

Case Reference PAX91.323780

Bridge House,
Grange,
Kilmallock,
Co. Limerick
V35 HC57

18th November 2025

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

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Re: 10-year planning permission for Ballinlee Wind Farm consisting of 17 no. wind turbines, a permanent 110KV substation, underground electric cabling systems between the wind farm site and connection point at existing Killonan 220/110KV substation, and ancillary development. Located in Ballincurra, Ballingayrou, Ballinlee North & South, Ballinrea, Ballyreesode, Camas North & South, Carrigeen, Knockuregare, Ballybane and other townlands in County Limerick

To whom it may concern,

I wish to lodge a formal objection to the proposed Bruff–Ballinlee Wind Farm and associated infrastructure, including the proposed grid connection from Killonan to Bruff. While I fully recognise the importance of wind energy in meeting Ireland’s National renewable energy targets and addressing climate change, and support renewable energy in principle, my concerns relate specifically to (1) the long-term impact on planning rights for my children and grandchildren on our family land, and (2) significant road-traffic disruption and safety risks associated with construction works for the grid infrastructure.

1. Impact on Future Planning Permission for Family Members

My family holds land within the vicinity of the proposed development. I am deeply concerned that the presence of large-scale wind turbines and associated infrastructure will negatively affect the ability of my children and grandchildren to secure planning permission for future homes on this land.

Under the **Planning and Development Act 2000 (as amended)**, planning authorities must consider “proper planning and sustainable development of the area,” including residential amenity, landscape impact, and proximity to major infrastructure. Large wind turbines within prescribed setback distances may be cited by planning authorities as grounds for

refusing rural dwellings, even where there is long-established family ownership and local need.

Recent examples demonstrate this risk: in County Tipperary, a wind-farm company has objected to planning permission for a single rural dwelling on the grounds of proximity to turbine infrastructure. (Reference Irish Independent 11th November 2025 where Orsted Onshore appealed Tipperary County Council's decision to grant planning permission). Such actions highlight the real potential for wind-farm operators to challenge or obstruct future family home applications.

While my land is not in the immediate vicinity of the proposed wind turbines, it is along the R512 route and has road frontage. This R512 route is where the underground electrical cabling system will run connecting Killonan and Bruff and as such has an immediate impact on potential obstruction of future planning permissions for my family should they wish to build on my land. I note that almost 90% of County Limerick is identified as being 'preferable' for wind energy development so therefore once the cabling system is in place, I believe that there is also a potential for future wind farm developments along this route. Essentially my land would then be directly affected by other issues such as shadow flicker and noise associated with wind energy development.

Therefore, I submit that the proposed development materially endangers the planning prospects for my descendants and conflicts with the obligations under the **Planning and Development Act 2000** to protect the viability of rural communities.

2. Road Traffic and Construction Disruption (Grid Route: Killonan to Bruff)

The proposed grid connection from Killonan to Bruff will involve extensive heavy-vehicle movements, excavation, trenching, and road occupation. Roads in this area are rural, narrow, and structurally unsuitable for prolonged HGV use. I have grave concerns about potential disruption to, and access to Limerick city from my home. Disruption will also impact the speed of arrival of emergency vehicles such as fire brigades and ambulances which is also very concerning. I am also concerned about the significant noise, dust and vibration impacts which could adversely affect my own health.

3. Cumulative Landscape and Amenity Impacts

Large turbines will permanently alter the visual and environmental characteristics of the area. Under the **Wind Energy Development Guidelines (2006)** and draft updated guidelines, turbines should not adversely affect established rural settlement patterns. The proximity of this proposed development to existing dwellings, including the village of Bruff raises serious concerns regarding shadow flicker, noise, and visual intrusion. I also believe that the location for the site is unsuitable as it is in a low lying area which is prone to flooding. Indeed even as we speak this entire area is flooded.

Conclusion

Given the substantial risks to the long-term planning rights of my family, the inadequately assessed traffic and construction impacts, and the potential for future objections from wind-

farm operators to family home applications—as already evidenced in Tipperary—I respectfully request that An Bord Pleanála refuse permission for the proposed development.

Thank you for considering my submission. I am available to provide further information if required.

Yours faithfully,

Patricia Barry, Bridge House, Grange, Kilmallock, Co. Limerick, V35 HC57