

**Date:** 4<sup>th</sup> July 2026

**From:** [paulcjkeogh@gmail.com](mailto:paulcjkeogh@gmail.com)

**By:** Observation on a Strategic Infrastructure Development Application:  
Online Uploader Facility

**To:** Members of An Coimisiún Pleanála

**Application Details**

**Applicant:** FuturEnergy Ireland DAC

**Development Description:** 10-year planning permission for Lissinagroagh Wind Farm consisting of 14 no. wind turbines and all associated infrastructure.

**Development Address:** located in the townlands of Boleyboy, Cashelaveela, Cherrybrook, Killea, Coolodonnell, Faughary, Lissinagroagh, Lisdarush, Lugasnaghta, Raheelin, Shasmore, Tawnyfeacle and Tullyskeherny, County Leitrim.

**An Coimisiún Pleanála - Case reference:** PAX12.324290

I refer to the above planning application case.

I am writing to you in a personal capacity to submit in writing, as required by legislation, my observation on this application. In alternative phrasing, to be absolutely clear, I am writing to submit my passionate objection to the application.

I expect that several of my neighbours and friends from the area will also make their observations on the application and will submit their expert evidence and technical findings in relation to the proposed application.

I will not reiterate here all of these same evidence and technical based observations against the application, except to say that I agree with the unanimous consensus among neighbours and friends in the Manorhamilton and wider North Leitrim area that this application is 100% in the wrong place.

**1. Incomplete application**

My first observation from the reading of the application that FuturEnergy Ireland, being a collaboration of two semi state bodies, Coillte and the ESB, readily acknowledge that they do not know what challenges and/or the answers, that may arise on the lifetime of the project. As a consequence, this is in essence a deeply flawed application.

I met with representatives of FuturEnergy Ireland on an individual basis at our home address in summer 2025, and also at the recently pre-arranged one to one restricted “public” meetings, and it is obvious to me, and others, that there are huge gaps in their knowledge and in their application.

This is a deficient and fragmented application in that it is estimated that there may be up to 300 mitigations, as a minimum, required during the projects development.

On the 12<sup>th</sup> of May 2026 Planning Statement, prepared by TOBIN on behalf of FuturEnergy Lissinagroagh DAC (the Applicant), this is referenced on page 28, Section NH POL 3, as follows:

**The EIAR demonstrates that the project design has incorporated the mitigation hierarchy—prioritising avoidance, minimising disturbance, and applying targeted mitigation and compensation measures—to ensure no significant residual effects on the integrity or conservation value of designated NHA or pNHA sites.**

It is incredulous that a large-scale industrial project of this size and scope with a development span of 10 years would be approved by the Members of An Coimisiún Pleanála when the applicant freely and knowingly admits at the application stage that they don't know what they're doing!

If there's ever a valid reason for refusing this application, it's that two supposedly professional semi state bodies don't really know or have a clue as to what they are at in this application.

To paraphrase the words of Donal Rumsfeld, the US Secretary of Defence, 2001 to 2006, *"We know there are known knowns; there are things we know we know. We also know there are known unknowns; that is to say we know there are some things we do not know. But there are also unknown unknowns- the ones we don't know we don't know."*

This is equivalent to the application by FutureEnergy Ireland. They will work away and try to fix something when they encounter it, even while from the outset, they **"know there are some things we do not know"**, and they know **"there are also unknown unknowns- the ones we don't know we don't know."**

## **2. Refusal of previous application**

My second observation is that a previous applicant, An Dough Windfarm Limited Mountain, had planning permission for 8 turbines with an 80m height refused on the 7<sup>th</sup> of May 2010 by An Bord Pleanála (ref. PL12.234741/LCC P09/260).

The current application is for 14 Turbines with a height of 185m, which is 2.3 times the height of the previous unsuccessful proposal. And in addition, all associated infrastructure including turbine foundations, hardstanding areas, borrow pits, access roads, and other ancillary infrastructure.

Nothing has materially changed in the intervening 16 years since the 7<sup>th</sup> of May 2010 decision on the previously refused application for a much smaller application, that would allow you to award permission for a considerably larger project, with the application running for a 10-year period, that would mitigate the negative impact on the Manorhamilton and wider North Leitrim area in respect of

- biodiversity,
- cultural heritage,
- hydrology & hydrogeology,
- land, soil and geology
- noise & vibration, shadow flicker,
- landscape & visual impact,
- population & human health,
- tourism,
- traffic & transport,
- mitigation of the risks of accidents & disasters.

