

Maura & Paul Finn
Knockuregare
Bruff
Co Limerick
V35 F840

The Secretary
An Coimisiún Pleanála
64 Marlborough Street
Dublin 1
D01 V902

12th November 2025

Subject: Objection to Proposed Wind Farm Development – **Case 323780**

Dear Sir/Madam,

We are writing to formally object to the proposed wind farm development referenced above. As residents living just outside the 640m setback boundary, we wish to raise serious concerns regarding the scale, location, and environmental impact of this project. Our objection is based on the following grounds:

1. Proximity to Residential Dwellings

The proposed turbines are situated within close proximity to a significant number of homes:

- Our residence lies just outside the 640m setback, which is the **advisory minimum distance** under the 2006 Wind Energy Development Guidelines.
- There are **179 homes within a 1km radius** and **over 240 additional homes within 2km**, making this an **inappropriate location** for such a large-scale industrial development. **Appendix 1:** shown on a map. This is not an area of low occupancy.

2. Excessive Scale and Noise Pollution

- The number and size of turbines proposed are **disproportionate** for a flat-land area, leading to **visual dominance** and **acoustic disturbance**.
- Residents of areas with wind turbines already experience a **constant whooshing noise**, which is expected to intensify as our turbines are exceeding both acceptable noise & size thresholds.

3. Shadow Flicker and Visual Impact

- Based on the photomontages submitted with the application, page 23 of Ballinlee Book 2 VP13-VP 22, viewpoint **reference VP15a**, the **shadow flicker effect** will be severe, directly affecting our home. The wind turbine blades are orientated directly in the line of the sun's path around our home at all times of the year. This is known to cause **health and wellbeing issues** for nearby residents and is especially negatively impactful on those with additional needs.

- Again, the photomontage presented on page 23 of Ballinlee Book 2 VP13-VP 22, viewpoint **reference VP15a** as provided is misleading and does not accurately reflect the real-life impact of the proposed development.
- Specifically, the tree in the foreground has been significantly exaggerated—appearing larger than its actual size—in what appears to be an attempt to obscure the true scale of the turbine behind it. This **manipulation distorts the visual impact** and misrepresents how the development will affect the surrounding landscape, particularly my home. **Appendix 2 - V35F840**
- A detailed review of the proposed site lines has been prepared and attached a more accurate depiction that reflects the true visual impact from my property. Please consider this corrected representation in your assessment and disregard the misleading photomontage currently presented by Ballinlee Green Energy. The difference between the proposed by Ballinlee Green Energy photomontage and the actual is quite alarming and disturbing and will seriously affect our home and family. **Appendix 3 – V35F840**

4. Environmental and Agricultural Significance

- The development threatens the **Golden Vale**, one of Ireland’s most fertile and productive dairy farming regions. Preserving this land is vital for food security and rural livelihoods.
- The area is home to the **Hooper Swans**, a protected migratory species. The proposed site lies within their habitat, posing risks of **collision, displacement, and habitat loss**.

5. Proximity to Critical Infrastructure

- The wind farm is proposed adjacent to a **major gas transmission pipeline**, raising serious **safety concerns**. Guidelines from Gas Networks Ireland require strict protocols for developments near such infrastructure.

6. Archaeological and Cultural Heritage

- The cable route to the Tipperary Road runs near **Lough Gur**, a site of **national and international archaeological significance** with over 2,000 recorded monuments within a 5km radius. Any disturbance to this area risks irreversible damage to Ireland’s heritage.

This proposal is totally incompatible with the surrounding residential, agricultural, ecological, and cultural landscape.

I respectfully urge An Coimisiún Pleanála to reject this application in its entirety and to uphold the principles of sustainable development, community wellbeing, and environmental stewardship.

