

Rose O'Riordan
Ballinlee South
Kilmallock
Co Limerick
V35YF95

The Secretary,
An Coimisiún Pleannla
64 Marlborough Street,
Dublin 1,
D01 V902

Case reference: PAX91.323780

Date: 12/11/2025

Re: 10 year planning permission for Ballinlee Wind Farm consisting of 17 no. wind turbines, a permanent 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 Rose O'Riordan write in connection with the above listed planning application at Ballincurra, Ballingayrou, Ballinlee North & South, Ballinrea, Ballyreesode, Camas North & South, Carrigeen, Knockuregare, Ballybane and other townlands in County Limerick.

I wish to object strongly to this proposal of 17 x 160 metre high turbines and request that the Board refuse planning permission.

My objection centers around the following:

COMMUNICATION - I was unaware of this Wind Farm Proposal until some months ago when a letter arrived informing me of the intention and inviting me to a community clinic. The clinic was by appointment, Ballinlee Green Energy (BGE) would engage in someone's home with the agreement of meeting with up to 3 other people. I declined this as it wasn't a community clinic, in my opinion, more a hidden way of relaying their information when only agreeable to meeting with one to three people with no open forum for discussion. I emailed BGE in August inviting them to hold a public meeting to which they declined. The reason provided a health and safety issue for their staff. We are a civilised community, so I do not understand the meaning of this statement.

The Aarhus Convention, to which Ireland is a signatory, underscores the importance of public participation in environmental decision-making. Article 7 of this convention grants us the right to be informed, to participate in decision-making processes, and to have access to justice in

environmental matters. These rights are not to be taken lightly; they are fundamental to the democratic principles upon which our society is built.

By failing to engage in a public forum with our community, BGE has disregarded not only our rights but also the spirit of transparency and accountability that the Aarhus Convention seeks to promote.

In August a neighbour made me aware that BGE had a picture of my house, my private property with turbines edited in the background, showing on their webpage. My husband rang the Greensource office (parent company of BGE) in Adare asking that the picture be taken down. He was told it was taken from a public road, and they couldn't take it down. Where it's not an offence to take photos from a public road, it is a breach of the GDPR when private property is used in their commercial website. I felt this was a violation of my property and privacy for commercial gain. This photo is still showing on their webpage. We also endured hostility from others who because of that breach are assuming we received payment from BGE in allowing our house to be used in their advertising. In September I received a letter from BGE informing me they had submitted their application to An Coimisiun Pleanála. Nobody from BGE has to date made a call to me nor made any thoughtful engagement around their proposed industrial site, given the fact that they propose turbines under a kilometre from my home. I am extremely disappointed with the lack of communication and engagement around proposal, most especially given its size.



WILDLIFE AND BIODIVERSITY – The BGE report doesn't reflect a true description of the wildlife habitats that live in my area, and I am familiar with seeing daily. This area has always been a haven for wildlife. It is a known fact all those fields where the proposed Wind Farm is mapped, especially in Ballinlee South hold many, many Badger sets. Some active, some dormant, as is known the mother badger evicts her young at 12 months old to live in the dormant set. The badgers have been living in this area for over forty years; the applicant doesn't include this fact in their submission. I invite you to walk the land with me and I will show you. We have the Ducks that fly in from Lough Gur to the very near pond, where there are also Otters and two Cranes. The Whooper Swans that arrive each year to the same place as the Woodcock does also. The Red Squirrels have multiplied in numbers over the years and are to be regularly. The Quail is another summer visitor. The Applicant hasn't informed you of this information and would probably prefer it were not mentioned.

The Cuckoo arrives in April each year and hearing him will always bring a smile. The Curlews swooping in late December or early January. Along with the Plover, the Woodcock, the Red Squirrel, the Kestrels, the Whooper Swans, the Bats, the Horseshoe Bats, the Peregrine Falcon that likes to take our pigeons but still a beautiful sight when soaring the sky. All wildlife is part of living in our area and resides in the proposed areas where the developer is proposing turbines. Without a care or thought for each of these birds or creatures and the enjoyment they bring to our lives is a valuable part of country life. I request you engage an independent assessor of Habitat within the area.

Photographs of owls at Ballinlee / Dromin at 18.00 hrs on 12th November 2025



VISUAL IMPACT - The visual impact of this is hugely upsetting for me. It is not possible for me to quantify the peace and quiet I have enjoyed here for over forty years. My peace and my quiet, the walk's I take on the roads, the time with my grandchildren in our field. My freedom and the right to continue this way of life is under threat of being violated by industrialisation of my peace and my quiet....destroyed and ruined forever more.

