Formal Planning Objection

To:
The Planning Officer
Limerick County Council
Planning Department

From:
Helen Daly
3 Castle Grove
Mallow
Co. Cork
Eircode: P51 VN3Y

Phone 0834833613

Date: 22 October 2025

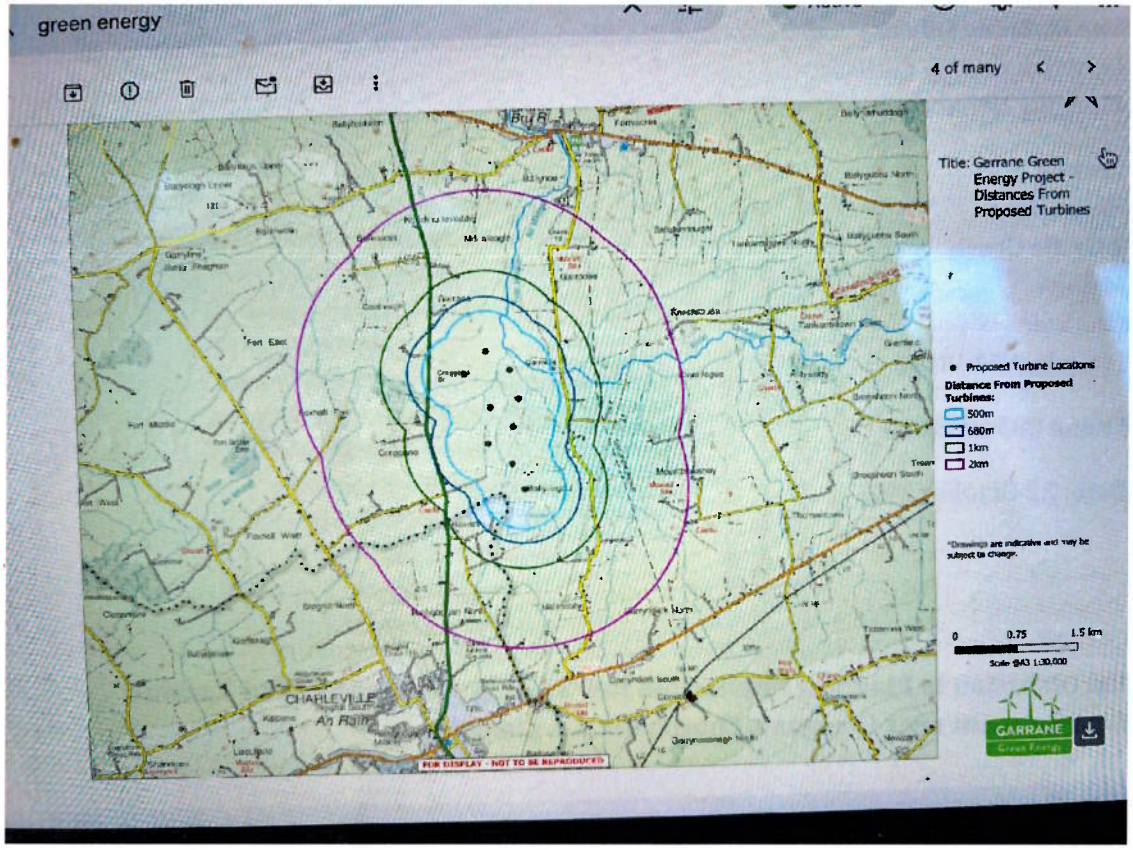
Re: Objection to Planning Application Ref. 323635 – Proposed Wind Turbine Development near Creggane, Charleville, Co. Limerick

1. Introduction

I, Helen Daly, of 3 Castle Grove, Mallow, Co. Cork (P51 VN3Y), am the owner of lands at Creggane, Charleville, Co. Limerick. I submit this formal objection to the above-referenced planning application on the grounds that the proposed development would unreasonably sterilise my adjoining lands and reduce the value of my property, and Gurrane Green Energy Ltd. failed to carry out proper consultation.

