

**OBSERVATION/SUBMISSION TO PLANNING APPLICATION Case
Reference: 323761**

Nicola Stone

Hillsbrook,

Barnaderg,

Tuam,

Co. Galway

To: An Coimisiún Pleanála,

64 Marlborough Street,

Dublin 1 D01 V90

DATE:19/11/2025

Re: Observation/Submission to proposed wind energy development at Cooloo Wind Farm Location: Cloondahamper, Cloonascragh, Elmhill, Cooloo, Lecarrow, Dangan Eighter, Lissavally, Slievegorm- Co. Galway

Applicant: Neoen Renewables Ireland Limited

Planning Objection: Cooloo Wind Farm (Co. Galway)

Dear Sir/Madam,

I wish to lodge a formal objection to the proposed development of wind turbines at the above-referenced location. I am the owner of a site with full planning permission for a dwelling house at Dangan Either, which lies in direct view and within 704m of Turbine number 1 of the proposed turbine locations. For the reasons set out in detail below, I believe this development would have a significantly detrimental impact on my property, my financial security, and my ability to construct and enjoy my future home. I respectfully request that An Bord Pleanála refuse permission for the proposed development.

Barnaderg is a place where I was born, raised, and have chosen to dedicate my professional life as a teacher. My ambition has always been to remain here, to contribute meaningfully to the community that shaped me, and eventually to build a life and raise a family in the same surroundings that have given me so much. The prospect of such large-scale industrial development has forced me to reconsider these long-held plans, which is both upsetting and profoundly unfair. The emotional strain of potentially having to uproot myself from the area I call home cannot be overstated.

As someone who considers themselves a pillar of the community, I feel strongly that both I and the young people I work with are being placed in a position where we may be compelled to make unnecessary, knee-jerk decisions that could impact the rest of our lives. Our local environment is not just a physical space; it is a foundation for stability, identity, and wellbeing. The introduction of these turbines risks undermining that foundation, forcing individuals and families to reassess their futures in ways that should never be required. I believe it is essential that the voices of long-standing community members and the future generations we are nurturing are listened to and respected before irreversible changes are made.

1. Devaluation of Property and Financial Harm

My planning permission was obtained in good faith on the 25/08/2022, and I have made substantial financial commitments toward the construction of my future home. The proposed development poses a direct threat to the value of my property and to the

financial viability of proceeding with the build. Numerous independent studies and market analyses indicate that proximity to large wind turbines can result in property devaluation, particularly where turbines are visible or located within a relatively short distance. A study from the University of Galway and international research indicates that homes within 1 km of wind turbines experience adverse effects on property value, with reductions of up to 14.7%. As the turbines in the current proposal will sit within 704m of my site, my immediate viewshed, the impact on my property value is likely to be significant. Not only am I concerned about the financial impact, but I am deeply concerned about the emotional impact this will have on me and my future prospects. The planning application does not appear to address or mitigate this issue. <https://www.universityofgalway.ie/media/researchsites/ceris/files/WP-2023-01.pdf>

This devaluation effectively undermines the purpose of my planning permission and transforms what should be the construction of my family home into a financially risky undertaking. It is unreasonable that a permitted residential site should suffer such detriment due to a subsequent industrial development.

2. Potential Non-Compliance with Setback, Amenity, and Environmental Guidance

While each project must be assessed on its own merits, wind energy guidelines in Ireland emphasise the importance of adequate setbacks, protection of residential amenity, and minimisation of negative impacts on communities. The current proposal raises serious concerns as to whether these standards can be met given the distance between the turbines and my residential site. Current guidelines suggest wind turbines should be at least four times the wind turbine height, which is 720m, from a residence. Map shows T1 turbine 704m from my site.

Image 1 below verifies the location of my site where planning permission has been approved. It is clear that the minimum setback distance of 720m is not being applied to my site and curtilage. This is in breach of the current guidelines and as a result I believe it is incumbent upon An Coimisiun Pleanala to reject this application.