This is the Golden Vale of Limerick, well known for its beautiful scenery including our historical Rathcannon Castle which is a main centre piece of a beautiful view looked at by all residents in the area. There is a circle I can take from my property that runs into Rathcannon along the Athlacca road into Bruff and up the main Bruff/Kilmallock road, it's a view seen and admired by all. Again, I invite you to come and join me on this trip to experience for yourself as I cannot paint the picture of the beautiful landscape enroute. Maidstone Castle and Lough Gur and all the historic associations within this area will be marred by this proposal. There is a church ruin in the graveyard in Dromin. It is believed that the church was built in the 16th century and was used for Protestant worship after the Reformation. As you enter the site of the ruin, the first feature of the ruin that you see is what looks to be the remains of a bell tower. However, it was actually the living quarters of the priests of the parish. The present day graveyard in Dromin contains the church ruin described above. The graveyard is kept in good condition and there are two tombs in the graveyard. One of the tombs is in memory of John McGuinness, who died on September 2nd 1870. The oldest headstone that we came across was from 1747 and it was in the memory of John Donworth, who died on March 9th, 1747. The Holy Trinity Well was restored in 1976 and mass is celebrated here many times during the year. This is always seen as a time for the community to come together and enjoy our beautiful countryside. An evening stroll in the area, along with sitting at the Holy Trinity Well listening to the trickle of water from the stream and breathing in the natural beauty of my countryside, with the sounds of birds, and other animals humming in the background. It is a privilege of where I live, that I have the opportunity to so easily visit the places of importance of our ancestors. Always just a stone's throw away.

The wind turbines will devastate the natural beauty of the land around me and my neighbours. My mental health has already started to flag with the upset of what may be ahead, it is having a huge impact on me. I will lose the freedom to continue to enjoy my home and my country life. The life I personally enjoy with my family and grandchildren. With the onload of construction carriage and volume of heavy goods vehicles as well as the onsite equipment and blasting. The roads I love to walk will become a danger and in fact I won't be able to walk them. Our lives will be completely degraded and our quality of life will significantly decline, with our beautiful countryside industrialised.

I ask you to link in to just two of the hundreds and hundreds of true life Wind Farm statements that are shared publicly - "Living next door to Ireland's largest wind farm Co. Mayo" and the testament of Pat O'Brien, Kilvinane Wind Farm, West Cork". This will give a real feeling of the truth about inshore wind farms and the devastating effects they bring to a community. The impact this will have on the quality and enjoyment of my life and of my family along with my health is too high a cost to be paid and I do not want this industrialisation of my countryside to be allowed to happen.

The photo montages submitted by the Applicant are not a true reflection of the severe visual impact that these huge industrial structures would have on the locality. This visual impact is consistent with landscape policy objectives in the county development plan including Objective EH O22 - Protection of sensitive landscape character areas and Objective EH- safeguarding of key scenic routes and viewpoints. The Applicant fails to properly account for cumulative visual, noise and ecological effects in combination with other existing and permitted wind

farms in the region including those in County Limerick and North Cork. The resulting concentration of wind energy infrastructure would create a wind cluster exceeding the landscape's capacity to absorb further development and contrary to proper planning principles. At 160 metres' tall, turbines will dominate the skyline, appear above the tree lines and buildings from multiple nearby homes and as my home is less than a kilometre or even half a kilometre from proposed turbines it will create a view of an industrial work site. The EIAR chapter 12 (landscape and vision) recognises high magnitudes of visual change for receptors within 1 km but underplays its significance. The visual transformation alters the rural residential character, contrary to the Limerick County Development plan policies protecting rural landscape amenity.

I request that you re- evaluate visual impacts from all dwellings within 1 km using realistic photomontages as the Applications are not true and cumulative viewpoint analysis.

