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Ballinrea,
Bruff,
Co. Limerick.

An Coimisiún Pleanála.
64 Marlborough Street
Dublin 1, D01 V902.

Subject: Formal Objection to Proposed Ballinlee Wind Farm – Co. Limerick

Reference: An Coimisiún Pleanála Case Ref. PAX91.323780

Dear Sir/Madam,

I am writing to express my deep distress and opposition to the proposed wind farm, which would fundamentally alter the place I call home. My home is only 640 metres from the nearest turbine, and because I am situated between two clusters, my property will be completely surrounded and exposed from both sides. I am deeply concerned about the constant noise, vibration, visual intrusion, and shadow flicker this will bring into daily life.

There are 179 homes within one kilometre of the proposed turbines, meaning this is not just my concern — the entire community will face concentrated, cumulative impacts that could fundamentally change the character of our area. We built our home in the countryside to enjoy peace, quiet, and a natural environment — free from industrial noise and activity. This development directly undermines that purpose. With five turbines on one side, twelve on the other, and an access road passing just over 100 metres from our home, there will be no place on our property to escape the noise, shadow flicker, or visual dominance of these structures.

The door-to-door visits carried out by the developer provided residents with little meaningful information about the project. No maps showing the locations of turbines, access roads, or construction areas were made available during these visits. When residents asked direct questions, the representatives were either unable or unwilling to give clear answers. Maps and layout details were only circulated weeks later, leaving the community uninformed during the most crucial stage of consultation. Even during the in-person consultation clinics, essential information such as access routes, road layouts, and delivery plans remained vague or undisclosed. Importantly, no comprehensive or transparent information was shared until the full application was lodged with An Coimisiún Pleanála. As a result, local people were denied any real opportunity to engage meaningfully or raise concerns before the submission stage. For families like mine, this lack of openness has been deeply frustrating and has left us unprepared for the potential scale of disruption this project would bring to our everyday lives.

The Community Engagement Report (Appendix 1C) also fails to reflect genuine local opinion. The so-called 'survey' showing peoples attitudes towards the development was highly misleading. A company representative visited homes, but residents were not provided with any project details or asked to share their views in a structured or informed way. There was no formal questionnaire, no consent for data collection, and no independent oversight.

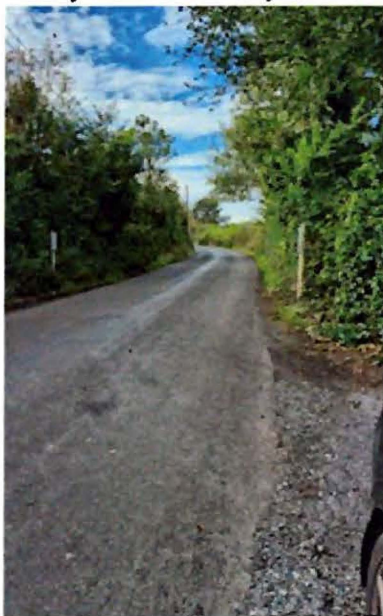
Instead, assumptions about residents' opinions appear to have been made based solely on brief interactions. This method cannot be considered a fair or ethical reflection of community sentiment. It misrepresents the true views of local people and undermines the credibility of the consultation process.

I am also very concerned about the devaluation of my property. Research from the University of Galway indicates that homes within 1 km of a wind turbine can lose approximately 14.7% of their value. Our home lies less than 640 metres from the nearest turbine and is sandwiched between clusters, making this risk extremely real. Such a loss threatens our financial security and future plans, in addition to the emotional toll of seeing our home compromised in this way. I am also at the end of my mortgage, and the value of our home represents our pension plan. With the risk of significant property devaluation from living so close to these turbines, our financial security and future retirement plans are now at serious risk, adding immense additional pressure on top of the health and wellbeing impacts.

