

OBJECTION TO THE PROPOSED LITTLETON WIND FARM

An Coimisiún Pleanála Case Reference: PAX92.324370

Proposed Littleton Wind Farm – 11 No. Turbines and Associated Works

Submitted by:

O’Braonains Public House

Glengoole Village

Co. Tipperary

Eircode: E41 K803

Also known locally as Brennan’s Pub

1. Introduction

I wish to make this objection on behalf of **O’Braonains Public House, Glengoole Village, Co. Tipperary**, also known locally as Brennan’s Pub.

Our family has operated this public house for approximately **90 years**. During that time, the premises has become much more than a licensed premises. It is an established part of the social, cultural and economic life of Glengoole and has a particular connection with the local community and with visitors to the area.

The pub has retained a unique traditional character and continues to attract people from outside the immediate area, particularly through our traditional music sessions. People travel from throughout the country to attend these sessions and to experience the atmosphere, music, hospitality and character associated with the premises.

I am therefore making this submission not only as a business owner, but as someone with a longstanding connection to the village and a direct interest in its future economic and community development.

I strongly object to the proposed Littleton Wind Farm because I believe the development would be fundamentally at odds with the direction in which Glengoole is now trying to move.

2. Glengoole is at an important stage of renewal and regeneration

Glengoole is currently undergoing a period of **renewal, revitalisation and regeneration**.

There is an active and committed community committee working to improve the village and its surroundings, and there is considerable enthusiasm locally for developing Glengoole as an attractive, sustainable and welcoming rural community.

A strategic plan for the future of the village is currently being compiled through Smart Village funding.

This is an important opportunity for Glengoole.

The future of the village should not be considered solely in terms of its existing population and existing businesses. We need to consider what will make people want to:

- visit Glengoole;
- walk and explore the surrounding countryside;
- spend time in the village;
- support local businesses;
- return as visitors;
- establish new businesses; and
- build or purchase homes locally.

The natural environment and visual character of Glengoole are important assets in achieving these objectives.

The proposed wind farm risks undermining precisely those assets.

3. The natural landscape is an economic asset to Glengoole

Glengoole and the surrounding Slieveardagh landscape possess qualities which cannot be manufactured or recreated once they have been substantially altered.

The area currently offers attractive rural scenery, open countryside, hills and elevated landscapes, quietness and tranquillity, walking opportunities, wildlife and natural habitats, lakes and bogland landscapes, community amenities and an authentic rural village atmosphere.

These qualities are increasingly valuable.

People are increasingly seeking destinations where they can escape from busy urban environments and experience **nature, peace, quiet, tranquillity and attractive landscapes**.

This presents a genuine opportunity for Glengoole.

The proposed wind farm, with 11 large-scale turbines and associated infrastructure, would introduce a substantial industrial energy development into the surrounding landscape and would fundamentally alter the visual experience of the area.

In my view, this is not simply a question of whether individual turbines can technically be seen from particular locations.

The issue is whether the **overall character and appeal of the locality will be diminished**.

I believe it will.

4. Existing and planned walking and recreational amenities

Glengoole is not a community without recreational assets or ambition.

There is already the **Loch Dhoire Bhile Loop**, a walking trail through former Bord na Móna lands, incorporating bog roads, green tracks, streams and the lakeshore.

There has also been development of recreational infrastructure in the wider area, including the **Littleton Labyrinth**.

Importantly, plans have also progressed for the extension of the Loch Dhoire Bhile recreational network to provide additional walking and cycling infrastructure.

These are significant developments for a rural community.

They demonstrate that there is already an emerging vision for the area based upon **walking, cycling, recreation, nature and outdoor tourism**.

The local community is also developing plans for a **new loop walk through the hills behind Glengoole Village**.

This is exactly the type of initiative that can help create a sustainable future for a rural village.

The existence of these projects should therefore be considered in the assessment of the proposed wind farm.

The issue is not merely whether a person can continue physically walking along a particular path after the turbines are constructed.

The question is whether the **quality, attractiveness and experience** of those recreational routes will be enhanced or diminished by the presence of a large-scale wind energy development in the surrounding landscape.

The proposed development risks diminishing the very sense of naturalness, tranquillity and visual amenity that gives such walking routes their value.

5. Impact on tourism and visitor attraction

As the proprietor of a traditional village business, I have direct experience of the importance of the character and atmosphere of Glengoole.

Our traditional music sessions attract visitors from throughout the country.

People do not travel to Glengoole because it is an urban entertainment destination.

They come because of its **character, community, tradition, music, hospitality and rural setting**.

The same principles apply to future tourism development.

Glengoole has the potential to develop a modest but sustainable tourism economy based around:

- walking;
- cycling;
- nature;
- rural heritage;
- traditional music;
- local hospitality;
- wellness;
- outdoor recreation; and
- the tranquillity of the surrounding countryside.

The proposed wind farm would place this emerging tourism strategy in conflict with a major industrial development.

There is a real risk that the visual presence of large turbines would reduce the attractiveness of the area to visitors seeking a peaceful rural experience.

This is particularly important because **the landscape itself is one of the principal assets available to the village to develop tourism**.

6. Potential future development of O'Braonains Public House

The future of O'Braonains is closely connected with the future of Glengoole.

Our family business has operated here for approximately 90 years, and we want to see it continue and develop as part of the regeneration of the village.

I have considered the possibility of developing the business beyond its traditional public house role into a broader **health, wellness, hospitality and outdoor recreation offering**.

Ideas being considered include:

- a small health and wellness venue;
- gym facilities;
- sauna facilities;
- plunge pool facilities;
- accommodation/Airbnb;
- a village shop and café;
- glamping;
- bicycle hire;
- facilities supporting walkers and cyclists; and
- packages linked with local walking routes and the surrounding natural environment.

These are not proposals being put forward as a planning application at this stage. Rather, they demonstrate the **type of sustainable rural enterprise that could potentially develop from an existing village business if the surrounding environment remains attractive**.

The concept is based upon the qualities that people increasingly seek from rural destinations:

nature, peace, quiet, tranquillity, exercise, wellbeing and escape from urban life.

The success of such a business would depend upon the surrounding landscape continuing to provide those qualities.

A major wind farm in the surrounding landscape has the potential to directly undermine that proposition.

It is difficult to promote Glengoole as a destination for tranquillity, nature, walking and wellness while simultaneously introducing a large-scale industrial energy development into the landscape which visitors would experience from the surrounding countryside and walking routes.

7. The importance of tranquillity and landscape character

There is a tendency to view landscape only in terms of whether development is technically visible.

For a rural tourism and wellness economy, however, **tranquillity is itself an asset**.

The absence of industrial structures, large-scale infrastructure and intrusive visual features contributes to the sense of escape which rural visitors increasingly value.

The proposed turbines would introduce structures of a completely different scale into the existing landscape.

Their movement, height and prominence would alter the visual experience of the surrounding hills and countryside.

This could have consequences beyond the immediate visual impact.

It could affect people's perception of the area as a place to walk, relax, stay overnight, cycle, enjoy nature and spend time away from urban environments.

For a village seeking to regenerate through precisely these activities, that is a serious concern.

8. Impact on the viability and resilience of a rural village

Small rural villages require a combination of existing businesses, new enterprises, community activity, tourism and population renewal to remain viable.

Established businesses such as O'Braonains Public House form part of that infrastructure.

However, businesses cannot operate in isolation.

They rely upon the attractiveness and vitality of the wider village.

If Glengoole succeeds in attracting visitors, walkers, cyclists, new families and new enterprises, existing businesses can benefit and new businesses can emerge.

Conversely, if the surrounding landscape becomes less attractive as a destination, the opportunities for economic diversification become more difficult.

The proposed wind farm should therefore be considered in the context of the **cumulative economic future of Glengoole**, rather than simply in terms of the direct effects upon individual properties.

9. Conflict with the emerging vision for Glengoole

There is a fundamental question of compatibility which I believe must be addressed.

Glengoole is attempting to build a future around:

community – regeneration – walking – nature – tourism – recreation – wellness – heritage – small business – new families.

The proposed wind farm represents a very different form of development.

I fully recognise the national importance of renewable energy and the need to transition towards renewable sources of electricity.

However, supporting renewable energy in principle does not mean that every location is necessarily appropriate for large-scale wind energy development.

The planning system must consider whether the particular location is suitable and whether the proposed development would cause unacceptable effects on landscape character, visual amenity, community development, tourism and existing and emerging economic activity.

In this case, I believe those impacts have not been adequately reconciled with the future development aspirations of Glengoole.

10. Cumulative effects and the emerging recreational landscape

The proposed wind farm should also be assessed alongside the significant recreational investment already taking place in the locality.

The **Loch Dhoire Bhile Loop, the Littleton Labyrinth and the planned extension of the walking/cycling network** demonstrate that the former industrial peatland landscape is already being given a new recreational and amenity role.

The community's plans for an additional loop walk through the hills behind Glengoole further reinforce this emerging direction.

This is an important transition.

The area is moving towards a future in which former industrial lands and the surrounding rural landscape can support **recreation, walking, tourism, biodiversity, community activity and rural enterprise.**

The planning authority should carefully consider whether the scale and visual prominence of the proposed wind farm is compatible with that transition.

11. The special importance of Glengoole as a place

Glengoole is a small village, but it has a strong identity.

O'Braonains Public House is part of that identity.

For approximately 90 years, generations of our family have operated this business and participated in the life of the community.

The traditional music sessions held at the premises are one example of the cultural activity that continues to bring people into the village.

That existing cultural identity, combined with the area's natural landscape, provides the foundation upon which future regeneration can be built.

It would be short-sighted to assess the economic effect of the proposed development solely through conventional measures such as construction employment or rates.

There is also an economic value in **protecting the environmental and cultural assets which allow rural businesses and tourism initiatives to develop over the long term.**

12. Conclusion

I respectfully ask An Coimisiún Pleanála to consider the proposed Littleton Wind Farm in the context of the **long-term future of Glengoole Village.**

This is a village which is actively trying to regenerate.

The community is working towards a strategic plan for its future. New walking and recreational opportunities are being developed. The Loch Dhoire Bhile area is being enhanced. The Littleton Labyrinth is already an amenity in the locality. There are plans for further walking routes through the surrounding hills.

Existing businesses are also looking at ways of diversifying and developing new tourism, hospitality, wellness and outdoor recreation opportunities.

These initiatives depend upon the fundamental qualities of the area:

its landscape, natural beauty, tranquillity, rural character and sense of place.

The proposed Littleton Wind Farm risks diminishing those qualities and, consequently, undermining the very assets upon which the future regeneration of Glengoole may depend.

I am particularly concerned that the cumulative effect of large-scale turbines, associated infrastructure and their visual presence across the surrounding landscape could make Glengoole less attractive as a destination for walkers, tourists, families, cyclists and people seeking a peaceful rural retreat.

I respectfully submit that the economic and community impacts of this issue should be given considerably greater weight.

Renewable energy is important, but so too is the sustainable regeneration of rural communities.

In my view, **Glengoole should not have to sacrifice the landscape and tranquillity which provide the foundation for its future regeneration and economic diversification.**

For these reasons, I respectfully request that **An Coimisiún Pleanála refuse permission for the proposed Littleton Wind Farm.**

Declaration and Signature

Signed: Sinéad Brennan

Name: Sinéad Brennan

For and on behalf of: O'Braonains Public House

Eircode: E41 K803

Date: 11 August 2026