has placed these huge turbines well within the recommended setback distance. Where, if permitted, they will cause tormenting noise, shadow flicker and visual disturbance on local homes around our community.

The Applicant has chosen the longest route possible for a grid connection which will cause the most traffic chaos within this community.

The Applicant has submitted an application without the consent of all of the landowners while including the lands of landowners from our community that did not give their consent.

The Applicant has submitted substandard Noise and Shadow Flicker assessments that are not fit for purpose and will impact on over one hundred homes in this community.

The Applicant appears to have tried to downplay the significance and cultural importance that the Hill of Uisneach plays in showcasing our past and promoting the rituals and traditions that once existed within our wider community.

The Applicant has ignored our fears regarding the impact that Ash Dieback will have on the landscape in this community in the years to come.

The Applicant has insulted the intelligence of the people of this community and arguably of An Bord Pleanala by submitting an application that is so far from 'best practice' that it should be thrown out without any further consideration.

The Applicant erected two wind measuring masts that were unable to stay standing upright. Raising serious questions within this community about their ability to construct 185 metre turbines.

The Applicant has stated/done one thing in this application and has been proven to state/do the opposite in other applications around the country to suit their own agenda.

Perhaps most importantly, the Applicant has been lying to people in this community since the very beginning as proven by the findings of the Advertising Standards Authority of Ireland in 2021.

All in all, the Applicant has done a downright awful job of engaging with this community since they first stood foot in Umma More and its surrounding townlands back in 2019.

I do not trust the Applicant, I do not believe a word the Applicant says and having gone through much of their planning application I do not believe that the Applicant should be granted planning permission for this development.

Conclusion

At this point I have spent more than four years thinking about the proposed Umma More wind farm. I have had sleepless nights over those four years. I have put off seeking planning permission and building my own home on my family's land over the last four years because I needed to wait and see what Umma More Ltd had planned for the area surrounding my home. It was not just Covid-19 that placed my life on hold over the last few years but so too has this proposed development.

We have been drip fed information slowly but surely and the final plans are quite literally the things that have kept me awake at night. T4 has been placed just over 470 metres from our land to the West of our family home and the substation has been positioned just over 50 metres from our land to the East of our family home. It is not Climate Change that will make this land uninhabitable it would be the presence of these wind turbines and associated buildings in such proximity to our home and land.

Life has been crappy enough since 2019 without adding Enerco's misleading leaflets, its controversial landowner and community engagement, its terrible mast installations and now it's almost completely copied and pasted Community Report. This wind farm is unwanted by most of the people within this community. Each with their own reasons why.

The wind farm site is too small. The turbines are too big and they are too close to family homes.

The paid experts associated with this development tell us that the wind farm would have 'no effect on human beings.' I for one completely disagree with this statement and cannot be expected to stay silent and hope that this development will not impact my life or that of my family or my neighbours.

Damage has already been done within this community. Neighbours that were once close, no longer speak. Lifelong friends want nothing more to do with each other.

We now rely on An Bord Pleanála to protect our community from any further damage.

Renewable energy can be done so much better than what is being threatened on our locality. I will say it again:

The site is too small and too low and the turbines are too big and too close.

This planning application is flawed. The EIAR is littered with errors. Given the importance that the EIAR plays in protecting people and communities from the harmful effects of wind turbines and given the number of mistakes that the Applicant has made within their EIAR, this application cannot provide a sufficient grounding for proper planning and sustainable development. If this application is granted permission by An Bord Pleanala, it will set a very dangerous precedent for the quality of submission required to get past the Board.

The proposed wind farm would visually dominate this rural area for decades to come.

It would have a negative impact on the lives of inhabitants forced to live beside it.

It would seriously injure the amenity of properties in the vicinity.

It would destroy the character of the landscape and would not be in accordance with the overall

development objectives of the Westmeath County Development Plan.

Furthermore, it would not align with the Wind Energy Development Guidelines in several important respects.

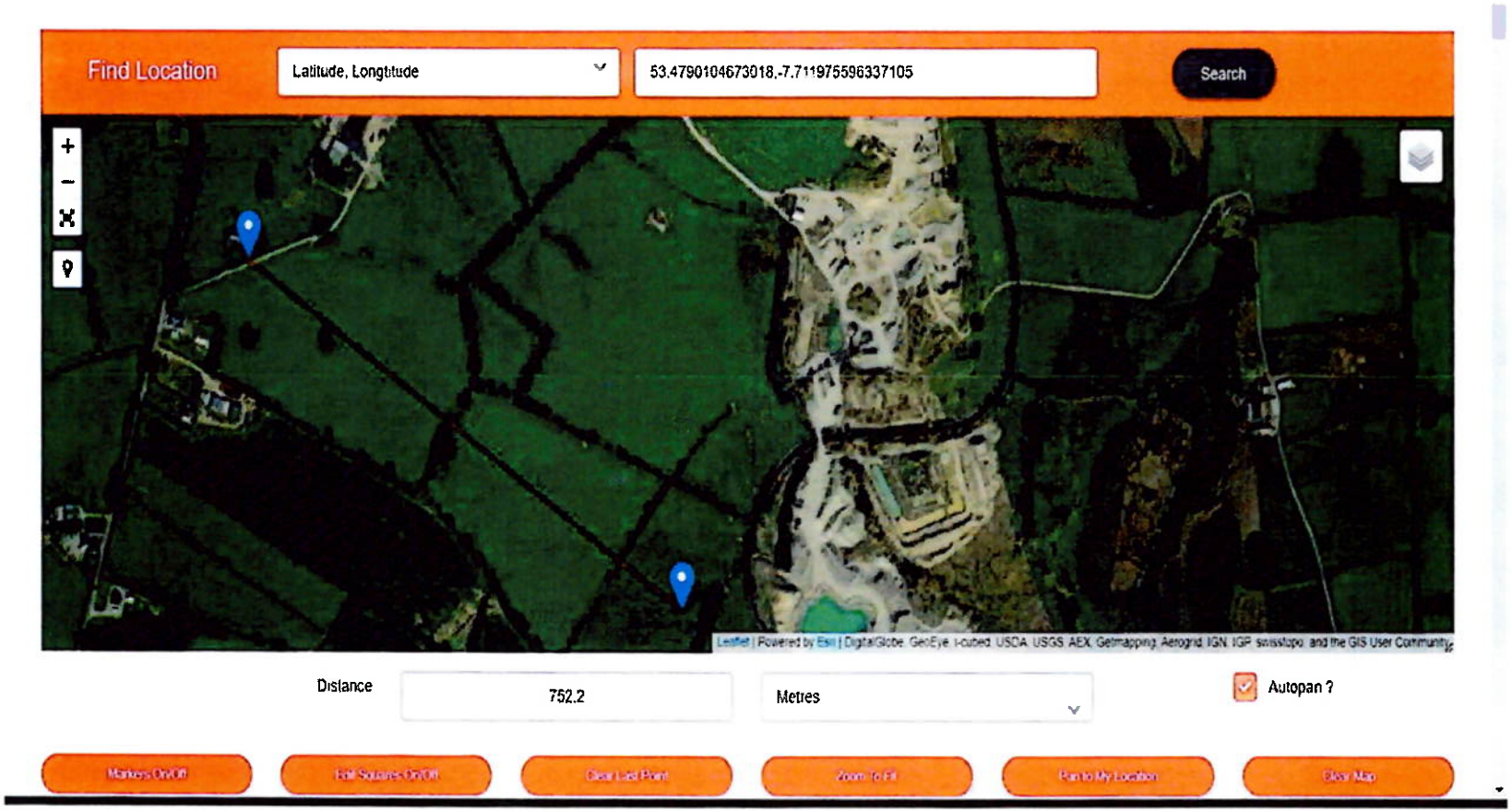
The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area. I urge An Bord Pleanála to refuse permission for this ill-judged project.

