

Our Case Number: ABP-318816-24



**An
Bord
Pleanála**

Liam and Michelle Guinan
Ballinaguilsha
Birr
Co. Offaly
R42 RR68

Date: 04 March 2024

Re: 10 year planning permission for wind energy development consisting of 8 no. wind turbines and all associated works
located at Cush, Galros West, Boolinarig Big, Eglish, and Ballindown, Co. Offaly.
(www.cushwindfarmplanning.ie)

Dear Sir / Madam,

An Bord Pleanála has received your recent submission 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.

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.

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.

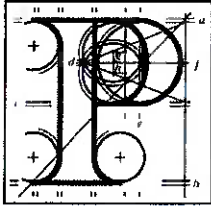
Yours faithfully,

Ellen Moss
Executive Officer
Direct Line: 01-8737285

PA04

Tel	Tel	(01) 858 8100
Glao Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Bord
Pleanála

Observation on a Strategic Infrastructure Development Application

Observer's 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:

(a) Observer's
name

Liam and Michelle Guinan

(b) Observer's
postal address

Ballinaguilsha, Birr, Co. Offaly. R42 RR68

Agent's details

2. Agent's details (if applicable)

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

Not applicable

(b) Agent's postal
address

Not applicable

Postal address for letters

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

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

☒

The agent at the postal address in Part 2

☐

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**
(for example: 300000)

318816

- (b) **Name or description of proposed development**

10 year planning permission for wind energy development consisting of 8 no. wind turbines and all associated works

- (c) **Location of proposed development**

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

Cush, Galros West, Boolinarig Big, Eglish and Ballindown, Co. Offaly

Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word** limit as the box expands to fit what you write.

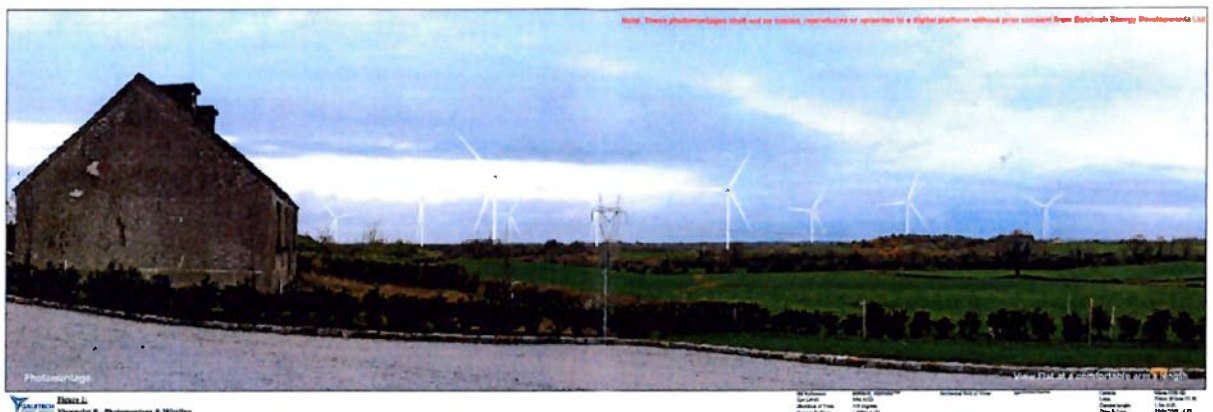
You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

We, Liam and Michelle Guinan wish to object to the planning application for the proposed wind farm beside our house, properties and workplace at Ballinaguilsha, Birr, Co. Offaly

1. Visual Impact

The visual impact of this windfarm is devastating. Our house, 2 potential rental properties and the family business are located just over 1000m from the proposed windfarm.

We will have a full unobstructed view of the windfarm from the front of our house (H74 on the Dwellings Map, Annex 12.1). The windfarm will be visible from our front door, kitchen window, living room window, 4 bedrooms, sitting room window, garden and patio. Please see the following photomontage provided by Cush windfarm. This photo was taken from the front of our house (full A3 photo can be provided if required)



5. Grounds

Liam's mother lives next door (H73 on the Dwellings Map, Annex 12.1). At Liam's mother request, we have asked Cush Windfarm via email for a photomontage of the visual impact from her house. We have not received this photomontage as stated would be provided by Cush windfarm in their planning application (Annex 1.8 Community Consultation Report, 2.3.3 Visual impact). Liam's mother has the same unobstructed view from her kitchen window as we do. She spends all day in her kitchen and living area. The windfarm will be her new view. She is very upset about this having spent over 40 years in the same house. She feels the windfarm would devalue her house and the future of those who continue to live in it.