The current application is at best, a last-ditch effort to get the project across the line, under the guise of the most recently introduced Government legislation on Strategic Infrastructure Development.

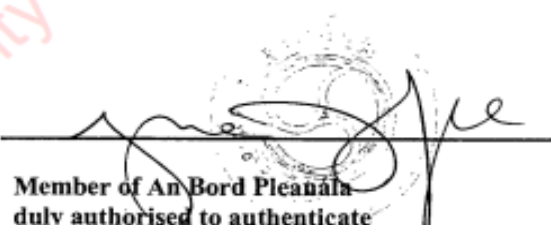
Looking at your "Purpose, Vision and Values" statement on your website, you, as a Board, would not be true to those principles and would be derelict in your obligations, if the current application was approved.

I have set out below a copy of the second page of the decision letter of 7<sup>th</sup> of May 2010 by An Bord Pleanála refusing permission for the proposed development, to remind you that the very

same reasons and considerations, agreed upon taken 16 years ago, still resonate and are valid today in 2026.

### REASONS AND CONSIDERATIONS

1. The site is located within the Dough/Thur Mountains Natural Heritage Area (number 2384) which comprises an extensive area of intact upland blanket bog in association with Dry and Wet Heath. Blanket Bog is listed in Annex I of the EU Habitats Directive 1992 and Active Blanket Bog is listed as a Priority Habitat. Having regard to the location of the proposed wind farm centrally within the proposed Natural Heritage Area near the summit of the hill, within an area of relatively intact bog, the depth of peat on the site, the slope of blanket bog and the wet nature of the bog, it is considered, on the basis of the information submitted with the planning application and the appeal, that the proposed development would pose an unacceptable risk of degradation of the priority habitat. Furthermore, the Board is not satisfied that the proposed development would not lead to surface pollution and risk of slope instability. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located in an elevated position on Dough Mountain, an area of high visual amenity within a designated scenic view as set out in the current development plan for the area. Having regard to the nature and extent of the proposed development close to the ridge line of the Mountain, which is a focal point for panoramic views over long and short distances, it is considered that the proposed development would constitute an unacceptable obtrusive feature on the landscape and would seriously injure the visual and recreational amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.

Dated this 7<sup>th</sup> day of May 2010.