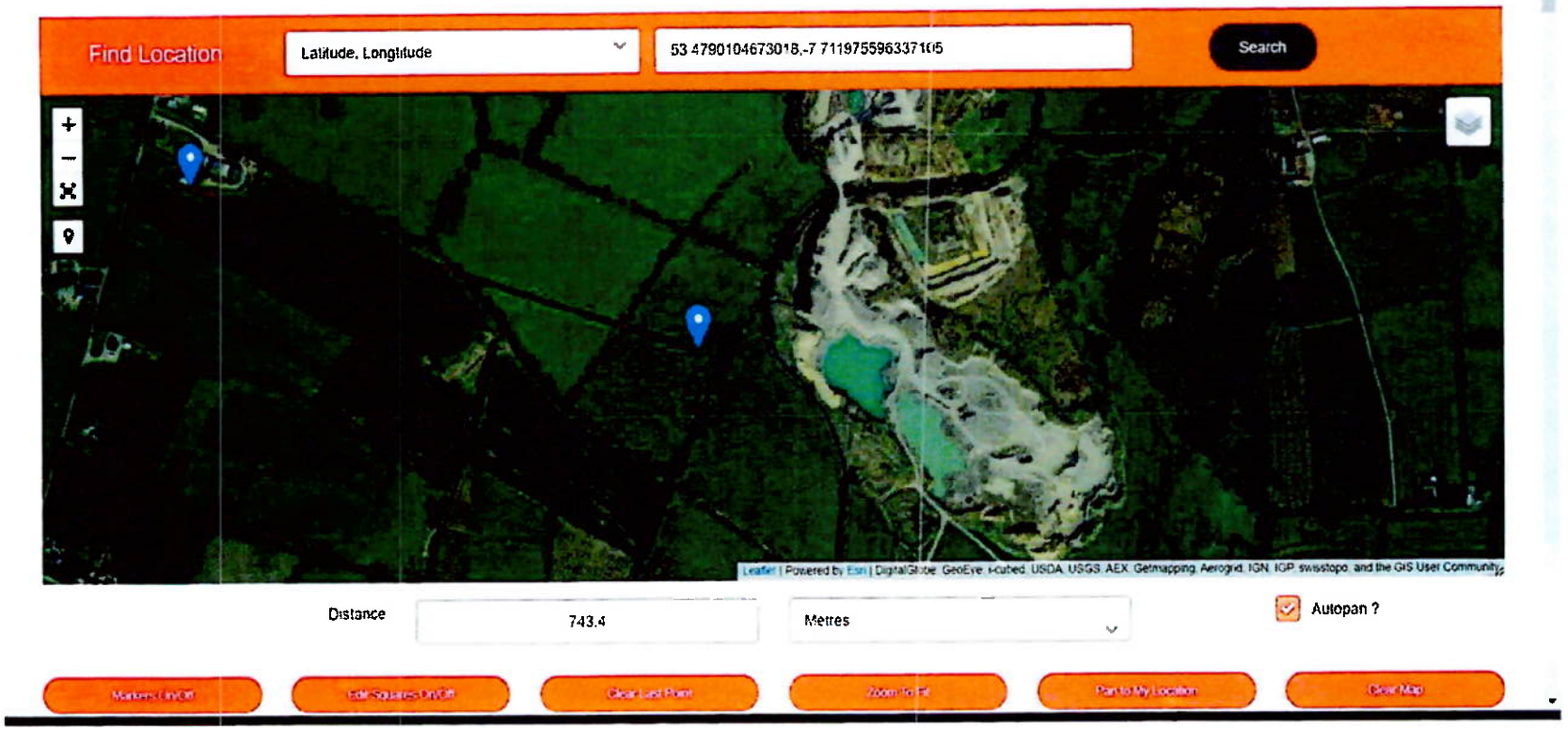
Too big and too close on a site that is too small.

Yours in good faith,

Peter Thomas Cunningham
Umma Road,
Moyvoughley,
Moate,
Co. Westmeath.
N37V659
[redacted]

