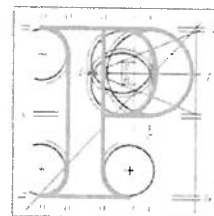


**Our Case Number:** ABP-318704-23



An  
Bord  
Pleanála

Joan Delaney  
Knockanroe  
Templemore  
Co. Tipperary  
E41NW58

**Date:** 04 April 2024

**Re:** 10 year development of 9 Wind Turbines and associated infrastructure  
at Borrisbeg and adjacent townlands, near Templemore town in Co. Tipperary  
(<https://borrisbegplanning.com>)

Dear Sir / Madam,

An Bord Pleanála has received your submission in relation to the above mentioned proposed development and will take it into consideration in its determination of the matter.

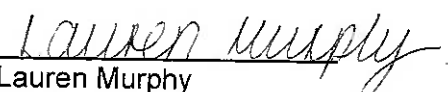
The Board will revert to you in due course in respect of this matter.

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.

More detailed information in relation to strategic infrastructure development can be viewed on the Board's website: [www.pleanala.ie](http://www.pleanala.ie).

If you have any queries in the meantime please contact the undersigned officer of the Board. Please quote the above mentioned An Bord Pleanála reference number in any correspondence or telephone contact with the Board.

Yours faithfully,



Lauren Murphy  
Executive Officer  
Direct Line: 01-8737275

PA09

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
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64 Sráid Maoilbhríde	64 Marlborough Street
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Knockanroe  
Templemore,  
Co. Tipperary  
E41NW58

Planning Ref. ABP-318704-23

3<sup>rd</sup> April 2024

Dear An Bord Pleanála staff,

Thank you for your recent letter outlining your decision to revoke your refusal to allow me to make a revised submission on foot of my appeal re same.

As you know I've submitted 2 previous submissions.

My initial letter sent in December was too early and my objection was disallowed as I was ahead of the Windfarm's lodgement of their planning application. I was endeavouring to get all my ducks in a row before I had surgery.

My second attempt to send an objection also failed as I hadn't put my address on my letter. My apologies. Post-surgery I'm not firing on all cylinders.

As you know I was informed that any personal information would be redacted by Tipperary Council. Your policy is not to do this and hence the appeal re my re submission.

## **The substantive issues surrounding my submission objecting to the Planning Permission sought by the Windfarm Company.**

I am writing to you as I have been informed that the Windfarm Company who are planning to construct a Windfarm named Borrisbeg in Templemore, Co. Tipperary are putting in their planning application this week. [ABP-318704-23](#)

I wish to lodge an objection.

I am concerned that this application will sail through due to the urgency to get Windfarms up and running. I agree with the urgency due to the catastrophic climate changes but not at any cost.

In this observation I refer to concerns that I expressed in my letter to James Crowley one of the staff members of the company and the employee responsible for engaging with the public.

I've redacted much of what I said in my letter to him as I became aware that my submission can be viewed in its entirety by anyone interested contrary to previous advice that personal sections would be redacted.

The following are my concerns and reasons for my objection.

1. I don't believe that it is current practice under An Bord Pleanala Planning Regulations that an Industrial development is allowed to be situated beside a residential development. There are 5 houses in this development. I would consider that the construction of a road specifically designed to carry very heavy goods vehicles and the transportation of massive turbines to be of Industrial Proportions and therefore should not be placed beside a Residential development.

## **PERSONAL IMPACT**

1. As the person living nearest to the proposed construction site I will be the most impacted.

Yet I was the last person to know about the new proposal to put the entrance right beside me. I've never been consulted in person about this proposed development until its final stage when Mr. James Crowley called to my house last year.

I felt ambushed by such an unexpected proposal to put the entrance beside me when Mr. Crowley visited me in late 2023 to notify me of the most up to date proposals.

Due to health constraints I was unable to attend public meetings. I received no contact, updates or reports on the meetings.

Considering that the name of the development is Borrisbeg I was not previously concerned as Borrisbeg is 2 miles from me.

It was very misleading to name the development Borrisbeg. (The proposed development is taking place on land behind me and beside me).

