

OBSERVATION/SUBMISSION TO PLANNING APPLICATION

Case Reference: 324162

Patrick & Lorraine Kelly
Elm House
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To: An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902
Date: 23 May 2026

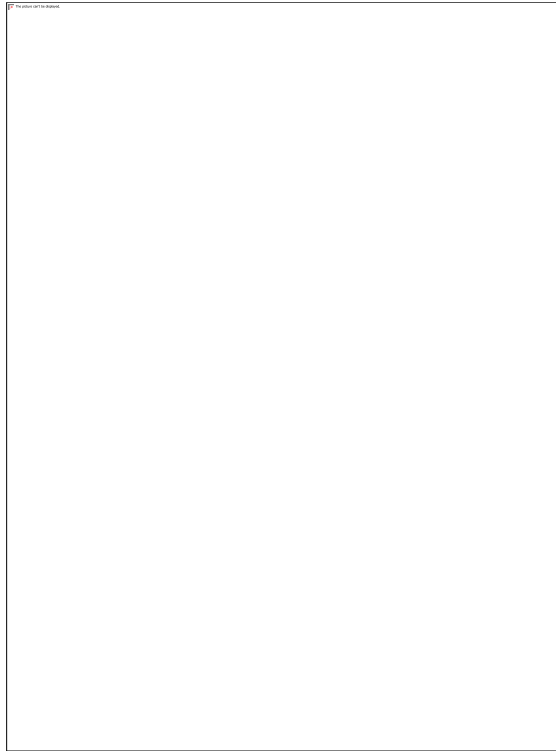
Re: Observation to the proposed development of a 220kV substation, telecommunications mast and underground electricity cable infrastructure with associated works.

Location: Rathmorrissy, Pollnagroagh, Moanbaun, Castlelambert, Knocknacreeva, Caraunduff, Caherbriskaun, Lisheenkyle East, Barrettspark and Cashla (Townlands), Athenry, Co. Galway

Applicant: Bord Gáis Energy Limited

Dear Sir/Madam,

We, Patrick and Lorraine Kelly, are the owners and occupiers of a residential dwelling, farm, and associated lands in the immediate vicinity of the proposed substation and grid connection infrastructure associated with planning application VA07.324162. The proposed grid connection route passes directly adjacent to, and immediately outside, the boundary wall of our home and farm. Importantly, our dwelling is located close to the roadside boundary and is not set back within agricultural fields. As such, the proposed underground cable works and associated construction activity would take place in extremely close proximity to our home and day-to-day living environment.



Proximity of cable route to my house



Width of road at my house 3.89m

Accordingly, our property constitutes a sensitive residential and agricultural receptor within the meaning of the Environmental Impact Assessment Report (EIAR) and is particularly vulnerable to the impacts arising from the construction and operation of the proposed development, including traffic disruption, noise, vibration, lighting, visual intrusion, land access disruption, and prolonged construction activity associated with the grid connection works.

Having reviewed the application documentation and associated EIAR, we are writing to formally object to the proposed development and to respectfully request that An Coimisiún Pleanála refuse planning permission in its entirety.

We have serious concerns regarding the scale, nature, and proximity of the proposed substation and associated grid connection infrastructure, and the effect that this development would have on our home, farm, family life, and the wider rural environment. In our view, the development represents an inappropriate form of industrial infrastructure within an established rural and residential setting.

Our home is located within the area identified in the applicant's own EIAR as containing sensitive residential receptors. The EIAR itself recognises residential properties as high-sensitivity receptors where people spend most of their time, thereby acknowledging the particular vulnerability of nearby homes and families to the impacts of the proposed development.

However, despite the exceptional proximity of the proposed grid connection works to our dwelling, the EIAR fails to adequately assess the human-health and residential-amenity impacts arising from the grid connection infrastructure. Instead, the grid connection works are largely treated as though they constitute a relatively minor and temporary road-opening exercise, rather than a substantial industrial infrastructure project extending through established residential and rural communities over a prolonged period.

The proposed works would directly affect the roads and routes used by our family on a daily basis. We use the L3103 road every day for access to Athenry town, school transport, secondary school attendance, and after-school activities. We also rely on the L7108 road daily for work purposes and after-school activities. Both roads would be directly affected by the proposed construction works, traffic management measures, resurfacing works, and associated disruption.

According to the applicant's own documentation, the overall construction period associated with the grid connection works is expected to last approximately six months. In addition to this prolonged disruption, resurfacing works are proposed for approximately three weeks on the L3103 and for approximately two months on the L7108. The cumulative effect of these works would impose significant and ongoing disruption on ordinary family life, daily travel, farming activity, residential amenity, and local road access.

Absence of Standalone Noise and Vibration Assessment

We are concerned that no standalone noise and vibration assessment appears to have been carried out in relation to the proposed grid connection infrastructure, including the substation, underground cable route, and associated construction works. In particular, we do not believe

sufficient assessment has been provided regarding the likely impacts of construction noise, operational noise, vibration, and prolonged disturbance on nearby residents located along the proposed cable route and surrounding rural roads.

