

# OBSERVATION/SUBMISSION TO PLANNING APPLICATION

Case Reference: 323761

Shane Stone  
Hillsbrook  
Barnaderg  
Galway

To: An Coimisiún Pleanála  
64 Marlborough Street  
Dublin 1  
D01 V902

Date: 20 November 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

Dear Sir/Madam,

I am a life long resident of Hillsbrook, Barnaderg, where I live with my wife and 3 children. We live near the family farm and I am deeply worried about how this development of nine industrial wind turbines of a height above 180 metres and rotor diameter up to 162 meters will produce continuous low frequency noise, visual movement and shadow flicker. My house will be approx 1km from turbine 1 and turbine 3. The site for the proposed substation and BESS will be approx 250m from my home.

My family have lived and farmed in Hillsbrook for 3 generations. I will be taking over the family farm and continuing this tradition. I had always thought I would be able to pass this tradition on to my own children but if this development goes ahead this will more than likely not be the case.

The following are some of the reasons I believe that this development should be outright refused planning permission:

Devaluation:

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%. My home falls within this range, and I am deeply concerned about the financial and emotional impact this will have on my family

and our 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>

I built my home in 2020 and moved in in 2021. I took out a mortgage to cover the cost. My house has now already been devalued as a result of this proposed development and stands to be further devalued if this development is given the go ahead. Yet I will still be expected to pay the full cost of the mortgage for another 25 years. I will also have no choice in the future to sell my property. This is not fair and will impact me as a result of a development that I have not asked for and will not benefit from.

Article 43.2.1 of Bunreacht na hÉireann acknowledges that the exercise of property rights must be regulated by the principles of social justice. However, this proposed development cannot be regarded as socially just. It will disproportionately burden those of us living near the turbines while providing little to no direct benefit to us or the community. Those of us living here would experience substantial and lasting impacts — including increased traffic and road closures during construction, ongoing noise pollution, shadow flicker, and significant visual intrusion on our landscape.

#### Right to Own/Transfer Property:

Article 43.1.2 of Bunreacht na hÉireann provides that “the State accordingly guarantees to pass no law attempting to abolish the right of private ownership or the general right to transfer, bequeath, and inherit property.” Granting permission for this wind farm development would effectively undermine this constitutional protection.

My family and I would face significant restrictions, as our land is situated near the turbines and it would become unsuitable for residential development. This would prevent us from transferring land for the purpose of building homes for future generations, thereby eroding their practical rights of ownership and inheritance. It would also mean that after generations of my family living in Hillsbrook this would not be a possibility for my siblings, my children or any other family members.

#### Farming:

I am deeply concerned about the impact this proposed windfarm will have on the farmers in this area. I farm our family land with my Dad and have done since I was a child, as he did with his father before me. Our livelihood depends directly on the health and productivity of our cattle. Farming to me is not just a way to make a living—it is a way of life, a source of pride and satisfaction. I have worked within the department of agriculture schemes such as acres to protect the land, animals, habitats and bogs.

We rely heavily on the local roads, in particular the road in Dangan, for moving cattle and accessing the land every day. Our daily work will be disrupted by construction traffic and turbine maintenance.

I enjoy farming and always have done. I have no doubt that being in the presence of shadow flicker, excessive noise, and the visual intrusion from turbines will impact on my enjoyment of the land.

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.” Allowing this development to go ahead will directly break this right.

#### Barnaderg Gortbeg Group Water Scheme:

I use the water from Barnaderg Gortbeg Group Water Scheme as my main source of drinking water for my household. The water is of excellent quality and I am very concerned that pollution of various types such as silt, sediment and other contaminants will enter the water source, causing me and my family harm. With the

location of two turbines within the Source Protection Area (SPA) I believe the Cooloo Windfarm should not be granted permission whatsoever, especially in such a highly karstified and hydrologically sensitive area.

#### Community Engagement:

The consultation led by Neoen and MKO for the Cooloo Wind Farm was deeply flawed and misleading. It does not meet the standards of genuine public engagement expected by An Bord Pleanála.

There was only a single public consultation meeting which was held outside Moylough, even though seven of nine turbines are proposed there. The plans have also changed significantly since this original meeting.

At this meeting I spoke with representatives who failed to explain how the road works in Dangan would not impact me in my daily life. They had also left my house out of a number of their maps. They couldn't answer my questions of concern and have not since tried to answer these questions.

This was not meaningful consultation but a box-ticking exercise which did not provide the community with a fair chance to participate. These failures must carry serious weight in An Coimisiún Pleanála's consideration of the application.

#### Project Splitting:

The applicant proposes to seek planning consent for the nine turbines at this stage, while deferring a separate application for the substation, BESS, and grid connection. This approach amounts to project splitting, which is contrary to proper planning practice and should not be permitted.

These elements are integral and interdependent components of a single development. They cannot function in isolation, nor can the community have their say on the development unless it is seen as one complete project. The entire scheme must therefore be evaluated as one complete project under a single planning process.

I am very concerned about the potential substation and BESS, especially as it will be located so close to my own home, and considering all of the questions raised regarding safety in another locally planned wind farm in Clonberne. Not having this included seems like a way of tricking An Coimisiún Pleanála and trying to fool the community into thinking they are getting one thing when it will likely end up as a much larger, and more dangerous development.

#### Conclusion:

In light of the serious concerns outlined above I urge An Coimisiún Pleanála to refuse permission for this development. The proposal is not compatible with the principles of proper planning or sustainable development and would have lasting negative effects on us local residents, farmers, and the wider community. This proposal has also divided our community and in time, if this development is allowed to go ahead, it will destroy relationships within the community and no doubt have an impact on the population of the community. I have no doubt that if this development is allowed to go ahead it will result in nuisance actions being brought, and ultimately a permanent injunction to shut down the windfarm.

I therefore strongly object to this proposal and I feel that given all of the facts An Coimisiún Pleanála has no choice but to refuse the planning permission. If this development cannot be rejected outright I urge An Coimisiún Pleanála to hold an oral hearing so that this matter may be given proper thought and discussion.

Yours Sincerely,

Shane Stone

Name: Shane Stone

Date: 20 November 2025