

Blánaid Sheahan  
Newport, Sydney,  
Australia.  
June 15, 2025

To:  
The Secretary  
An Bord Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

|                         |             |
|-------------------------|-------------|
| <b>AN BORD PLEANÁLA</b> |             |
| LDG- _____              | 260852-25   |
| ABP- _____              |             |
| 17 JUN 2025             |             |
| Fee: € 20.00            | Type: Draft |
| Time: 16.09             | By: HAND    |

Applicant Name: Tullacondra Green Energy Limited.

Planning number: 24 / 5503

Planning address: Polnareagha, Ardskeagh, Tullacondra, Crougtha Kilmaclenine, Ballyclough, Knockaunavaddreen, Copestown, Ballybeg, Baltydaniel East Twopothouse, Caurraghakerry, Co. Cork

Planning description: Objection to proposed installation of nine wind turbines, each with a blade tip height of 175 meters, a rotor diameter of 150 meters, and a hub height of 100 meters.

To Whom It May Concern,

I am writing to formally appeal the decision by Cork County Council to grant planning permission to Tullacondra Green Energy Ltd for the construction of nine industrial wind turbines in my community. This appeal is made on behalf of not just myself, but a devastated and furious rural community that has been ignored, disrespected, and railroaded by both local government and national policy. We feel increasingly unheard, overlooked, and excluded from decisions that will have a profound impact on our lives, our health, our land, livelihoods and our future. The Council's decision is an insult to democratic process, a betrayal of public trust, and a damning example of how utterly broken the planning system has become when it comes to wind energy developments in Ireland. I plan on returning to my homeland, that my ancestors have lived on for generations and to think the entire landscape and community will be turned upside down because of greed, as well as incompetent and mis-managed renewable energy policy at local and national government level is quite frankly a disgrace and insult to me, my family and my fellow rural community.

### **This Doesn't Feel Like Planning – It Feels Like Imposition**

Let me be clear: this does not feel like democratic planning. It feels like something being imposed upon us. Across the country, and certainly in our community, there is a growing perception that when it comes to wind energy developments, transparency is lacking and local voices are being marginalised. Decisions appear to be made behind closed doors, irrevocable contracts are signed long before communities are informed, and ordinary people are treated as afterthoughts. A box ticking exercise by government, to satisfy EU targets

shows only how grossly incompetent and mis-managed renewable energy policy is being handled in Ireland, coupled with feeding the greedy green energy machine.

It is hard not to feel that we are being dictated to rather than engaged with — and this is a dangerous place for any democratic planning system to arrive at.

### **Cork County Council's Inconsistent, Inadequate, and Unjust Decision-Making**

Despite over 240 submissions in objection, Cork County Council approved this project. Meanwhile, another wind farm proposal in the same county was refused on the basis of a high volume of objections — there were 70 objections in total. This glaring inconsistency makes one thing abundantly clear — our objections were not given due consideration. We ask: why are our voices worth less?

This decision disregards multiple crucial grounds for objection:

- **Noise:** Even with outdated thresholds (37 dB limit, 45 dB conditioned), the sheer number of residential dwellings surrounding the site guarantees constant noise impact, regardless of wind direction.
- **Shadow Flicker:** The developer's own mitigation confirms that turbines will need to be switched off at times — clearly highlighting that this site is fundamentally unsuitable.
- **Efficiency:** If turbines must be frequently turned off due to noise and flicker, how can this be considered a reliable source of renewable energy?
- **Non-Compliance with Guidelines:** The proposed turbines breach distance thresholds from dwellings, even under outdated 2006 guidelines.
- **Turbine Height:** At 175m (575ft), these turbines are disproportionately overbearing for the landscape — even from 1km away.
- **Geology:** The site is underpinned by karst rock and fault lines — creating major concerns regarding vibration, water flow disruption, and geological instability.
- **Ecology:** This elevated apex site is surrounded by streams and underground caves. Protected species include freshwater pearl mussels, salmon, bats, and nesting raptors. Five known peregrine and owl nesting sites lie around the proposed development zone, with recorded flight paths cutting directly through.
- **Special Area of Conservation:** The site falls within a designated Special Area of Conservation. That alone should have rendered the application unsuitable.
- **Roads:** Recent resurfacing efforts will be undone by deep excavation and road-widening for turbine delivery.
- **Emergency Services:** With key routes disrupted, emergency response times in an already vulnerable farming region will be dangerously delayed. Farming is now officially more dangerous than firefighting in Ireland.
- **Emergency Helicopters:** The turbines exceed the maximum flight height permitted for helicopters (575ft vs. 500ft), creating a known collision risk.
- **Farming and TB Risk:** This is an intensely farmed area with nationally important herds. A TB outbreak — possibly triggered by wildlife displacement or stress — would be devastating.