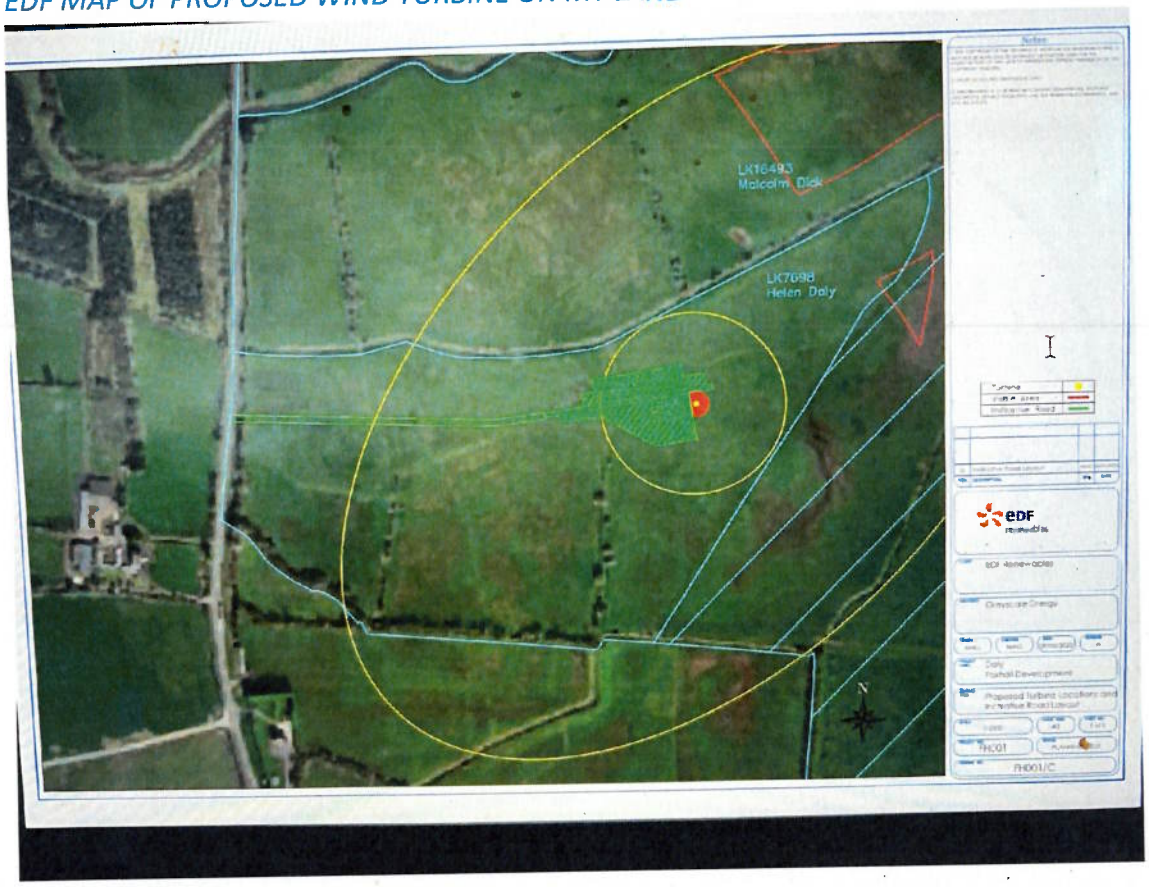
Despite the fact that my land adjoins the proposed site and is within 500m of the proposed turbine location as outlined on the map below supplied by Gurrane Green Energy Ltd. I only became aware of the proposed development when another landowner living in the area brought it to my attention. This is despite the fact that I should have been directly consulted.

Map Supplied by Gurrane Energy Ltd



On becoming aware of the proposed wind farm, I contacted Gurrane Green Energy Ltd. so that I might be informed of their proposal and see how it might affect my land. Furthermore, especially in light of the fact that a previous proposer, EDF Renewables, had considered the location of a turbine on my lands to be a feasible option, as per the map section herewith, I also asked Gurrane Green Energy might a turbine on my land be considered in the proposal. Gurrane Green Energy Ltd. informed me that they would not be making any change to their proposal.

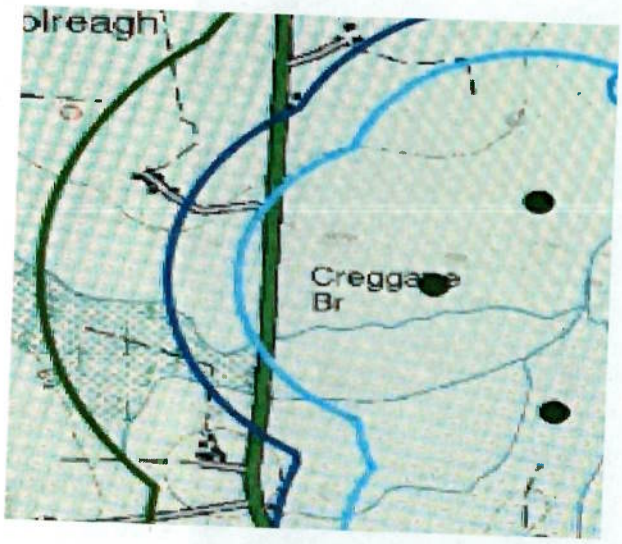
EDF MAP OF PROPOSED WIND TURBINE ON MY LAND