The turbine layout itself is concerning. They are spaced closer than recommended in the 2006 guidelines — crosswind turbines should be three diameters apart and downwind turbines seven diameters apart. The proposed layout violates these guidelines, increasing cumulative noise exposure for myself and neighbours. Existing wind energy guidance is also outdated, written for smaller turbines, and fails to reflect the scale and impact of modern industrial turbines.

During 1-to-1 meetings with GreenSource, it was mentioned that the access route passes so close to many houses because the chosen path was the shortest route and because the landowners along that route had agreed to participate in the project. This raises serious concerns, as there were other potential access options along the road that would have impacted far fewer homes, yet the route selected places residents, including my family, directly in the path of industrial activity. Being so close to residences, the substation and access route will exacerbate the cumulative impacts of the turbines, further affecting our quality of life, health, and peace of mind.

The construction phase, expected to last 18–24 months, will cause enormous disruption. Heavy vehicle convoys, often at night, will pass just over 100 metres from our home. The developer estimates up to 170 vehicle convoys per day, delivering over 18,000 heavy goods vehicles. This will create chronic noise, vibration, traffic hazards, and safety risks, especially on narrow rural roads. Sleep disturbance, fatigue, and stress are inevitable for local residents, particularly vulnerable groups. Local roads and bridges, including those in Bruff, are not designed for this traffic; recent incidents demonstrate the risk of permanent structural and visual damage. Also, the L1414 regularly suffers from pipe leakages, and the additional heavy traffic will only worsen the problem, putting our water system at risk.



The proposed access road is situated on a bend with extremely limited visibility (as seen in the photo, L1414), making it a dangerous crossing, and a dangerous entry and exit point. As a local resident who lives on the road and regularly travels this route, I am deeply concerned for the

safety of our community. The addition of over 170 heavy vehicle movements per day will greatly increase the risk of serious accidents on a road that is already hazardous, especially for local drivers, cyclists, and pedestrians who know how difficult that bend is to navigate safely.

Environmental and safety risks are compounded by poor local infrastructure. Flood-prone roads, fragile water systems, and narrow rural lanes will be further stressed. Local flooding events are more frequent than acknowledged in the developer's assessments, showing a serious gap in understanding of local conditions. For example the L51217 was flooded 2 years ago preventing many people leaving their homes, this was not documented by the developer.



Flooding is a persistent and well-documented problem in the areas of Camas North, Camas South, and Carrigeen. The developer's own documentation recognises that flooding regularly affects these locations, yet the proposal still includes extensive construction activity, drainage modifications, and new infrastructure that would almost certainly worsen the situation. The photograph taken in

Carrigeen on 12/11/25 clearly shows the extent of flooding, confirming what local residents experience every year. Homeowners in these townlands already face serious challenges obtaining home insurance because their properties lie within identified flood risk zones. Adding further infrastructure and altering natural drainage patterns in these areas could heighten that risk even more, endangering homes and livelihoods. It is unreasonable and irresponsible to proceed with development that may aggravate flooding in a community already struggling with its consequences.

I am also deeply concerned about the proposed substation, which is planned to be approximately between one and one and a half hectares in size. Its proximity to our homes is alarming, as such a large industrial facility will dominate the landscape, create visual intrusion, and contribute to noise, vibration, and electromagnetic emissions. Being so close to residences, the substation will exacerbate the cumulative impacts of the turbines and access roads, further affecting our quality of life, health, and peace of mind.

Another reason we chose to build our home in the countryside was our love of pets, including rescue dogs that we have adopted. These animals are particularly sensitive to changes in their environment, loud noises, and stress, making them more vulnerable to the impacts of construction and industrial activity. The space, tranquility, and absence of constant noise or heavy traffic provide a safe and comfortable environment for them. The construction phase alone — with heavy convoys, machinery, and night-time activity — would cause significant stress and anxiety for our pets. Beyond audible noise, infrasound and low-frequency vibrations generated by turbines can also affect animals, disrupting their behaviour, sleep patterns, and overall wellbeing. This development would not only compromise our family's quality of life but would have a serious and lasting impact on the welfare of our rescue and household pets.