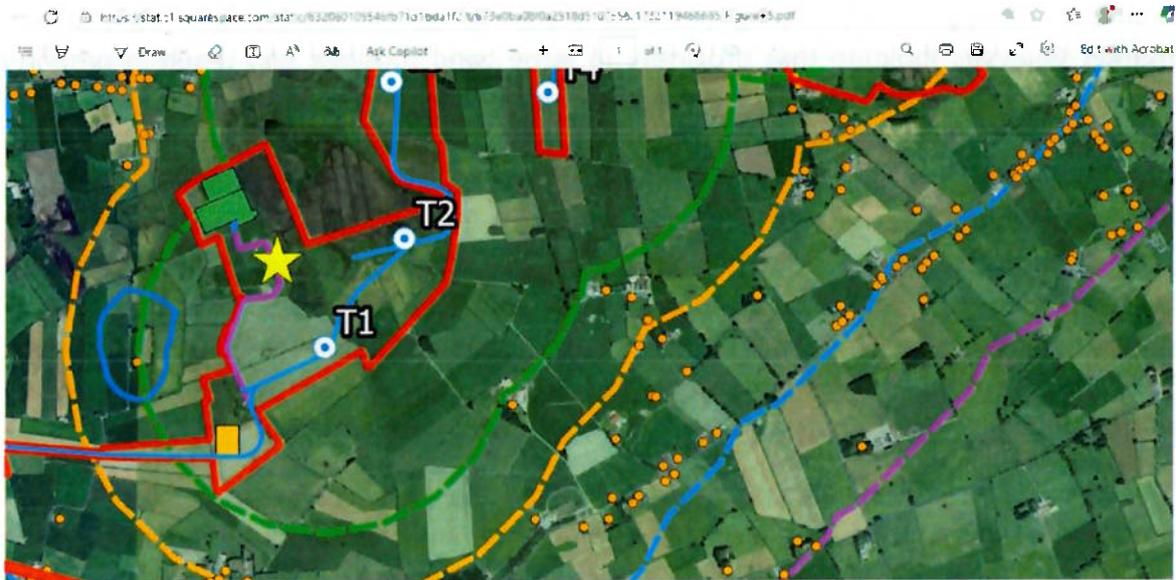
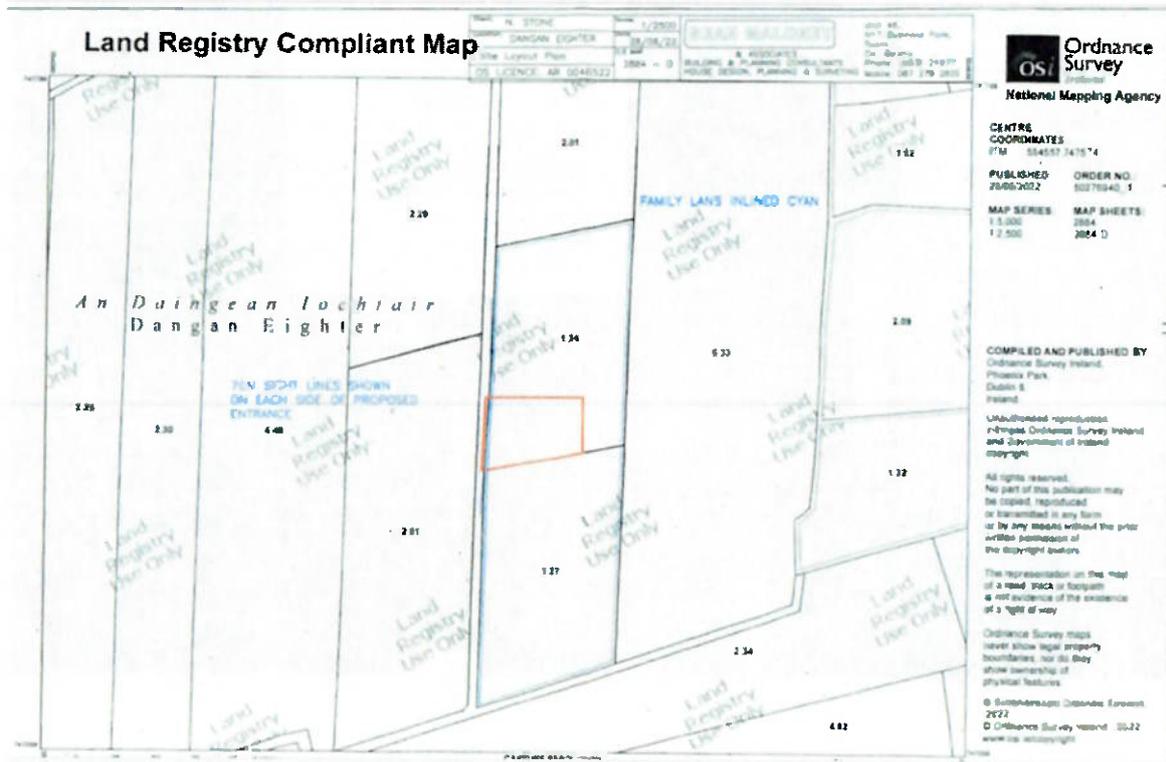


