

**AN BORD PLEANÁLA**

**Case Reference: PAX 91. 323780**

**Submission Date: 17/11/2025**

**Submission by: Edel Maher**

Ballinlee North,

Bruff,

Co. Limerick

V35NY60

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**Subject: Objection to the Proposed Wind Turbine Development by Ballinlee Green Energy**

Dear Sir/Madam,

I, Edel Maher, wish to formally object to the proposed wind turbine development referenced above. I am a resident of Ballinlee North since 2018 where I built a home with my family. I am extremely concerned about the detrimental impact a construction of this scale will have on our health, quality of life, environment, wildlife, property, and local infrastructure.

I will outline a number of concerns I have below:

- **The turbines are 1.484km from the town of Bruff, and not 4km as stated in the application.** This deliberate misinformation, along with a complete lack of meaningful public consultation or engagement by Ballinlee Green Energy embodies the tone and lack of respect by which this company has dealt with our community. My household requested a private meeting as they would not meet the community as a whole, and we never received a response. While all the public correspondence that was hastily shoved through letter boxes encouraged us to make contact, I could never meet anyone even though I have been home since June 2025 on maternity leave.
- The development involves the building of 17 wind turbines and related infrastructure and a grid connection, a number of these under a kilometre from my house. Many members of the community were only made aware of this development in July 2025, this undermines the public trust, and is inconsistent with the principles of participatory planning.
- When the application was submitted, it was clear there was no consideration given to local biodiversity (including protected habitats and species), watercourses and

hydrology, cumulative landscape and visual impact. It is my understanding that no Environmental Impact Assessment (EIA), or Natura Impact Statement (NIS), were carried out. When I was submitting my planning application in 2016, my first choice of site in Ballinlee North was refused due to concerns with regard to drainage on the land/couldn't facilitate a biocycle. But this Strategic Infrastructure Development (SID) is applying for a much larger construction with seemingly no regard for potential flooding or land slippage due to the volume of concrete which will need to be poured to facilitate this development.

- Given that Ballinlee North already floods during the winter months (to the extent that the road has been impassable on numerous occasions), flooding due to lack of absorbency is a major red flag. The displacement of excess water in the direction of farm land and housing is a very concerning, and will possibly cause issues with insurance in the future. Who will pick up the tab for the cumulative impact this will have on our rural community?
- I am concerned that the shadow flicker from the 12 turbines to the south of my property will significantly disturb my life, I work from home a few days a week and my office will be directly affected by this disruption. The noise pollution has potential to degrade my quality of work and home life as I suffer from migraines too. I have already had two companies come out to access my property for complete black out and noise reducing blinds/window covers. This will come at considerable expense, and I do not wish to sit in the dark during the day. The noise pollution will also have a significant on my life, this is particularly the case when more than more turbine is emitting noise. I will have 15 turbines to the south of my property, the long term effects to my young children will not be known until it's too late. I believe these turbines will significantly degrade our quality of life.
- I also note there is a similar project being built just a few short kilometres away in Garrane (Case 323635) where 9 turbines are due to be installed. This cumulative effect on our countryside is unacceptable, and will turn our peaceful rural area into an industrial land zone.
- The area of Ballinlee North is already a low-lying wet land, which supports owls, swans, bats, hares, badgers and foxes. The permanent destruction of their ecosystem will have long term impacts on the species in the area.
- During my planning application it was discovered that the area has a number of archaeological features. Including but not limited to standing stones, two castles, hillforts, burial grounds and a Bronze Age cremation site. This put serious limitations on the type of home I was given permission to build, however, all of these issues seem not to apply to Ballinlee Green Energy? I could not build a garage at the side of my house as I was in close proximity to a standing stone of importance, yet all these

wind turbines can be built without any worry as to what damage they will cause these ancient structures.... This hardly seems fair.

- Ballinlee Green Energy have yet to clarify if they will be using my small road L51217 for construction related vehicles during the building phase. The lack of clarity on this topic and others is unacceptable. The road is a cul-de-sac and is already under pressure from traffic. The road's water infrastructure is over 40 years old and suffers from regular leaks. Increased heavy traffic will only worsen the issue, leading to more frequent interruptions of supply and costly repairs. Following construction, regular access to the proposed substation, office, and the mast at the end of Ballinlee Road will continue to place strain on the local infrastructure for many years to come, if allowed. During the grid construction phase, there will be massive disruption on the R516, L1412, R512, L1170, L1414 and L51217. I regularly travel these routes for both work and childcare access, to and from Limerick. More concerning is the impact this will have for emergency services, as a family member had to call an ambulance recently for a very ill child. I cannot imagine the outcome should the road have been blocked with construction vehicles. Most of the above mentioned roads are very narrow and any build-up of traffic would have a detrimental effect on the outcome for an emergency.
- There is a private **Group Water Scheme on Ballinlee road**. **Its starts** at the top of this road and ends at Ballinrea. The houses after that have their own wells to supply water. The supply for the scheme is adequate but it does not have good pressure. The proposed substation is a half of one kilometre down this cul de sac from the end of the private scheme. There is no mains water supply near this proposed site. What will happen if there is a fire at the substation?
- I believe my family home will be significantly devalued by this development, with 12 of the turbines to the south of the property. Apparently this development has been in planning for years, but we only heard about from a neighbour in July of this year. My home is in the red zone, and this will affect any future planning applications for the family farm and may sterilise our land for any future agricultural development.
- The application refers to associated infrastructure and grid connection, yet there is insufficient clarity about the route, method, underground or overhead... and potential impacts of the grid connection infrastructure. This will undoubtedly affect farmland and private property and road infrastructure. How are we to prepare for such destruction and disruption when we are not even told what is to happen?! From my understanding the cable will pass the Stone Circle in Grange. This is the most archaeologically significant feature in the country. I cannot understand how it is proposed that they allow digger work in it's immediate vicinity.

I respectfully urge An Coimisiún Pleanála to reject this application based on the inappropriateness of the location, it's proximity to homes and sensitive habitats, along with other issues raised above.

I request my objection be formally recorded and that I am kept informed of any further developments regarding this case.

Furthermore, **I request an oral hearing** for the reasons outlined above and because I believe that my future and that of my young family will be adversely affected by this development if it goes ahead.

Kind regards,

Edel Maher

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