If permission for this project is granted, the company is not required to begin construction for up to 10 years. During this time, my family will be severely restricted: we may not be able to sell our home, and my sons could be prevented from applying for planning permission for their own future homes. This uncertainty places a significant and unfair burden on our family, leaving us in limbo for a decade or more.

I am also a carer for my elderly mother, who relies on me daily. The additional traffic and congestion will make it far more difficult to reach her quickly in emergencies. The roads I travel to get to her are the L1414 and the R516 both which are directly impacted by this development. She uses hearing aids, and I am deeply concerned that both the audible and low-frequency sound, vibration, and infrasound from the turbines could interfere with her devices, causing discomfort, confusion, and stress. These impacts would make her daily life far more challenging and pose real risks to her safety.

I work shift patterns, which makes uninterrupted rest essential for my health and wellbeing. Being located so close to the turbine access points, with heavy vehicle traffic expected at night, will severely disrupt my sleep and increase stress. One of the reasons I chose to build my family home in the countryside was to ensure a quiet environment where I could recover and maintain my mental and physical health — a basic need that this development would directly undermine.

I am also concerned about the proposed community benefit fund. While it is presented as a compensation for those impacted, it will only last for 15 years, yet the companies operating this project will continue to profit for over 35 years. This creates a clear imbalance: our community will bear the ongoing noise, visual, and environmental impacts for decades, while the financial benefits we receive are temporary and limited. The short-term nature of the fund does not adequately address the long-term disruption and devaluation that residents will experience.

The upcoming Ryder Cup will place Limerick on the international stage, drawing thousands of visitors, media, and tourists to the region. However, the additional traffic and large-scale construction associated with this wind farm pose a serious risk to those preparations. The Junior Ryder Cup is due to be held in Ballyneety — directly along the same road where the developer intends to install the underground cable line. This route will undergo extensive excavation and roadworks, causing major disruption to traffic, restricted access, and significant visual blight at a time when the county should be presenting its best image. Such disruption during a global sporting event could have far-reaching consequences, discouraging future visitors and damaging Limerick's reputation as a welcoming and accessible destination. The long-term economic and reputational harm could far outweigh any gain from this industrial project.

The cumulative impact of this proposed development cannot be ignored. With 17 turbines planned in the Bruff area and a further 9 in the Charleville–Effin area, the combined total of 26 turbines will have a massive visual, environmental, and social impact across the entire county. Developers are already looking at developing more windfarms in the area, such as in Grange, less than 10kms from Bruff. The spread of large-scale industrial turbines throughout these neighbouring communities will fundamentally alter the rural landscape, increase cumulative noise and shadow flicker, and place additional strain on local infrastructure and wildlife habitats. Taken together, these projects will create a continuous corridor of wind energy development, eroding the natural character and amenity of County Limerick.

The Whooper Swans, a protected species, will be directly impacted by this development. Turbines T1 to T5 are positioned within both their key habitat areas and established flight paths, creating a serious risk of disturbance and collision. These swans are highly sensitive to noise, light, and movement, and the proposed turbine locations threaten to displace them from their traditional feeding and resting grounds. The Whooper Swan Management Plan prepared by the developer fails to offer sufficient protection or realistic mitigation for these vulnerable birds, leaving them at significant risk from the construction and operation of the wind farm.

For me, this is not simply a planning issue. It is about my home, my family, my mother's wellbeing, and the wider community. Living so close to this industrial development will remove privacy, peace, and safety, and it will degrade both physical and mental wellbeing. The thought of nearly two years of heavy vehicle traffic and the constant presence of turbines fills me with deep anxiety and distress. This proposal is profoundly harmful to our quality of life and should not be allowed to proceed.

I truly hope that An Coimisiún Pleanála will listen to the voices of those who live here and understand the depth of the impact this proposal would have on our daily lives.

For all of the reasons outlined in this submission — and out of respect for the people, wildlife, and heritage of our area — I strongly object to this project going ahead.

Yours Sincerely,

Marion Mulqueen.