Yours sincerely,



Maura Finn
087-9786237



Paul Finn
086-6071644

Appendix 1 – location of all dwellings within radius of turbines

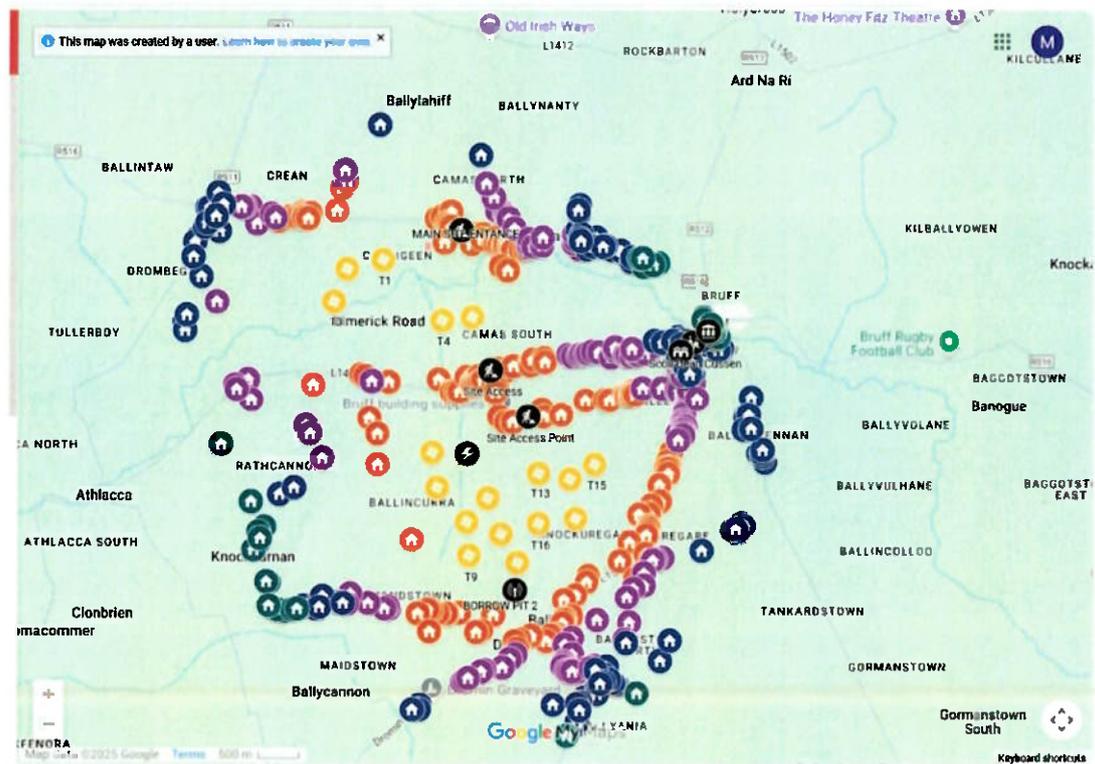
Red: <1km

Purple: 1km to 1.5km

Blue: 1.5km to 2km

Green: >2km

Yellow: Turbine location

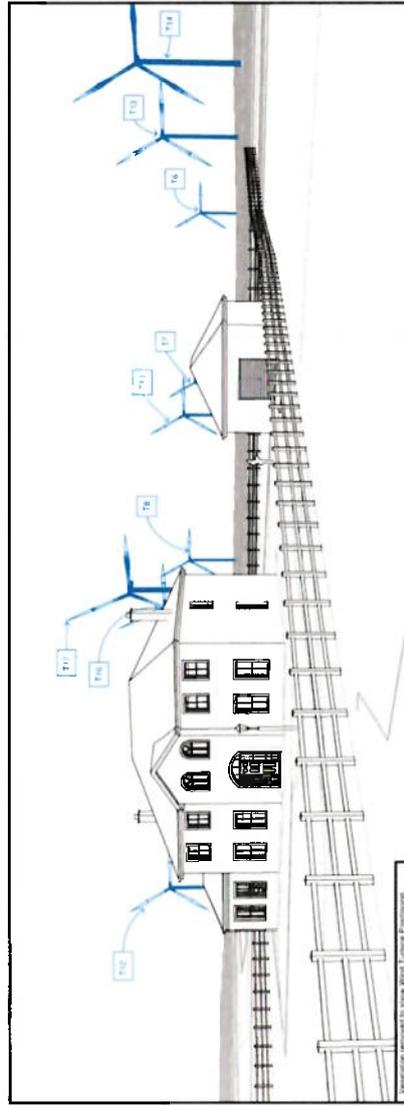


Appendix 2



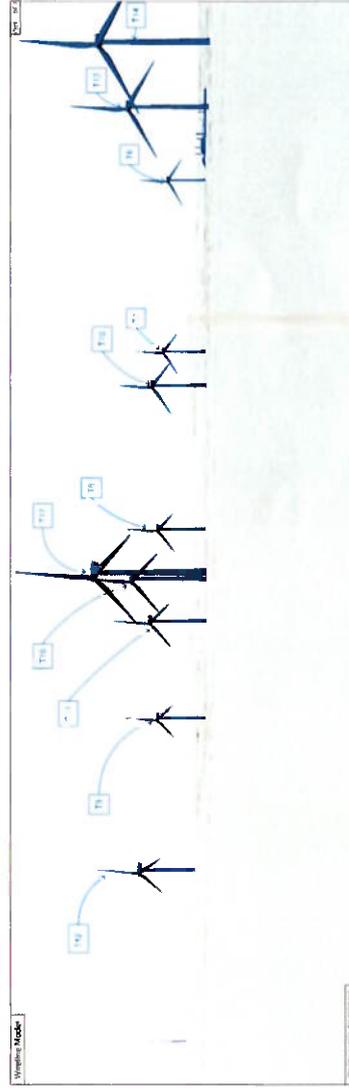