Appendix 1: Distance to the curtilage of dwellings

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Leaflet | Powered by Esri | DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community
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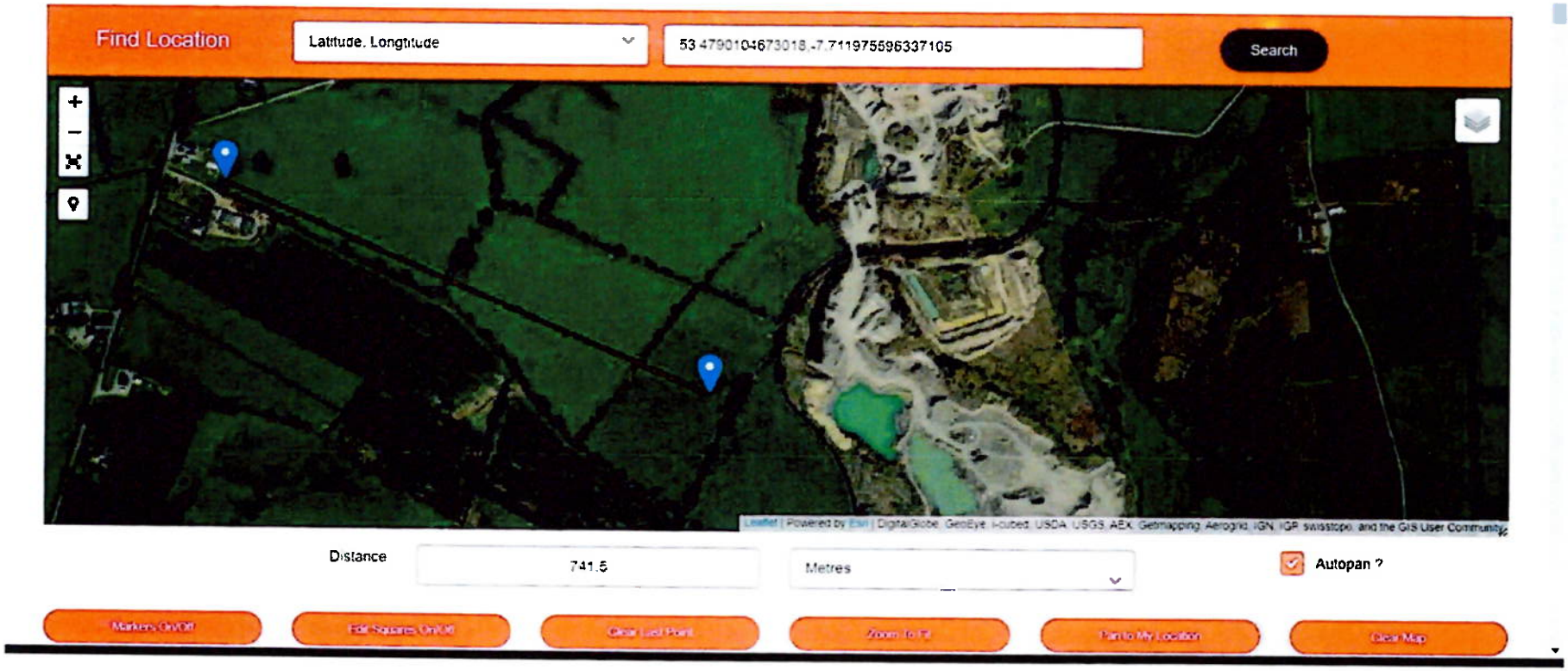
Zoom To Fit
Pan to My Location
Clear Map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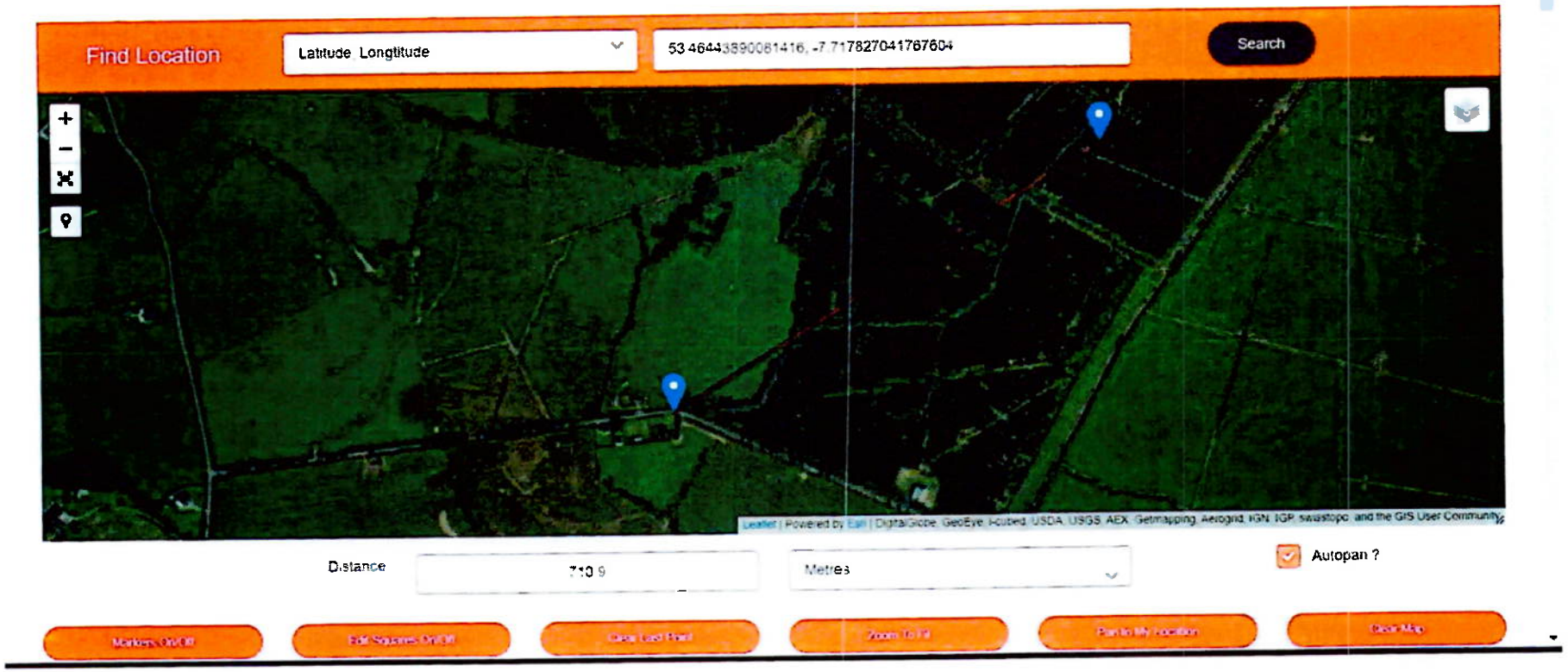
