

File With

SECTION 131 FORM

Appeal No

ABP— 322154-25

Defer Re O/H

Having considered the contents of the submission dated/received 15/12/25
from Holly Tobert I recommend that section 131 of the Planning
and Development Act, 2000 be/not be invoked at this stage for the following reason(s):

No new planning issues

Section 131 not to be invoked at this stage.

Section 131 to be invoked — allow 2/4 weeks for reply.

Signed

Daniel O'Connor

EO

Date

17/12/25

Signed

SEO/SAO

Date

M

Please prepare BP — Section 131 notice enclosing a copy of the attached submission.

To

Task No

Allow 2/3/4 weeks

BP

Signed

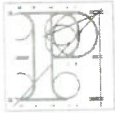
EO

Date

Signed

AA

Date



An
Coimisiún
Pleanála

Planning Appeal Online Observation

Online Reference
NPA-OBS-005819

LDG-085939-25

Online Observation Details

Contact Name
Holly Tolbert

Lodgement Date
15/12/2025 15:43:33

Case Number / Description
322154

Payment Details

Payment Method
Online Payment

Cardholder Name
Clinton Tolbert

Payment Amount
€50.00

Processing Section

S.131 Consideration Required

☒ Yes — See attached 131 Form

☐ N/A — Invalid

Signed

Daniel O'Connor

EO

BP23 amended

Date

17/12/25

Fee Refund Requisition

Please Arrange a Refund of Fee of

€ *50*

Lodgement No

LDG— *085939-25*

Reason for Refund

Response to S131 notice — no fee needed

Documents Returned to Observer

☐ Yes ☒ No

Request Emailed to Senior Executive Officer for Approval

☒ Yes ☐ No

Signed

Daniel O'Connor

EO

Date

17/12/25

Finance Section

Payment Reference

ch_3SedvtB1CW0EN5FC0nq1u7dD

Checked Against Fee Income Online

EO/AA (Accounts Section)

Amount

€

Refund Date

Authorised By (1)

SEO (Finance)

Authorised By (2)

Chief Officer/Director of Corporate Affairs/SAO/Board
Member

Date

Date

17/12/25
SC

To: An Coimisiun Pleanala

**From: Holly Tolbert
Reisk, Kilmanagh, Co Kilkenny R95 DE43**

Regarding: ABP-322154-25

Date: 12/15/2025

Dear An Coimisiun Pleanala,

I am writing to formally object to the proposed installation of large wind turbines in close proximity to my home and other residences in Kilmanagh, County Kilkenny. My objection is based on the following critical concerns:

1. Noise Pollution and Health Implications

- **Constant Low-Frequency Noise:** Wind turbines generate low-frequency noise, which can be disturbing when located near homes. Studies have shown that this noise, especially during night hours, disrupts sleep patterns, potentially leading to stress and other health problems. My husband and I are both light sleepers and this is the reason we moved from the City to this nice quiet area for peace and quiet if this development goes ahead we will not have this
- **Shadow Flicker Effect:** The rotating blades of large turbines create a "shadow flicker" effect, which is especially pronounced at certain times of day. This flickering light can be seen through windows, creating a disruptive strobe effect that impacts daily life and can cause issues such as migraines, nausea, or general discomfort.
- **Health Risks:** Research indicates that living close to large turbines may cause some individuals to experience "wind turbine syndrome" a term used to describe symptoms like headaches, dizziness, and difficulty concentrating. The possibility of health risks warrants caution.

2. Impact on Residential Property Values and Quality of Life

- **Decreased Property Value:** My real estate agent has suggested that the proximity of large turbines to my property will result in decreased property values. This potential loss in value poses an unfair economic impact on ourselves who invested in our home for its tranquility and natural beauty.
- **Loss of Privacy and Security:** Given the scale and visibility of the proposed turbines, they would dominate the skyline and create a sense of industrial intrusion into what has traditionally

been a peaceful rural area. This change will affect residents' enjoyment and use of their own outdoor spaces.

3. Safety Concerns Due to Proximity

- **Risk of Structural Failure:** Turbines, especially large ones, can sometimes experience mechanical failures, including blade throw or in rare cases, structural collapse. With the proposed proximity to residential properties, any such event poses a potential safety hazard to nearby residents. We currently go for walks in the fields especially on the longer evening (we have land owners permission) This freedom or use of space will have to stop also .
- **Ice Throw in Winter:** In colder weather, ice can build up on turbine blades and may be flung from the blades when they spin. For homes nearby, this presents a real hazard, particularly for children or animals in outdoor areas.

4. Visual Impact on the Landscape and Local Character

- **Dominance over Local Landscape:** The installation of massive turbines so close to residential properties will significantly alter the visual character of our community. These structures would overshadow homes and dominant views, creating an industrial aesthetic that is out of place in a rural, residential area.
- **Impact on Community Identity and Well-being:** For residents who chose to live in Kilmangh for its scenic and rural charm, the proximity of large turbines represents a drastic change. This alteration to the landscape risks undermining our sense of place and community cohesion, negatively impacting residents' mental and emotional well-being.

5. Inadequate Buffer Distance

- **Insufficient Setback:** Studies recommend a minimum setback distance between large turbines and homes to mitigate noise, health, and safety concerns. The proposed location does not appear to meet these recommended distances, making it inappropriate for a residential area.
- **Precedent for Greater Setbacks:** Other regions have adopted minimum setback standards of 1000 meters (or more) from residences, **one of the turbines is proposed to be 800m from my property**. Without an adequate buffer, residents are disproportionately burdened by the environmental and aesthetic costs of the development.

Conclusion

I support renewable energy but believe that the installation of large turbines should not come at the cost of residential well-being, health, safety, or economic stability. I respectfully request that An Coimisiun Pleanala uphold Kilkenny County Council's decision and reject this appeal, particularly its proximity to residential properties, and either increase the setback distance or explore alternative locations further from homes. Offshore is the right place for these like other counties have done.

Thank you for considering my concerns in your review process.

Sincerely,

Holly Tolbert

