

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

28th June 2026

RE: Planning Application Reference
ACP-322876-25

Dear Sir/Madam

I wish to make an observation on the Planning Application Reference ACP-322876-25 and respectfully object to the proposed development.

I am a resident of Mullentaura, Ballyhooly, Co Cork and I live in close proximity to the proposed route. As a local resident, I have a strong interest in protecting the natural environment, wildlife and quality of life in the area.

My main concern relates to the potential impact of the proposed development on local biodiversity and wildlife. The area supports a wide range of native species including birds, bats, mammals, insects, and other wildlife that depend on hedgerows, woodland, trees, and natural habitats for shelter and food. I am concerned that construction works, excavation, increased traffic, and disturbance may lead to habitat loss and disruption to local ecosystems. I respectfully request that the Board ensure all environmental impacts are fully assessed and that appropriate mitigation measures are put in place to protect biodiversity.

I am also particularly concerned about the proposed forestry clearance associated with this project. The local forestry is an important natural habitat and forms part of the character of the area. It provides shelter for wildlife and contributes significantly to biodiversity. I ask that the Board carefully consider whether the extent of forestry clearance is strictly necessary, whether less damaging alternatives have been considered, and whether the loss of trees and woodland can be minimised. Where tree removal cannot be avoided, I request that appropriate replanting and long-term habitat restoration measures are secured.

In addition, I would like to highlight that I am a regular user of the local forestry and surrounding area. I walk through the woods every day with my dogs and it is an important part of my daily routine and wellbeing. I am concerned that the proposed development and forestry clearance could significantly impact this valued local amenity, both during construction and potentially in the long term if access is restricted or the woodland environment is altered.

I also have concerns regarding the potential impact on the local road network. The rural roads serving Mullentaura are used daily by residents, farmers, school transport, and emergency services. Any excavation works, road closures, or increased heavy construction traffic could cause significant disruption delays, and road safety concerns. I ask that the Board carefully assess whether the proposed traffic management measures are sufficient and whether disruption to the local community can be minimised.

I am also concerned about the long-term impact this proposed development may have on the future planning potential of our family lands. If this application is approved, I am concerned that it could restrict or prevent future generations of our family from obtaining planning permission to build dwelling houses on land that may otherwise have been considered for rural housing. I respectfully request that the planning authority fully considers whether this proposal could prejudice the future development potential of adjoining lands and the implications this may have for our family in the years ahead.

I have also been informed that, if this development proceeds, it may adversely affect broadband connectivity in the area. As I work on a hybrid basis, spending three days each week working from home and two days in the office, I rely on a stable and reliable broadband service to carry out my employment. Any deterioration in broadband performance could significantly impact my ability to continue working under this arrangement. I therefore request that the planning authority investigates whether the proposed development could affect existing telecommunications or broadband infrastructure and ensures that any potential impacts are fully assessed before a decision is made.

Furthermore, I am concerned about the wider construction impacts, including noise, dust, vibration, heavy machinery, and artificial lighting. These impacts could affect the residential amenity of those living nearby over an extended construction period.

If agricultural land is affected, there is also the potential for disruption to farming activities, including access to land, livestock management, drainage, and fencing. These matters should be carefully considered and appropriately mitigated.

While I recognise the importance of developing national electricity infrastructure and supporting renewable energy, I believe this must be balanced with the protection of the local environment and the wellbeing of rural communities. I respectfully request that An Coimisiún Pleanála carefully consider whether the environmental, ecological, traffic, and community impacts have been fully addressed.

Should permission be granted, I request that strict planning conditions are attached to ensure:

- the protection of wildlife and sensitive habitats
- the minimisation of forestry clearance and full ecological restoration where trees are removed
- the protection of watercourses, drainage systems, and water quality
- strict controls on construction traffic, noise, dust, and working hours

- clear communication with residents regarding road closures and disruptions and construction activities
- the full reinstatement of all roads, verges, and affected land following completion of works
- the protection of existing broadband and telecommunications infrastructure so that neighbouring properties do not experience any reduction in broadband connectivity or service quality as a result of the development and
- that the development is designed and carried out in a manner that does not unnecessarily prejudice the future planning potential of adjoining family lands, having regard to any future planning applications that may come before the planning authority.

Thank you for considering my observation.

Yours faithfully

Jan Keating
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