1 Photomontage of Proposed Wind Turbines

Location Coordinates - PMX 56122 Y 04620



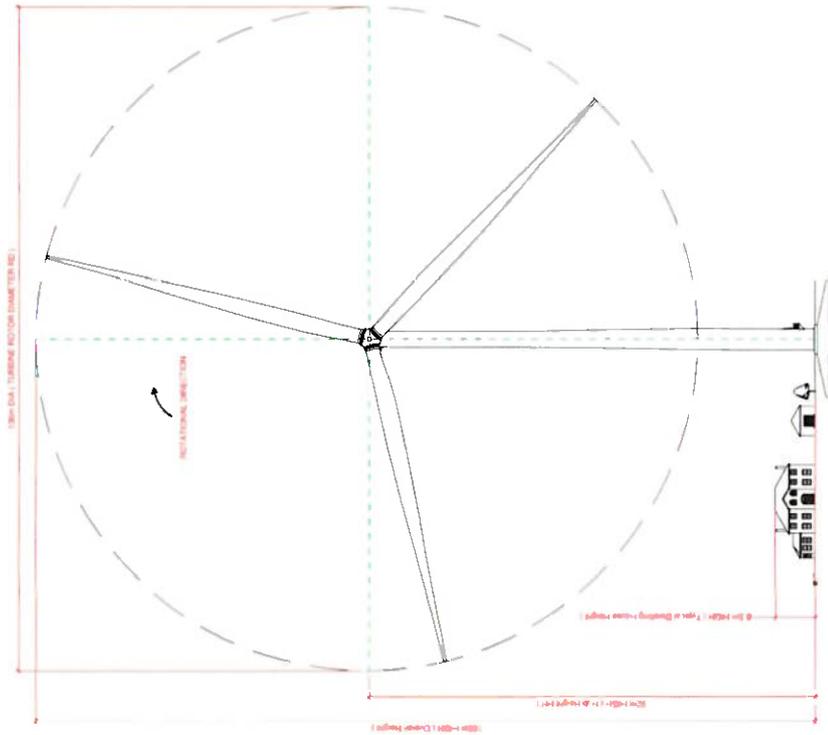
2 Property Model Perspective of Proposed Wind Turbines

Location Coordinates - PMX 56122 Y 04620



3 Windline Model of Proposed Wind Turbines

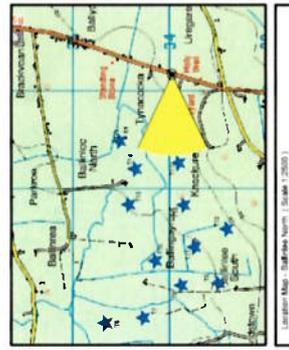
Location Coordinates - PMX 56122 Y 04620



