

Michael Monaghan
Knockaunakill
Mayo Abbey, Claremorris
Co. Mayo
F12 A4C9

29 August 2026

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1, D01 V902

Re: Submission/Observation on Case Reference VA16.324429 — Proposed 110kV Electrical Substation, Loop-In Grid Connection and Associated Infrastructure and Works, Townland of Cloonbaul, County Mayo (Applicant: Cunlaghfadda Green Energy Limited)

Dear Sir/Madam,

I am writing to make a submission on this planning application, under Article 217 of the Planning and Development Regulations 2001. I am an adult resident at the address above, and this development will directly affect me and my home.

I want to set out below, in my own words, my particular concerns about the visual impact of this development, the cultural heritage of this area, and flooding and drainage.

I grew up in a house nearby, in this same townland, from the age of four. My connection to this place is not recent or incidental; it spans my entire life. Together with my three brothers, I built a furniture business, Monaghan Bros, attached to that old family home. One of my brothers passed away suddenly in 2023, while on holiday abroad. The three of us who remain have continued to run the business in his memory, and it remains operational in this area to this day. It has always been our hope that this business, built on our family's own land, would be handed down through the generations that follow us. I later lived in Balla for a number of years before purchasing my current home in this townland, returning to the area in which I grew up and where my family's roots, and our business, remain. I have a direct and long-standing interest in the character and future of this area being preserved.

Visual and Landscape Impact

I am seriously concerned about the visual impact this development will have on an area I have known intimately for my entire life. The proposed substation compound, its two end masts, and a telecommunications tower approximately 36 metres in height will introduce industrial-scale structures into a rural landscape that has never known development of this kind. A 36-metre tower is comparable in height to a ten-storey building, and together with the end masts, fencing, lighting, and access infrastructure, will fundamentally alter the outlook and character of an area I have watched remain rural and unspoiled for over half a century. I do not consider that the mitigation measures proposed are adequate to address a change of this scale and permanence.

Cultural Heritage

This area lies within the wider setting of Mayo Abbey, a site of major early Christian significance, founded around 668–670 AD and independently documented as early as 731 AD in the Venerable Bede's Ecclesiastical History of the English People. It was this monastic settlement that gave County Mayo its name. The adjoining graveyard has remained in active use as a place of burial for well over a thousand years. It is not simply a historic ruin to me; it is a living part of this community, one that has held real meaning for local

families for generations, and it was as much a part of my own upbringing in this area as the fields and roads around it. Having grown up and lived my whole life here, I am acutely conscious that once ground of this kind is disturbed, whatever lies beneath it can never be put back. I do not consider that the scale of ground disturbance proposed for this development, in a landscape of this age and significance, has been adequately justified, and I ask the Commission to give this matter the particular scrutiny it deserves.

Flooding and Drainage

I am concerned about the flooding and drainage implications of this development. I have observed this land and its natural drainage patterns over many decades, and I am conscious of how the character of this landscape responds to heavy rainfall. I note that the applicant's own pollution prevention and drainage plans rely on watercourse crossings, buffer zones, silt fencing, and settlement ponds to manage surface water and construction runoff — measures which themselves confirm that the applicant recognises a real risk to local watercourses. I am also aware that the applicant's own geological assessment confirms the site is underlain by a Regionally Important Karstified aquifer, a type of ground formation in which water moves quickly through underground conduits with comparatively little natural filtration, which in my view makes getting this drainage design right even more important, not less. I attach, as Appendices A to E, photographs I took myself on 23 November 2024, in the aftermath of Storm Bert, showing flooding at my own business premises and along local roads in this area. Based on my own long familiarity with this land, and on what I have seen and photographed with my own eyes, I do not consider that the drainage and flood mitigation measures proposed have been shown to be adequate for the full lifetime of this development.

Road Access and Safety

My current home and my original family home and business are normally served by the L-5536, the main local road. However, during severe flooding — as happened during Storm Bert in November 2024, when I took the photographs attached as Appendices A to E — this road becomes impassable, and the only remaining route out for both properties is the L-15053, a road running alongside my current home that has traditionally been used only as an informal track to reach the bog, and which is in poor surface condition with large potholes. This same L-15053 is identified in the applicant's own Traffic Management Plan as the route to be used for construction traffic, turbine delivery, and access to the substation, grid connection, and BESS throughout construction, approached via the L-1505 rather than via the L-5536. The applicant's own Construction and Environmental Management Plan estimates that construction will take 12 to 18 months, and states that, in the interest of breeding birds, construction may only commence between September and the end of March, meaning it is guaranteed by the applicant's own scheduling to run through at least one full autumn and winter period — precisely the season in which this kind of severe flooding occurs. I am seriously concerned that, during any such flooding event that arises while construction is underway, my only emergency route away from my home and business would itself be occupied by construction traffic, heavy machinery, and delivery vehicles, leaving both properties with no safe way out. I ask the Commission to require the applicant to confirm how safe, continuous emergency access will be maintained for residents throughout construction, including in the event of severe weather.

For these reasons, and in particular because of the ground this development is proposed on and the water environment it sits within, I do not want this development to go ahead, and I respectfully request that An Coimisiún Pleanála refuse permission.

I trust the Commission will give full and careful consideration to the matters raised in this submission.

Yours faithfully,

Michael Monaghan

29 August 2026

Appendices

Appendix A — Flooding directly in front of my business premises

Appendix B — Flooding along the side of my business premises

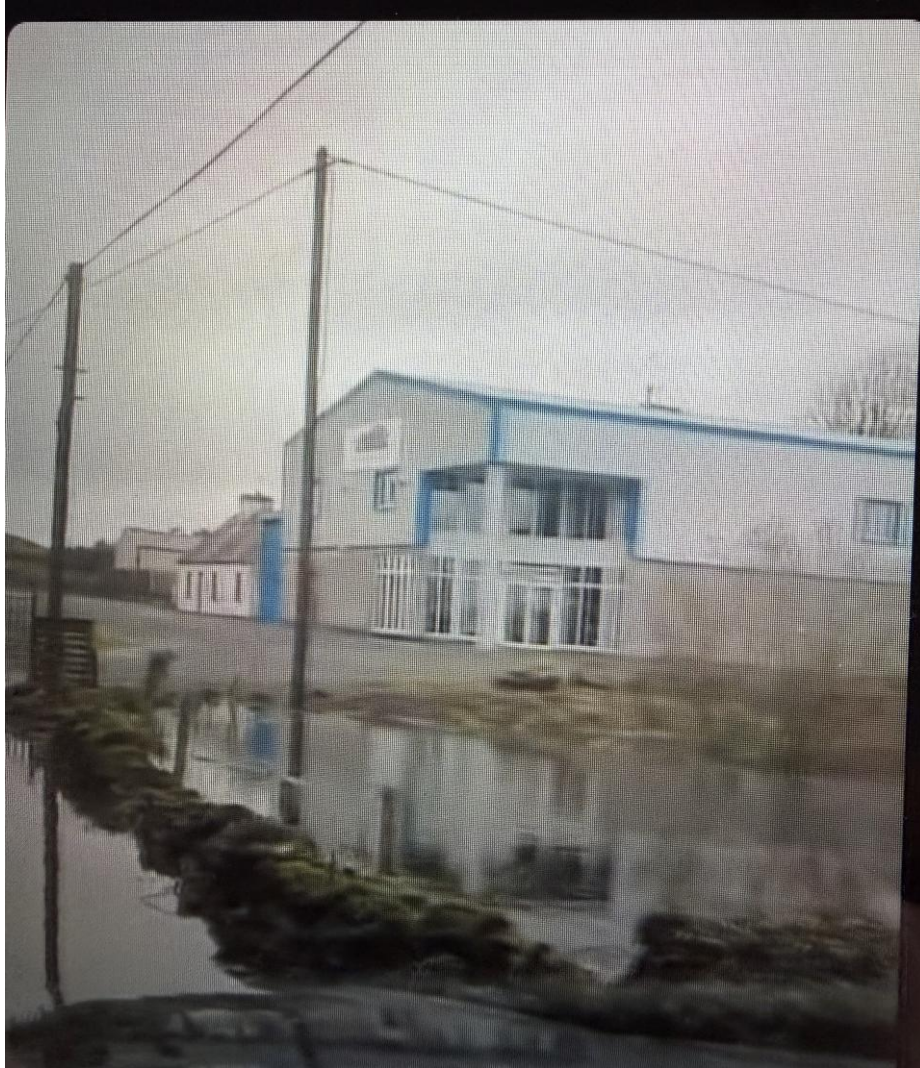
Appendix C — Flooding on a local road off the N60

Appendix D — Flooding on a local laneway

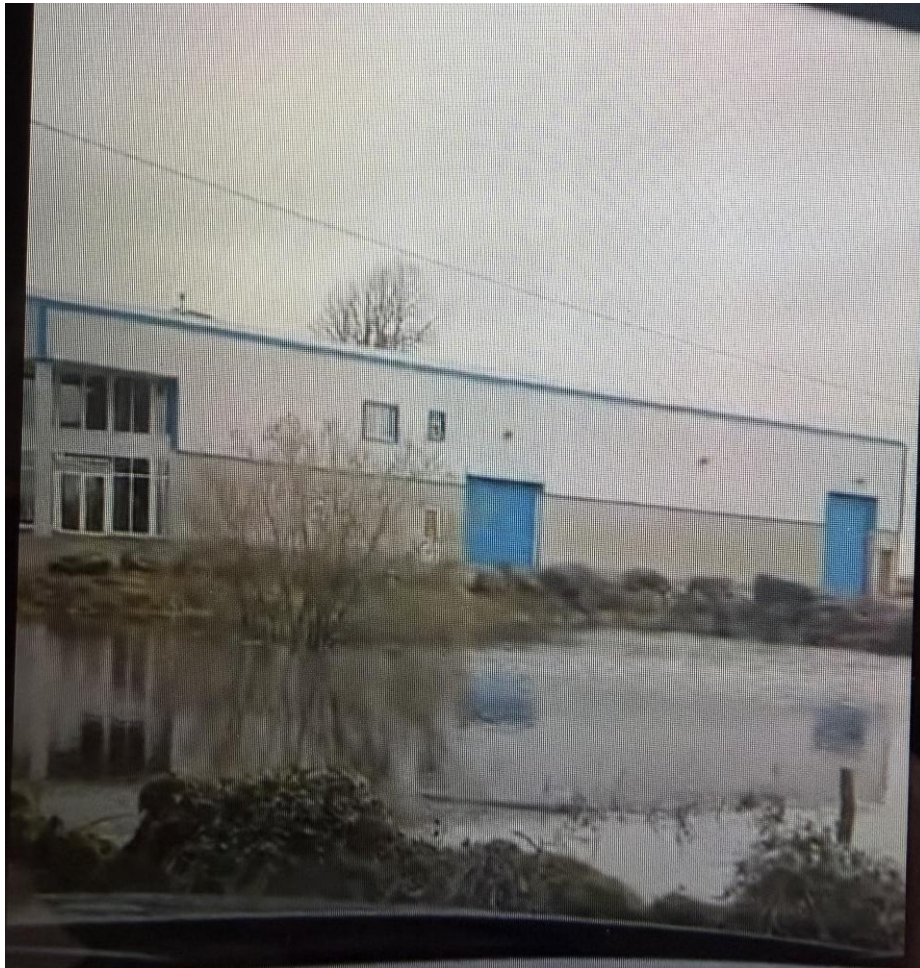
Appendix E — Further view of the flooding shown in Appendix D

All photographs were taken by me on 23 November 2024, in the aftermath of Storm Bert, at different points along the same local road network near my home and business.

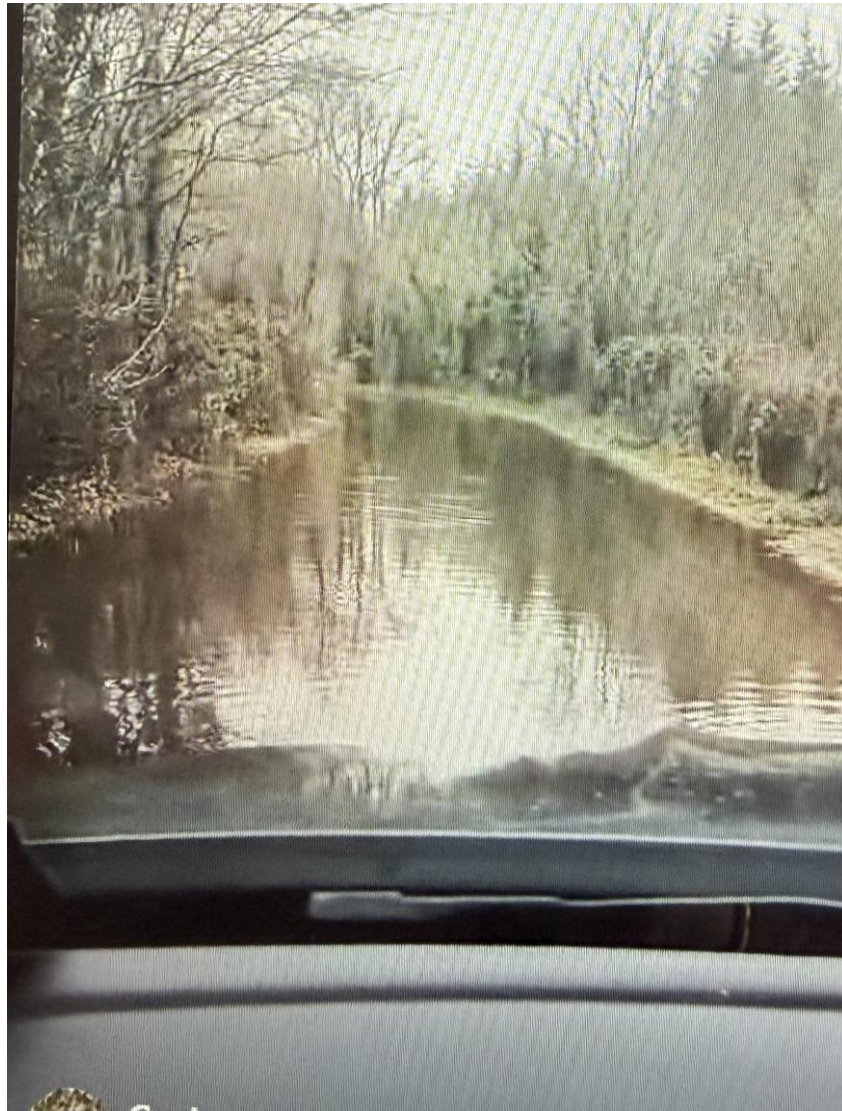
Appendix A — Flooding in Front of Business Premises



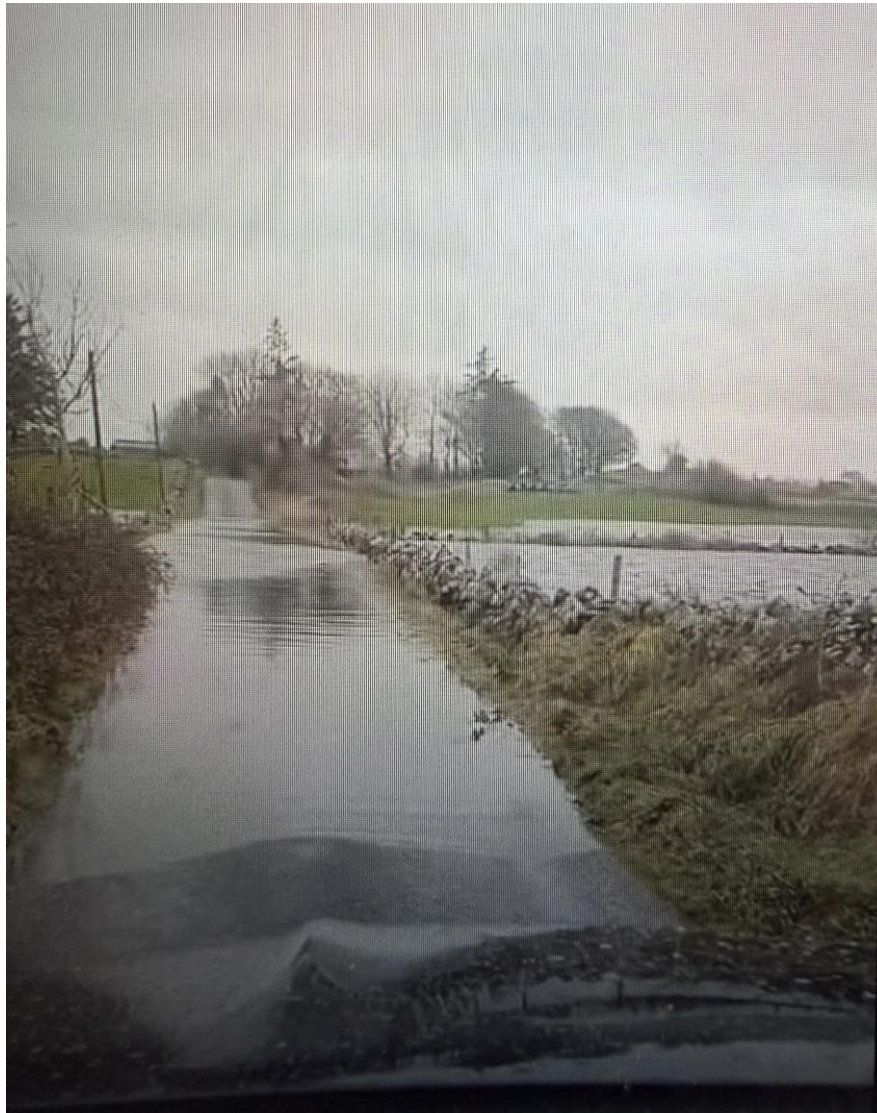
Appendix B — Flooding Along Side of Business Premises



Appendix C — Flooding on Local Road off the N60



Appendix D — Flooding on Local Laneway



Appendix E — Further View of Laneway Flooding