Image 1. The site of planning permission is circled in blue. Minimum 720m setback outlines in green.

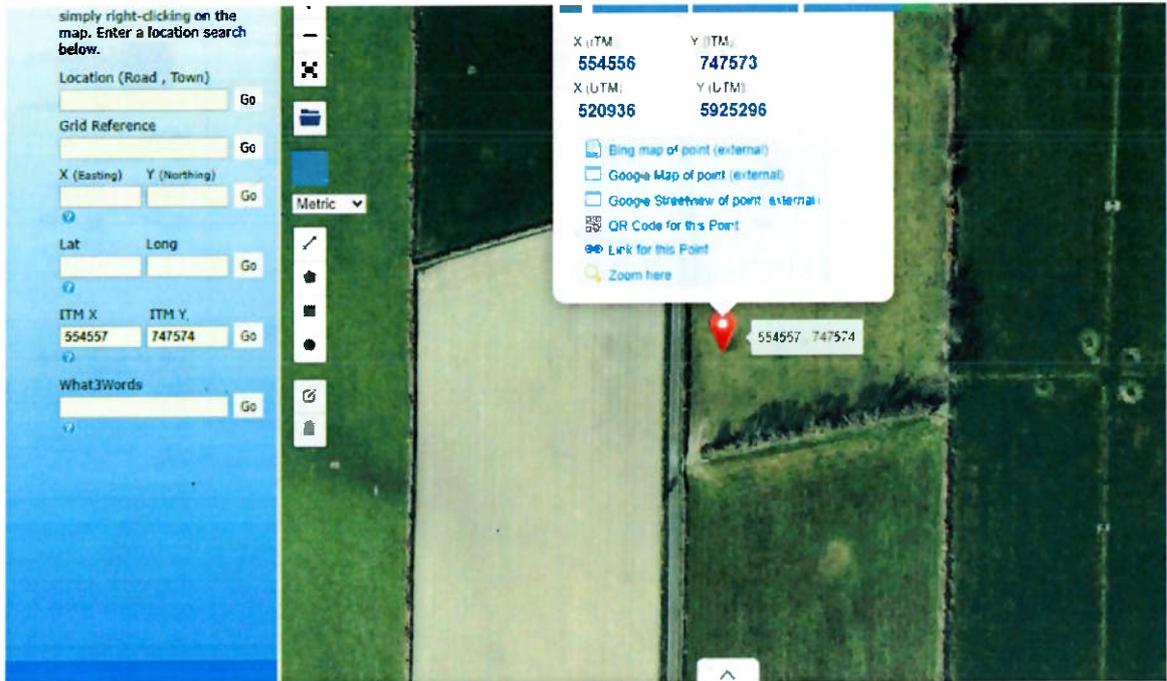
The applicants have omitted the above maps from the documents they submitted to An Coimisiun Plenala. They have used the ITM coordinates of the site from Galway County Council site Planning Ref number 22839. The ITM coordinates they have used are from the site map, which use the ITM Coordinates 554557, 747613. These coordinates are an approximate location of the site used for ESB and water installation. This was confirmed by Sean Maloney the planning consultant.



