

## FORMAL OBSERVATION / OBJECTION

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Re: Proposed Carrow Wind Farm Strategic Infrastructure Development

An Coimisiún Pleanála Case Reference: PAX91.324164

Location: Townlands of Carrow, Moheragh and Gortaderry, Co. Tipperary

Submitted to: An Coimisiún Pleanála

Dear Sir/Madam,

I wish to submit a formal objection and observation in relation to the proposed Carrow Wind Farm Strategic Infrastructure Development (An Coimisiún Pleanála Case Reference: PAX91.324164) in the townlands of Carrow, Moheragh and Gortaderry, Co. Tipperary.

I am a resident and identified residential receptor (House 97) on the applicant's own residential receptor mapping. Having reviewed the submitted plans and supporting documentation, I have serious concerns regarding the scale, location, and likely impacts of this proposed development on nearby residents, including my own household.

While I acknowledge the importance of renewable energy generation and Ireland's transition away from fossil fuels, such development must be appropriately located and must not impose disproportionate and unreasonable impacts on established rural communities and family homes.

#### 1. Unacceptable Impact on Residential Amenity

The proposed turbines, reaching approximately 185 metres in height, represent an industrial-scale development within an established rural residential environment.

The proximity of these turbines to House 97 and surrounding homes gives rise to serious concerns regarding noise disturbance, low-frequency and amplitude modulation noise, shadow flicker, visual dominance, nighttime aviation lighting, loss of rural character, and ongoing interference with the peaceful enjoyment of homes and property.

The scale of the proposed turbines is entirely out of keeping with the existing landscape and residential setting. The continual movement of turbine blades and associated infrastructure would fundamentally alter the character of the area and create a significant and permanent deterioration in living conditions for nearby residents.

The applicant's documentation does not satisfactorily demonstrate that the proposed mitigation measures will adequately protect nearby residential amenity over the operational lifespan of the development.

#### 2. Failure to Adequately Avoid Residential Areas

A central concern is the apparent failure of the applicant to prioritise maximum separation distances between turbines and established homes.

There appear to be less populated upland and more remote areas within or adjacent to the broader landholding where turbines could potentially have been located with reduced impact on residential properties.

Instead, the current layout places turbines and associated infrastructure unnecessarily close to existing homes and communities.

The applicant has not convincingly demonstrated why alternative layouts further from residences were not adopted, why less intrusive upland locations were ruled out, or whether minimising residential impact was genuinely prioritised during the site selection and layout process.

Good planning practice requires that impacts on residents be avoided where reasonably possible, rather than merely mitigated after the fact.

### 3. Existing Wind Energy Burden Already Carried by the Area

The Board must also consider the cumulative burden already placed on surrounding communities through existing wind energy developments in the region.

The local area and surrounding communities have already contributed significantly toward national renewable energy targets through the presence of existing wind turbines and associated infrastructure. Rural communities cannot reasonably be expected to continuously absorb further industrial-scale developments while larger urban population centres experience little or none of the direct impact.

There comes a point where the cumulative visual, environmental, residential, and infrastructural burden placed on rural communities becomes excessive and disproportionate.

### 4. Concerns Regarding Local Water Reservoir Infrastructure

I also wish to raise serious concerns regarding the apparent proximity of proposed infrastructure and turbine activity to the local water reservoir and tank infrastructure located between Turbine T12 and Turbine T1, as shown on the submitted site layout plans.

The application documentation does not clearly demonstrate what assessment has been undertaken regarding risks to the local water supply infrastructure, whether vibration, excavation, blasting, heavy construction traffic, or drainage alterations could affect the integrity of the reservoir system, and what contingency protections are proposed in the event of contamination, sediment runoff, fuel spillages, or hydrological disturbance.

The Board should require clear and independently verified evidence demonstrating that the proposed development poses no unacceptable risk to the security, safety, operation, or quality of the local water supply infrastructure before any consent is considered.

#### 5. Relevant Irish Court Decisions and Planning Precedents

Recent Irish court proceedings concerning operational wind farms demonstrate the importance of fully protecting residential amenity in the assessment of turbine developments.

In particular, litigation relating to the Ballyduff Wind Farm in County Wexford highlighted how turbine noise, including amplitude modulation and other operational effects, may give rise to significant residential disturbance and legal nuisance claims notwithstanding the existence of planning permission.

More recently, High Court proceedings concerning turbines at Gibbet Hill resulted in operational restrictions and findings that serious impacts on nearby residents required intervention.

#### 6. Personal and Family Impact

My partner and I moved to this area at considerable personal and financial cost in order to build a peaceful family home for ourselves and our young daughter.

We chose this area because of its rural character, quiet environment, natural landscape, and strong sense of community. We invested our savings, our time, and our future in creating a stable and healthy environment in which to raise our family.

I am deeply concerned that this proposed development threatens the quality of life and future we have worked so hard to establish.

#### 7. Visual, Landscape and Environmental Harm

The proposed development would industrialise a rural landscape through the introduction of turbines of exceptional height, extensive access roads, hardstanding areas, electrical infrastructure, substation development, battery storage facilities, and excavation works.

The cumulative visual impact would be severe and long-lasting.

The proposal would irreversibly alter the rural character and scenic quality of the area and would introduce dominant industrial structures into an established residential and agricultural landscape.

#### 8. Inadequate Weight Given to Existing Residents

The application documentation places significant emphasis on renewable energy targets and technical compliance but insufficient weight on the lived experience of nearby residents.

The rights, wellbeing, and quality of life of existing communities must remain central planning considerations.

#### 9. Proper Planning and Sustainable Development

The proper planning and sustainable development of the area requires that renewable energy infrastructure be balanced against the protection of residential amenity, rural character, landscape sensitivity, environmental protection, and existing community wellbeing.

#### Conclusion

For the reasons outlined above, I respectfully request that An Coimisiún Pleanála refuse permission for the proposed Carrow Wind Farm development.

Yours faithfully,

Jordan Roache  
Resident and identified residential receptor (House 97)  
Carrow, Dundrum, Co. Tipperary  
21/05/2026