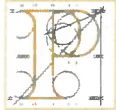


Daire

LDG-081450-25  
Dytd BP40



An  
Coimisiún  
Pleanála

### Planning Appeal Online Observation

Online Reference  
NPA-OBS-004827

#### Online Observation Details

Contact Name  
Liam O Keeffe

Lodgement Date  
14/07/2025 20:12:42

Case Number / Description  
322787

#### Payment Details

Payment Method  
Online Payment

Cardholder Name  
Liam O Keeffe

Payment Amount  
€50.00

#### Processing Section

S.131 Consideration Required

Yes — See attached 131 Form

N/A — Invalid

Signed

  
EO

Date

22 / 7 / 25

#### Fee Refund Requisition

Please Arrange a Refund of Fee of

€

Lodgement No

LDG—

Reason for Refund

Documents Returned to Observer

Yes  No

Request Emailed to Senior Executive Officer for Approval

Yes  No

Signed

EO

Date

#### Finance Section

Payment Reference

ch\_3RkrmqB1CW0EN5FC1CRvvjf

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board Member

Date

Date

File With

[Empty box]

SECTION 131 FORM

Appeal No

ABP- 322787

Defer Re O/H

Having considered the contents of the submission dated/received 14/3/25 from Liam + Anne O'Shea I recommend that section 131 of the Planning and Development Act, 2000 be/ not be invoked at this stage for the following reason(s):

no new material information

Section 131 not to be invoked at this stage.

Section 131 to be invoked — allow 2/4 weeks for reply.

Signed

Dave W. [Signature]

Date

06/02/25

EO

Signed

[Empty box]

Date

[Empty box]

SEO/SAO

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

[Empty box]

Task No

[Empty box]

Allow 2/3/4 weeks

BP

Signed

[Empty box]

Date

[Empty box]

EO

Signed

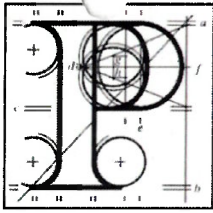
[Empty box]

Date

[Empty box]

AA

haise Foley 24/07/25



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

Liam & Abina O Keeffe

(b) Address

Grange House,  
Buttevant,  
Co. Cork

### 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)

Cork County Council

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

(for example: ABP-300000-19)

PL04.322787

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

(for example: 18/0123)

245503

**(d) Location of proposed development**

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

Polnareagha, Ardskeagh, Tullacondra, Crougta, Kilmaclenine, Ballyclogh,  
Knockaunavaddreen, , Copestown, Ballybeg, Baltydaniel East,  
Twopothouse, Caurraghakerry, Co. Cork

## 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.

### Effect on Community

It is our observation that Cork County Council have not addressed the valid concerns of the local community in relation to the effect that the erection and operation of these turbines will have on the health and well-being of the local community. People will be seriously negatively impacted by noise, shadow flicker and the visual impact caused by these turbines. Over one hundred and fifty homes will be directly effected.

The proposed development can only serve to destroy the fabric of the local community as nobody will want to settle in our area in the shadow of these giants and people who are already living in the area will gradually look to move away. Is this what we want to see happen in this community and countless other communities across Co. Cork ? Before we know it, rural life will be decimated.

It is fair to assert that the 2006 guidelines in relation to these turbine developments are hopelessly out of date and cannot logically be applied to turbines which are up to 4 times bigger than they were at the time the guidelines were put in place. We strongly believe that these guidelines will be updated in a way that will stop this development and at the very least, planning should be put on hold until such time as the guidelines have been revised. Before it is too late, we need to take a step back and acknowledge that this is not the way forward. We know in our hearts that this type of

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.

development is completely unsuitable to the proposed location. How is it that a person would not be granted planning permission for a 3 storey house in our area as it would be out of character and yet turbines that are up to 15 times bigger can get planning ?

Also, no consideration has been given to the economic impact on people in the local community of this proposed development. House prices and land prices will be significantly devalued should this development go ahead.

#### **Effect on Water**

It is our observation that Cork County Council have not adequately addressed the impact on water supply in the area as a result of the proposed development. The proposed site lies within a rural catchment where many households depend on private wells and springs for drinking water. Construction activities—particularly deep excavations, blasting, and concrete foundations—pose a significant risk of contamination from sediment, fuel spills, and cement leachate. Even minor pollutants can render groundwater unfit for consumption, particularly in karst or fractured bedrock areas common in rural Ireland. We feel that it is not clear how contamination risks will be avoided or monitored during and after construction.



## 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.