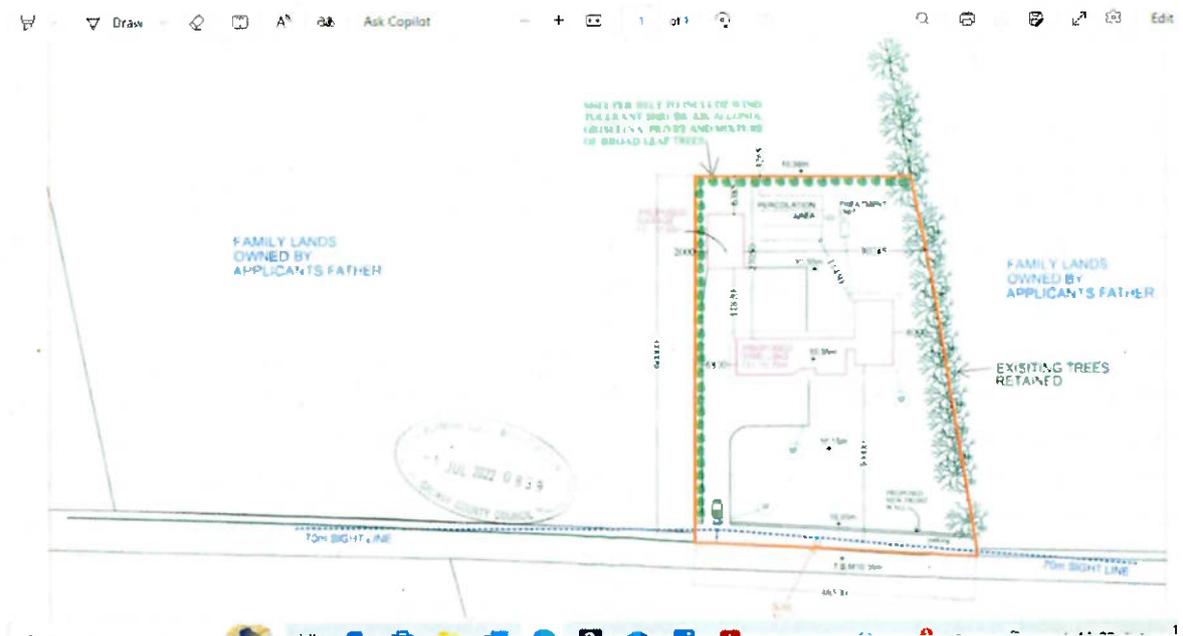
Above is the site map with the ITM coordinates cited in the top right hand corner.

The ITM Coordinates give a vague indication of where the house will actually be located. As you can see below, a check of the ITM Coordinates on IrishGrid Reference Tool, drop the pin at the edge of the site near the road. In fact the pin is only 10m from the road. The house I intend to build is 30m in off the road and the house width is over 10.7m. As you will be able to see in the dimensions diagram.

The applicants are saying that the distance from Turbine 1 to the site is 741m. They are not taking in account that the house is 20m from the position of the ITM coordinates they used. This puts the front wall of the house 721m away from Turbine 1. When the living quarters of the house are taken into account, which is set back even further from the main building, by 10.7m (which is evident from the dimension drawings below) the house is actually only 710.3 metres from Turbine 1.



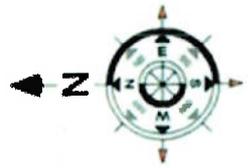
As you can see below in the site layout map the house is planned to be built 30m in off the road.