- **Mental and Sensory Health:** Impacts include sleep disruption, stress, sensory overload, and anxiety. Children with grommets and elderly people with hearing aids are especially vulnerable. Yet Cork County Council acknowledged none of this.
- **Improper Governance:** Conditions and obligations were not met with adequate scrutiny. Key impact areas were passed over in vague terms. This is not good enough.
- **Bat Surveys:** Incomplete, inadequate, and not reflective of real habitat use or movement patterns.
- **Alternative Use:** The site is far more suitable for a solar farm, given terrain, scale, and proximity to homes.

## **High Court Rulings Ignored – And So Was Expert Inclusion**

Cork County Council's decision flagrantly ignored Irish court precedent. Multiple High Court rulings have resulted in wind farms being shut down due to unacceptable health and wellbeing impacts on neighbouring communities. This is not hypothetical. It is legal precedent. And it was omitted entirely from the decision.

Equally concerning is the dismissal of a 50-page expert objection from a highly qualified engineer, who had previously lived adjacent to a wind farm and was forced to relocate due to its impact. His report combined professional insight, planning knowledge, acoustic analysis, and lived experience. It was ignored in full. What more is the public expected to provide?

## **Rebuild Ireland, or Break It Apart?**

The Rebuilding Ireland strategy outlines five pillars to support housing and rural communities. One of these is to maintain and improve existing homes and communities. Yet this development devalues homes, disrupts farming, pollutes peaceful rural living, and divides neighbour from neighbour. Where is the support for those who are already here?

## **A Failing Planning Framework**

And more fundamentally — how is it acceptable that Ireland is still operating under Wind Energy Development Guidelines first published in 2006? Nearly 20 years out of date, these guidelines were designed for smaller turbines, very different technologies, and different settlement patterns. Why have they not been updated, despite years of public outcry, despite legal pressure, and despite enormous changes in infrastructure scale?

This gap is not just frustrating — it is deeply unjust. It is allowing inappropriate developments to proceed because there are no modern safeguards in place. This is regulatory failure at national level. It undermines the integrity of the planning system.

## **Loss of Faith in Governance**

We engaged with this process in good faith. We submitted evidence. We followed procedures. But our community has been ignored. Decisions feel predetermined. The public is treated as a procedural nuisance.

This experience has profoundly shaken my confidence in local and national governance. What hope is there for democratic engagement if detailed, respectful, science-backed objections are discarded in favour of developer convenience? Where does that leave rural Ireland?

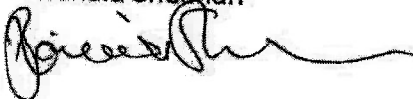
### **What I Am Asking**

I respectfully ask An Bord Pleanála to:

1. Recognise the weight of public objection and the need for consistent, evidence-based decision-making.
2. Uphold the precautionary principle in the face of unresolved health, geological, aviation, and ecological risks.
3. Acknowledge the agricultural importance and environmental sensitivity of the proposed site.
4. Refuse this application outright. To approve it would not only be unjust — it would set a precedent that the voices of communities, no matter how loud or informed, simply do not matter.

Thank you for your time and consideration.

Yours sincerely,  
Blánaid Sheahan





Blánaid Sheahan  
Newport  
Sydney  
Australia

10/09/2024

**APPLICANT:** Tullacondra Green  
Energy Limited

**DEVELOPMENT:** The Applicant is seeking permission for the construction, operation and decommissioning of a wind energy development including:

- 9 wind turbines each with a blade tip height of 175 metres, rotor diameter of 150 metres, hub height of 100 metres and a rated output of 4.5 megawatts.
- Turbine Foundations, crane pad hardstanding areas and associated drainage.
- Upgrade of existing site tracks and construction of new site tracks and associated drainage.
- Access from the local road L5302 at Crought, Ballyclogh including a new site entrance for the construction phase and upgrading of an existing entrance for the operational phase.
- An on-site 38 kilovolt electrical substation to Electricity Supply Board Networks specification to include control building with electrical infrastructure, welfare facilities supplied by rainwater harvesting and storage tank, a wastewater holding tank with high level alarm, car parking, security fencing and lighting, and all associated infrastructure, services, and site works including a temporary construction compound.
- All associated underground electrical and communications cabling connecting the turbines to the proposed electrical substation.
- A temporary site construction compound and associated ancillary infrastructure including welfare services, office accommodation, parking, fencing, lighting etc.
- Areas for temporary storage of excavated materials.
- A permanent meteorological mast of 100 metres height above ground level on a concrete base.
- Installation of approximately 13.5 kilometres of 38 kilovolts underground electrical cabling, mainly within the public road, between the proposed wind farm substation to the boundary of Mallow 110 kilovolt substation at Saint Joseph's Road Mallow.
- All associated site works including site clearance and ancillary development including site drainage/Sustainable Drainage System, security gates, fencing, permanent and temporary signage, and biodiversity mitigation and enhancements, including hedgerow planting.

The Applicant is seeking a 10-year duration planning permission and 35-year operational period from the date of overall commissioning of the entire wind farm. The Environmental Impact Assessment Report (EIAR) and Natura Impact Statement (NIS) will be submitted to the Planning Authority with the application. The wind farm development is

# C omhairle Chontae Chorcaí Cork County Council

Head Office: County Hall, Cork



proposed on a site in the townlands of Polnareagha and Ardskeagh (Templemary E.D.); and Tullacondra and Croughta, (Kilmaclenine E.D.), County Cork. The proposed grid connection will be installed underground mainly within the public road from the wind farm site at Croughta, Ballyclogh to the boundary of the 110 Kilovolts substation at Saint Joseph's Road, Mallow passing through the townlands of Kilmaclenine, Croughta, Knockaunavaddreen, Copestown, (Kilmaclenine E.D.), Ballybeg (Buttevant E.D.), Baltydaniel East, Twopothouse, and Caurraghakerry (Caherduggan E.D); and Cloghlucas North, Curraghphadeen, Ballyvinitier Upper, Ballyvinitier Middle, Ballyvinitier Lower, Parkadallane, Carrigoon More and Carrigoon Beg Mallow Rural E.D.).

**AT:** Polnareagha, Ardskeagh, Tullacondra, Croughta Kilmaclenine, Ballyclogh, Knockaunavaddreen, Copestown, Ballybeg, Baltydaniel East Twopothouse, Caurraghakerry, Co. Cork

**FOR:** Permission

**PLANNING REGISTRATION NO:** 24/5503

A Chara,

I wish to acknowledge receipt of your online submission/observation on 10/09/2024 concerning this application. I wish to confirm that your submission/observation has been received within the period of five weeks beginning on the date of registration of the application and is therefore considered a valid submission/observation.

Copies of site map/plans and particulars submitted in connection with the application will be available for inspection at this department during office hours (9.00 a.m. to 4.00 p.m., Monday to Friday) until the application, or any appeal thereon, is finally determined. The applicant shall be given your name and content of the submission/observation should it be requested.

Your submission will form part of the documentation available for inspection by the public. You will be notified when a decision is made on the application.

**This document should be retained. If you wish to appeal such decision a copy of this acknowledgement together with the attached official document must accompany your appeal to An Bord Pleanála.**

CORK COUNTY COUNCIL  
PLANNING DEPARTMENT  
County Hall, Carrigrohane Road,  
Cork.

