

Rita O'Dea  
Craghera,  
Cranny,  
Kilrush,  
CO. Clare.  
V15 Y364  
15/11/2025

To: 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 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, Shessive, Craghera, Glenconauun More, and Ballyduneeen in Co. Clare.

I reside at the address given above (Eircode V15Y364) and as someone whose property and amenity will be directly affected by the proposal, I object on the following grounds:

Grounds of Objection

### **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. T12 will be within 600 m of my house. Given the scale of the proposed turbines (tip height 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. Deficiencies in the Public Consultation Process**

The consultation process was unfair, non-transparent, and undermined public confidence. Although public meetings were held, many residents, including myself, were unaware they had been scheduled and could not participate. The developer's representative had committed that all residents and the local community would be fully notified once the proposed site was determined. In practice, however, the notification process was inadequate, failing to reach those most impacted and restricting their opportunity to participate in the consultation process. These failings clearly fall short of proper community consultation standards.

## **3. Residential Amenity, Landscape, and Cumulative Impacts**

The site lies in open rural countryside of significant recreational and environmental value. The proposed 14 large wind turbines, together with associated forestry felling and soil deposition areas, would dominate the landscape and substantially alter its character. From my property, the turbines would be clearly visible from living areas and outdoor spaces, creating a permanent and intrusive change to the outlook and enjoyment of my home.

One soil deposition area lies immediately beside my property boundary near turbine T12. Additionally, the forestry felling adjacent to T12 directly borders my property, removing natural screening and intensifying the visual and environmental impact.

Cumulatively, the increased turbine density in the locality is turning a peaceful rural environment into a concentrated industrial energy area, contrary to the objectives of proper planning and sustainable development.

## **4. Poor Local Infrastructure and Risk of Subsidence**

The proposed development relies on two access points on the same narrow local road. My home and other nearby dwellings lie between the two entrances, less than 1 km from each, placing residents directly in the path of construction traffic. The road is narrow, with soft verges and subsidence, and is not designed to accommodate the scale of construction traffic proposed.

The developer cannot claim that this road is currently suitable, and major upgrades will be required, including widening, verge reinforcement, and strengthening weak sections. It is unclear whether adequate consideration has been given to road safety or the impact on residents when planning construction and operational routes. The proposed access

points, as currently planned, do not demonstrate safe or acceptable arrangements for residents, pedestrians, or other road users, raising serious concerns about the suitability of the local road network for this development.

## **5 Environmental, Peat, and Hydrology**

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, sub station 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. 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 Y364 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.

## **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:

- Turbine T12 and the adjacent soil deposition area (within 600m of my home) be relocated to reduce visual, noise, and shadow-flicker impacts.
- Forestry felling is kept to a minimum, and any removed forestry is replanted.
- Reduction in the number of turbines, their 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 Y364—to ensure protection of residential amenity.
- Comprehensive condition on peat/soil management, hydrology monitoring, and restoration of bog/peatland, including carbon-release risk mitigation.
- A full cumulative impact assessment of the proposed development, considering existing and planned nearby wind farms, and the combined effects on landscape, ecology, noise, shadow-flicker, and residential amenity.
- Strict enforcements of working hours including but not limited to no noisy works before 8am, after 5pm, no weekend works , noise monitors installed to measure noise omitted from works ensuring it does not surpass expected decibel levels.
- Installation of noise and shadow-flicker monitoring at my property once the turbines are operational, with results to ensure compliance with expected limits.

I further request that the Board direct the developer to submit updated documentation showing: precise turbine locations relative to dwellings (including mine at V15 Y364), detailed photomontages from my property, full peat and hydrology risk assessment, and independent noise and shadow-flicker modelling for my dwelling that fully accounts for the impacts assuming any nearby forestry has been removed or thinned.

Thank you for your attention and consideration of my objection.

Yours faithfully,

Rita Odea,