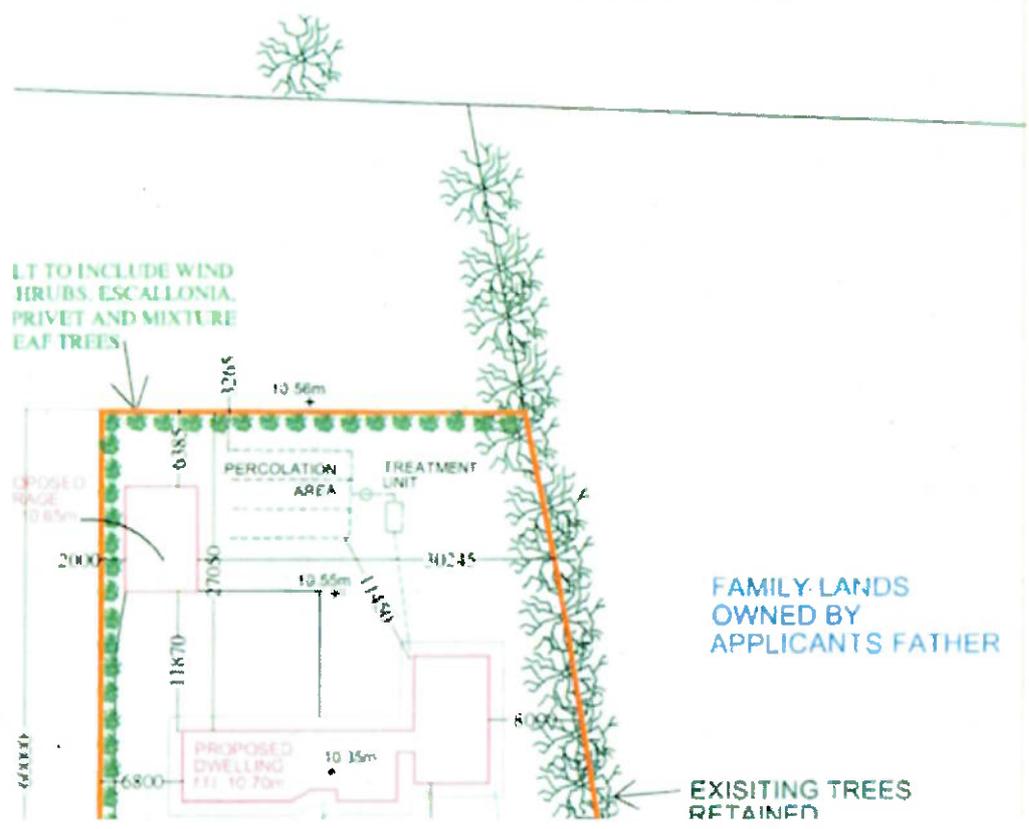
SEAN MALONEY
 & ASSOCIATES
 BUILDING & PLANNING CONSULTANTS
 HOUSE DESIGN, PLANNING, ESTIMATING,
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Client:	NICOLA STONE	Scale:	1:500
Location:	Dangan Eighter	Date:	22/06/2022
Site Layout Plan			
Site Outlined Red			



SITE AREA = 0.26 HA
 ALL STRUCTURES WITHIN X ON SHOWN





It is evidently clear that the applicants did not take into account that the home I intend to build will be 30m in off the road, and 20m away from the ITM coordinates they used to assume location of the house.

They haven't taken into account the dimensions of the home I intend to build. This increased the set back

When I build my home and if the wind farm, with turbine 1, in its current layout is constructed, it will be in breach of the minimum 720m set back distance as stipulated in the Wind Energy Guidelines.

On account of this I would urge An Coimisiun Pleanala to reject this development, or require the applicants to address this issue i have highlighted.

The current guidelines are not being honoured, and allowing for a breach of this is an extremely worrying precedent.

3. Severe Negative Visual Impact

The proposed turbines would be visually dominant from my site and from the dwelling for which I already hold full planning permission. Their height and scale in such proximity will fundamentally alter the character of the local landscape. The area is presently characterised by rural scenery, low-lying agricultural land, and a dispersed pattern of housing. The introduction of industrial-scale turbines would create a stark and intrusive presence, entirely incompatible with the existing landscape setting.