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Distance
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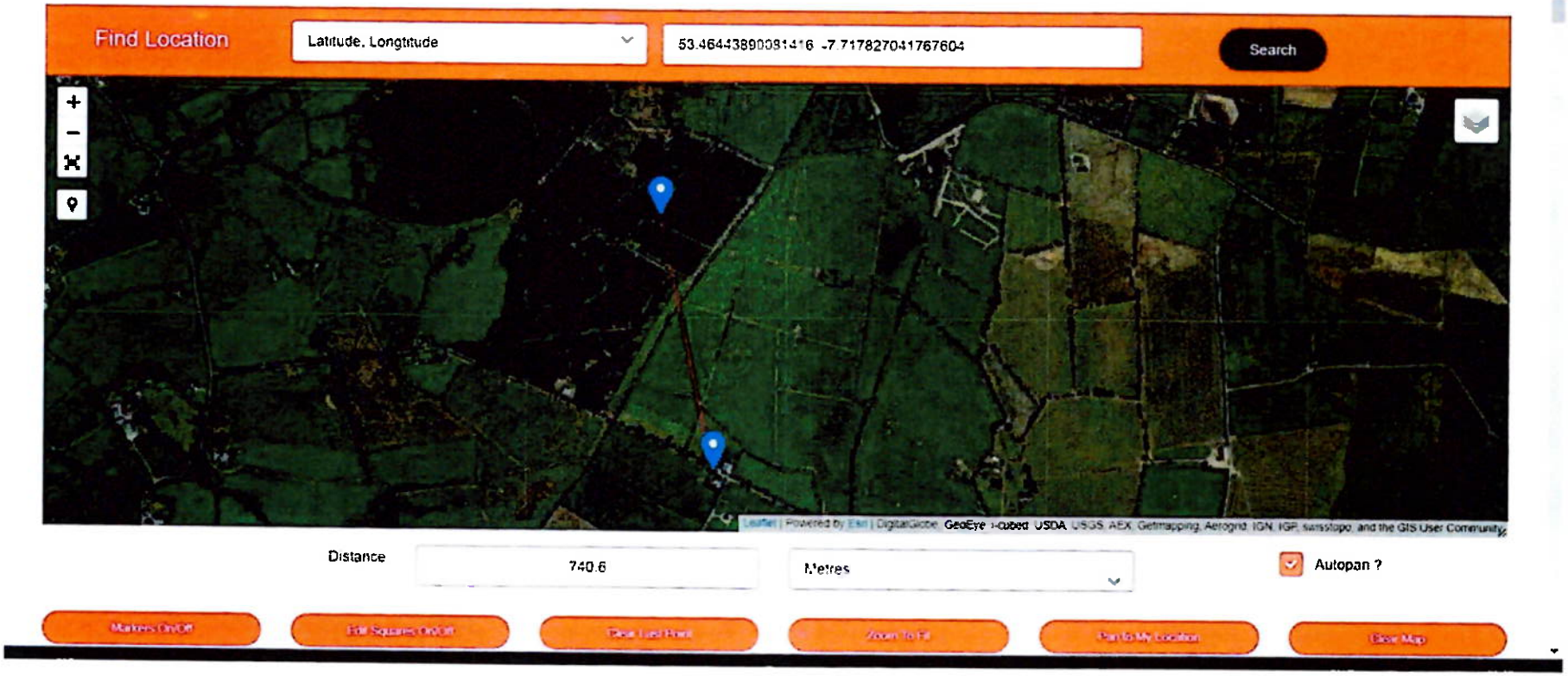
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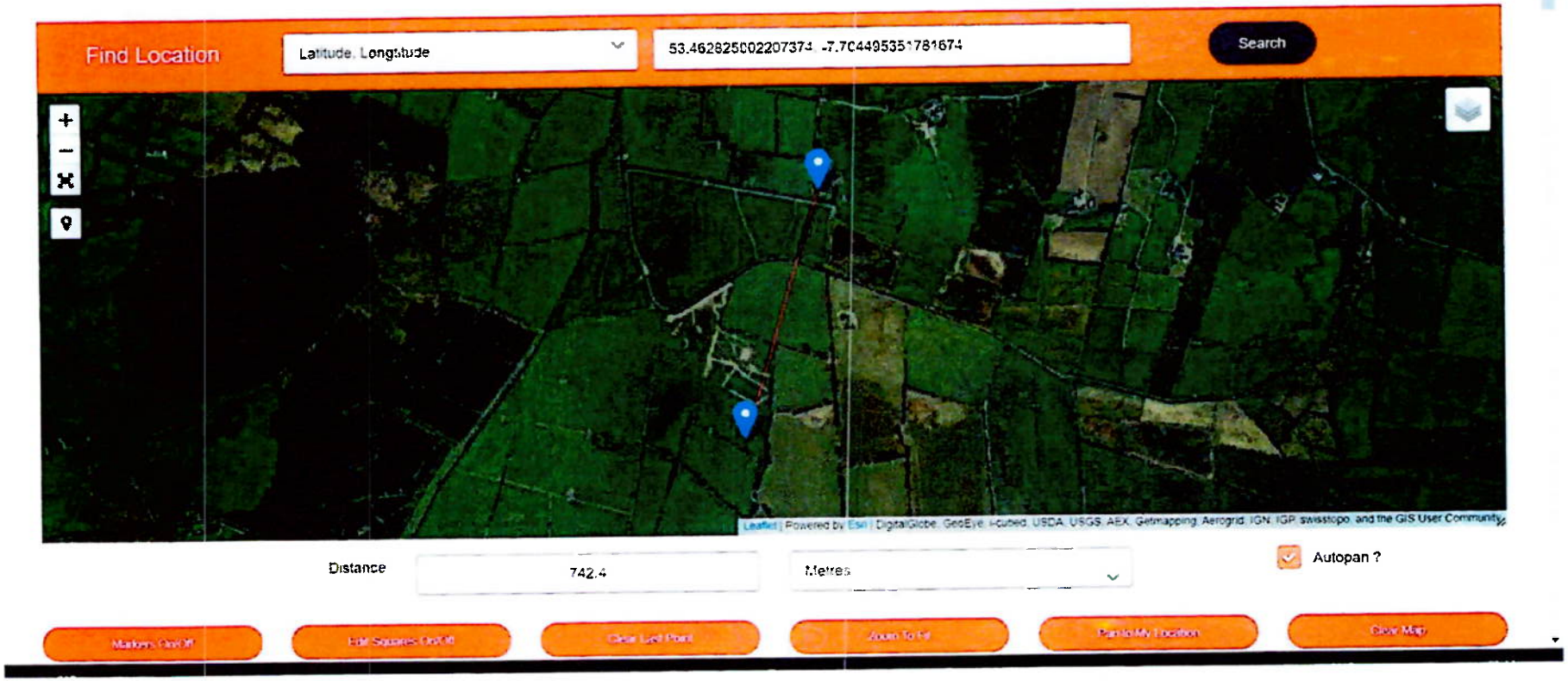
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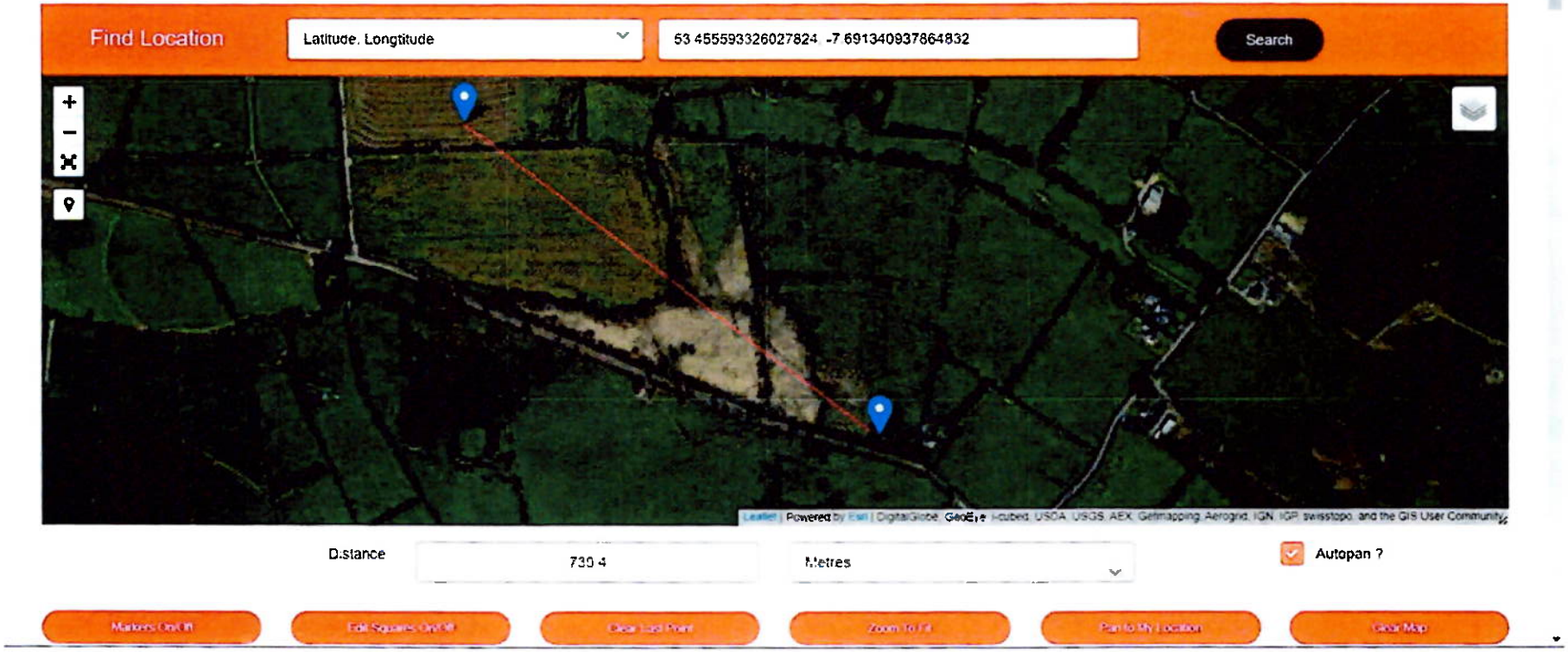
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Zoom To Fit
Pan to My Location
Clear Map

