

An Bord Pleanála / An Coimisiún Pleanála

Date: 11/11/2025

Re: Objection to Shancloon Windfarm (323699)

From: Colin Concannon

To whom it may concern,

We wish to lodge a formal objection to the above planning application on the following grounds. I have lived in this area for over 40 years. My wife and I now live in our family home that we have refurbished. This house goes back 3 generations. We are raising our two children (4th Generation) here and have a legitimate expectation to enjoy our property in peace. The siting and proposed operation of Turbine T10, T11 (and associated works) will cause serious, unreasonable and lasting harm to **our enjoyment, health and property value.**

1. Noise Nuisance

— construction and operational phases

We are deeply concerned about both the construction phase (heavy vehicles, prolonged works, night-time work, vibration and dust) and the operational noise (low-frequency noise and intermittent/erratic noise) from the turbines. Evidence in recent Irish High Court decisions shows that wind turbine noise can amount to an actionable nuisance where it substantially interferes with the ordinary use and enjoyment of a dwelling. The Court in Wexford found that noise from nearby turbines constituted an “unreasonable interference” with the enjoyment of properties and awarded damages. Planning permission for a wind farm does not automatically prevent a finding of nuisance at common law.

Reference:

Gibbet Hill Wind Farm / Ballyduff Windfarm

<https://www.thejournal.ie/high-court-orders-total-shutdown-of-three-wind-turbines-in-wexford-6723637-Jun2025>

[High Court orders turbine to shut down at certain windspeeds overnight due to sleep disturbance](#)

<https://www.pinsentmasons.com/out-law/news/wind-farm-liable-for-nuisance-in-ireland-for-the-first-time>

2. Environmental nuisance and our right to peaceful enjoyment

'We work extremely hard for our home and have the right to rest and peaceful enjoyment of our property. The impacts described above — noise, flicker, night lighting, increased traffic and ecological loss — cumulatively amount to an environmental nuisance that would deprive us of our home's amenity. Recent High Court decisions confirm that courts will consider the real-world effects (sleep disturbance, anxiety, loss of amenity) when assessing whether wind farm operations amount to nuisance.

The documentation provided by the developer states that, even under the most favourable conditions, approximately 73% of the dwellings within the guideline distance—equating to roughly 95 homes—will be adversely affected by shadow flicker. Under the worst-case assessment, this number increases to approximately 79%, or an estimated 102 homes out of a total of 130.

It is wholly unreasonable and contrary to principles of proper planning and sustainable development to grant permission for an industrial-scale installation where the developer explicitly acknowledges such a substantial level of predicted residential impact. The relevant guideline distance appears to operate as an arbitrary boundary, failing to account for the many additional homes located only 5 to 20 metres beyond this line. It is neither credible nor evidence-based to suggest that shadow flicker effects would simply cease at this boundary, or that these households would not be affected. This means that between 95 and 102 occupied homes—housing families, adults, and children—are expected to experience disruption under outdated guidance. It is unacceptable that such impacts are presented as tolerable or "within limits." Decision-makers must seriously consider the real-world consequences for the individuals and families who will be subjected to these effects.

Furthermore, there is clear precedent of affected residents in other developments being forced to pursue legal action at their own expense in order to demonstrate the very impacts that guidelines failed to prevent. This is neither fair nor consistent with the duty of a planning authority to protect residential amenity and prevent foreseeable harm. In light of the above, I respectfully request that the planning authority reject the current proposal or require a comprehensive reassessment based on modern, evidence-based standards that ensure the protection of all affected homes—not merely those falling within an arbitrary guideline perimeter.

3. Destruction of the bog/ environmental and ecological harm

The proposed works across the bog area will cause removal/disturbance of peat, damage to habitats and risks to **hydrology and local biodiversity**. The bog is an important, ecological and landscape feature; damage to it would be irreversible and reduce the biodiversity and natural amenity that our family has enjoyed for decades. This site comprises sensitive peatland habitat that is currently protected as a Special Area of Conservation (SAC) / Special Protection Area (SPA). In light of these protections, I cannot identify any lawful or environmentally sound basis on which this development should proceed. The proposed works would unavoidably cause disturbance, degradation, or loss of habitat that these designations are expressly intended to safeguard.

The area supports a thriving range of wildlife, including numerous red- and amber-listed bird species. Regularly observed species include, but are not limited to, Whooper Swan, Buzzard, Kestrel, Meadow Pipit, Curlew, and Snipe. Many of these species are of high conservation concern and are afforded significant legal protections under national legislation and EU/UK wildlife directives.

As a wildlife photographer, I hold an extensive collection of dated photographic evidence documenting the presence, behaviour, and habitats of these species within and around the proposed turbine sites, specifically at T10 and T11. In addition, I have recorded flight paths of Whooper Swans demonstrating that they fly directly over the area where turbine T11 is proposed. This raises serious concerns regarding collision risk, disturbance, and displacement of protected migratory birds, contrary to applicable conservation obligations.

