

Rathcannon House  
Rathcannon,  
Athlacca,  
Co. Limerick,  
V35 YD62

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

**Case reference: PAX91.323780**

**Date:** 16<sup>th</sup> November 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, Ballingayroure, Ballinlee North & South, Ballinrea, Ballyreesode, Camas North & South, Carrigeen, Knockuregare, Ballybane and other townlands in County Limerick.**

To Whom It May Concern,

I Sean Nyhan, write in connection with the above listed planning application at Ballincurra, Ballingayroure, 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 and ask that the Board refuse planning permission.

Some of my summarised observations and concerns are as follows:

**1. Excessive Scale – “Rural Skyscrapers”**

The height and number of the proposed turbines amount to the construction of industrial-scale skyscrapers in the middle of a rural landscape. Co. Limerick is predominantly flat, meaning the visual reach of these structures will extend for miles, dominating the countryside and overwhelming the character of the area. From my property alone, three existing wind farms are already visible. This proposal would push the cumulative effect far beyond reasonable limits.

**2. High Local Housing Density Amplifies the Impact**

Although the area is rural, it contains a significantly higher density of housing than many alternative sites. Adding turbines of unprecedented height in such close proximity to a large number of homes is disproportionate and inappropriate. The lived experience of residents must carry weight in the planning process.

### 3. Industrialisation of Rural Ireland

Approving a development of this magnitude represents the continued industrialisation of rural Ireland, where large commercial energy infrastructure is being placed in landscapes never intended to carry it. Rural communities should not be treated as blank canvases for industrial-scale development simply because they are outside urban centres. The landscape, culture, and identity of rural Ireland deserve the same protection and respect afforded to urban heritage.

### 4. Heritage & Protected Structures

I reside in a protected structure, and my property contains a protected standing stone, with several additional protected structures in the surrounding townland. I am legally required to maintain my property in accordance with heritage and landscape rules. It is inconsistent and unjust that residents must comply with strict conservation obligations while developers are permitted to impose vast industrial structures that permanently scar the landscape. Heritage protections cannot be selectively applied.

### 5. Failure of Legislation – Planners Must Fill the Void

Ireland's legislation on renewable energy infrastructure is deeply inadequate. The current guidelines were never designed to govern the construction of structures equivalent to rural skyscrapers. Our legislators have failed to update these rules to reflect the scale, height, and density of modern wind energy developments.

Until legislators take responsibility for establishing a robust, modern regulatory framework, the obligation to protect the Irish landscape falls to planners and the judiciary. It is your role—unfortunately by necessity—to apply judgement, restraint, and balance where national policy has not kept pace with reality. Approving developments of this magnitude under outdated guidelines would set a dangerous precedent for the **uncontrolled** industrialisation of rural Ireland.

### 6. Strategic Energy Context

Ireland will soon be connected to French nuclear power, providing a reliable, dispatchable source of electricity. This underscores the need for a thoughtful, balanced energy strategy—rather than approving developments simply because they are proposed. Renewable energy is essential, but it must be delivered in a way that respects communities, landscapes, and heritage.

I strongly urge that this development be rejected for the reasons outlined above.

I request that for an Oral Hearing in relation to this wind farm application, for the reasons outlined above. In particular given the excessive scale of the turbines, the high housing density of the area, the presence of protected structures, and the broader implications for rural Ireland, this site is wholly unsuitable. I strongly urge the planning authority to

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reject this proposal and to protect the landscape and residents from disproportionate, industrial-scale development.

Kind Regards,

Sean Nyhan