

John Hayes
275 Harolds Grange Road, Rathfarnham
Dublin 16
D16AF92
24/11/25

The Secretary
An Bord Pleanála
4 Docks St., Lower, Dublin 1
Republic of Ireland

Re: Objection to Application PAX03.323783 — Cloonkett Wind Farm, County Clare

Dear Sir/Madam,

I wish to lodge a **formal objection** to The above named planning application by Cloonkett Green Energy for the proposed wind-farm development in the townlands of Carrowreagh E&W, Cloondrinagh, Cloonkett, Burrenfadda, Shessiv, Craghera, Glenconau More and Ballyduneen in Co. Clare. [An Coimisiún Pleanála](#)

I reside at the above mentioned address, but my home address is at Craghera Cranny Kilrush Co Clare, V15 WA21 and amenity will be directly affected by the proposal. I wish to object for the following reasons.

1. Visual Impact & Landscape Character

The proposed turbines, due to their scale and elevation, would significantly alter the rural landscape of Craghera. The area is characterised by low-lying farmland and natural views which would be permanently disrupted. The height and the construction of 14 turbines would result in **visual dominance** over homes, roads, and community areas. Cumulatively, the increase in turbine density in the locality is turning a quiet rural setting into an industrialised-type energy zone, which is at odds with proper planning and sustainable development in this context

2. Residential Amenity & Noise Concerns

Local residents are likely to experience increased **noise disturbance** from turbine operation, particularly low-frequency noise and amplitude modulation. Given the proximity to homes in Craghera and surrounding townlands, this presents a risk to **sleep, wellbeing, and quality of life**. The cumulative noise impact has not been adequately addressed.

Based on the submitted application documents, the proposed 14 turbines will be sited within relatively close proximity to residential properties including my home address.

3. Shadow Flicker & Light Pollution

Shadow flicker can cause significant disturbance for nearby residents and can affect concentration, mental wellbeing, and comfort within homes. The developer's mitigation proposals are insufficient and lack guarantees of effective monitoring and enforcement. Given the scale of modern turbines (typically tip heights around or exceeding 150 m), the visual intrusion, loss of outlook, potential noise and shadow-flicker impacts are significant. Because my home address is within the zone of visual and acoustic influence, the development would substantially reduce the quality of living. The documentation does not sufficiently guarantee meaningful mitigation of these effects.

4. Environmental & Ecological Impact

The site lies in open rural countryside of scenic and recreational value. The introduction of 14 large turbines will dominate the landscape and alter the character of the area. My home will experience a changed outlook, with the turbines being highly visible from everyday living areas and possibly external amenity spaces. Cumulatively, the increase in turbine density in the locality is turning a quiet rural setting into an industrialised-type energy zone, which is at odds with proper planning and sustainable development in this context.

The development site lies in an area with peat dominated soils in which wildlife, including species of bats, birds and other sensitive fauna. The proposed wind farm could lead to **habitat fragmentation, bird and bat mortality, and disruption of ecological corridors**. The Environmental Impact Assessment does not adequately address these risks or propose robust mitigation.

5. Impact on Water, Peat & Drainage

Construction of turbine bases, access roads, and cabling has potential to disturb **peat, wetlands, and natural drainage patterns**, increasing flood risks locally and impacting water quality downstream. The hydrological assessment is insufficient and lacks detail on long-term monitoring.

The underlying soils and geology in the proposed development area are known to include peat and bogland conditions. Construction of turbine bases, access tracks, cabling, substation and other ancillary works pose risks of disturbance of peat, release of carbon stores, alteration of hydrological flow paths, increased run-off and potential pollution of adjacent watercourses.

I am concerned that the environmental impact of working on these sensitive bog/peat landscapes has been understated. Given the ecological value of peat-dominated habitats (including carbon storage, biodiversity and hydrology), the proposal fails to demonstrate that the site works will not lead to significant adverse effects on soils, ecology and water quality.

6. Property Devaluation

Multiple independent studies show that large-scale wind turbines in close proximity to homes can result in **significant property devaluation**. Residents of Craghera and nearby townlands stand to suffer financial loss as a result of this development.

While property value per se is not a determinative planning ground, the change in amenity associated with this development (visual intrusion, noise, altered outlook) is material. My home address will be impacted in terms of enjoyment, view, and likely marketability. Moreover, local community cohesion and quality of life are jeopardised by a large-scale development lacking adequate community benefit or genuine engagement.

While currently living in Dublin, I had planned on returning to Craghera and building on family land beside my home address. Should the application proceed the likelihood of me moving back to Clare would not be possible as the impact the construction would have on any new build dwelling would negate any attraction to living in the area.

7. Inadequate Community Consultation

Local engagement has been limited and has not meaningfully involved the residents who stand to be most affected. Decisions of this scale should involve transparent consultation, genuine community benefit, and comprehensive sharing of information—none of which has occurred to a satisfactory level.

8. Alternatives & Cumulative Impact

The application does not sufficiently consider alternative locations, reduced turbine numbers, or less intrusive configurations. Furthermore, the **cumulative impact** of existing and proposed renewable energy infrastructure in West Clare has not been properly assessed. The lack of transparency undermines the planning process and fails to meet best practice standards for community engagement.

Inadequate up-to-date policy framework / cumulative assessment / strategic

Context The current national wind energy guidelines (2006) are now outdated and arguably do not reflect the scale and technological change of modern wind-turbines, nor the increased density of proposals. I believe the framework is not fit for purpose for today's larger turbines.

The application must robustly deal with cumulative impact of other nearby and planned wind-farms — visual, ecological, noise, amenity and landscape. The absence of a comprehensive Strategic Environmental Assessment (SEA) at county level is a

serious policy gap. Local submissions to the County Development Plan noted this. The County Development Plan and Wind Energy Strategy for Co. Clare must be respected; where the proposed development would be contrary to the objectives for landscape protection, amenity or biodiversity, the permission should be refused.

Conclusion

For the above reasons—**negative visual impact, harm to residential amenity, environmental risks, drainage concerns, inadequate consultation, and long-term community impacts**—I respectfully request that An Bord Pleanála **refuse planning permission** for the proposed wind farm at Cloonkett Wind Farm, County Clare.

I would request that the following stringent conditions be applied:

1. A reduction in turbine height and rotor diameter to ensure they are less visually dominant and less intrusive in proximity to dwellings.
2. Increased minimum setback distances from all dwellings—including my home address at V15 WA21—to ensure protection of residential amenity.
3. A comprehensive condition on peat/soil management, hydrology monitoring, and restoration of bog/peatland including carbon-release risk mitigation.
4. A full cumulative impact assessment condition, ahead of any approval, addressing neighbouring wind-farm proposals and the overall effect on landscape, ecology, noise and amenity.

I further request that the Board direct that the developer submits updated documentation showing: precise turbine locations relative to dwellings (including my home address at V15 WA21), detailed photomontages from my property, full peat and hydrology risk assessment, and independent noise/shadow-flicker modelling for the given dwelling

Thank you for considering this submission.

Yours faithfully,

[John Hayes]