

Hanna Kavaleva

Creeva House
Knocknacreeva
Athenry
Co. Galway
H65 NR29

26TH May 2026

An Coimisiún Pleanála

Strategic Infrastructure Developments
64 Marlborough Street
Dublin 1, D01 V902

Formal Objection to Proposed 220kV Substation and Underground Grid Connection located in the townlands of Rathmorrissy, Pollnagroagh, Moanbaun, Castlelambert, Knocknacreeva, Caraunduff, Caherbriskaun, Lisheenkyle East, Barrettspark, Cashla, Athenry, County Galway.

Planning Reference: VA07.324162

Applicant: Bord Gáis Energy Ltd

My name is Hanna Kavaleva. I live at Creeva House, Knocknacreeva, Athenry, with my two-year-old child. I am a long-term tenant in a house that has stood here for over 60 years. It is the place where my child is growing up and where I had every reasonable expectation of safety, security, and settled living.

The proposed underground grid connection cable route runs directly past our home. The trench will pass within **9 metres** of its front door. A large precast concrete joint bay — measuring 8.0m x 2.5m, excavated to 2m below road level — is proposed just **30 metres** from my house.

I am objecting because the construction works pose a direct and unassessed threat to the structural integrity of my 60-year-old home on karst limestone ground, and because the risks to my family during 12 months of heavy construction immediately outside our door have not been assessed.

THE STRUCTURAL RISK TO A 60-YEAR-OLD HOUSE ON KARST GROUND

The Vulnerability of Older Construction

Creeva House was built over 60 years ago with shallow stone or mass concrete foundations typical of that era. It was not designed to withstand sustained vibration from heavy machinery, rock breaking, or ground disturbance. Over six decades, the structure has settled. Any disturbance to that settled condition — from vibration, ground movement, or groundwater changes — can cause cracking and structural damage that worsens over time.

Karst Ground Amplifies Vibration Risk

The applicant's Foundation Note confirms this area sits on "Regionally important Aquifer — Karstified (conduit)" with karst limestone bedrock at or near surface. Vibration from rock breaking travels through solid rock far more efficiently than through soil. In karst terrain with fissured and fractured rock, vibration waves propagate unpredictably, sometimes amplifying due to underground voids and channels.

The Construction Grid Connection Report (Vol 3, Appendix 2.7) confirms trenching to 2m depth along the public road. Where bedrock is encountered — as is certain here — rock breaking with hydraulic breakers or controlled blasting will be required.

A joint bay 30 metres from my door will require:

- Excavation of approximately 40 cubic metres of bedrock
- Hydraulic breakers or rock-splitting equipment
- Repeated heavy impacts transmitted through the rock directly toward my house
- Installation using heavy lifting and compaction machinery

At 30 metres on solid limestone, vibration levels could easily exceed safe thresholds for older structures.

No Assessment, No Monitoring, No Liability

The Construction Grid Connection Report does not include:

- Pre-construction structural survey of residential properties within 50m
- Vibration monitoring during rock breaking
- Defined vibration limits to protect structures
- Protocol for halting works if limits are exceeded
- Liability provisions for structural damage

No one has surveyed this house. No one has assessed whether a 60-year-old structure 30 metres from major rock breaking is at risk. I have not been offered monitoring, protection, or compensation.

If cracks appear during or after construction, I will have no baseline survey to prove causation, no vibration data, and no recourse. As a tenant, I may be held responsible for damage I did not cause and could not prevent.

TWELVE MONTHS OF CONSTRUCTION OUTSIDE OUR FRONT DOOR

For 12 months, my family will live with heavy machinery, rock breakers, concrete mixers, and delivery trucks operating within 9 metres of our home. My two-year-old child will be exposed to:

- Construction noise from hydraulic breakers, breaking limestone
- Dust from excavated material and rock cutting
- Diesel fumes from plant and equipment
- Vibration through the ground and house structure
- Disrupted road access affecting crèche, medical appointments, and daily life

Young children are particularly vulnerable to dust, noise, and air pollution. The Construction Grid Connection Report includes no dust management plan, noise management plan, or assessment of impacts on families with young children living within 10 metres of the works.

We have nowhere else to go. This is our home. The planning system must require the applicant to assess these impacts and take responsibility if things go wrong.

STATUTORY CONCERNS AND CUMULATIVE IMPACT

Galway County Council (submission page 17–18, for application 324113) has identified that the applicant has not submitted a detailed Traffic and Transport Assessment, no Road Safety Audit has been provided, and the traffic management plan involves *“extensive time periods of proposed road closures.”* The joint bays will *“effectively sterilise the public roadway”* preventing future essential works.

Transport Infrastructure Ireland has noted the regulatory framework for high voltage cables under roads remains interim and that necessary approvals must be in place before development proceeds.

This grid connection (VA07.324162) exists to serve the Cashla Peaker Plant (PA07.324113). If both are approved, I will face 12 months of trenching and rock breaking outside my door, followed by construction of an industrial facility 700m away, followed by 24-year operation of a COMAH-classified major hazard establishment. The cumulative impact has not been assessed.

WHAT I AM ASKING FOR

I formally and respectfully ask An Coimisiún Pleanála to **refuse planning permission** for the proposed 220kV substation and grid connection (VA07.324162) on the following grounds:

Structural Risk:

The construction works pose unassessed risk of vibration damage to a 60-year-old home on karst ground, with rock breaking 30m from the house and trenching 9m from the front door. No pre-construction survey, vibration monitoring, or liability provisions provided.

Impact on Young Children:

Twelve months of construction noise, dust, and diesel fumes immediately outside our home with no assessment of impacts on families with young children.

Statutory Concerns:

Galway County Council and TII have identified fundamental gaps including absent Traffic and Transport Assessment, absent Road Safety Audit, and inadequate traffic management.

Cumulative Impact:

The cumulative impact of this grid connection and the related Cashla Peaker Plant has not been assessed.

If, contrary to my objection, permission is granted, I request the following conditions as a minimum:

1. **Mandatory pre-construction structural survey** by independent engineer at applicant's expense
2. **Continuous vibration monitoring** during rock breaking with safe limits and halt protocols
3. **Baseline photographic records** of existing structure condition
4. **Full liability and compensation** for construction-related structural damage
5. **Dust suppression, noise control, and working hours restrictions** for families with young children
6. **24-hour emergency contact** for affected residents
- 7.

I reserve the right to make further submissions and to be represented at any oral hearing.

Yours sincerely,

Hanna Kavaleva

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