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**Reference An Coimisiún Pleanála - Case reference: PAX09.324055**

**10-year permission for Derrynadarragh wind farm comprising 9 wind turbines, an onsite 110kV substation, a turbine delivery route and a grid connection route. Located across various townlands in County Kildare, Offaly and Laois.**

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**I am a farmer, horse breeder and journalist living directly across from the proposed Derrynadarragh Wind Farm and have serious concerns about the planning application, 324055, with regard to: -**

- **Proposal to erect turbines of this proportion and height, 186 m, on a flood plain, with subsequent damage and risk of increasing flooding, with a serious impact on the Figile River and directly impacting our land at Quinnsboro with overspill.**
- **Inadequate noise survey and none whatsoever at the location of my farm at Quinnsboro. Absolutely NO CONSULTATION WITH THE RESIDENTS OF QUINNSBORO, as required under planning law!**
- **Startling evidence on the potential effects of wildlife, including protected species, lapwing and curlew.**
- **Absolutely Nil communication with the community in Quinnsboro, directly across from the proposed farm**
- **Complete lack of a disposal plan for turbines with ensuing obligation if the Windfarm is approved and sold once the lucrative grants are availed of, that if sold, in the 30-year period, an onus of historical responsibility would be included.**

**I am objecting and observing on this proposed application as it is pure madness and absolute derogation of every planning law, sensibility and natural logic to propose to attempt to construct a Windfarm on a floodplain! Stringent insurance obligations are essential to this application and to adequately cover public liability if and when these proposed turbines are dislodged due to the level of historical flooding and ground erosion in this area. Any environmental study should have required**

surveying the land during the many times each year it floods. The fact that it has not would lead me to suspect that any studies were cut and pasted from a desktop rather than from a topographic survey at various times of the year??? There is, I respectfully suggest, an inherent danger to public life with the stability of the proposed erection ground and its propensity for flooding. Therefore, creating a potential public danger: turbines 186 m high being dislodged and falling, causing death or injury.

The lands adjacent to Michael Miley's family farm at Derrylea and Chevylee are flooded at certain times of the year and were the subject of an **RTE Countrywide radio programme with Philip Boucher Hayes in November 2025.**


Mr Miley clearly outlined during that interview that, following Storm Claudia, his lands and all surrounding lands, the chosen and marked areas for the proposed placement of said application, 324055, were flooded, with water rising to the level of intrusion into their slatted cattle shed.

<https://www.facebook.com/share/r/17BhSvBstK/?mibextid=wwXifr>

In a separate radio interview **on local radio station Midlands 103**, Mr Martin Miley clearly stated that he was concerned that a windfarm adjacent to his holding would increase the volume of water caused by storms, leading to subsequent flooding, as historically recorded and current.

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*Photo credit: Michael Milley*

**Michael Milley is also concerned the planned Derrynadarragh Windfarm will add to flooding risks.**

An Offaly farmer is adding to calls for updated windfarm regulations.

Paddocks in Derrylea and Chevylee belonging to Michael Milley are completely flooded following recent heavy rain caused by Storm Claudia.

Mr Milley is concerned the planned Derrynadarragh Windfarm will increase the likelihood of future flooding around his holding.

One of the nine planned turbines would be built only 40 meters away from his land if approved.

The suckler and tillage farmer says their planned size is concerning:

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# Lands Of Offaly Farmer Flood Completely Following Heavy Rain

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Tuesday, 18 November 2025 16:12



*Photo credit: Michael Milley*

## **Michael Milley is also concerned the planned Derrynadarragh Windfarm will add to flooding risks.**

An Offaly farmer is adding to calls for updated windfarm regulations.

Paddocks in Derrylea and Chevylee belonging to Michael Milley are completely flooded following recent heavy rain caused by Storm Claudia.

Mr Milley is concerned the planned Derrynadarragh Windfarm will increase the likelihood of flooding around his holding.

[midlands103.com](https://www.midlands103.com)

## 1. Landscape Pollution

The proposed 186 m turbines would have a significant visual impact, dominate views and interrupt the natural skyline. Their scale and design are inconsistent with the existing landscape character, resulting in a development that does not integrate with the area's identity. This would adversely affect local amenity by reducing residents' and visitors' enjoyment of the surrounding environment.