2. Sterilisation of Adjoining Lands and Development Potential

The proposed turbine layout, positioned immediately adjacent to my lands at Creggane, would unreasonably sterilise my adjoining property and prejudice its future use for renewable energy or compatible rural development, as the proposed wind turbines are so close to my boundaries.

The highlighted section of the map herewith clearly shows that the proposed location of the turbines so close to my boundary means that I would never be able to be part of a wind energy project in the future.



Under Section 34(2)(a) of the Planning and Development Act 2000 (as amended), the planning authority must consider the proper planning and sustainable development of the area, including the effect of a proposed development on adjoining lands.

The Wind Energy Development Guidelines (2006) and the Draft Revised Guidelines (2019) require that developers avoid layouts which preclude neighbouring landowners from participation in renewable-energy projects. The proposed configuration effectively excludes and constrains my lands, contrary to these principles of equitable and sustainable development.

3. Relevant Legislative Reference: Section 34(2)(a)–(b)

Section 34(2)(a):

"When making a decision in relation to an application under this section, the planning authority shall be restricted to considering t

he proper planning and sustainable development of the area, regard being had to the provisions of the development plan, any local area plan, and any relevant policy or guidelines issued by the Minister, and the effect of the proposed development on the environment."
Section 34(2)(b):
"In considering its decision in accordance with paragraph (a), a planning authority shall consult with any other planning authority where it considers that a particular decision by it may have a significant effect on the area of that authority, and the authority shall have regard to the views of that other authority and, without prejudice to the foregoing, it shall have regard to the effect that a particular decision by it may have on any area outside its area (including areas outside the State)."
(Source: Planning and Development Act 2000 (No. 30 of 2000), as amended – Irish Statute Book / Law Reform Commission)

4. Failure of Consultation and Prior Developer Engagement

It should be noted that Gurrane Green Energy Ltd was contacted several months ago ie May 2025, and advised that a wind turbine was feasible on my lands at Creggane, Charleville, and that such an option could reasonably have been included as part of the overall renewable-energy project. This reflected prior discussions with a

sterilised without fair opportunity for inclusion.

5. Impact on Property Value and Amenity

Independent valuation research (e.g. Simons & Shields, Journal of Real Estate Research, 2015; Jørgensen et al., Land Use Policy, 2020) indicates that properties within 1–2 km of large-scale turbines may experience value reductions of 5–20 percent, depending on proximity and visual dominance. By encircling my lands at Creggane, the proposed turbines would likely diminish property value, reduce residential amenity, and impair economic utility. I believe this constitutes a material planning consideration under Section 34(2)(b) of the Planning and Development Act 2000 and must be assessed accordingly.

6. Comparable An Coimisiún Pleanála Decisions

Comparable An Coimisiún Pleanála Inspector's Reports confirm that turbine siting and spacing can materially sterilise adjoining lands:
• **ABP-317560-23** – "The effect is to sterilise Coillte lands... and the adjoining lands are unlikely to have wind farm development potential.... It should be noted that the setback is required to preserve the development potential for wind farms on the adjoining lands." (Inspector's Report: para 9.1.38

https://www.pleanala.ie/anbordpleanala/media/abp/cases/reports/317/r317560.pdf)

• **PL20.244346** (Roscommon) – Inspector noted that submissions stated the proposal "would sterilise lands in the vicinity," p.25 and accepted that "the guidelines require that account be taken of the development potential of an adjoining site." (pp. 40, Inspector's

Report:
https://www.pleanala.ie/anbordpleanala/media/abp/cases/reports/244/r244346.pdf)
These cases confirm that land sterilisation and loss of development potential are recognised as material planning grounds warranting refusal or redesign when adjoining landowners are unfairly constrained.

7. Conclusion

Given the impact of the sterilisation of my land, loss of development potential, negative effect on property value, and lack of meaningful consultation, I respectfully request that Limerick County Council refuse permission for the proposed wind-turbine layout under Planning Ref. 323635, or require substantial redesign to protect neighbouring property rights and uphold the principles of proper planning and sustainable development.

Yours sincerely,

Helen Daly