



Observation on a Strategic Infrastructure Development Application

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's name

Michéal Brooks

(b) Observer's postal address

Shessive, Cranny, Kilrush, Co. Clare V15 CY64

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else **on this observation**, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Click or tap here to enter text.

(b) Agent's postal address

Click or tap here to enter text.

Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Bord Pleanála case number for the current application (if available)**

(for example: 300000)

323783

- (b) **Name or description of proposed development**

Cloonkett Wind Farm

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Located in the townlands of Carrowreagh East and West, Cloondrinagh, Cloonkett, Burrenfadda, Shessiv, Craghera, Glenconaun More and Ballyduneen, County Clare

Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is **no word limit** as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1, D01 V902

Date: 25/11/2025

Six digit Reference: 323783

Objection Cloonkett Wind Farm, County Clare (14 turbines, 150 m tip height)

Dear Sir/Madam,

I, Michéal Brooks, wish to formally object to the proposed Cloonkett Wind Farm Development townlands of Carrowreagh East and West, Cloondrinagh, Cloonkett, Burrenfadda, Shessive, Craghera, Glenconauun More and Ballyduneen, County Clare.

I live in the townland of Shessive and also have new family home currently pending completion of construction at Eircode V15 CY64 also in Shessive. My new home was granted planning permission in February of 2024 with construction beginning the same year. To support this construction a mortgage application was required with appropriate costings and valuations provided. Thankfully my application was approved however it is now an immediate concern that with this proposed windfarm I am in danger of having to suffer negative equity on the value of my new home. My home is by my calculation within 790 meters of the T3 turbine as per the current proposal, with a proposed vista now of multiple turbines with a 150m tip height. This is undoubtedly going to adversely impact the value of my home, designed with fixed frame south facing windows with existing views of existing rural homes, agri land, forestry and natural woodland.

I wish to note as part of planning (Planning Reference P23/60285) with Clare County Council for my home, the design initially entailed a two storey element. On correspondence dated 19/09/2023 from Clare County Council (included) they advised of the following:

5. Grounds

1. The subject site is located on lands within a designated 'Settled Landscape' where it is an objective of the Development Plan as set out under CDP 14.2 to ensure that developments are carefully designed and sited to avoid visual impacts. Having regard to the topography of the site and pattern of development in the area, there is a concern in particular regarding the height of the two-storey element of dwelling house as proposed. It is considered that the overall height and scale of the dwelling should be revised to better reflect the character and vernacular forms of the built environment in the vicinity and in this regard the two storey element should be reduced to a single storey or storey and a half style. You are requested to submit revised design proposals for the consideration of the Planning Authority in this regard.

In light of this we of course amended our application reducing the two-story element to a story and a half. It is inconceivable that lands that were designated as a "Settled Landscape" requiring developments to be carefully designed and sited to avoid visual impacts are now appropriate for 14 wind turbines of a scale of 150m in height. There can be no reasonable grounds in which a two storey residential property required a revision and reduction in height to better reflect the character and vernacular forms constructions in the vicinity versus what is being proposed with the construction of the Cloonkett Windfarm in the same area. In addition, the proposed 150m height of the turbines and close proximity to my home is alarming. It is clear there is potential health impacts caused by noise and flicker to me and any future family who wish to also build in the area.

As part of building my new home I also was required to become a member of Kildysart Coolmeen Group Water Scheme, which operate using Gortglass Lake to service my home with clean fresh drinking water. The proximity of the proposed wind farm has given cause for concern for the future of this water source. The scale and volume of construction required on land and bogland will have to cause disturbance directly endangering the safety of the water supply for hundreds of homes. From my understanding there is the Water Framework Directive and EU Drinking Water Directive (2020/2184) requiring prevention of deterioration of surface water quality at public abstraction points. Having reviewed the document submitted for this planning request concerns over water safety are wholly inadequate.

In addition to concerns re my home and water supply I wish to highlight that the local infrastructure consists of "local" roads not fit for allowing construction at this level. Roads are narrow and subside quickly with standard rural traffic and machinery. In my work I am required to commute, having reviewed the proposal the traffic plan for the volume and size of vehicles it gives rise to concern for the safety of local people going about their daily lives.

To conclude the proposed Cloonkett Wind Farm has caused considerable strain. I wish to highlight the complete lack of communication from the entity making the proposal. I understand that there has been letters at various points issued to select residents in the effected townlands but I can confirm no correspondence was received addressed to me. No interaction, consultation or opportunity to ask questions to alleviate concerns has been provided. In such circumstances it is difficult not to assume that this entity is not operating in good faith and is seeking to achieve their aims with the intention of avoiding the concerns of the people & community most greatly impacted. Should this development proceed the possibility of enjoying my new home will be eradicated & I implore you to take my observations into consideration

5. Grounds

and deny what is a destructive proposal of an existing diverse and natural landscape.

Yours Sincerely,
Michéal Brooks
Shessive, Cranny, Kilrush, Co Clare V15 CY64

Email: micheal32brooks@gmail.com

Phone  m: 0863736227

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Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Fee

7. You **must** make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to [request the Board to hold an oral hearing](#), please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

Final steps before you send us your observations

9. If you are sending us your observation using **the online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes