

AN COIMI: N PLEANÁLA
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02 JUL 2026
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Time: 16/15 By: Hen

RITA FRAWLEY
Clondallow
Birr
Co Offaly

An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
DO1 V902

02/07/26

Re: *Case reference: PAX92.324279
Proposed Ballincor Wind Farm Development and Associated Road and
Infrastructure Works*

Subject: *Observation*

A chara,

We refer to the above-mentioned planning application to which we wish to lodge an objection.

We are residents of Clondallow, Birr, a townland in the parish of Eglish in County Offaly. Clondallow is situate in or around 3 kilometres outside of the town of Birr on the Banagher Road. It's a narrow country lane referred to in this application as the L70152. Our homes are surrounded principally by farmland. It is also the site location of the ESB Network's Dallow 110 KV substation. Given our adjacency to the Dallow 110KV substation this observation focuses principally on the impact that the cabling and ducting process will have on our immediate locality but we do confirm that we do not support this project in its entirety.

As residents, local inhabitants, stakeholders as it were, who will be impacted by this development and its associated works, should it go ahead, we feel compelled to make the following observations:-

1. We cannot find the reasons given or objective criteria offered as to why the Dallow 110KV substation was deemed the preferred KV substation of choice for this project's connection point to the national grid. Surely best practice would dictate that this information be clearly set-out, to include a list of all the other possible sites that were considered before being eliminated together with the grounds for their rejection/dismissal.
2. As per image 05867-DR-027-P4 of the site location map, this application as submitted does not appear to support a connection to the grid. The grid connection route is marked 'indicative' thereon and it is clearly stated that it does not form part of this planning application. This raises concerns such as:-

- (a) As we understand it the electricity generated from this proposed project is to support supply to the national grid and yet that end goal does not appear to form part of this application.

3. We would like to draw to your attention the following:-

- (a) Our lane already has underground cabling and joint bays from the *Meenwaun Windfarm* project and residents were, at the time of their installation subjected to considerable disruption. The *Meenwaun Windfarm* cables are housed within the lane itself, which already hosts the pipes that provides the water to our family homes.
- (b) There are three further potential renewable energy developments, that we know of, for our immediate and wider area.
 - (i) *Carrig Renewable Energy Limited* – the grid connection to the Dallow 110KV substation for this project has already been granted permission, with the proposed cabling being housed within Clondallow lane (L70152) itself.
 - (ii) *Birr Renewables Limited*, which proposes the installation of a 54 unit BESS facility (at FI stage with Offaly County Council) on a site adjacent to the Dallow 110KV substation.

We must query whether physically and/or structurally Clondallow lane (L70152) is able to sustain the potential cumulative effect and impact of not only these combined developments but also all the associated works should they get planning permission.

The third project is the:-

- (i) *Cush Wind Farm Phase II* which proposes the construction of three additional turbines to their current complement and a proposed new KV substation which said substation is proposed to be constructed within one kilometre of our homes here in Clondallow. This project is currently at pre-submission stage.

As residents we feel that we are slowly being fenced in, pincer like, in our own homes by external parties who we believe have little care or consideration for the depreciating quality of our lives. This is wholly unacceptable.

- 4. Section 14.8.2.4 states '*the cabling works will require a temporary closure of local roads and a temporary lane closure of regional road R439 for trenched crossings*'. We believe that, yet again, there will be substantial and unacceptable disruption visited upon us, as residents, during the cable installation phase given that we primarily access our homes via the R439 (Birr – Banagher road). Also there appears

to be no assessment made or health and safety protocol included for 'at risk' or 'vulnerable' denizens during this phase of the works.

5. We have grave safety concerns about the increased traffic levels in our area during this cabling process, as advised Clondallow is a narrow, rural lane. Please see photograph 1 below. Additionally, it is our belief that there will be excessive interference to the peaceable and quiet enjoyment of our family homes from construction noise, vehicles and trucks. There is no parking space for construction traffic, save outside our boundary walls, and as can be seen, the lane can only accommodate single vehicle traffic. This could result in undue blockages and difficulties with access and egress to our family homes, which is totally unfair.
6. We read the following from the project paperwork in respect of our lane '*this section will not require closure as the cables will run parallel to the L70152*'. The proposed plan maybe to install the cables within private lands, but those lands do not run contiguous with the ESB Dallow 110 KV substation. The site notice is placed in a hedge across the lane from the entrance to the Dallow 110KV substation. Please see photo 2 below.