Photo18: Photomontage provided by the development company for the view from Quinnsboro

## 2. Property Value

The significant visual impact of the proposed 186 m turbines would adversely affect the residential amenity of nearby properties, particularly given the open and flat landscape which allows for extensive visibility. The introduction of large-scale industrial structures into an otherwise rural setting would alter the area's character and reduce its attractiveness as a place to live. While property values are not a primary planning consideration, it is reasonable to expect that such a substantial change in visual amenity could have negative consequences for the desirability of nearby homes.

## 3. Noise assessment.

No noise impact assessment has been submitted with this application. Given the scale of the proposed 186 m turbines, and the flat, open land between the wind farm and the residential area of Quinnsboro, approximately 1.8 km away. There is a heightened risk of noise travelling with little attenuation. Wind turbines of this size can generate both audible and low-frequency noise, which may impact nearby dwellings. Without a proper assessment, the effects on residential amenity cannot be fully evaluated, raising serious concerns about the development's suitability.

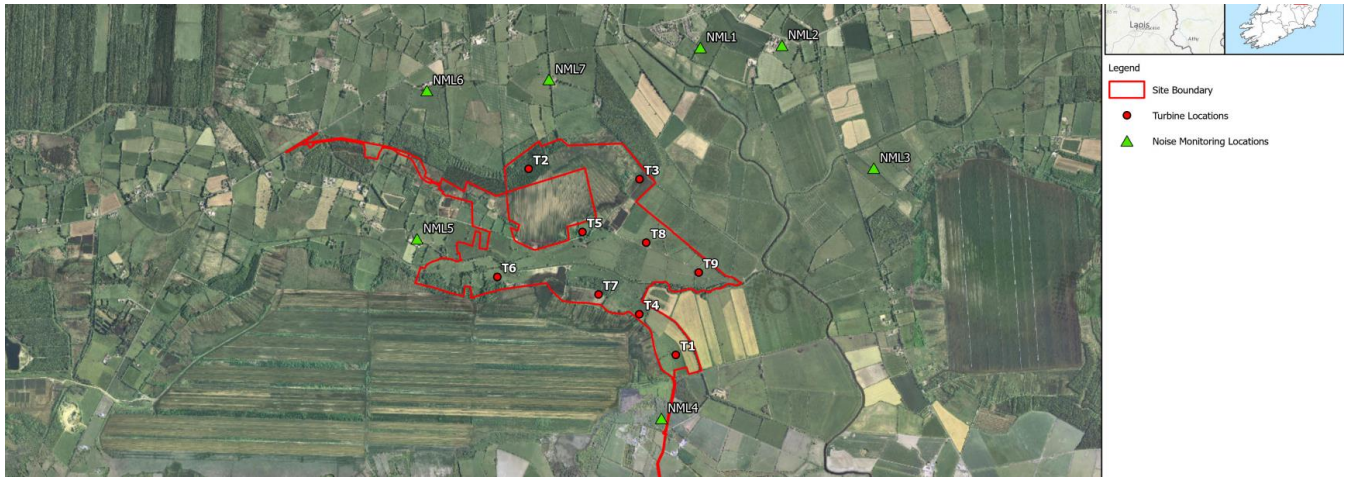


Photo: Map of the monitoring points, no monitoring in Quinnsboro

#### 4. Flood Risk

The proposed wind farm is located within a flood plain, and the developer acknowledges that it will slightly increase local water levels, stating that this rise remains within acceptable levels (<150 mm afflux) as per Office of Public Works requirements. However, the assessment provides limited detail on how this increase may interact with extreme weather events or cumulative flood risk in the area. Even a modest rise in water levels can exacerbate flooding in a flat and vulnerable landscape, potentially affecting surrounding properties and infrastructure. This lack of comprehensive analysis raises concerns about the adequacy of flood risk management for the proposed development. Kindly refer back to two radio interviews one on national radio and the other on local radio already outlined in this document.

CLIENT: Dara Energy Limited  
 PROJECT NAME: Derrynadaragh Wind Farm  
 SECTION: Site Specific Flood Risk Assessment



#### 9. JUSTIFICATION TEST

Box 5.1 Justification Test for development management (to be submitted by the applicant)	
1. The subject lands have been zoned or otherwise designated for the particular use or form of development in an operative development plan, which has been adopted or varied taking account of these Guidelines.	<p>The proposed wind farm and the TDR watercourse crossing are located in unzoned rural areas. However, the site falls within the designated zoning areas for Wind Energy Development as defined in the respective County Councils' boundaries and in accordance with the Counties' Wind Energy Strategies:</p> <ul style="list-style-type: none"> <li>• Kildare County Council - Site falls within the 'Zone 1 - Acceptable in Principle'; and</li> <li>• Offaly County Council - Site falls within an area identified as 'Open to Consideration for Wind Energy Development'.</li> </ul>
2. The proposal has been subject to an appropriate flood risk assessment that demonstrates:	
(i) The development proposed will not increase flood risk elsewhere and, if practicable, will reduce overall flood risk;	The proposed wind farm will slightly increase the water levels locally and within acceptable levels (<150 mm afflux as per OPW requirements) and the proposed TDR watercourse crossing will have a negligible impact on flood levels.

Photo: Taken from the EIAR Volume III for the proposed development, p55 of the document ([Appendix 12 Hydrology and Water Quality 2026.pdf](#))

*The photos below were taken in November 2025 after Storm Claudia. This evidence alone should immediately negate this application, with the potential for danger to human and animal life if turbines are placed in such a volatile environment.*

*There is no point in a tribunal and 'lessons learnt' scenario if these massive proposed turbines come tumbling down and crash across public roads.*

*These photographs would, of course, be fodder for the media, IF SUCH A TRAGEDY EVOLVED, and make great front page coverage of the madness of placing such a proposed wind farm on a disastrous flood plain.*



## 5. Shadow flicker

**The potential for shadow flicker has not been adequately assessed for nearby properties. Although the nearest houses are approximately 1.8 km away, the flat, open landscape between the proposed turbines and Quinnsboro offers little natural screening, increasing the likelihood of shadow flicker. Given the height of the 186 m turbines, intermittent shadow flicker could still occur under certain sun and weather conditions. Without a detailed assessment, the impact on residential amenity cannot be properly determined, which is a matter of concern.**

## **6. Barnowl**

**The areas of Quinnsboro and Derrylea are Birdwatch-marked as barn owl habitats, a protected species under wildlife conservation laws. These owls hunt primarily at night over open farmland, which coincides directly with the proposed site of the 186 m turbines. Large wind turbines pose a significant risk of collision with low-flying birds, such as barn owls, threatening local populations. The potential impact on this species should be carefully assessed, and alternative turbine placements or mitigation measures should be considered to protect their habitat. Failing to address this risk could result in significant environmental harm to a vulnerable species.**

**See statistics from Birdwatch Ireland below.**



## Amber-list species (medium conservation concern)

**Breeding continued**

- Swallow
- Sand Martin
- Willow Warbler
- Starling
- Spotted Flycatcher
- Northern Wheatear
- Goldcrest
- House Sparrow
- Tree Sparrow
- Greenfinch
- Red Flycatcher
- Western Yellow Wagtail

**Passage**

- Cory's Shearwater
- Ruff
- Spotted Redshank
- Wood Sandpiper
- Little Gull
- Black Tern
- Wryneck
- Tree Pipit

**Wintering**

- Barnacle Goose
- Greylag Goose
- Greater White-fronted Goose

**Wintering continued**

- Shrew
- Pintail
- Black-throated Diver
- Great Northern Diver
- Bittern
- Turnstone
- Brambling

**Breeding and Wintering**

- Mute Swan
- Whooper Swan
- Red-breasted Merganser
- Shelduck
- Gadwall
- Wigeon
- Mallard
- Fall
- Great Crested Grebe
- Coot
- Red-throated Diver
- Gormley Grebe
- Black-headed Gull
- Common Gull
- Lesser Black-backed Gull
- European Herring Gull



## Red-list species (high conservation concern)

**Breeding**

- Quail
- Grey Partridge
- Red Grouse
- Black-necked Grebe
- Stock Dove
- Nightjar
- Swift
- Cornflake
- Leasht's Storm-petrel
- Woodcock
- Red-necked Phalarope
- Kittiwake
- Gullin
- Razorbill
- Golden Eagle
- White-tailed Eagle
- Red Kite
- Wood Warbler

**Wintering**

- Bewick's Swan
- Long-tailed Duck
- Velvet Scoter
- Goldeneye
- Scup
- Slavonian Grebe

**Breeding continued**

- Ring Ouzel
- Common Redstart
- Whinchat
- Magpie
- Crow
- Turtle Dove
- Yellow Warbler

**Passage**

- Turtle Dove
- Balearic Shearwater
- Curling Sandpiper

**Breeding and Wintering**

- Eider
- Common Scoter
- Footpad
- Shoveler
- Oystercatcher
- Dunlin
- Snipe
- Redshank

**Wintering continued**

- Grey Plover
- Bar-tailed Godwit
- Black-tailed Godwit
- Knot
- Purple Sandpiper
- Snowy Owl
- Redwing

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a home

**birdwatchireland**

For more information, please see Gilbert G. Stanbury A and Lewis L (2021), "Birds of Conservation Concern in Ireland 2020-2026". Irish Birds 9: 523-544

The categorisation of species as breeding, wintering etc. refers to the populations against which E

**giving**

For more information, please see Gilbert G. Stanbury A and Lewis L (2021), "Birds of Conservation

## Bird Sensitivity Mapping to Wind Energy Development - Guidance Document

	A	B	C	D	E
1				Proposed change	Comments
2	Site fidelity: This factor was included to account for disturbance displacement associated with species with high levels of site fidelity. Species that exhibit site fidelity are likely to incur greater negative impacts as a result of habitat damage compared to species that are less tied to specific sites.		High	If you think a change should be made please do so using the drop down menu in the cells below.	If you have any comments or information you would like to share please do so here or on a separate page.
3			Medium		
4			Low		
5					
6	Golden Eagle	<i>Aquila chrysaetos</i>	High	High	
7	Red-throated Diver	<i>Gavia stellata</i>	High	No Change	
8	Sandwich Tern	<i>Sterna sandvicensis</i>	High	High	
9	Breeding Curlew	<i>Numenius arquata</i>	High	Low	
10	Breeding Dunlin	<i>Calidris alpina</i>	High	No Change	
11	Breeding Golden Plover	<i>Pluvialis apricaria</i>	High	No Change	
12	Common Tern	<i>Sterna hirundo</i>	High	No Change	
13	Bewick's Swan	<i>Cygnus columbianus bewickii</i>	High	No Change	
14	Barnacle Goose	<i>Branta leucopsis</i>	High	No Change	
15	White-tailed Eagle	<i>Haliaeetus albicilla</i>	High	No Change	
16	Greenland White-fronted Goose	<i>Anser albifrons flavirostris</i>	High	No Change	
17	Breeding Lapwing	<i>Vanellus vanellus</i>	High	No Change	
18	Whooper Swan	<i>Cygnus cygnus</i>	High	No Change	
19	Breeding Redshank	<i>Tringa totanus</i>	High	No Change	
20	Greylag Goose	<i>Anser anser</i>	High	No Change	
21	Chough	<i>Pyrrhocorax pyrrhocorax</i>	High	No Change	
22	Hen Harrier	<i>Circus cyaneus</i>	High	No Change	

### 7. Breeding waders

The areas of Derrylea and Quinnsboro are important breeding grounds for waders, including snipe, lapwing, and curlew, all of which are protected under national wildlife legislation and the EU Birds Directive. These species are highly sensitive to disturbance during the breeding season, and the construction or operation of 186 m wind turbines could disrupt nesting, reduce breeding success, and lead to population decline. Noise, shadow flicker, and visual impacts from turbines in flat open farmland further increase the risk of habitat avoidance by these birds. Planning regulations require that developments avoid significant impacts on protected species and their breeding habitats and implement mitigation measures where avoidance is not possible. Failing to account for these protections could result in substantial and irreversible harm to these vulnerable wader populations.