4 Elevation of Wind Turbine T17 vs Dwelling House Height

1:500

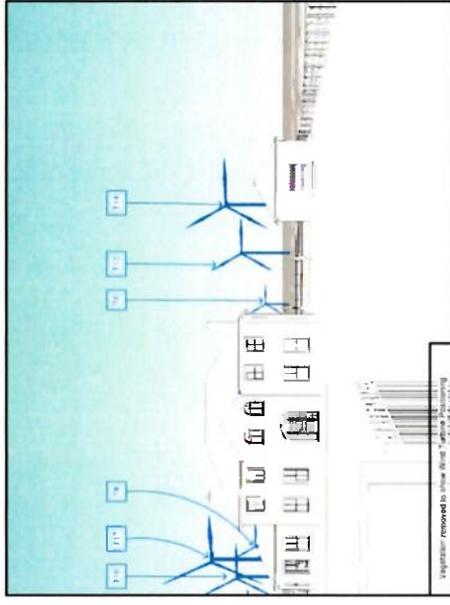
Mark	Description	Distance from Property V05 (P84)	Tip Height	X Coordinate (ITM)	Y Coordinate (ITM)
T6	Wind Turbine	2500.0m	150m	65873	63479
T7	Wind Turbine	2448.30m	150m	65853	63471
T8	Wind Turbine	2097.20m	150m	65967	63581
T9	Wind Turbine	2126.10m	150m	65968	63538
T10	Wind Turbine	1659.80m	150m	66073	63418
T11	Wind Turbine	1722.70m	150m	66055	63378
T12	Wind Turbine	1620.80m	150m	66040	63342
T13	Wind Turbine	1355.90m	150m	66179	63447
T14	Wind Turbine	839.70m	150m	66156	63464
T15	Wind Turbine	1282.50m	150m	66077	63396
T16	Wind Turbine	854.20m	150m	66124	63346
T17	Wind Turbine				



Appendix 3



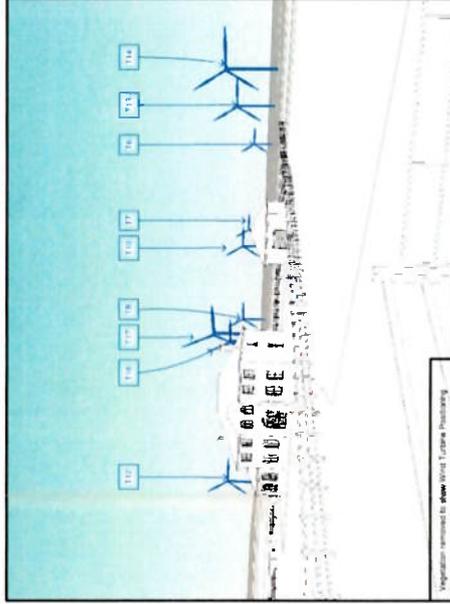
1 Front View of Property - Point A



2 3D View Point A
Location Coordinates - 174.4 562.17 Y 63189



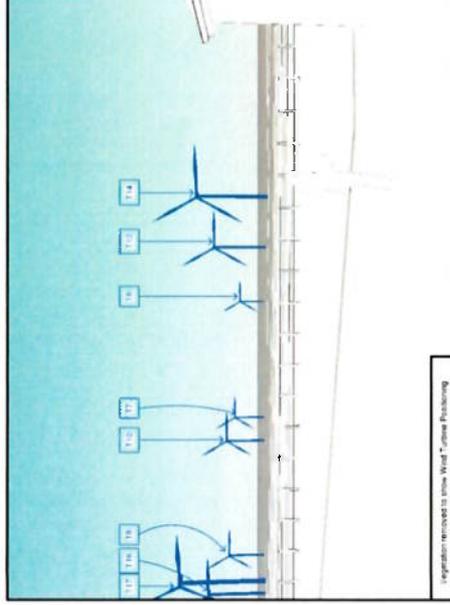
3 Side View of Property - Point B



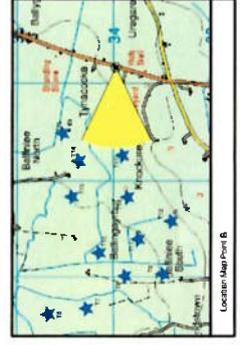
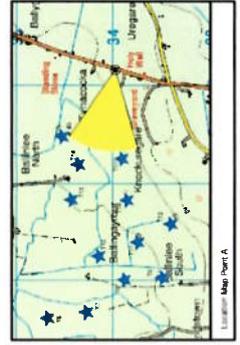
4 3D View Point B
Location Coordinates - 174.4 562.18 Y 63476



5 Rear View of Property - Point C



6 3D View Point C
Location Coordinates - 174.4 568.04 Y 63412



Drawn By	Scale	Date	Drawn By	Scale	Date
As indicated	As indicated	17/10/2025	As indicated	As indicated	17/10/2025

Project	Drawn By	Scale	Date
Ballinree Ward Farm Application Review	As indicated	As indicated	17/10/2025

Sheet No.	Total Sheets
2	2