Appendix 2: ABP Pre-Consultation Applications since 1/1/2018

Development	Date Lodged	SID Status	Turbine Number	Capacity
312224 - White Hill Wind Ltd, Carlow	16/12/2021	SID	7	50.4MW
303105 -Coillte, Carrownagowan, Clare	29/11/2018	SID	20 to 25	c.90MW
312193 - Ballycar Green Energy, Clare	14/12/2021	SID	12	54-60MW
315329 - Orsted Onshore Ireland Midco Ltd, Clare	01/12/2022	Yet to be concluded	10	Min 50MW
315797 - FuturEnergy Knockshanvo, Clare	15/02/2023	Yet to be concluded	9	Min 50MW
303322 - Brookfield Renewable Ireland Ltd, Cork	24/12/2018	SID	27	135MW
306948 - Ballinagree Wind DAC, Cork	18/03/2020	SID	24	118-132MW
308173 - Coillte CGA & SSE Renewables, Cork	14/09/2020	SID	12	60MW
311299 - EM Power c/o Jennings O'Donovan, Cork	06/09/2020	Yet to be concluded	9	54MW
313440 - Gortyrahilly Wind DAC, Cork	28/04/2022	SID	14	78.4-92.4MW
304023 - Scottish Power Renewables, Donegal	21/03/2019	SID	12	60MW
305260 - SSE Renewables & Coillte CGA, Donegal	26/08/2019	SID	12	Min 50MW
305388 - Coillte, Donegal	09/09/2019	SID	14 to 18	72MW
310369 - Coillte, Donegal	28/05/2021	SID	15	72MW
311323 - Cloghercor Wind Farm Ltd, Donegal	07/09/2021	SID	23	100-140MW
314212 - Killuremore Renewable Energy Ltd, Galway	29/07/2022	Yet to be concluded	14	Min 50MW
315469 - Laurclavagh Ltd, Galway	04/01/2023	Yet to be concluded	8 to 9	Min 50MW
306727 - EMPower, Kerry	25/02/2020	SID	12	50.4MW
309013 - Ballynagare Wind Farm Ltd, Kerry	21/12/2020	Not SID	10	56MW

308173 - Coillte CGA & SSE Renewables, Cork	14/09/2020	SID		12	60MW
311299 - EM Power c/o Jennings O'Donovan, Cork	06/09/2020	Yet to be concluded		9	54MW
313440 - Gortyrahilly Wind DAC, Cork	28/04/2022	SID		14	78.4-92.4MW
304023 - Scottish Power Renewables, Donegal	21/03/2019	SID		12	60MW
305260 - SSE Renewables & Coillte CGA, Donegal	26/08/2019	SID		12	Min 50MW
305388 - Coillte, Donegal	09/09/2019	SID	18	14 to	72MW
310369 - Coillte, Donegal	28/05/2021	SID		15	72MW
311323 - Cloghercor Wind Farm Ltd, Donegal	07/09/2021	SID		23	100-140MW
314212 - Killuremore Renewable Energy Ltd, Galway	29/07/2022	Yet to be concluded		14	Min 50MW
315469 - Laurclavagh Ltd, Galway	04/01/2023	Yet to be concluded	8 to 9		Min 50MW
306727 - EMPower, Kerry	25/02/2020	SID		12	50.4MW
309013 - Ballynagare Wind Farm Ltd, Kerry	21/12/2020	Not SID		10	56MW
311198 - Cummeennabuddoge Wind Co, Kerry	23/08/2021	Yet to be concluded		19	114MW
314798 - Orsted Onshore Ireland Midco Ltd, Kerry	11/10/2022	Yet to be concluded		11	Min 50MW
314463 - North Kildare Wind Farm Ltd, Kildare	29/08/2022	Yet to be concluded		12	Min 50MW
306229 - Coillte, Kilkenny	20/12/2019	SID		22	110MW
312016 - Rowanmere Ltd, Kilkenny	23/11/2021	SID		9	54-58.5MW
313780 - Ecopower Ltd, Kilenny	10/06/2022	Yet to be concluded	13 to 18		Min 50MW
314186 - Killoshulan, Kilkenny	27/07/2022	Yet to be concluded		13	Min 50MW
316156 - Ecopower Developments, Kilkenny	24/03/2023	Yet to be concluded	13 to 20		Min 50MW
313375 - Coolglass Wind Farm, Laois	20/04/2022	Yet to be concluded		13	86MW
307264 - Mercury Renewable, Carrowleagh, Mayo	29/05/2020	SID		13	75MW
309375 - Bord na Mona Powergen Ltd, Mayo	08/02/2021	SID	10 to 20		90MW
312282 - EDF Renewable Ireland Ltd, Mayo	21/12/2021	Yet to be concluded		13	Min 50MW
315864 - Constant Energy Ltd, Mayo	21/02/2023	Yet to be concluded		31	Min 120MW
307471 - Bord na Mona Powergen, Meath & Westmeath	02/07/2020	SID	29 to 35		116-140MW
314271 - Knockanarragh Wind Farm Ltd, Meath & Westmeath	02/08/2022	Yet to be concluded		8	52.8MW
306205 - Moanvane Windfarm Ltd, Offaly	16/12/2019	Yet to be concluded		12	Min 50MW
310143 - Bord na Mona Powergen Ltd, Kildare & Offaly	05/05/2021	Yet to be concluded		55	Min 200MW

310844 - Bord na Mona Powergen Ltd, Offaly	15/07/2021	Yet to be concluded	13 to 17		Min 50MW
313778 - Cush Wind Farm Ltd, Offaly	13/06/2022	Yet to be concluded		11	Min 50MW
315157 - Bord na Monda Powergen Ltd, Offaly & Laois	22/11/2022	Yet to be concluded	10 to 14		50-70MW
307075 - Energia renwables Ltd, Roscommon	31/03/2020	SID		21	100-120MW
307690 - Ecopower Developments, Tipperary	24/07/2020	SID		22	88MW
311587 - Bord na Mona Powergen Ltd, Tipperary	07/10/2021	Yet to be concluded	14 to 18		Min 50MW
315655 - Brittas Windfarm Ltd, Tipperary	23/01/2023	Yet to be concluded	10 to 12		60-72MW
315851 - Buirios Ltd, Tipperary	16/02/2023	Yet to be concluded	9 to 10		Min 50MW
309259 - EMP Energy Ltd, Waterford	22/01/2021	Yet to be concluded		11	Min 50MW
312434 - EMPower, Waterford	22/01/2022	SID		12	74.4MW
306261 - Bracklyn Wind Farm Ltd, Westmeath	20/12/2019	SID		11	60MW
307620 - Coole Wind Farm Ltd, Westmeath	15/07/2020	SID		15	50MW
48 Developments					
Pre- Applications Consultation with ABP since 01/01/2018:			719 to 772		Min 340

620440 mE, 749250 mN

The Property Registration Authority
An tÚdarás Clárúcháin Maoine

Folio: WH493

This map should be read in conjunction with the folio.

Registry maps are based on OSi topographic mapping. Where registry maps are printed at a scale that is larger than the OSi published scale, accuracy is limited to that of the original OSi map scale.

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(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: www.landdirect.ie

The registry operates a non-conclusive boundary system. The Registry Map identifies properties not boundaries meaning neither the description of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent. (see Section 85 of the Registration of Title Act, 1964) As inserted by Section 62 of the Registration of Deed and Title Act 2006.

617240 mE, 746650 mN
Date Printed: 21/04/2023

Creation Date: 21 April 2023 17:16:24

Application Number: P2023LR047484W

1:10000 Scale

Land Registry

County Westmeath Folio 493

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	A plot of ground being part of the Townland of BASKIN HIGH and Barony of KILKENNY WEST containing 54.9968 Hectares shown as Plan(s) 493 edged RED on the Registry Map (OS MAP Ref(s) 23/12, 23/7, 23/8).	V.O. 16844
2	A plot of ground being part of the Townland of BASKIN HIGH and Barony of KILKENNY WEST containing .1265 Hectares shown as Plan(s) 493 edged RED on the Registry Map (OS MAP Ref(s) 23/7, 23/8, 23/12).	V.O. 16844

Land Registry

County Westmeath Folio 493

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:
1	1	D2004XS008240Y	16-JUN-2004		A7AJ9	WH20940F

Land Registry

County Westmeath Folio 493

Part 2 - Ownership

Title POSSESSORY V.O. (26/7/1899)

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965 The devolution of the property is subject to the provisions of Part IV of the Registration of Title Act, 1891.	
1	16-MAR-1966 1937/3/66	PATRICK J. MURTAGH (FARMER) of HIGH BASKIN, DRUMRANEY, ATHLONE, COUNTY WESTMEATH and MADELINE (OTHERWISE MARY MADELINE) MURTAGH (MARRIED WOMAN) of HIGH BASKIN, DRUMRANEY, COUNTY WESTMEATH are full owners of property number(s) 1, 2. Address altered see D2007NL036670C

Land Registry

County Westmeath Folio 493

Part 3 - Burdens and Notices of Burdens

No.	Particulars
~~1~~	~~The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.~~ Cancelled D2004XS008240Y 16-JUN-2004

Land Registry

County Westmeath Folio 15734

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	The property shown coloured Red as plan(s) 10A, 10 on the Registry Map, situate in the Townland of BASKIN HIGH, in the Barony of KILKENNY WEST, in the Electoral Division of DRUMRANEY. The Registration does not extend to the mines and minerals Note: Description Altered, D2022LR100892C, 04/07/2022.	From Folio WH14415
2	The property shown coloured Red as plan(s) 11 on the Registry Map, situate in the Townland of BASKIN HIGH, in the Barony of KILKENNY WEST, in the Electoral Division of DRUMRANEY. The Registration does not extend to the mines and minerals Note: Description Altered, D2022LR100892C, 04/07/2022.	From Folio WH14415

Land Registry

County Westmeath Folio 15734

1 THERE IS APPURTENANT TO THE PROPERTY NO.1 A RIGHT TO PASS AND REPASS ON FOOT AND WITH HORSES AND CARTS OVER PART OF THE TOWNLAND OF BASKIN HIGH BETWEEN THE POINTS LETTERED M AND N SHOWN COLOURED YELLOW ON THE REGISTRY MAP.