Therefore I never had any cause for concern until I was notified of the exact location of the proposal to put the entrance right beside me.

This revised proposal to put the entrance beside me has caused great upset as I will be living directly beside a construction site for several years should this proposed development proceed.

I've already had to put up with the road hedges and ditches being taken out without being replaced when the main road verges were widened due to the poor visibility at this junction. These natural hedges and ditches provided,

- a. A sound barrier to minimise the noise caused by the traffic volumes on the N62 a major road with serious traffic volumes as it is the main road artery between East Galway and the South.  
(Has any audit been completed of the traffic volumes in preparation for this Planning submission?)
- b. A Natural cushion to minimise the vibrations of the traffic.
- c. Wind barriers protecting me against strong winds from the Devil's Bit Mountain. I've had to erect my own wind barrier from Douglas Fir as I was literally blown out of it at times. I also had to sow my own extra hedging.
- d. A privacy barrier.
- e. A security barrier.

If these proposed works go ahead there will be further unwanted changes to my peaceful, established environment.

Unlike my neighbours I'm based in my home most days so would have no escape from the extreme noise, dust and disruption.

I dread the thoughts of listening to the comings and goings of heavy earth moving machinery. This can be during the night and weekends also.

Of having my peaceful surroundings disrupted.

Even though I live not too far from the main road anyone who comes here comments on how peaceful it is.

That is because I have made it so with my trees and nature. I planted trees from Coillte 2005 as a double hedge between my neighbour and myself.

This was necessary as the existing road hedge was not replaced after the Council bought land from my neighbour to improve the road view and safety. Sadly this bi party hedge was nearly completely denuded in 2019 without my consent and it has never recovered properly. It has now been reduced to a single hedge in places by this destruction of the hedge.

No thought or consideration was given to the fact that a Residential home was on the other side of the hedge.

I have photos (2020) of this to demonstrate how exposed my property is. Further works will only compound this destruction.

I don't want to have to consider relocating to Templemore having completed major home improvements recently to suit my health needs.

I am also concerned about the dust particles from the construction site as I have a regularly monitored health condition that will be impacted by these airborne polluting possibly carcinogenic particles.

2. The value of my own house will fall due to this development as per the advice of an estate agent that I consulted with.
3. I am concerned that structural damage could be done to the foundations and walls of my house due to this major construction as I am very near to the proposed road construction site.
4. I'm concerned re road safety as I previously had a road incident at this junction. See attached photo.
5. Rats etc. from the building works. I've been through all this before when neighbours built their houses as I'm the oldest house. I was inundated with rats. The area is settled now.

## **HEALTH AND SAFETY**

1. The intersection of my road with the main Roscrea to Templemore Road **N62** is still dangerous in my opinion in its current structure despite Tipperary County Council widening both sides of the junction some years ago. There is a hidden dip about 100 metres from the junction towards Roscrea; cars drive at excess speed; there are no warning signs of a relatively hidden junction. When you drive out on to the N62 towards Templemore before you know it there is a car right on your tail.

It is a death trap in my view just waiting for an accident to happen.

It is where both these roads join together that the proposed construction site entrance is being inserted. Trucks bringing hard core and road surfacing in addition to foundation material for the turbines will be delivered via this construction site entrance.

Ginormous sections of turbines requiring Garda escort are proposed to be delivered at this already compromised junction in the middle of the night. At the RIGHT ANGLE of the joining roads. Blue lights flashing as if it were an emergency zone. Possibly even warning siren alarms.

2. Earlier last year I had an incident at this junction. A huge tanker parked right at the junction and made it necessary for me to overtake him on the wrong side of the road. I could have been hit by a car coming onto my road as my view was totally obscured. The driver was parked there for over an hour and was very rude and ignorant in his attitude when I blew the horn at him so as he could see if the road was clear for me. He was draining some liquid or other farm related waste from this land.

(On another occasion there were 4 of these tankers at 10pm at night time in the field beside this junction.)

I attach a photo of this scenario taken when I was returning to my home almost 1 hour later.

### **POSSIBLE RESOLUTIONS**

I have no objection to the proposed site for the Windfarm in spite of others expressed concerns re the noise and flicker effect of the Turbines.