The visual impact is not a minor concern: based on the site elevations and turbine location, the structures would be in clear, uninterrupted view from the primary living areas and garden spaces of my future home. This would permanently compromise the residential amenity that formed the basis of my decision to invest in this site.

4. Impacts on Residential Amenity: Noise, Shadow Flicker and General Disturbance

Wind turbines, particularly those positioned near residential dwellings, can create substantial noise disturbances, including low-frequency noise that travels over distance. Given the close proximity of the proposed turbines to my site, there is a strong likelihood that noise levels will interfere with normal residential activities, especially during night-time hours.

Shadow flicker is another well-documented issue associated with turbines. Depending on the orientation of the sun and the turbine blades, my property may be affected by intermittent flickering shadows, which can be highly disruptive and detrimental to quality of life. This stands in direct opposition to the amenity standards expected for residential areas.

5. Incompatibility with Existing and Permitted Land Use

It is important to emphasise that my planning permission was granted within the context of the existing landscape and land-use patterns. At the time permission was granted, the site was suitable and appropriate for residential development. The proposed turbines fundamentally alter this context and create a land-use conflict. Industrial-scale wind energy infrastructure is not compatible with low-density residential development in such close proximity.

Allowing this project to proceed disregards the legitimate rights and expectations of existing and future residents in the area. It effectively penalises those who have already secured planning permission and made long-term decisions based on the planning environment at the time.

6. Cumulative Community Impact and Precedent

The proposed development also risks setting a precedent for further industrialisation of the rural landscape in this area. Such a development, if approved, may open the door to additional turbines or related infrastructure, compounding negative impacts on local residents and permanently altering the nature of the community.

At the individual level, the development would significantly impair my ability to build and enjoy my future home. Article 1, Protocol 1 of the European Convention on Human Rights (ECHR) safeguards every individual's right to the peaceful enjoyment of their possessions. It provides that: "Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law." Approval of this proposed wind farm would constitute a clear interference with this right. If the development proceeds, I will be deprived of the peaceful enjoyment of my home and property. The construction and operation phases would bring significant and continuous disturbance — including persistent noise pollution, low-frequency noise (LFN), shadow flicker, and heavy vehicle movements. The tranquillity and visual amenity of my surroundings, which form an intrinsic part of my home environment and well-being, would be irreversibly diminished. During construction, the constant flow of heavy machinery and associated noise would cause ongoing disruption and stress, further impacting daily life. Once operational, the presence of industrial-scale turbines dominating the landscape would permanently alter the character of the area, stripping residents of the quiet enjoyment of their homes and lands. This level of intrusion cannot be considered proportionate or justified in the public interest, and therefore conflicts with the protections afforded under Article 1, Protocol 1 of the ECHR.

At the community level, it contributes to a pattern of development that offers limited local benefit while imposing substantial hardship on residents. Barnaderg National School is located approximately 3.49 km from Turbine No 1. The turbines being this close to the school will no doubt have an impact on the education of the children in Barnaderg NS. The school will suffer from noise pollution and infrasound. In addition to this, during the construction phase and while laying cabling the roads to and from the school will be impacted by road closures, traffic, additional noise and dust. Again, all of this will impact the children of the school. I am also concerned that if planning permission is granted less people will be moving to or building in the area of Barnaderg. This will lead to fewer children in the community and may lead to the school losing teachers, and ultimately the school closure.

For the reasons outlined above—significant visual intrusion, property devaluation, disruption to residential amenity, incompatibility with local land use, and broader community impacts—I strongly object to the proposed wind turbine development.

I trust that An Bord Pleanála will give earnest, undeniable, and imperative consideration to the objects I have raised in order to protect existing and permitted residential properties, local environmental quality, and the character of the area. I feel exceptionally

strong about the matter and respectfully request that they be listened to with full attention.

Forwarded for consideration please.

Nicola Stone

A handwritten signature in black ink, appearing to read 'N. Stone', written in a cursive style.

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