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.
Description revised. See Rule 8(4) and Q2020LR010881M.

2 THERE IS APPURTENANT TO THE PROPERTY NO.2 A RIGHT TO PASS AND REPASS ON FOOT AND WITH HORSES AND CARTS OVER PART OF THE LANDS OF BASKIN HIGH BETWEEN THE POINTS LETTERED M AND N ON THE REGISTRY MAP.

The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006.

Land Registry

County Westmeath Folio 15734

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:
1	1	D2022LR100892C	04-JUL-2022		D32BB	WH37184F

Land Registry

County Westmeath Folio 15734

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
~~1~~	~~10-OCT-1975~~ ~~Q2699/75~~ ~~MICHAEL KINCAID (FARMER) of MILLTOWN, BALLYMORE, MULLINGAR, COUNTY WESTMEATH is full owner.~~ Note: Entry cancelled under Rule 7(1). 14-MAR-2023. Q2023LR004305A Cancelled Q2023LR004305A 14-MAR-2023 Land Cert Application No.: 177837 Date: 20-JUN-2005 Held to the order of FAIR & MURTAGH SOLICITORS Address: MAIN STREET MOATE WESTMEATH
2	04-JUL-2022 D2022LR100892C KENNETH KINCAID of Baskin High, Drumraney, Athlone, County Westmeath is full owner. Note: Ownership added under Rule 7(1). 14-MAR-2023. Q2023LR004305A

Land Registry

County Westmeath Folio 15734

Part 3 - Burdens and Notices of Burdens

No.	Particulars
~~1~~	~~The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.~~ Cancelled D2022LR100892C 04-JUL-2022
2	THE PROPERTY NOS 1 AND 2 ARE SUBJECT TO THE SPORTING RIGHTS WITHIN THE MEANING OF THE IRISH LAND ACT,1903 TO WHICH THE LAND COMMISSION WAS ENTITLED.
3	THE PROPERTY NO.1 IS SUBJECT TO THE RIGHT FOR THE OWNERS AND OCCUPIERS FOR THE TIME BEING OF PARTS OF THE LAND OF BASKIN HIGH SHOWN AS PLANS 11, 11A, 12, 12A, 13, 14, 16, 17 AND 19 ON THE REGISTRY MAP TO PASS AND REPASS ON FOOT AND WITH HORSES AND CARTS BETWEEN THE POINTS LETTERED N AND O SHOWN COLOURED YELLOW ON THE REGISTRY MAP. The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006. Description revised. See Rule 8(4) and Q2020LR010881M.
4	THE PROPERTY NO.2 IS SUBJECT TO THE RIGHT FOR THE OWNERS AND OCCUPIERS FOR THE TIME BEING OF PARTS OF THE LAND OF BASKIN HIGH SHOWN AS PLANS 10A, 11, 11A, 12, 12A, 13, 14, 16, 17 AND 19 ON THE REGISTRY MAP TO PASS AND REPASS ON FOOT AND WITH HORSES AND CARTS BETWEEN THE POINTS LETTERED N AND O SHOWN COLOURED YELOW ON THE REGISTRY MAP.

		The description of the land affected by the above right is as set out on the Registry Map. In the event that the above entry includes lettering or other alpha numeric references as part of the description of the subject lands, where such lettering or alpha numeric references are not now shown on the Registry Map, the description on the Registry Map prevails and is deemed to be the description of the affected property for the purposes of the Registration of Deeds and Title Acts 1964 and 2006. Description revised. See Rule 8(4) and Q2020LR010881M.
5	10-OCT-1975 Q2699/75	THE RIGHT OF MICHAEL KINCADE TO RESIDE IN THE DWELLINGHOUSE DURING HIS LIFE AND TO BE SUITABLY SUPPORTED, CLOTHED AND MAINTAINED THEREIN.

Land Registry

County Westmeath Folio 20940F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	A plot of ground being part of the Townland of BASKIN HIGH and Barony of KILKENNY WEST shown as Plan(s) A7AJ9 edged RED on the Registry Map (OS MAP Ref(s) 23/7).	From Folio WH493

Land Registry

County Westmeath **Folio 20940F**

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:

Land Registry

County Westmeath Folio 20940F

Part 2 - Ownership

Title POSSESSORY V.O. (26/7/1899)

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965
1	16-JUN-2004 GERARD MURTAGH of High Baskin, Drumraney, Athlone, County Westmeath is full owner. D2004XS008240Y

Land Registry

County Westmeath **Folio 20940F**

Part 3 - Burdens and Notices of Burdens

No.	Particulars

Land Registry

County Westmeath Folio 11629

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	The property shown coloured RED as Plan(s) 20 on the Registry Map, situate in the Townland of BASKIN HIGH, in the Barony of KILKENNY WEST, in the Electoral Division of DRUMRANEY.	From Folio WH9675

Land Cert Issued: Yes

Collection No.:

Land Registry

County Westmeath Folio 11629

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:

Land Registry

County Westmeath Folio 11629

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965	
1	10-OCT-1991 X5682/91	PATRICK J MURTAGH of BASKIN, DRUMRANEY, ATHLONE, COUNTY WESTMEATH is full owner. Land Cert Application No.: 633384236838 Date: 20-SEP-1993 Issued To: HENRY ARIGHO & CO. SOLRS Address: MOATE CO WESTMEATH

Land Registry

County Westmeath Folio 11629

Part 3 - Burdens and Notices of Burdens

No.	Particulars

Land Registry

County Westmeath Folio 10499

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	A plot of ground being part of the Townland of LISSANODE and Barony of KILKENNY WEST containing 8.7362 Hectares shown as Plan(s) 2 edged RED on the Registry Map (OS MAP Ref(s) 23/11, 23/12, 23/15, 23/16). The Registration does not extend to the mines and minerals	From Folio WH8436

Land Cert Issued: Yes

Collection No.:

Land Registry

County Westmeath Folio 10499

Part 1(B) - Property
Parts Transferred

No.	Prop No:	Instrument:	Date:	Area(Hectares):	Plan:	Folio No:

Land Registry

County Westmeath Folio 10499

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part IV of the Registration of Title Act, 1891.		
~~1~~	~~15-AUG-1997~~ ~~X5899/97~~	~~GEORGE SMYTH of BASKIN, DRUMRANEY, ATHLONE, COUNTY WESTMEATH is full owner.~~ Cancelled D2022LR094664J 30-JUN-2022 Land Cert Application No.: 120568 Date: 26-AUG-1998 Issued To: FAIR & MURTAGH SOLICITORS Address: MAIN STREET MOATE WESTMEATH	
2	30-JUN-2022 D2022LR094664J	GEORGE SMYTH of Baskin, Drumraney, Athlone, County Westmeath and BETTY SMYTH of Baskin, Drumraney, Athlone, County Westmeath are full owners.	