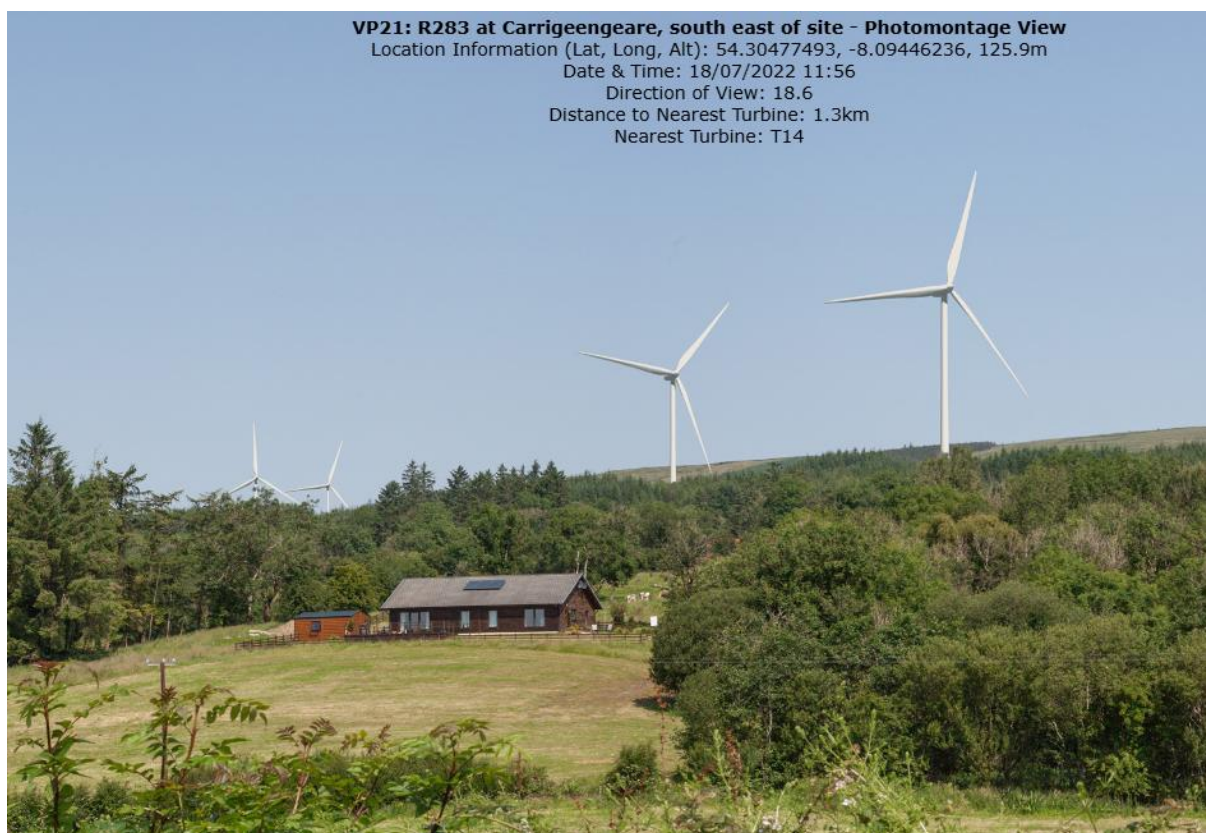
### 3. Personal buy in

My third and final observation is to provide an illustration of the catastrophic negative impact that an approved application will have on my wife and myself.

I started to visit this area after returning from 20 years working in London in late 2000. I left my job and moved here from my city centre Dublin apartment over 8 years ago. In addition, I married a local woman who was born in this townland, and I have since lived and worked from here and made this my home.

I live at this beautiful place which is less than 1.3km away from proposed wind turbine number T14, as set out on the Lissinagroagh Wind Farm website.

Please see the photo montage below of our home, with the wind turbines superimposed, it's not fake news, or AI generated, it's generated from the very same Lissinagroagh Wind Farm website.



**VP21: R283 at Carrigeengeare, south east of site - Photomontage View**  
Location Information (Lat, Long, Alt): 54.30477493, -8.09446236, 125.9m  
Date & Time: 18/07/2022 11:56  
Direction of View: 18.6  
Distance to Nearest Turbine: 1.3km  
Nearest Turbine: T14

This is what will happen to myself and my wife, it will be the very shocking reality for us both and our neighbours! And it's for the rest of our lives, if we get another 35-year or so of the projected lifetime span of the wind turbines!

There are no other words to describe that the application, if approved, will have an immediate, severe and life lasting detrimental impact on us living at our home.

The FutureEnergy Ireland representatives acknowledged as much and were apologetic on the personal impact the application would have on us at the recent "public" meetings

The irony of moving from the cities of London and Dublin, with their sky-high apartment and office blocks, to a rural idyll, only now to be surrounded by 14 wind turbines, 65m higher than The Spire, on O'Connell Street, which you, as Members of An Coimisiún Pleanála, can readily view on your way to and from your Marlborough Street offices.

Just have another look at this picture and let that sink in! You may be able to avoid the height of The Spire when you go home from your offices, unfortunately that is not a luxury that my wife and me will have if the application is approved.

Would you be happy living besides that sort of industrialised infrastructure for the rest of your lives, without the opportunity to sell and move away? No one is going to offer to buy our home with the sight and noise of 185m high wind turbines just over 1km away.

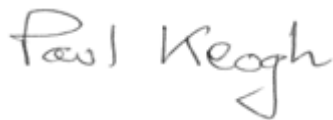
We are both in our mid 60's, ready to enjoy our retirements and yet, we are now faced with the probability of having what should be the prime of our lives taken away from us.

There are no mitigations, or financial compensations, that FuturEnergy Ireland can offer in this respect.

I therefore have a very real, personal vested interest and viewpoint on this application.

These are my observations on the An Coimisiún Pleanála - Case reference: PAX12.324290, and for the avoidance of doubt and any ambiguity, I do object in the strongest possible fashion to this application.

Yours truly,

A handwritten signature in dark ink, reading "Paul Keogh". The signature is written in a cursive, slightly slanted style. The first name "Paul" is written in a larger, more prominent script, and "Keogh" follows in a similar but slightly smaller script. The ink appears to be a dark grey or black.

**Paul Keogh**

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