

File With _____

SECTION 131 FORM

Appeal NO: ACP ABP-322154-25Defer Re O/H ☐Having considered the contents of the submission dated/ received 24/11/25
fromSharon Trayer 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 issueE.O.: Daniel & LindaDate: 25/11/25

For further consideration by SEO/SAO

Section 131 not to be invoked at this stage. ☐Section 131 to be invoked – allow 2/4 weeks for reply. ☐

S.E.O.: _____

Date: _____

S.A.O.: _____

Date: _____

M _____

Please prepare BP _____ - Section 131 notice enclosing a copy of the attached
submission

to: _____ Task No: _____

Allow 2/3/4weeks – BP _____

EO: _____

Date: _____

AA: _____

Date: _____

File With _____

CORRESPONDENCE FORMAppeal No: **ACP** ABP-322154-25

M _____

Please treat correspondence received on 24/11/25 as follows:

- | | |
|--|---|
| 1. Update database with new agent for Applicant/Appellant _____
2. Acknowledge with <u>BP23</u>
3. Keep copy of Commission's Letter ☐ | 1. RETURN TO SENDER with BP _____
2. Keep Envelope: ☐
3. Keep Copy of Commission's letter ☐ |
|--|---|

Amendments/Comments	<u>Sharon Trayer's response to</u>
	<u>SI31 notice</u>

4. Attach to file

- | | |
|---|---|
| (a) R/S ☐ | (d) Screening ☐ |
| (b) GIS Processing ☐ | (e) Inspectorate ☐ |
| (c) Processing ☐ | |

RETURN TO EO ☐Re-submit drawer

	Plans Date Stamped ☐
	Date Stamped Filled in ☐
EO: <u>Daniel O'Connor</u>	AA: <u>Shirley Gandy</u>
Date: <u>25/11/25</u>	Date: <u>27/11/25</u>

Details

Submitter

Name	Sharon Trayer
Address	Banse, Kilmanagh, Co Kilkenny R95K330
Note	Please also refer to KBT Responsible Energy Submission

In relation to application

An Comisiún Pleanála Case Number	ABP-322154-25
Planning Authority Ref Number	2560003
Name	Briskalagh Ltd.
Address	In the townlands of Acragar, Ballyconra, Ballycuddihy, Ballyroe, Ballyroe (Grace), Ballyroe (Maher), Baunaniska, Boherkyle, Briskalagh, Brittas, Clone, Coolnapisha, Curraghduff, Freshford, Freshford Lots, Graigueswood, Grange, Huntstown, Kilmanagh, Knockeenglass, Knockown, Moatpark, Monabrika, Monavadaroe, Moneenaun, Oldtown, Oldtownhill, Parksgrove, Picketstown, Rathealy, Sart, Sweethill, Tobernapeastia, Tullaroan, Upperwood Demesne, Co. Kilkenny.

AN COIMISIÚN PLEANÁLA
LDG- _____
ACP- _____
24 NOV 2025
Fee: € _____ Type: _____
Time: 13.55 By: HAND.

24th November 2025

Introduction

I am resident of Kilmanagh, whose home lies within close proximity of the proposed Briskalagh wind farm development. I have previously made submissions to both Kilkenny County Council and An Bord Pleanála (now An Coimisiún Pleanála). I now make this submission in response to the Further Information (FI) submitted by the applicant and which I received by post on the 7th November 2025.

My concerns remain unresolved, and in several areas have increased due to new information emerging in the FI documentation. I also note that in the FI response dated 28th October 2025 that I have been personally listed in Table 6 Submissions on the Proposed Project-First Party Appeal despite no other individual persons being listed. This singling out is unexplained, and raises questions about the applicant's understanding of the local community and the implication being that I am the sole individual to have submitted a personal (non-template) submission at the appeal stage.

Finally, I welcome the decision by An Coimisiún Pleanála requiring the applicant to publish new revised public notices due to the scale of the new information submitted at FI stage.

The observations I list here-in are not intended to be an exhaustive list and I reserve my full right to make additional submissions during the extended five-week public period once the notices are published.

2. Failures in the FI response

Despite the volume of material submitted, the FI response still fails to address the core deficiencies identified by KCC, CAAS, independent experts, myself and the community. This includes but is not limited to:

2.1 Noise, low-frequency noise & health impacts

The FI response still fails to:

- Assess low-frequency noise (LFN) or infrasound
- Address cumulative acoustic burden from existing turbines in the area
- Address wake effects and turbine spacing issues

My home is already within close proximity to several wind farms including Foyle, Ballybay, Farranrory, Cnoc and Kyleballyoughter. Adding seven turbines of 185m in height (far larger than anything previously constructed in County Kilkenny) creates an unacceptable escalation of acoustic exposure.

Given the long-standing concerns regarding sleep disturbance, stress, and chronic noise exposure, it remains completely unreasonable to expect my home or community to absorb risks that remain unexamined.

2.2 Hydrology, flooding & aquifer vulnerability all remain unresolved and high-risk

The FI hydrology submission remains inadequate.

Key issues that remain unresolved:

- The proposed development and associated borrow pits threaten a highly vulnerable aquifer supplying Ballycallan Group Water Scheme, private wells and other group water schemes.
- Kilmanagh village and the community downstream of this proposed development already experience severe flooding.
- Concerns raised by Hydro-G's reports have not been addressed.

There is still reasonable scientific doubt about the safety of groundwater, hydrology, and flood risk. The FI submission has not addressed concerns, rather the new Fluvio R&D Ltd report has raised further questions.

2.3 Updated NIS

I note the revised NIS however, due to restricted timeframe for response, I intend to respond to this further during the five-week consultation period.

2.4 Kilmanagh Heritage- Kilmanagh Creamery & St Aidan's Church

The FI contains no proper heritage assessment of Kilmanagh Creamery, a key historic structure central to the identity of the village or St Aidan's Church, a site of architectural and cultural importance, integral to community life

2.5 Cumulative impacts remain unaddressed

No other community in Ireland is confronted with turbines of 185m, located just 1 km from a village within close proximity of c.218 homes in a valley setting, in an area already heavily populated with turbines.

Wind farms within close proximity include Folye wind farm, Ballybay wind farm, Farranrory wind farm, Cnoc wind farm, Kyleballyoughter wind farm and Ballinacurry wind farm.

The FI response does not address:

- Cumulative noise burden
- Cumulative hydrological modifications
- Cumulative ecological displacement
- Cumulative health impacts
- Cumulative visual dominance

As indicated by CAAS, the addition of Briskalagh wind farm would push residents beyond the limits of reasonable residential amenity- *"the cumulative effects will, arguably, exceed the threshold of what a community can be reasonably expected to tolerate for the overall residential amenity of the community. Guidelines and precedence do not offer reliable relevant thresholds for cumulative effects such as will occur."* Kilkenny County Council Planning Report, Appendix 3, CAAS Ltd, Environmental Impact Assessment Review Page 55

2.6 Property Value impacts supported by professional valuation

I have previously submitted a professional valuation of my home from Boyd's Auctioneers (January 2025) confirming:

The property was appraised on the basis of its value prior to the lodging of the application 25/60003.

- 1) Value prior to lodging of application 25/60003 100%
- 2) Value with the planning application lodged 70%
- 3) Value with the proposed wind farm built 50%

As per this valuation, (Appendix 1) given the proximity of current operational and permitted wind farms within 6 kilometres of my property, if the proposed wind farm were to be permitted it is reasonably foreseeable that my house would not be saleable.

This is not speculation, it is independent professional advice.

As stated by Mr Michael Boyd in this valuation: *"I note the outcome of the Ballyduff case in Wexford where it has been ruled by the High court that the Ballyduff wind park was a direct cause of serious nuisance to neighbours making enjoyment of the properties very difficult. I further note that in Kelleher v Green Energy Supply Ltd, which owns and operates a wind turbine installation known as Knockduff Wind Farm in Co. Cork a large settlement has been made with three young siblings whose family had to vacate a property because the wind park made it impossible for them to live there. It is clear to me as a valuer and auctioneer that wind parks are being proven to have detrimental effects on the health and amenity of people who live in close proximity to them. Thus, it follows that property values in such areas will inevitably suffer."*

In addition, I refer to the statement made by CAAS *"the cumulative effects will, arguably, exceed the threshold of what a community can be reasonably expected to tolerate for the overall residential amenity of the community"*. It goes without saying that if the overall residential amenity of an area is so significantly impacted, then property values must also be impacted to the same extent.

The FI response completely ignores the valuation I have submitted and continues to rely on outdated report/ reports not relevant to the size, scale and location of the proposed development.

2.7 Community engagement

The FI response again highlights the developer's ongoing failure to engage meaningfully or transparently with the community. From the outset, information has been provided in a piecemeal, inconsistent, and often contradictory manner, making it impossible for residents to fully understand or assess the true impacts of this development. Key receptors have been misidentified, consultation materials have omitted or downplayed significant effects, and no genuine effort has been made to meet with the wider community despite repeated requests. The applicant's inclusion of my personal observation in Table 6 of the FI response document while excluding others further demonstrates a selective and inappropriate approach to community engagement. This pattern of conduct falls far short of Aarhus principles which undermines public trust in the process.

Conclusion

The FI response fails to address the significant issues raised by myself and

- Kilkenny County Council
- CAAS
- Independent experts
- Other community members

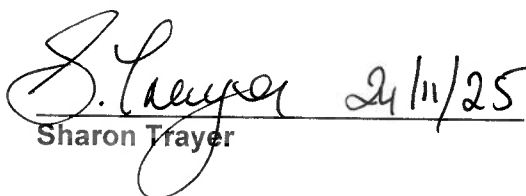
Significant risks remain regarding:

- Human health
- Hydrology and flooding
- Ecology
- Heritage
- Residential amenity
- Property values
- Community Engagement

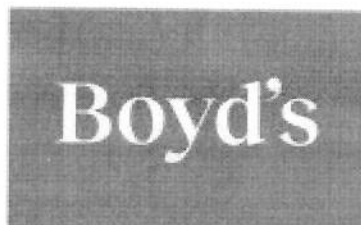
In light of the scale of these deficiencies there remains ongoing scientific doubt across multiple area and environmental issues.

I will continue to participate actively in this process and will provide further submissions during the extended public window.

Signed

 24/11/25
Sharon Trayer

Appendix 1



The Estate Office,
The Parade,
Kilkenny,
R95 V8WC

T: +353 (0) 56 776 4833

E: mail@boyds.ie

W: www.boyds.ie

Established in 1991

Ms Sharon Trayer
Banse Glebe
Kilmanagh
Co. Kilkenny
R95 K330

27th January 2025

Re; Appraisal of house at Banse Glebe, Kilmanagh

Dear Sharon

This is to confirm that I have inspected your home at the above address and write to appraise you of my view of the diminution in value attributable to the development of the proposed Briskalagh wind park. I have considered the value of the house on the following three assumptions;

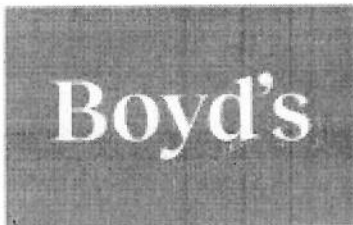
- 1) Its value with the existing wind park
- 2) Its current value in light of the proposed wind park.
- 3) Its likely value should the wind park go ahead.

The purpose of this letter is to enable you to add to an observation/objection to a recently filed planning application for a wind park near your home.

The house is located about 1 kilometre from the centre of the village of Kilmanagh, Co. Kilkenny. Kilmanagh is attractive village with two churches, a national school, a pub grocery, a GAA club and a co-op. The area is characterised as a well populated rural area centred on the village with many farmsteads and also one-off homes built by families from those farms who work in nearby Kilkenny, Waterford and Clonmel. There are circa 220 homes within two kilometres of the proposed windfarm. The area supports a thriving primary school and GAA club.

About 2.4 kilometres to the Northwest at Foyle is an existing wind-park built 2012 partially concealed behind the hill. These machines are of the older generation and are about 120m in height. It is my view that the proximity of these already detracts from the value of your property. Further, I note that within 10 kilometres of Kilmanagh there are some 27 turbines either proposed or installed. All of the existing ones are of the 100 – 120 metre size.

The existing wind park appeared to me when I visited your home to be located about 700 to 900 metres away and intrudes on the amenity of your home to a considerable extent. I note with alarm from measuring this on Google Maps that the nearest turbine in this wind



The Estate Office,
The Parade,
Kilkeny,
R95 V8WE

T: +353 (0) 56 776 4800

E: mail@boyds.ie

W: www.boyds.ie

Established in 1991

park is actually 2.1 kilometres away. The scale of the turbines in the proposed wind park is such that the blade span of one turbine is the same as the tip height of the existing turbines. I understand that seven of these new 185 metre turbines will be within 2.7 kilometres of your home. The nearest will be circa 960 metres. Thus the dominance of this wind-park over your home will be a matter of great concern to any potential buyer of it on the grounds of health, noise, visual amenity and value. Your house will be surrounded by these machines.

Your house is a fine detached two storey built circa 2012 of circa 270 sq. metres and all turned out in immaculate order. Construction is of traditional twin leaf concrete block walls, concrete floors, a timber framed roof slated. There is oil fired central heating, mains water and a septic tank. There is a detached garage in a similar style to the house.

The entire sits on a site of circa 0.2 hectares and enjoys wide ranging views over the surrounding countryside.

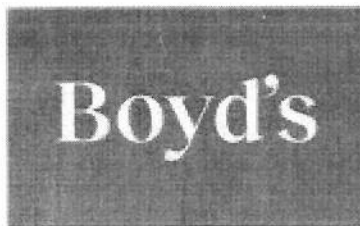
I have assumed the property enjoys a clear freehold title free of unusual encumbrances and that it complies in all respects with planning regulations.

My approach is to firstly appraise it on the basis of its value prior to the lodging of the application 25/60003.

1) Value prior to lodging of application 25/60003;	€ [REDACTED]	100%
2) Value with the planning application lodged;	€ [REDACTED]	70%
3) Value with the proposed wind park built;	€ [REDACTED]	50%

Given the proximity of current operational and permitted wind parks within 6 kilometres of this property if the proposed wind park were to be permitted it is reasonably foreseeable that your house would not be saleable.

Recent cases; I note the outcome of the Ballyduff case in Wexford where it has been ruled by the High court that the Ballyduff wind park was a direct cause of serious nuisance to neighbours making enjoyment of the properties very difficult. I further note that in Kelleher v Green Energy Supply Ltd, which owns and operates a wind turbine installation known as Knockduff Wind Farm in Co. Cork a large settlement has been made with three young siblings whose family had to vacate a property because the wind park made it impossible for them to live there. It is clear to me as a valuer and auctioneer that wind parks are being proven to have detrimental effects on the health and amenity of people who live in close proximity to them. Thus, it follows that property values in such areas will inevitably suffer. Nobody will want to live close to these developments as cases keep emerging about their effects on people's health.



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Established in 1991

Definition of Market Value

The estimated amount for which an asset should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties acted knowledgeably, prudently and without compulsion.

Your sincerely

Michael Boyd
SIOR, FRICS, FSCSI,
Boyd's