The company previously planned to put the entrance about 2 miles away but this proposal was declined by the owner of the land.

Shouldn't this be explored more if it was originally deemed the best site for the entrance? The road is straight at this junction with clear visibility And is much safer in my view.

I know this area well having grown up here and there are a number of other options that could have been considered for the entrance.

1. As the owner of the land where it is proposed to construct the new entrance road has plenty of road frontage the entrance could be placed further down the main road away from residential houses.

I put this suggestion to Mr. Crowley but received a negative response. The land owner probably doesn't want the entrance going in beside the old house in case it is returned to domestic use in the future.

2. The Windfarm Company could also widen the road or laneway which goes down through the lands commonly known as Pollack or Dwyer's to gain access to the Turbines. I'm sure the farmers using this laneway would be delighted to have their lane widened to a 2 car laneway.
3. For transparency I've no vested interest in this suggestion even though my brother has land down this lane. When I made this suggestion to Mr. Crowley he said that this couldn't be done as it was down to the National Roads Authority. Yet he is able to gain permission to put a new entrance in a very dangerous location. I phoned the NRA and they didn't seem to concur with Mr. Crowley. As far as I know this is a private road. It is on a bit of a bend but remedying this could even improve the road.



**Below is the conclusion summary taken from my letter to Mr. Crowley.**

I've just modernised and adapted my house for a wheelchair user and thought this was going to be my forever home. Now this proposed development has put a huge doubt on this.

I've little or no protection from the elements as it appears my neighbour was not required to replace the hedge taken out when he was compensated for having the road widened visually.

I've no trust or guarantee from previous experience that more destruction of the natural habitat will not occur.

I'm aware that under a EU directive I have rights as a vulnerable person. I would be concerned about the noise and air pollution due to existing health issues.

While an Environmental Impact Study has been done there has been no study or survey of the Impact on the Human beings also living in this environment.

**I'm requesting that you use an alternative route to access the windfarm site.**

I will be objecting to the planning application. I'm in favour of wind farms and I'm not a NIMBY person. But if you have reasonable alternatives you should use them.

I was given details of compensation of 5k per year while the wind farm was being built and 1k for 15 years thereafter.

My objection is not about recovering more compensation. No money would compensate me for such a level of disturbance

In conclusion I am asking the Planners in An Bord Pleanala and Tipperary County Council to please review my submission and take my concerns seriously.

If there are oral hearings please let me know so that I can prepare to participate.

Thanking you,

Yours faithfully,

Joan Delaney

**Photos showing situations referred to in my submission.**

1<sup>st</sup> and 2<sup>nd</sup> photos show the destruction of the boundary hedge between myself and the farmer next door. No permission was sought to remove the headland and to reduce the hedges. It can be seen that the hedges were practically destroyed, almost totally denuded.

It can also be seen that I had to employ a groundsman to remove earth from my lawn in order to build up the hedge and boundary once again. I've also had to re-populate the ditch with new hedging. At a significant cost to me.

It can easily be seen that I have very legitimate reasons for mistrusting any kind of developments next door.



Photo No. 1



Photo No. 2



20:37

4G 3%



Marta

17 February, 10:33



Photo No. 3 shows the position of the tanker referred to in my submission.

Taken approximately early 2023 before I knew of any Windfarm proposed developments beside me. The tanker remained in this location for at least 1 hour causing a total obstruction of the left lane coming out of my road and onto the main **N62** road from the West of Ireland to the South.

There is a crèche about a mile from me on my road and I've no doubt many others including parents had to dangerously circumvent this tanker truck. Other people have reported that they too have seen tankers parked at this junction on other occasions. If truck drivers can be so careless about other road users safety on these occasions how can it be guaranteed that this won't be a recurring situation in the future.

It can also be seen to some extent how the road dips significantly as you approach the junction from Roscrea.

In my opinion this junction is still very unsafe in it's current format inspite of upgrades a number of years ago. To add more infrastructure and to change it's function into an access junction is extremely dangerous in my opinion. I would consider that the roads engineer in Tipperary Council would agree.