This concern is especially significant in our case, given that the proposed grid connection route passes immediately outside the boundary wall of our home, with our dwelling located very close to the roadside boundary rather than being set back within agricultural lands. As a result, excavation works, trenching operations, heavy construction traffic, resurfacing works, and associated infrastructure activity would occur in extremely close proximity to our living environment over an extended construction period.

Wrong Site for the Proposed Substation and Mast

We believe the proposed substation and associated infrastructure are unsuitable for this rural location. The development would introduce large-scale industrial infrastructure, including a 220kV substation, a 36-metre telecommunications mast, a 30-metre stack, security fencing, lighting, and associated electrical infrastructure, into an area characterised by homes, farms, and open countryside.

The proposed mast and stack would be clearly visible from our home and farm and, together with the wider development, would result in significant visual intrusion and an unacceptable change to the rural character and residential amenity of the area.

Impact of the Proposed Cable Route

We believe insufficient consideration has been given to the cumulative impact that prolonged trenching works, excavation, road occupation, road closures, stop/go traffic systems, heavy construction traffic, and resurfacing works would have on the narrow rural roads and communities directly affected by the proposed grid connection route. Our family both lives and works along the proposed route, and we rely daily on these roads for access to work, farming activities, Athenry town, school transport, secondary school attendance, and after-school activities for our children.

The proposed construction works would therefore result in significant and ongoing disruption to everyday family and community life over an extended period. We are also concerned regarding the long-term quality of road reinstatement following completion of the works, as similar utility projects in nearby areas have resulted in uneven road surfaces, poor reinstatement quality, and raised utility covers. Given the scale and duration of the proposed trenching works, binding commitments should be provided regarding full road restoration, long-term maintenance responsibility, and reinstatement to an appropriate standard for local communities.

Delays to Emergency Response and Defibrillator Access

The proposed works could cause significant disruption to emergency vehicles, school transport, agricultural traffic, home-support services, and daily commuters who rely on these rural roads. We are also concerned that road closures and traffic restrictions could delay access to emergency assistance and community defibrillator services where rapid response times are critical.

Farm Drainage and Water Supply Concerns

Many farms and rural homes in the area, including our own, rely on private wells, groundwater supplies, livestock drinking water, and established farm drainage systems. We are concerned that excavation, trenching, rock-breaking, and underground cable installation works may adversely affect farm drainage, contaminate water supplies, and negatively impact agricultural land conditions during and after construction.

Children, Schools and Road Safety

Our family relies daily on the local road network affected by the proposed grid connection works. Our children travel regularly to school and after-school activities in Athenry, and we use these roads daily for work, farming, and family travel. The roads are already heavily used during school and commuter periods, particularly by school buses, local traffic, cyclists, and pedestrians.

We are concerned that prolonged trenching works, temporary road restrictions, stop/go systems, resurfacing works, and increased heavy goods vehicle traffic associated with the proposed cable route would create additional safety risks and significant disruption for children, families, and other vulnerable road users throughout the area.

Impact on Future Family and Farm Development

As a family living and farming in this area, we would hope that our two daughters may one day continue living locally and potentially build homes on family lands. We are concerned that the proposed substation, underground cable infrastructure, and associated works could negatively affect the future development potential and long-term use of our farm and surrounding lands.

The introduction of large-scale electrical infrastructure directly beside homes and farmland could make the area less attractive for future residential development and may also create concerns regarding future planning permission, utility services, and the long-term enjoyment and value of family property and landholdings.

Lack of Meaningful Engagement with Residents Along the Grid Route

As residents living directly along the proposed grid connection route, we are concerned that affected residents, landowners, and farms were not meaningfully engaged regarding the practical impact the proposed works would have on homes, local roads, property access, farming activities, and daily family life. In particular, we do not believe clear or sufficient information was provided regarding issues such as prolonged roadworks, noise, vibration, rock-breaking, groundwater and drainage impacts, traffic disruption, or future maintenance requirements associated with the underground cable infrastructure.

Given the scale and proximity of the proposed development to our home and farm, and the significant disruption associated with the proposed grid connection works directly outside our property, we do not believe this proposal represents proper planning and sustainable development. We remain concerned regarding the likely impacts on residential amenity, traffic safety, local road access, farming activities, groundwater and drainage systems, visual amenity, and the overall rural character of the area, together with the adequacy of the assessments provided in support of the application.

We believe insufficient consideration has been given to the prolonged construction impacts on families and communities living directly along the proposed cable route, including noise,

vibration, road disruption, heavy construction traffic, and the cumulative effects of industrial-scale infrastructure within an established rural and residential environment.

For all of these reasons and having regard to the unresolved concerns regarding environmental impacts, infrastructure works, community disruption, and long-term effects on nearby residents and landowners, we respectfully request that An Coimisiún Pleanála refuse permission for the proposed development.

Yours sincerely,

[Signed electronically]

Patrick & Lorraine Kelly