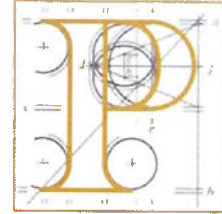


**Our Case Number:** ABP-318704-23



An  
Bord  
Pleanála

John Delaney  
The Mart Lane  
Knockanroe  
Templemore  
Co. Tipperary  
E41XD66

**Date:** 22 March 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 recent submission (dated 14th February 2024) in relation to the above mentioned proposed development 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.

The Board will revert to you in due course with regard to the matter. The Board apologises for the delay in acknowledgement to you in relation to this.

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,

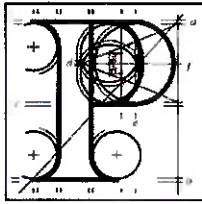
  
Lauren Murphy  
Executive Officer  
Direct Line: 01-8737275

PA04

Teil	Tel	(01) 858 8100
Glaio Áitúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Riomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902



An  
Bord  
Pleanála

## Observation on a Planning Appeal: Form.

### Your details

#### 1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

Your full details:

(a) Name

Click or tap here to enter text.

John Delaney

(b) Address

Click or tap here to enter text.

The Mart Lane, Knockanroe, Templemore, Co.  
Tipperary. E41 XD66

### Agent's details

#### 2. Agent's details

If you are an agent and are acting for someone else **on this observation**, please also write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's address

Click or tap here to enter text.

## Postal address for letters

3. During the appeal process we will post information and items to you **or** to your agent. For this observation, who should we write to? (Please tick ✓ one box only.)

**You (the observer) at the address in Part 1**

☒

**The agent at the address in Part 2**

☐

## Details about the proposed development

4. Please provide details about the appeal you wish to make an observation on. If you want, you can include a copy of the planning authority's decision as the observation details.

**(a) Planning authority**

(for example: Ballytown City Council)

Tipperary County Council

**(b) An Bord Pleanála appeal case number (if available)**

(for example: ABP-300000-19)

PA92.318704

**(c) Planning authority register reference number**

(for example: 18/0123)

PA92.318704

**(d) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Borrisbeg Renewable Energy Development, Borrisbeg, Eastwood,  
Ballycahil, Knockanroe, Clonmore, Graffan and Skehanagh, Co. Tipperary.

## Observation details

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Dear Sir/ Madam,

As you will be aware your proposed development situated in Borrisbeg will be located adjacent my property – more particularly my family home.

1. Firstly, the reason for why I chose to build our family home here was for it's rural, quiet location and unspoilt natural beauty. It is a place where as child I would have visited regularly with my grandfather as he enjoyed hunting and fishing; which in turn I also enjoy today and hope to pass on to my two boys. The location of my home is ideal to enjoy country life, private and picturesque. It is also not too remote in the sense that it is only 3 miles from the town which means that I am also close to my elderly parents.
2. Because of my residential status close by to the locus of your development –the quality of life and that of my family will be the most impacted upon by this development. The surrounding lands impacted do not enjoy the residential status of their owners as the lands might be categorised as 'out farms' and therefore they are more remote to the practical impact of your development.
3. I have what I believe are legitimate concerns about the reduction in the value of my property. From research, there are mixed reports about the value of the land decreasing.

'The London School of Economics (LSE) have undertaken the first major one and reported earlier this year that those within 1.2 miles of a large wind farm would have around 13% knocked off the value of their homes' ([renewableenergyhub.co.uk](http://renewableenergyhub.co.uk))

In more recent years, with newer regulations in place, turbines cannot be built within four times the height of the turbine. The nearest of the 3 turbines to my property is to be built 750m from my home (Turbine 2= 780m, Turbine 3 = 830m ). The proposed turbine will be 185m high. So, applying the rule that would be  $185\text{m} \times 4 = 740\text{m}$ . 10 m outside the recommended distance. However, is this measured from the centre of the turbine. I am concerned about the impact of shadow flicker, noise, flashing lights etc. The visual impact on my property. It will not be very aesthetically pleasing.

In conclusion, I accept that there must be environmentally friendly ways of producing energy and while my home is located outside the minimum 500m

5. Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

setback distance from a residential building it remains only 250m outside of this recommended distance. It is proposed that it 'should be' sufficient to prevent any significant noise and shadow flicker. However, aesthetically it will dominate the setting of our house.

I can see little alternative open to me but to lodge a formal objection to the development which is regrettable but necessary taking all factors into account.

If you need any further details, please contact me.

Kind regards,

John Delaney



## Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

## Fee

7. You **must** make sure that the correct **fee** is included with your observation. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

This document has been awarded a Plain English mark by NALA.

Last updated: April 2019.

