

Brian Gallagher
Newline
Caherlistrane, Co Galway
Date: 12/11/2025

Planning Section
An Coimisiún Pleanála
Case Reference PAX07.323699

Re: Objection to Proposed Wind Farm / Substation / Loop-in Loop-out Infrastructure at Shancloon, Caherlistrane, Co. Galway

Dear Sir/Madam,

I write to lodge a formal objection to the proposed wind-farm development (including the substation less than half a kilometre from our residence, the loop-in/loop-out cables beside our home, and turbines adjacent to our farm holdings) on the following grounds. My family and I are long-standing residents/landowners in the locality, and the proposed scheme would cause serious and unacceptable adverse impacts on our home, farm, future family land-bank, and the natural and scenic environment.

Grounds of Objection

1. Proximity of Substation and Cable Infrastructure

The proposed substation is located within half a kilometre of our dwelling, and the accompanying loop-in/loop-out line will run beside our residence and alongside two sites we hold for future family use. This close proximity raises several concerns:

- The presence of major electrical infrastructure so near to our home and future sites is likely to reduce the value of our residential property and our adjoining farm land (both in the short and long term).
- The visual and physical intrusion of overhead/ground-level cables and the associated access, fencing, transformers etc will degrade the amenity of our land and dwelling.
- The proposed infrastructure effectively locks in a major industrial-scale facility immediately adjacent to our homes and land-bank, potentially restricting future use and enjoyment of that land by our family.

2. Turbines Beside the Farm – Flooding Risk / Land Use Impacts

The plan places wind turbines beside our farm land, which raises significant concerns about the risk of flooding, land drainage and bog-land stability. The turbines are to be located on bog land (peat or peat-derived soils), and the construction, foundation works, tracks and drainage alterations have the potential to alter the natural hydrology. Given the sensitivity of bog land and adjoining land-use for agriculture, these works could lead to increased run-off, alteration of water tables, and consequent flooding of our farm land (which partially floods presently after heavy rain. See photo attached) We believe this represents a serious risk to our property, agriculture enterprise and future land-bank.

3. Noise, Light (Night Time Illumination) & Shadow Flicker

We note that nearby residences will be exposed to potential noise, light/illumination and shadow

flicker effects from the turbine operation and substation infrastructure. The draft Draft Revised Wind Energy Development Guidelines 2019 propose that no existing dwelling should experience shadow flicker. ([Fehily Timoney](#)) The Guidelines also propose a maximum outdoor noise level of 43 dB(A) for residents. ([gov.ie](#)) We remain unconvinced by the developer's vague answers during our private meeting with RWE (including stakeholder Kieran O'Byrne) and feel that the assessments have not adequately addressed our specific property situation, particularly given the very short separation distances involved.

4. Visual Amenity, Environmental and Landscape Impact

The proposed development would be a dominant and intrusive industrial feature in a picturesque countryside setting. It would significantly alter the character of the landscape, impact wild-life habitats (especially in bog/peatland areas), degrade the visual amenity of our home, our farm land and the wider area. The national guidance (both the 2006 Wind Energy Development Guidelines 2006 and the Draft 2019 version) emphasise that wind energy developments must be planned and sited in appropriate locations, mindful of visual impact, landscape character and ecology. The fact that bog land and wild habitats would be disturbed and possibly degraded strengthens the objection.

5. Land-Value & Future Use of Family Land

The proximity of major infrastructure (substation, cables, turbines) to our house and future family land-bank will almost certainly impair its market value, restrict its future potential and impose a permanent industrial character on land that we currently consider for family use. This effect is not adequately captured in the developer's submissions or stakeholder engagements to date.

6. Ecological and Hydrological Risk

The siting on bog land and the potential for earthworks, drainage, cable trenches, and access tracks pose a real risk of pollution and disruption of natural water flows. This, in turn, may impact local waterways and ultimately the catchment area draining into Lough Corrib. Given our proximity, we are concerned about the water quality and the broader ecological implications. Any such risk of pollution or hydrological alteration must weigh heavily in the planning assessment.

7. Inadequate Community Engagement & Unsatisfactory Responses

Although we had a private meeting with RWE (including stakeholder Kieran O'Byrne), the answers to our questions were very vague and unsatisfactory. The developer's community engagement to date has not sufficiently addressed our specific concerns, the long-term implications for our land, the mechanisms for mitigation, nor has there been any meaningful offer of community-benefit or land-owner compensation. The 2016 Code of Practice for Wind Energy Development – Guidelines for Community Engagement places an onus on developers to engage meaningfully with local communities and landowners.

Planning Policy References

- The Wind Energy Development Guidelines 2006 remain the primary national guidance.
- The Draft Revised Wind Energy Development Guidelines 2019
- The Code of Practice for Community Engagement 2016 requires the developer to engage robustly with local community and landowners from early stages.

- Local Development Plan / County Development Plan should, under the plan-led approach, identify suitable, unsuitable or conditional zones for wind energy development, taking into account landscape, ecology, residential amenity and hydrology.

Conclusion

In view of all the above – the very short separation distances, the risk to our home and future land, the hydrological and ecological risks, the inadequate safeguards around noise/light/visual impact, the substation and cable infrastructure directly adjacent to our property – we submit that the proposed development would **not** be consistent with “proper planning and sustainable development” of the area (as required under the Planning and Development Act 2000) and is fundamentally incompatible with the residential, agricultural and environmental context of our landholding.

We respectfully request that the planning authority:

1. Give full weight to our objection and the specific impacts on our home, farm and land-bank.
2. Require the applicant to demonstrate robust evidence on noise, shadow flicker, visual impact (with credible separation distances), hydrological risk and land value impact, specifically with respect to our property.
3. Require reconsideration of the siting of the substation, cables and turbines to greater separation or alternative, less sensitive locations.
4. Consider refusal of permission unless the above critical concerns can be satisfactorily addressed.

We wish to be kept informed of all proceedings in relation to this planning application and request that our objection be entered on the public file.

Yours faithfully,

Brian Gallagher