The property we own next door (H75 on the Dwellings Map, Annex 12.1), will have the same view of the windfarm and visual impact as our house. This property can be seen on the photomontage provided above.

The 3rd property we own is 1018m from the windfarm. Cush Windfarm have confirmed this via email on 1st June 2023. However they have not included this house on their Dwelling Map (Annex 12.1).

The Community Liaison Officer of Cush windfarm has told us what the distance of our properties are from the windfarm. All 3 properties are just over 1000m. There is no evidence to refer to, that we can confirm these are the correct distances. On the 23rd March 2023, we emailed Cush Windfarm requesting a map showing the exact distances from each of our properties to the turbines. This request has not been responded to by Cush Windfarm and we have not received a map. We would like to see a map showing the distance between our house, properties and workplace and the proposed windfarm.

We are located close to the 4 turbine Meenwaun windfarm and the 21 turbine Derrinlough windfarm. We have a full unobstructed view of those windfarms. We feel we

5. Grounds

have been impacted enough by the windfarms and there is an oversaturation of turbines in a small area.

2. Neighbour Scheme

According to Cush windfarm we have 3 properties just over 1km away from the windfarm. We were told in writing that Cush windfarm would provide an annual contribution of €1000 per occupied house towards the cost of electricity bills for houses between 1km and 2km. This has been confirmed to us via email on 1st June 2023 from the Cush Windfarm Community Liaison Officer.

However, in the planning application Cush windfarm are only including houses within 1km of a wind turbine for this [REDACTED] (Annex 1.8 Community Consultation Report, 2.5.3 Neighbour Scheme). This is a change to the terms of the scheme without prior consultation.

We have been deceived by the Community Liaison Officer and Cush windfarm. Please see the following email correspondence from the Community Liaison Officer. We can provide this via email if required.

----- Forwarded message -----
From: Deirdre [REDACTED]
Date: Thu 1 Jun 2023 10:00:00
Subject: Re: [REDACTED]
To: Michelle Hogan [REDACTED]

Good Afternoon Michelle & Liam.

It was good to meet with you recently regarding the Cush Wind Farm project.

I noted on the day that you were looking for the distance from your house & I can confirm that R42 A396 is 1092m from the nearest turbine.

After receiving an email from Michelle, we looked at the distance of the currently unused shed house further down the road from you towards Five Alley (What you were calling "Dunmochy"). The house nearer the road N52 is 1282 meters and the house shed further in the field is 1018 meters.

I can also confirm after speaking with residents door to door and holding the chance that Cush Wind Farm can commit €1000 to each household between 1 & 2 kilometres from the turbines. This will be the case where your residence is concerned.

As discussed last week, there is criteria for this payment, such as a person must be living in the house and provide a rental contract or letter to state this.

Liam and Michelle, if you need anything else clarified, please do not hesitate to contact me.

Deirdre Keegan - Community Liaison

deirdre@kieritechnology.com

5. Grounds

Changing the terms of the neighbour scheme will also affect Liam's mother who is over 1km but within 2km from the windfarm

3. Turbine Height

The height of the proposed turbines of the Cush windfarm will be higher than the local windfarms – Meenwaun and Derrinlough. Cush windfarm will also be closer to us. We feel the turbine height is excessive and there is an oversaturation of turbines in a small area.

4. Photomontages

The photomontages (Annex 9.2) provided by Cush windfarm do not provide a true representation of the visual impact from those living closest to the windfarm. The photomontages are taken from places far away, from behind obstructions and from convenient angles with the aim to misrepresent how the windfarm will look in reality.

5. Public consultation/issues raised

Cush windfarm have stated that local residents were given the opportunity to visit an operational windfarm (Annex 1.8 Community Consultation Report, 2.2.4 Public Consultation Overview/Issues Raised). We never told about this and never asked to put our names forward.

6. Alternative Location

We are not opposed to renewable energy sources and support the Governments Climate Action plan. Might the alternative location – Option L1, Annex 2.1 provided by Cush

5. Grounds

windfarm be looked at? This would have less of an impact on our lives and that of our family and their future at Ballinguilsha, Birr.

Our family can trace its roots back to the early 1800s. Our children are the 9th generation to be born into our house. We wish for our family to continue to live at Ballinaguilsha and do not want their lives impacted. We feel the proximity of Cush windfarm would devalue our properties and impact the decisions of our children to continue to live here.

We would be grateful if you would take into consideration our observation when reviewing this planning application.

Thank you,

Liam and Michelle Guinan.

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.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to **request the Board to hold an oral hearing**, please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

☒

No, I do not wish to request an oral hearing

☐

Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes