

Flan Quilligan
Cloughoolia
Sixmilebridge
Co. Clare
V95 H597

24th July 2026

Re. Knockshanvo Windfarm planning application - Observation to An Coimisiun Pleanála

Reference Number: ABP-320705-24

Applicant: FuturEnergy Knockshanvo DAC

Dear Sir/Madam,

I refer to your letter dated 1st July 2026 regarding this proposed development and wish to make a submission in relation to the further information response.

I wish to point out that I am totally in support of renewable energy and as a part time farmer I have participated in all agri-environmental schemes over several years. (REPS 1, REPS 2, GLAS, ACRES). I believe that wind energy is an essential part of the plan to tackle climate change. However, the difficulty with this proposal is the location of these giant wind turbines so close to people's homes and the overall huge scale of the project as well as long term and permanent knock-on negative impacts.

My submission on Oct 29th 2024 set out my serious concerns of the negative impacts this proposed development would have on this quiet nonindustrial rural area populated mainly by young families. Having read the other submissions from the very large number of objectors and now having read the details submitted from the applicant in their further information response I am more concerned than ever with regard to the negative impacts this proposed development would have on our landscape and on our lives.

In the applicants original submission it clearly shows our home is located in an area that will be negatively impacted by a range of factors including noise and vibration sensitive location, shadow flicker, landscape and visual impact, construction traffic snarl up, safety on our roads. I had also raised concerns about our home being negatively impacted by a number of other factors namely property devaluation, land sterilization, rural depopulation and impact on Air safety.

Land sterilization and rural depopulation - Securing planning permission for a person to build a home on their own family farm is already a major challenge with lots of strict planning criteria etc. A granting of permission for this proposed windfarm development would most likely rule out any possibility of future planning permissions for housing in the immediate area and result in large areas of land becoming sterile for future house building. One of our sons currently resides and works in London but has plans to soon return home and build on our farm at Cloughoolia. As the location of proposed turbine TO1 is very close to our farm at Cloughoolia the opportunity to do this would no doubt disappear for our children and grandchildren if this proposed development is granted.

I note that Orsted Onshore (developers of the Oatfield Windfarm on the same site as this project) successfully appealed a decision by Tipperary Co Council to grant planning permission for a residential home near Thurles Co Tipperary. (Planning Ref 2560022). This is really concerning for future planning permissions in our area as it sets a precedent of what is likely to happen if this proposed windfarm goes ahead so close to our lands. Also if the proposed new guidelines are introduced which increases the setback distance for residential homes from Windfarms this would contribute further to the difficulty in obtaining planning permission on our lands in the future.

The position of having this permanent forced land restriction on the local community is considered to be most unfair.

It follows on from this that the longer-term outcome for areas like this will be rural depopulation. If young people are not going to purchase homes in the area or cannot build on their own lands (or do not want to due to the negative impact of turbines) then areas like this will slowly become a depopulated wasteland. Surely common sense will prevail, and the correct decision to refuse permission will be made in order to protect this area for future generations

Impact on Air Safety – In relation to Air Safety I have read the submissions from Air Nav Ireland and Shannon Airport and as our home is located so close to the flight path and the general navigation area I would have major concern around this issue.

The proposed Knockshanvo windfarm will negatively impact Air Safety, will impact the air routes into and out of Shannon Airport and will impact the navigation aids at Shannon Airport. The proposed windfarms will also seriously hinder air traffic controllers in vectoring aircraft into Shannon.

The competent authority for protection of Air Safety (AirNav Ireland) and the Shannon Airport Authority have previously objected to both the Orsted Oatfield Windfarm (ABP – 318782-24) and Ballycar Windfarm (ABP-318943-24) proposals which are located in the same geographical area as this proposal. In their letter dated 24th January 2024 to An Bord Pleanala, AirNav Ireland advise that the Oatfield Windfarm development would result in significant impacts on high-level traffic, in the attitude range 10,000 feet to 35,000 feet, which would not be acceptable to AirNav Ireland. A similar statement was included in the AirNav Ireland objection to the Ballycar Windfarm.

As the Oatfield and Knockshanvo Windfarm proposals are on the one site at the same geographical location the same negative impacts can be expected from the Knockshanvo proposal.

Air Safety is of significant importance from a Tourism and Industrial perspective due to the importance of Shannon Airport as an access point all along the Western Seaboard for international visitors to the West of Ireland including the Shannon Industrial Free Zone and the Wild Atlantic Way. Also a very high percentage of international tourism visitors use Shannon Airport as their access point into and out of Ireland. Any threat to this would have serious negative consequences for Irish Tourism and local economies across the country.

Property devaluation – Regardless of what the applicant or others might say in relation to this there is no doubt but windfarm development in close proximity to residential homes does have negative impact on the value of land and property. Studies from the US and other international locations presented by the applicant in its submission are totally irrelevant to the proposed Knockshanvo Windfarm. There are other numerous studies and reports now available which support

property devaluation as a result of close proximity to windfarms. The applicant did not explore these many studies and was very selective in only presenting studies which support its claim that there are no negative impacts on property values from windfarms. A long-standing expert on this topic, John Earley of Property Partners Earley in Roscommon, estimates the value of a house located close to a Wind Turbine can decrease by 50% or more. He says, *"This has been my experience with properties within half a mile of turbines."*

Another report by Michael McCann, of McCann Appraisal, LLC based in Chicago, concludes that: *"Residential property values are adversely and measurably impacted by close proximity of industrial-scale wind energy turbine projects to the residential properties, up to 2 miles and a range of 25% to approximately 40% of value loss".*

Due to the close proximity to residential dwellings, this project would seriously impact the quality of life of residents and would significantly reduce the value of properties (land and homes) in the vicinity and would contravene objective CDP11.47 of the Clare County Development Plan 2023-2029, "to strike an appropriate balance between facilitating renewable and wind energy related development and protecting the residential amenities of neighbouring properties" and therefore would not meet the objectives for proper planning and sustainable development of the area.

Overall Conclusion – Environmental Impact Assessment is meant to be an independent procedure that ensures that the environmental implications of decisions are taken into account before planning based decisions are made. There has been no independent Environmental Impact Assessment carried out regarding the environmental implications of this large-scale project. The consultants for the applicant here are being paid to come up with the answers that will try and push this through the planning process regardless of negative consequences on a range of fronts, particularly on the residents in the area who have chosen to live in this quiet scenic rural location but are now landed with the possibility of this proposed development towering over them and all around them.

I now respectfully submit that proper assessment of my concerns has not been demonstrated by the applicant in their further information response and in my review of the applicants latest submission I conclude that their methodology and assessments on these factors are inadequate, cannot be relied upon and that our home and lands will have very significant long term and permanent negative impacts from all of these factors. The applicants Executive Summary states that all relevant items have been addressed in full. This is most definitely not the case. In addition the Cumulative impact of a number of windfarm proposals in the same area and some on the same site has not been adequately addressed.

I firmly believe that there is a place for windfarms as they are an important part of the equation to tackle climate change. However, site locations need to be more carefully chosen. The site proposed for this proposed development is totally unsuitable and I respectfully submit and request that An Coimisiun Pleanála refuse permission.

Yours sincerely

Flan Quilligan