Furthermore, lest there be any confusion from the below submitted statements about the GCR, which reads at Section 14.1.3 '*.....finally transitions to private land near the L70152 junction before reaching the existing ESB Dallow 110 KV substation*' and at Section 14.8.2.4 '*the GCR then follows the R439 (Birr-Banagher road) north for approximately 2.44km before turning east near the R439/L70152 junction, transitioning from the regional road onto private lands leading to the Dallow 110kv substation*' that these lands actually border each other, they do not and we include below photograph 3 taken from directly in front of the site location map notice.

7. There are no specific particulars provided on what is involved in, the extent of, or indeed the duration of the proposed works required to complete the 'founded road' at the Dallow 110KV substation. This is something that will directly affect residents and in the interests of fairness, we contend that all such details should be submitted for prior perusal and comment.
8. Recreational walkers/cyclists/horse riders who use and enjoy the amenity of Clondallow lane will, we believe, be also negatively impacted by the works.
9. We are worried about the potential destruction of the local flora and fauna, the displacement of native species, the irreparable damage to wildflowers and the hedgerows where amongst other things wild fruits and berries grow. Deer crossing the lane and the surrounding fields are frequently seen. Foxes on occasions are visitors to our gardens and hedgehogs have been sighted many times making their slow, deliberate circuit of our lawns.
10. Clondallow is adjacent to the Dovegrove Callows, a SPA and birds are regularly spotted flying overhead our homes en route to and from same.

11. We have real concerns for our health and well-being. If this *Ballincor Windfarm* project gets planning permission this, combined with the other proposed developments, could result in increased electromagnetic fields in this area which is a genuine worry for us. Also, there is the attendant stress, upset and anxiety of yet another project being potentially forced upon us against our wishes.
12. We would like to see appropriate recognition being made and due value placed on the fact that the proposed developers of this project do not reside in this area but we do, this is the place we call home and it is us that will have to live with the consequences of such projects should they go ahead.
13. We believe that the size and scale of this *Ballincor Windfarm* development is wholly incongruent with the locality and it will unjustifiably blight the beauty of the wider environs, despoiling the natural landscape and built heritage. Crossing county boundaries (Offaly and Tipperary) as it does, this project's potential impact, at all stages of development, from construction to operation, will be huge and appears poorly thought out when one objectively views it against the disruption and knock-on effects that it could potentially bring.
14. We are all desirous of a cleaner, greener environment but it seems to us that destroying one to replace it with another seems senseless. By this we are thinking of the amount of energy and carbon needed to construct the turbines, transport them, build the infrastructure, the access tracks and roads, the buildings, the BESS unit, the substation, the countless cubic metres of concrete to pour foundations where needed and to fill the monstrous holes to embed the turbines, the fuel to power all the machinery and the digging up of kilometres and kilometres of roads for cables and ducting etc.
15. Following our best searches and given that this project is being submitted under the SID designation, we were surprised that there does not appear to be any detailed plans pertaining to the proposed security measures to be adopted, particularly cyber security assurances, for the plan up to and including the operational stage.
16. We read at 14.6.4 under the heading *Decommissioning Traffic* that the '110kv grid connection will not be removed at the end of the useful life of the proposed project as it will form part of the national electricity network'. However, we cannot locate any discussion on who will be responsible for the proposed maintenance and on-going safety of same nor indeed any commentary on the possible attendant impact that regular up-grading and review might have on local residents into the future.

Finally, please find photographs below, signatures and we confirm payment of the appropriate fee.

Photo 1



Clondallow Lane

Photograph taken past the second house on the right, facing up the lane, heading up the L70152, in the direction of the Dallow 110KV substation

Photo 2



Site notice on the opposite side of the lane to the Dallow 110KV substation

Photo 3



Photo taken from directly in front of the site notice at photo 2 above. You can see the double metal gate entrance into the Dallow 110 KV station. The hedging, directly opposite in shot, borders private land and immediately to the right of this hedging (out of shot) there is another gate and that provides access to their private land. This land is in different ownership to the consented lands for the cables.

Go raibh maith agat.
Le meas,
Clondallow Residents

Seamie Breen

Rita Frawley
Theresa Rowley

Marie Frawley
Carol Curley.

Saul Curley
A. C.

Anna Carty

Leah Ryan

Mel Ryan

Patricia Butler Kennedy
Dea Kennedy.

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