

Observation Submission to An Coimisiún Pleanála Proposed Muingmore Wind Farm Development

Case Reference: PAX16.324387

Observer: Peter Gaughan

Address: Tristia Cottage, Mount Jubilee, Bangor Erris, Co Mayo, F26 T8F7

Date: 5th August 2026

Formal Observation and Objection to the Proposed Muingmore Wind Farm Development

Dear An Coimisiún Pleanála,

I wish to submit this formal observation and strong objection to the proposed **Muingmore Wind Farm Development (Case Reference PAX16.324387)**.

I am the owner and resident of a property at **Mount Jubilee**, which is located in close proximity to the proposed development, and in particular to **Turbine 12**. My observation is therefore made as a directly affected resident whose home, residential amenity, landscape setting and enjoyment of my property will be directly impacted by this proposal.

I respectfully request that An Coimisiún Pleanála carefully considers the concerns outlined below and either **refuses permission for the proposed development** or requires that all significant concerns are fully and independently addressed before any decision is made.

1. Direct Personal Impact – Mount Jubilee and Turbine 12

Unlike a general objection, this observation relates specifically to the direct relationship between my property at Mount Jubilee and the proposed location of Turbine 12.

Turbine 12 is proposed within close proximity to my home, approximately **712.54 metres away**. The proposed turbine has a maximum tip height of approximately **180 metres**, meaning that it will represent a substantial and dominant structure within the immediate landscape surrounding my property.

The scale and proximity of this turbine require that my property is assessed individually rather than relying on generalised modelling or assumptions based on other properties.

The impact on Mount Jubilee must take account of:

- The exact location and orientation of my property.
- Views from windows and living spaces.
- Views from garden and outdoor areas.
- The existing rural character and tranquillity of the location.
- The effect of a large industrial structure within the immediate setting of my home.

2. Scale and Overall Impact of the Proposed Development

The proposed development is not simply a small number of turbines. It represents a major industrial-scale development comprising:

- 13 wind turbines.
- Turbines with a maximum height of approximately 180 metres.
- A 110kV substation.
- A Battery Energy Storage System (BESS).
- Access tracks.
- Turbine hardstands.
- Underground cabling.
- Drainage infrastructure.
- Construction compounds.
- Associated permanent infrastructure.

This represents a significant and permanent alteration to the landscape, rural character and environmental setting of Erris.

The proposed development would transform an open Atlantic rural landscape characterised by bogland, dark skies, quiet roads and natural views into an industrialised landscape.

The cumulative impact must also be considered, given the presence of existing and proposed wind energy developments and other energy infrastructure throughout North Mayo and Erris.

3. Shadow Flicker Impact on Mount Jubilee

My property at Mount Jubilee falls within the applicant's identified shadow flicker assessment area.

Shadow flicker is therefore a significant concern due to the close proximity of Turbine 12 and the potential effect on my home, gardens and daily enjoyment of my property.

I have concerns regarding the accuracy of the applicant's shadow flicker assessment, as it appears that standardised and identical window dimensions have

been used for assessed properties rather than the actual dimensions, locations and orientations of individual homes.

Shadow flicker impacts are highly dependent on the specific characteristics of each property. A generic assessment cannot accurately represent the potential impact experienced at Mount Jubilee.

I respectfully request that An Coimisiún Pleanála requires:

- A property-specific shadow flicker assessment for Mount Jubilee.
- Accurate modelling based on the actual windows, orientation and layout of my home.
- Consideration of rooms and areas where shadow flicker may affect daily living.

No determination should be made until the actual impact on directly affected properties has been properly assessed.

4. Noise Impact

Due to the close proximity of Turbine 12, noise impact is a significant concern.

Large-scale turbines can generate noise impacts including:

- Operational turbine noise.
- Low-frequency noise concerns.
- Night-time noise impacts.
- Changes in noise depending on wind direction and weather conditions.

My property should be specifically included in any noise monitoring and assessment due to its location.

I also have concerns regarding the reliability of the applicant's noise monitoring information, given that it is understood that five out of seven monitoring locations experienced calibration standard issues.

I respectfully request:

- Independent noise assessment.
- Monitoring at or close to Mount Jubilee.
- Consideration of night-time noise impacts.
- Assessment of cumulative noise impacts from existing and proposed wind developments.

5. Visual Impact, Residential Amenity and Landscape Character

The proposed 180 metre turbine structures will create a significant visual impact.

Mount Jubilee is located within a rural Atlantic landscape where openness, tranquillity, dark skies and natural views are important characteristics.

Turbine 12 will become a dominant feature visible from my property and surrounding areas.

The impact must consider:

- The height and scale of the turbine.
- The proximity to residential properties.
- Views from homes, gardens and local roads.
- The loss of existing rural character.
- The cumulative visual impact of multiple turbines and associated infrastructure.

The development risks permanently changing the sense of place and rural identity of this area.

6. Impact on Property Value

I am concerned about the potential effect of Turbine 12 and the wider development on the value and marketability of my property.

Properties located close to large-scale wind turbines can experience reduced desirability due to concerns regarding:

- Visual intrusion.
- Noise.
- Shadow flicker.
- Changes to residential amenity.
- Perceived industrialisation of rural locations.

I note that no specific assessment appears to have been provided regarding the potential impact on directly affected properties including Mount Jubilee.

This matter should be properly considered before permission is granted.

7. Peatlands, Blanket Bog and Protected Habitats

The proposed development is located within a sensitive Atlantic peatland environment.

The planning documentation identifies concerns relating to **Annex I Habitat 7130 – Blanket Bogs**, which is a European protected habitat type under the Habitats Directive.

Blanket bog should not be dismissed as ordinary wet ground. Even degraded or modified blanket bog can retain ecological value and restoration potential.

I request that An Coimisiún Pleanála independently verifies:

- The presence and condition of Annex I blanket bog habitats.
- The impact of excavation and construction.
- Peat stability risks.
- Peat slippage risks.
- Drainage changes.
- Carbon loss.
- Sediment release.
- Water pollution risks.

The wet Atlantic climate and heavy rainfall conditions increase concerns regarding runoff, erosion and contamination.

Water pathways including:

- Doolough Stream / An Mhoing Mhor.
- Tristia Stream.
- An Raith.
- Connections towards Blacksod Bay and Tullaghan Bay must be fully considered.

Peatland is a fragile ecosystem and damage caused by excavation and drainage can be extremely difficult, if not impossible, to reverse.

8. European and National Protected Sites

The potential impacts on nearby protected sites require careful assessment, including:

- **Blacksod Bay/Broad Haven SPA (Site Code 004037).**
- **Mullet/Blacksod Bay Complex SAC (Site Code 000470).**
- **Bellacorick Bog Complex SAC (Site Code 001922).**
- **Owenduff/Nephin Complex SAC.**
- **Owenduff/Nephin Complex SPA.**
- **Tristia Bog NHA (Site Code 001566).**
- **Tullaghan Bay and Bog NHA (Site Code 001567).**

These sites are sensitive to:

- Peat disturbance.

- Drainage changes.
- Sediment movement.
- Pollution.
- Construction activity.
- Long-term operational impacts.

The protection of these internationally and nationally important sites must be given significant weight.

9. Bird and Wildlife Impacts

The proposed development area and surrounding protected sites support important bird populations.

Species requiring consideration include:

- Red-throated Diver.
- Great Northern Diver.
- Slavonian Grebe.
- Light-bellied Brent Goose.
- Common Scoter.
- Red-breasted Merganser.
- Ringed Plover.
- Sanderling.
- Dunlin.
- Bar-tailed Godwit.
- Curlew.
- Sandwich Tern.

Other sensitive species include:

- Corncrake.
- Chough.
- Merlin.
- Golden Plover.
- Lapwing.
- Whooper Swan.
- Barnacle Goose.
- Greenland White-fronted Goose.

The assessment should properly address:

- Collision risk.
- Flight paths.
- Breeding areas.
- Feeding areas.
- Wintering birds.
- Disturbance during construction.

- Cumulative effects with other wind farms.

Other wildlife concerns include:

- Leisler's Bat.
- Soprano Pipistrelle.
- Common Pipistrelle.
- Nathusius' Pipistrelle.
- Myotis species.
- Brown Long-eared Bat.
- Otter.
- European Eel.
- Wetland and bogland species.

This is not an empty landscape; it is a sensitive ecological environment.

10. Battery Energy Storage System (BESS) Concerns

The proposed Battery Energy Storage System represents an additional industrial element of the development.

The BESS includes:

- Approximately 120 battery containers.
- Approximately 15 inverter/power conversion containers.
- A large compound area.
- Palisade fencing approximately 2.6 metres high.

Concerns include:

- Fire risk.
- Thermal runaway.
- Toxic smoke.
- Emergency response requirements.
- Fire service access.
- Water requirements.
- Contaminated firefighting water.
- Pollution risk.
- Noise from cooling systems, HVAC, inverters and transformers.
- Lighting and visual impacts.

The BESS would contribute further to the industrialisation of this rural landscape.

11. Roads, Construction Traffic and Community Impact

The proposed construction phase has the potential to significantly affect local residents.

Concerns include:

- Heavy goods vehicles.
- Abnormal turbine deliveries.
- Turbine blades and components.
- Concrete trucks.
- Dust.
- Mud.
- Road damage.
- Vibration.
- Traffic disruption.

Local roads are used by:

- Residents.
- Families.
- School transport.
- Farmers.
- Walkers.
- Cyclists.
- Local workers.

A full traffic management plan, construction timetable, emergency access plan and community impact assessment should be required.

12. Archaeology and Cultural Heritage

This area has significant archaeological and cultural sensitivity.

Relevant recorded features include:

- **Crannog, Dumha Locha – RMP MA025-004.**
- **Megalithic Tomb / Court Tomb – MA026-002001.**
- **Penal Mass Station – MA026-007.**

Peatlands can preserve important archaeological and palaeoenvironmental evidence.

The impacts of turbines, access roads, cabling, substation and BESS infrastructure must consider not only physical archaeology but also:

- Setting.
- Views.
- Cultural landscape.
- Sense of place.

13. Tourism, Landscape and Community

Erris is valued for its:

- Wild Atlantic landscape.
- Open bogland.
- Dark skies.
- Wildlife.
- Peaceful rural character.
- Tourism appeal.

Many people choose to live in this area because of its landscape, tranquillity and connection to nature.

The proposed development risks affecting:

- Residential enjoyment.
- Scenic views.
- Walking routes.
- Tourism value.
- Community identity.

Conclusion

I respectfully request that An Coimisiún Pleanála gives full and careful consideration to:

- The direct impact on Mount Jubilee and Turbine 12.
- Shadow flicker
- Noise impacts
- Visual and residential amenity
- Property value concerns
- Protected European sites
- Blanket bog and peatland habitats
- Birds and wildlife
- BESS risks
- Roads and construction impacts
- Archaeological and cultural heritage

The proposed development represents a significant and permanent change to this sensitive rural landscape.

For the reasons outlined above, I respectfully request that permission for the Muingmore Wind Farm Development is refused.

Yours faithfully,

Peter Gaughan

Owner of

Tristia Cottage

Mount Jubilee

Bangor Erris

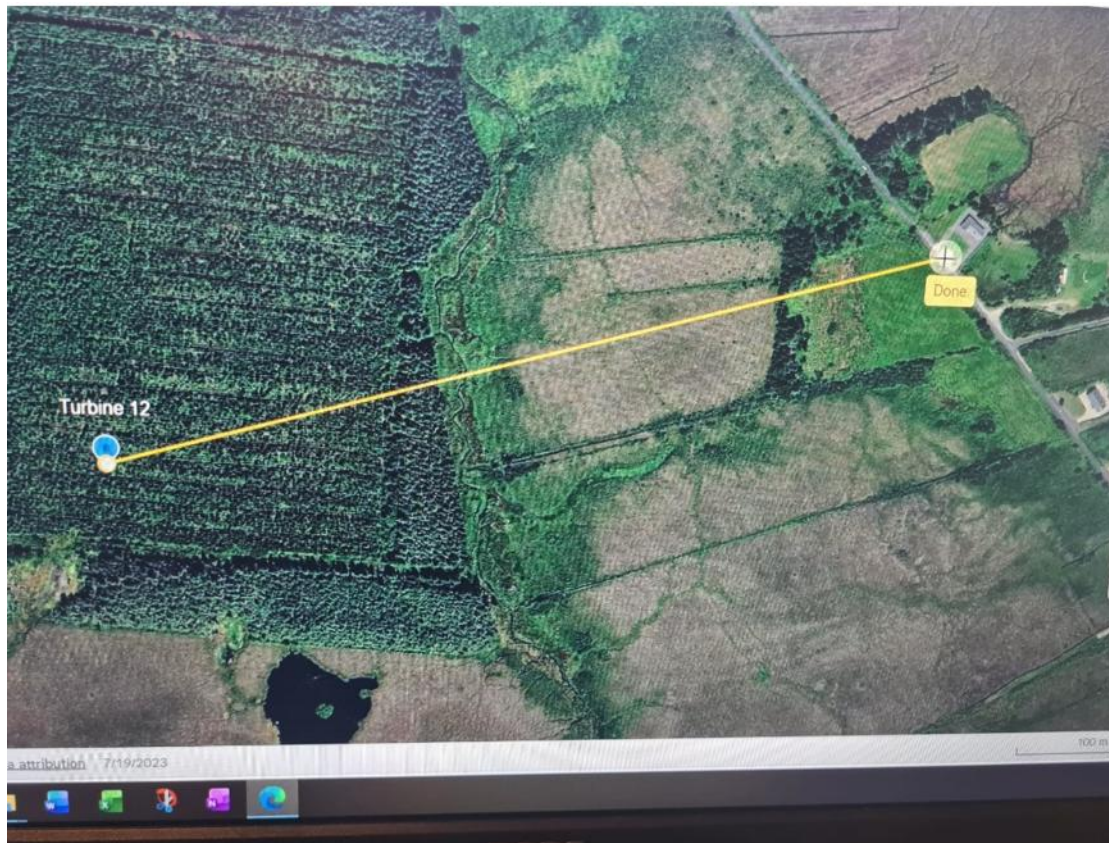
Ballina

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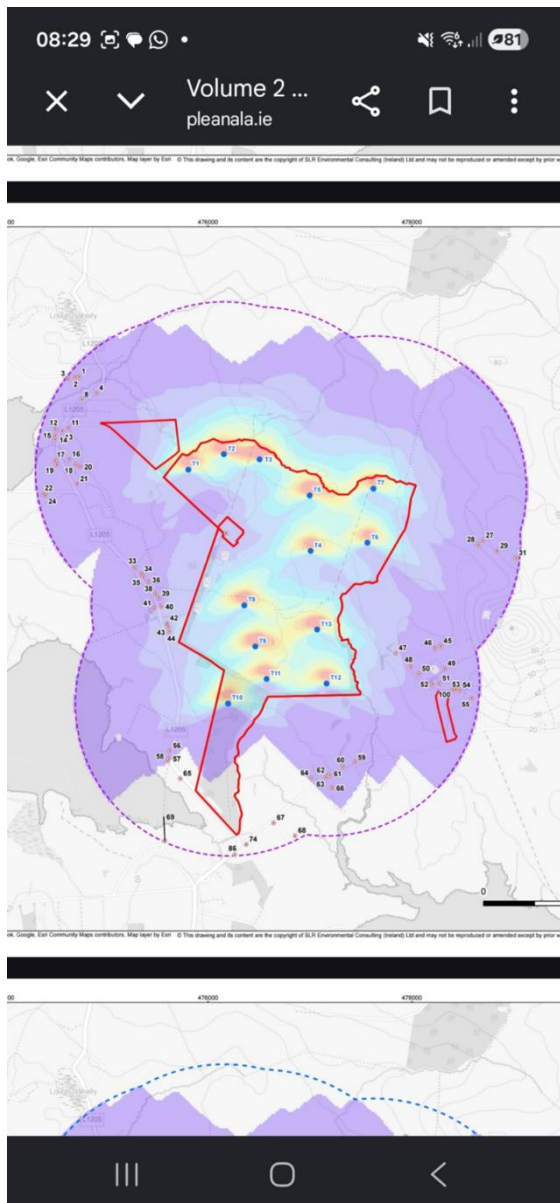
Appendices:

1: Turbine path 12 from our home



T12 to Peter Gaughan

2: Shadow flicker assessment from the applicant



3: Distance from home to nearest turbine:



Measure



Click points on the map to measure distances and area

Length

712.54 m



Heading

67°

Advanced measurements ⓘ



Elevation estimate

Min: — | Median: — | Max: —



Preview unavailable in current view.

Finish drawing to see elevation.

Slope estimate

Min: — | Median: — | Max: —



Preview unavailable in current view.

Finish drawing to see slope.

✓ Done