HUMAN HEALTH IMPACT -RESIDENTIAL AMENITY – Evidence has been provided that in people with Epilepsy, Autism, Mental Health issues, Cardiovascular, Respiratory Lung Disease, Sleep and other medical conditions, that these are exasperated and do in fact become affected when living too close to wind farms. I do not want this for myself or my family. Look up "Wind Farms and Human Health – Public Central". Shadow flicker and nuisance noise caused by electromagnetic frequencies have been raised, living within 1 km puts my home well inside the zone of potential noise exceedances and shadow flicker disturbance recognised in the Wind Energy Development Guidelines of 2023. The EIAR predicts noise and flicker within acceptable thresholds but does not provide a receptor – specific verification or post construction monitoring commitments. BGE claims the distance between a dwelling and a turbine will be greater than four times the overall turbine tip height in line with the draft revised Wind Energy Guidelines 2019 resulting in a minimum distance of 640 metres x 4. This is an increased distance in comparison to the 2006 guidelines which is a minimum of 500 metres. The 2006 guidelines state that no turbines taller than 30 metres be located less than 7-5 times its height from a dwelling and placed at a distance equal to their total height plus 10% from any boundary such as a neighbouring property. These guidelines of 2006 do not apply to Turbines measuring 160 metres high therefore should not be placed anywhere near my home. A nearby neighbour suffers flicker from turbines 12 km away in another area? . There has been no provision in relation to Night light nuisance and disturbance.

I request an independent Noise monitoring programme and flicker evidence and enforcement conditions for all dwellings within 1 km of the proposed Wind farm. (27-7 +) Of a shadow flicker is estimated for my home this is inconsistent to what the Applicant states in relation to shadow flicker.

PROPERTY DEVALUATION AND SOCIAL ECONOMIC EFFECT – Having had my property recently valued I am informed that its value will decrease by at least 30 % should the proposed wind farm go ahead and will further devalue in the second phase of turbine construction. The impact of this proposal is far too much and as I am expected to accept this without our voices being heard. While it is important to reach climate targets through growth in renewable electricity production it should be necessary to do so at a minimal cost to the public by focusing developments to remote areas with limited urban influence The EIAR (Chapter 5) states there will be a neutral effect on land and property value but provides no Irish market data or valuation study. CERIS ((centre for economic Research on Sustainability. Gillespie T.Mc Halep. 2023. Wind Turbines and house prices along the west of Ireland)) concludes his research in saying it's very clear from the analysis that turbines do incur a devaluation on nearby properties. This constitutes a material planning consideration under the Planning and Development Act 2000 (as amended) as it affects the enjoyment and utility of private property.

There is no reference to pest control risk assessments and the impact on human health and property during the construction phase, therefore leaving my property open to vermin and associated health risks. This does not demonstrate due diligence by the developer.

I request that the Board commission an independent valuation assessment for all residents within 1 to 2 km before determining the application

ROAD SAFETY AND CONSTRUCTION TRAFFIC IMPACT – It is proposed that hundreds of heavy goods vehicles will on a daily basis travel on our narrow, main and cul de sac roads. Each truck carrying weighs at least 16 to 33 tonnes, then the turbine deliveries. All these vehicle emissions and dust are considered by the EIAR to have an impact on air quality which affects people, (that is myself and my family). This is two years plus of pollution and emission levels making the purpose of lowering emissions worthless. There can be no doubt this continuous flow of HGVs will cause damage to the road surfaces with a risk of road edge collapse and vibration damage, even residential damage. The impact of this for residents, school buses, farm machinery and emergency services include safety risks for all users of these roads as they are unsuitable for such a volume of HGVs. Safety hazards, traffic pollution, traffic disruption, physical damage to property, the noise, the dust, the flooding on certain roads, potential collision, time delays and associated stress to residents. I am a community HCA. I cannot be late when vulnerable people are relying on me to help them in their homes, I cannot be stuck on a road leaving a vulnerable person on their own, when I have a duty of care and responsibility. This will impact my job role and affect the lives of others.

I request a detailed Traffic Impact Assessment (TIA) and a detailed Traffic management plan, a pre construction road condition survey and a financial road bond to protect the local network.

In conclusion, I Rose O'Riordan strongly urge that the Ballinlee Green Energy planning permission be refused, taking into account the profound impact it will have on the adults, children, wildlife and the heritage of the area. My concerns are not unfounded; they are grounded in the principles of justice, transparency and a right to live without imposed industrialisation on my life and others. Our voices must be heard, our concerns addressed and our rights respected. The Board must uphold the principles of the Aarhus Convention and refuse planning permission for this development.

I request an Oral Hearing in relation to this wind farm application, for the reasons outlined above. In particular the proximity and impact this will have on Lough Gur, an architectural and archaeological site of international importance, and the impact on our Golden Vale's High Value Landscape. Furthermore, the scale of the project and the pattern of population distribution will have widespread impact on our local community.

Kind Regards,

Rose O'Riordan