### 8. Hen harrier

The areas of Quinnsboro and Derrylea are also known habitats for hen harriers, a rare and fully protected raptor under national wildlife legislation and the EU Birds Directive. Hen harriers are highly sensitive to disturbance and rely on open upland and flatland habitats for hunting and nesting. The construction and operation of 186 m wind turbines could increase collision risk, disrupt hunting behaviour, and displace local populations, posing a serious threat to them. Planning and environmental regulations require that developments fully assess impacts on protected species, such as the hen harrier, and implement avoidance or mitigation measures where necessary. Ignoring these protections could result in significant and irreversible harm to this vulnerable bird of prey.

Table 4: List of 22 selected species remaining, following the second sift of species

Species	Scientific name	Annex I	Zone of Sensitivity (m)
Red-throated Diver*	<i>Gavia stellata</i>	◦	2000
Common Tern	<i>Sterna hirundo</i>	◦	1000
Sandwich Tern	<i>Sterna sandvicensis</i>	◦	2000
Curlew*	<i>Numenius arquata</i>		800
Dunlin*	<i>Calidris alpina</i>	◦	800
Golden Plover*	<i>Pluvialis apricaria</i>	◦	800
Lapwing*	<i>Vanellus vanellus</i>		800
Redshank*	<i>Tringa totanus</i>		800
Barnacle Goose	<i>Branta leucopsis</i>	◦	600
Greenland White-fronted Goose	<i>Anser albifrons flavirostris</i>	◦	600
Greylag Goose	<i>Anser anser</i>		600
Whooper Swan	<i>Cygnus cygnus</i>	◦	600
Bewick's Swan	<i>Cygnus columbianus bewickii</i>	◦	600
Chough	<i>Pyrrhocorax pyrrhocorax</i>	◦	1000
Black-headed Gull*	<i>Larus ridibundus</i>		1000
Common Scoter*	<i>Melanitta nigra</i>		1000
Corncrake*	<i>Crex crex</i>	◦	800
Grey Partridge	<i>Perdix perdix</i>		500
Red Grouse†	<i>Lagopus lagopus hibernicus</i>		500
Twite	<i>Carduelis flavirostris</i>		800
Barn Owl	<i>Tyto alba</i>		2000
Hen Harrier	<i>Circus cyaneus</i>	◦	2000

\*Breeding populations only.

†Red Grouse are sedentary. The dataset used includes breeding and wintering records.

## THE MONITORING AND ASSESSMENT OF THREE EU HABITATS DIRECTIVE ANNEX I GRASSLAND HABITATS James R. Martin, Fionnuala H. O'Neill and Orla H. Daly

It should be noted that the data presented above do not include an assessment of the Range parameter; however, as the Area parameter is Unfavourable-Bad and decreasing, the assessment of Range will not change the overall conservation assessment. The Range parameter will be assessed as part of the National Conservation Assessment (NCA).

The overall NCA for 6410 is Unfavourable-Bad and decreasing, as it was when it was previously reported in NPWS (2013).

Table 22 Summary of the national conservation assessment of the 6410 habitat, based on the results of the GMS.

Parameter	Conservation Status	Trend	Future Prospects
Area	Unfavourable – Bad	Decreasing	Bad
Structure & Functions	Unfavourable – Bad	Stable	Bad

OVERALL NATIONAL CONSERVATION ASSESSMENT	Unfavourable - Bad	Decreasing	Bad
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### 9. Engagement with Communities

**There has been no!!! engagement with the local community regarding the proposed wind farm. Residents of Quinnsboro and surrounding areas have not been consulted regarding noise impacts, nor regarding potential impacts on wildlife, the landscape, and daily life. Effective public participation is a key requirement under national planning regulations and environmental assessment guidelines, ensuring that local knowledge, concerns, and environmental sensitivities are fully considered. The lack of meaningful consultation undermines the transparency and legitimacy of the planning process and raises serious concerns about whether the full range of environmental and social impacts has been properly assessed.**