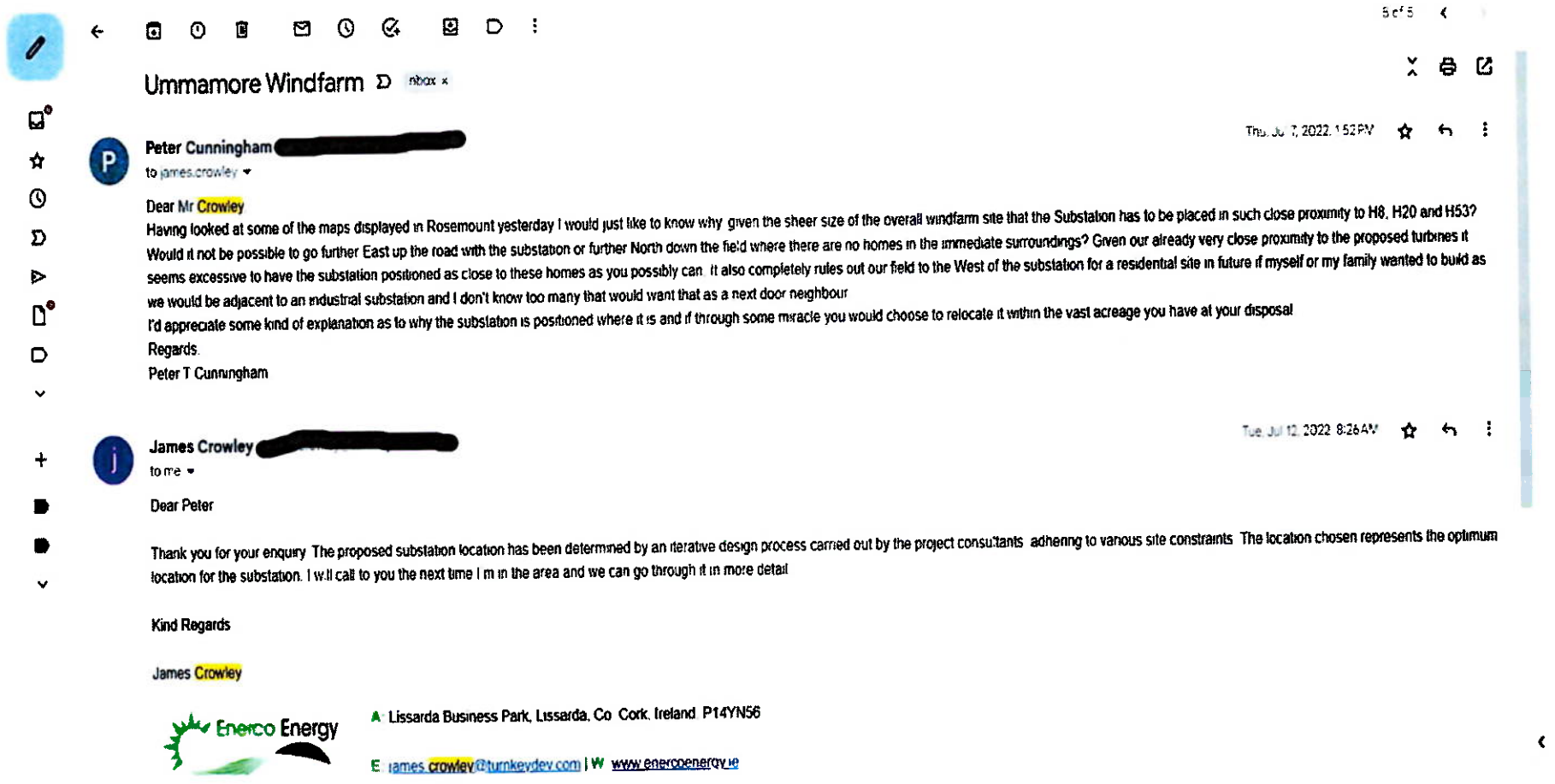
Land Registry

County Westmeath Folio 10499

Part 3 - Burdens and Notices of Burdens

No.	Particulars
~~1~~	~~The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.~~ Cancelled D2022LR094664J 30-JUN-2022

Appendix 8: Email to CLO



5 of 5

Ummamore Windfarm Inbox ×

Peter Cunningham [redacted]
to james.crowley

Thu, Jul 7, 2022, 1:52 PM

Dear Mr Crowley
Having looked at some of the maps displayed in Rosemount yesterday I would just like to know why given the sheer size of the overall windfarm site that the Substation has to be placed in such close proximity to H8, H20 and H53? Would it not be possible to go further East up the road with the substation or further North down the field where there are no homes in the immediate surroundings? Given our already very close proximity to the proposed turbines it seems excessive to have the substation positioned as close to these homes as you possibly can. It also completely rules out our field to the West of the substation for a residential site in future if myself or my family wanted to build as we would be adjacent to an industrial substation and I don't know too many that would want that as a next door neighbour
I'd appreciate some kind of explanation as to why the substation is positioned where it is and if through some miracle you would choose to relocate it within the vast acreage you have at your disposal
Regards.
Peter T Cunningham

James Crowley [redacted]
to me

Tue, Jul 12, 2022, 8:26 AM

Dear Peter

Thank you for your enquiry. The proposed substation location has been determined by an iterative design process carried out by the project consultants adhering to various site constraints. The location chosen represents the optimum location for the substation. I will call to you the next time I m in the area and we can go through it in more detail

Kind Regards

James Crowley

Enerco Energy

A: Lissarda Business Park, Lissarda, Co. Cork, Ireland. P14YN56

E: james.crowley@turnkeydev.com | W: www.enercoenergy.ie

Appendix 9: Ash Dieback on Umma Road (Google Maps Streetview)


County Westmeath
Google Street View
Jul 2019
See latest date
Jul 2019
Jun 2009
Image capture: Jul 2019
© 2023 Google


County Westmeath
See latest date
Jul 2019
Apr 2011
Jun 2009
Image capture: Jun 2009 © 2023 Google


County Westmeath
Google Street View
Jul 2019
See latest date
Jul 2019
Apr 2011
Jun 2009