

Observation on a Strategic Infrastructure Development Application

Observer's details

1. Observer's details (person making the observation)

If you are making the observation, write your full name and address.

If you are an agent completing the observation for someone else, write the observer's details:

(a) Observer's
name

Alice Fraher

(b) Observer's
postal address

Ballynanty House, Bruff, Co. Limerick, V35T381

Agent's details

2. Agent's details (if applicable)

If you are an agent and are acting for someone else on this observation, please **also** write your details below.

If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Deirdre Fraher

(b) Agent's postal
address

Coolnakilla, Fermoy, Co Cork, P61NH90

Postal address for letters

3. During the process to decide the application, we will post information and items to you or to your agent. For this **current application**, who should we write to? (Please tick ✓ one box only)

You (the observer) at the postal address in Part 1

The agent at the postal address in Part 2

Details about the proposed development

4. Please provide details about the **current application** you wish to make an observation.

- (a) **An Coimisiún Pleanála case number for the current application (if available)**

(for example: 300000)

323780

- (b) **Name or description of proposed development**

Ballinlee Wind Farm

- (c) **Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Abhaile)

Ballinee, Bruff, co. Limerick

Observation details

5. Grounds

Please describe the grounds of your observation (planning reasons and arguments). You can type or write them in the space below. There is no word limit as the box expands to fit what you write.

You can also insert photographs or images in this box. (See part 6 – Supporting materials for more information).

An Coimisiún Pleanála
Observation of Alice Fraher, Ballynanty House, Bruff, Co. Limerick,
V35T381, to Ballinlee Wind Farm

Case No. PAX91. 323780

I strongly object to the proposed Ballinlee Wind Farm development of 17 turbines, each 160 metres tall, to be located near my home. This project would irreparably damage an area of natural beauty, threaten local wildlife, devalue surrounding properties, and interfere with the peaceful enjoyment of private homes. Recent Irish High Court rulings, including *Byrne & Moorhead v ABO Energy Ireland Ltd* (2025), where turbines were shut down and damages awarded for noise nuisance, and the *Coole Wind Farm* case (2025), where planning permission was quashed for procedural failings, establish clear precedent that developments of this scale can unlawfully harm residents and communities. These judgements recognised that wind farms can interfere with property enjoyment and ordered restrictions despite their strategic role. At a very advanced age, the prospect of enduring such disruption is deeply distressing and unjust, and I urge the planning authority to refuse permission.

Four generations of my family have been lucky enough to live in Ballynanty, a rural idyll of outstanding natural beauty, too close to the proposed development. The proposed industrial site lies within this area of natural beauty, rich in biodiversity, including birds and wildlife that are integral to the local environment. Birds of prey feed, breed and roost in this area- kites, buzzards and owls to name a few. We installed owl boxes to encourage nesting on our property. Many birds will inevitably die as a result of the wind turbines, no matter what mitigating measures the applicant suggests. Moreover, the scale and industrial nature of the turbines would irreversibly alter the character of the landscape, undermining its ecological and scenic value.

Irish courts have recently recognised the rights of residents to the peaceful enjoyment of their property and the protection of environmental amenities. In *Byrne & Moorhead v ABO Energy Ireland Ltd* (2025), the High Court ordered the shutdown of three turbines and awarded damages of €360,000 due to noise nuisance, sleep disturbance, and stress. In the *Coole Wind Farm* case (2025),

5. Grounds

planning permission was quashed because the Environmental Impact Assessment failed to disclose a crucial 26 km grid connection, demonstrating the importance of transparency and proper procedure. In *Coolglass Wind Farm Ltd v An Bord Pleanála* (2025), the court reaffirmed that local development plans and residents' rights must be respected, even under climate legislation. These rulings establish clear precedent that developments of this magnitude can unlawfully interfere with residents' rights and quality of life and must be given due regard when considering this application.

The proximity of 17 such large-scale turbines will inevitably devalue surrounding properties. Prospective buyers are deterred by visual intrusion, noise, and the stigma associated with living near industrial-scale wind farms. This represents a direct economic loss to homeowners who have invested in their properties in good faith. The development of a wind farm and the installation of associated works such as underground and overhead transmission cables has a measurable negative impact on property value and potential future uses of my property. The presence of a wind farm near my property would alter the visual character of the landscape, introduce noise and create constraints on how the property could be used which would deter prospective buyers and reduce marketability were I ever to sell my property. In addition, the legal easements and physical restrictions required for cable corridors would limit potential construction and others forms of property development. This would diminish my flexibility and long-term planning options. These factors would lower overall property values and impose enduring limitations on how my property may be used in the future.

Moreover during the construction local roads would need to be widened to allow the passage of the enormous transporters to carry the wind turbines to their destination, causing unacceptable noise, pollution and disruption to the local community for an extended period, interfering in residents enjoyment of their property.

Furthermore, the installation of underground and overground cables can have significant negative impacts on traditional stone walls and hedgerows. These features are important historical and ecological assets and add to our rural landscape. They provide habit connectivity for wildlife, acting as natural barriers and contribute to the rural character of our countryside. Excavation of for laying cables, the movement of heavy machinery and the creation of access routes can lead to the displacement, destabilisation or destruction of stone walls. Hedgerows removed or irreversibly damaged through cutting, root disturbance or soil compaction. Such impacts not only diminish the visual and heritage value of our landscape but also reduce biodiversity and disrupt local ecosystems.

The turbines will interfere with the peaceful enjoyment of my home and garden. Noise pollution, shadow flicker, and visual dominance will intrude upon daily life.

5. Grounds

This is a disproportionate burden on residents who have a right to live without such constant disturbance. As an elderly person I spend most of my time in my home. I will be disproportionately impacted. No mitigation measures can reduce the impact on elderly people like me and vulnerable groups must be given consideration when evaluating the application.

I, like many elderly people, am a hearing aid user. Wind turbine noise, in particular low frequency noise and fluctuating noise, is amplified by hearing aids and can cause considerable discomfort. This would interfere with my daily life and enjoyment in my own home. Due to my advanced age, I spend much of my time in my home, and I would be disproportionately impacted. This issue cannot be addressed by the generic tokenistic mitigation measures proposed by the applicant. I ask you to consider the impact on vulnerable hearing aid users like me.

There will undoubtedly be a cumulative effect with such a high number of turbines of such a large size and the attendant nuisances and harm will be magnified.

The physical and psychological effects of living near turbines are well documented and acknowledged by the Irish Courts, including sleep disturbance, stress, and reduced quality of life. These impacts are particularly severe for vulnerable individuals. In my case, as a woman of a very advanced age, the prospect of enduring such disruption at this stage of life is deeply distressing and unjust.

For the reasons outlined above-environmental harm to wild life, stone walls and hedgerows, legal precedent indicating strategic designation cannot justify disproportionate harm to local communities, property devaluation, planning difficulties, interference with private enjoyment of home, and human impact on vulnerable groups – the aged and hearing aid users, I strongly urge the planning authority to refuse permission for this development.

Thank you for taking the time to read my observation.

Signed: *Alice Fraher*

Alice Fraher

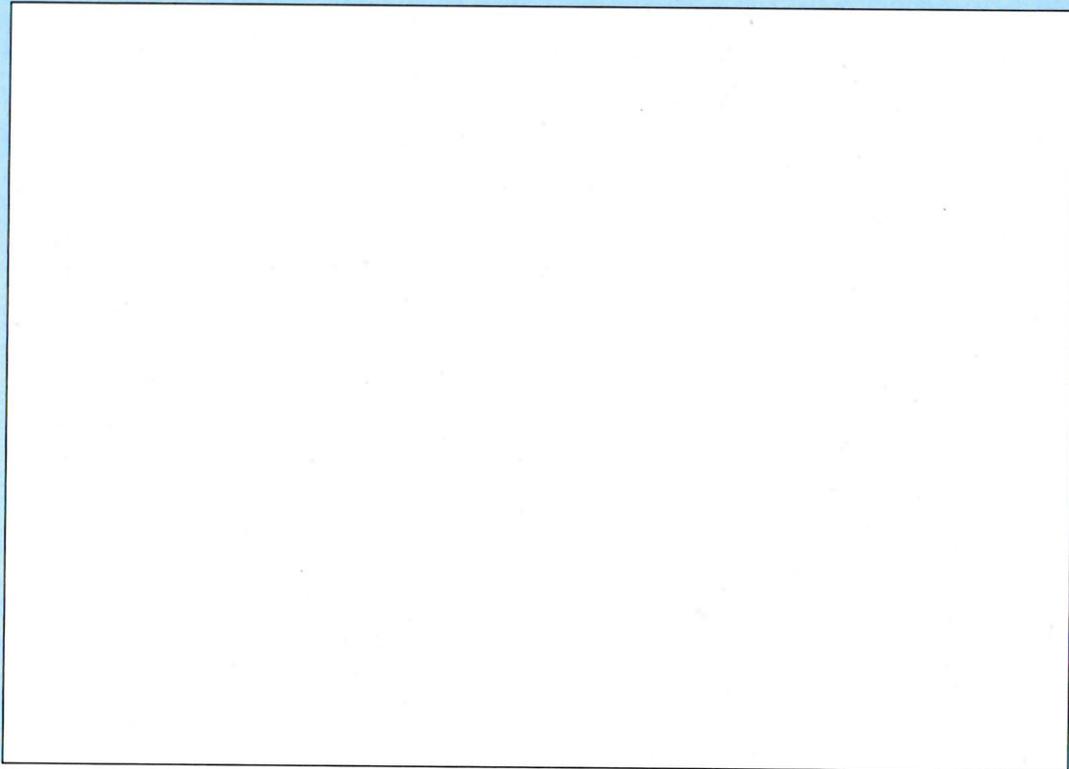
Date: 15/11/25

Witness: *Deirdre Fraher*

Deirdre Fraher

Date: 15/11/25

5. Grounds



Supporting materials

6. If you wish, you can include supporting materials with your observation.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

You can insert photographs and similar items in your observation details: grounds (part 5 of this form).

If your supporting materials are physical objects, you must send them together with your observation by post or deliver it in person to our office. You cannot use the online uploader facility.

Fee

7. You must make sure that the correct fee is included with your observation.

Observers (except prescribed bodies)

- strategic infrastructure observation is €50.
- there is no fee for an oral hearing request

Oral hearing request

8. If you wish to request the Coimisiún to hold an oral hearing, please tick the “Yes, I wish to request an oral hearing” box below.

You can find information on how to make this request on our website or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

Yes, I wish to request an oral hearing

No, I do not wish to request an oral hearing

Final steps before you send us your observations

9. If you are sending us your observation using the **online uploader facility**, remember to save this document as a Microsoft word or PDF and title it with:

- the case number and your name, or
- the name and location of the development and your name.

This also applies to prescribed bodies sending an observation by email.

If you are sending your observation to us by post or delivering in person, remember to print off all the pages of this document and send it to us.

For Office Use Only

FEM – Received		SIDS – Processed	
Initials		Initials	
Date		Date	

Notes