

Mary Hayes
Craghera,
Cranny,
Kilrush,
Co Clare
V15 WA21

To:
The Commission,
An Bord Pleanála
64 Marlborough, Dublin 1
Republic of Ireland

Re: Objection to Cloonkett Wind Farm, County Clare

Dear Sir/Madam,

I write to lodge a formal objection to the above referenced planning application by Cloonkett Green Energy for the proposed wind-farm development in the townlands of Carrowreagh E&W, Cloondrinagh, Cloonkett, Burrenfadda, Shessiv, Craghera, Glenconauun More and Ballyduneen in Co. Clare.

I reside at the address given above (Eircode V15WA21) and as someone whose property and amenity will be directly affected by the proposal, I object on the following grounds:

1. Proximity of turbines to my dwelling and residential amenity

Based on the submitted application documents, the proposed 14 turbines will be sited within extremely close proximity to residential properties including mine.. Given the scale of the proposed turbines (tip heights exceeding 150 m), the visual intrusion, loss of outlook, potential noise and shadow-flicker impacts are significant.

Because my dwelling 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.

2. Inadequate Public Consultation

There has been insufficient public consultation and a lack of public meetings held to inform and engage local residents. Many people in the surrounding area, including myself, were not adequately notified of the proposal or given a fair opportunity to participate in the consultation process. This lack of transparency undermines public confidence in the planning process and fails to meet best practice standards for community engagement.

3. Landscape and visual impact in the immediate area

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 property will experience a changed outlook, with the turbines being highly visible from everyday living areas and possibly external amenity spaces. In addition to the turbines there are multiple peat deposition areas which will further impact the scenic area. One of which is within close proximity to my properties

boundary line.

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.

4. Environmental and ecological concerns, habitat, watercourses and biodiversity

- The development site lies in an area with peat-dominated soils, sensitive habitats and connectivity to associated river/estuarine systems (notably the River Shannon Estuary and River Fergus Estuary). The proximity of the site to these sensitive eco-systems and estuaries heightens the risk of environmental harm.
- There is strong precedent in Clare where wind-farm proposals were refused on grounds of unacceptable risk to habitats and species (e.g., the importance of ornithological impact on the Hen Harrier in West Clare).
- The cumulative ecological pressure from multiple wind-farm developments must be considered. The submitted documentation must be thoroughly tested for whether the proposed development can ensure “no significant adverse effects” (including cumulative effects) on habitats and species.
- Water-course risk: Given the underlying geology and peat soils, the risk of disturbance, run-off, or pollution of watercourses must be robustly addressed.

5. Impact on bogland, peat soils, hydrology and ecology

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. Poor Local Infrastructure and Risk of Subsidence

The local road network serving the proposed site is narrow, fragile, and unsuitable for heavy construction traffic or the transport of turbine components. The area has a known history of poor ground conditions and subsidence, raising significant concerns about the ability of local roads to withstand the additional loading and vibration associated with construction and maintenance traffic.

Given my property’s proximity at V15 WA21, I am particularly concerned about potential damage to the surrounding road network and access routes, which could cause safety hazards, long-term deterioration, and disruption for local residents. I am located between the two proposed entrances for the site, one to the west of me (less than 1km) and the other to the east of me, less than 1km. This will therefor affect me whenever I try to leave my home regardless of my direction of travel.

7. Effect on property value and local community

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 property at V15 WA21 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.

8. 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 and Requested Outcome

For all the reasons set out above, I respectfully request that An Bord Pleanála refuse planning permission for the application as submitted. If the Board is nevertheless minded to grant permission, I request that the following stringent conditions be applied:

- A reduction in turbine height and rotor diameter to ensure they are less visually dominant and less intrusive in proximity to dwellings.
- Increased minimum setback distances from all dwellings—including mine at V15 WA21—to ensure protection of residential amenity.
- A comprehensive condition on peat/soil management, hydrology monitoring, and restoration of bog/peatland including carbon-release risk mitigation.
- 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.
- Strict enforcements of working hours including but not limited to no noisy works before 8am, after 5pm, no weekend works and noise monitors installed to measure noise omitted from works ensuring it does not surpass expected decibel levels.

I further request that the Board direct that the developer submits updated documentation showing: precise turbine locations relative to dwellings (including mine 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 your attention and for consideration of my objection.

Yours faithfully,

Mary Hayes