In light of the ecological sensitivity of this peatland and its legal designations, the demonstrated presence of protected species, and the substantial risks posed by turbine placement to wildlife and habitat integrity, I submit that the proposal is incompatible with statutory conservation requirements. I therefore request that the planning authority refuse consent for this development



Curlew
Cloonnaglasha



Whooper Swan
Beagh More



Kestrel
Cloonnaglasha



Buzzard
T11 Location

4. Light Pollution

I am a member of a regional group of night-sky photographers who regularly utilise the area proposed for development. This location is one of the few remaining sites in the region suitable for observing and photographing auroras, lunar and stellar events, comets, and the Milky Way.

The introduction of aviation-warning lights on the proposed turbines—particularly the continuous or flashing red lights—would result in significant light pollution. Such illumination would substantially interfere with long-exposure astrophotography and would materially diminish the darkness and visual quality of the night sky. Comparable impacts are already observable from the Galway wind farm turbines, which, despite being located miles away, have demonstrably affected our photographic work.

The preservation of dark-sky environments is not simply a matter of recreation. For many individuals, including members of our group, night-sky photography is an important creative outlet and contributes positively to mental health and well-being. The ability to experience and enjoy natural night-time conditions in a quiet rural setting is a valuable amenity that would be significantly compromised by the proposed development.

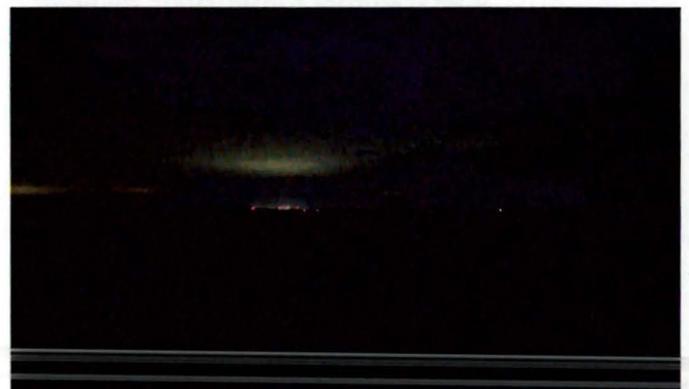
<https://www.rte.ie/brainstorm/2025/0731/1479451-ireland-dark-skies-light-pollution/>



Stars



Aurora



Light Pollution
Oughterard, Galway
(20 Miles Directly Away)

5. Future planning and life decisions for our children

We fear that the presence of the development so close to our home will make it difficult for our children to obtain future planning permission to extend, adapt or develop on family land, or to obtain a mortgage on nearby family properties. This proposal places in doubt the long-term plans we had for passing property securely to our children.

Reference what is happening in our country

<https://www.independent.ie/regionals/tipperary/news/wind-farm-company-challenges-planning-permission-for-tipperary-womans-home/a2077572701.html>

Irish Independent  [News](#) [Opinion](#) [Business](#) [Sport](#) [Life](#) [Style](#) [Enter](#)

Tipperary

Wind farm company challenges planning permission for Tipperary woman's home



Orsted Onshore appealed Tipperary County Council's decision to grant permission for the site in Rossestown, Thurles.

Requested outcome / remedies sought

Given the magnitude and multiplicity of the impacts listed above, I respectfully request that the Board:

1. Refuse permission for the development as currently proposed; OR, if the Board is inclined to grant permission, that it impose robust conditions that fully mitigate impacts on nearest receptors including but not limited to: guaranteed maximum operational noise limits demonstrated by independent post-construction monitoring, enforceable, curfew/night-time shut-down conditions, strict controls on red-lighting intensity/positioning and use of mitigations to eliminate shadow flicker at our dwelling, and absolute prohibition of night-time construction works near our property.
2. Require the applicants to prepare and submit a full, independent post-construction noise & vibration monitoring programme and a wetland/peat hydrology protection and restoration plan, with bonds to secure remediation.
3. Take full account of the recent Wexford High Court judgments on nuisance when assessing whether the proposed development, even if it meets technical planning thresholds, would nonetheless give rise to unacceptable interference with the enjoyment of private residences.

Conclusion

For the reasons above — noise, flicker, intrusive lighting, ecological damage, financial impacts and the threat to our family's quiet enjoyment of the home we have worked for — I object to the proposal and request the Board to refuse permission or to impose the stringent conditions and monitoring described above.

I am prepared to provide further evidence (noise diaries, photographs, maps showing distances to T10, T11, witness statements) if required.

Regards,

Colin Concannon
Ironpool, Kilconly, Tuam, Co Galway